



Japan Real Estate Investment Corporation

Performance Review for Fiscal Period Ended September 30, 2015

November 16, 2015



Japan Real Estate Asset Management Co., Ltd.

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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 assets ratio are rounded to the first decimal point.
- (2) The figures for "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- (3) "Average occupancy rate" is calculated by dividing total leased space by total leasable space at the end of every month during the period.
- (4) "Leasable space" and "Leased space" do not include the area used for or leased as rental meeting rooms and maintenance/stock rooms and Nippon Brunswick (land with leasehold interest).
- (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," "Akasaka Park Building," and "Nishiki Park Building."
- (6) "Rent" means tenant rent for "Leasable space."
- (7) "The number of tenants" refers to those tenants with whom we have concluded lease agreements for leasable floor space of building. (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, the brokerage fees, etc. related to real estate acquisition, and incidental expenses of acquisition such as real-estate acquisition tax, which are reflected in the book value.) Extension work cost is not included in "Capital expenditure."
- (12) "Ratio of share of ownership" refers to: the share of co-ownership in the case of a building owned jointly with other owners; the share of common area as set forth in relevant documentation such as the rules on management of the building in the case of a compartmentalized building (including a building that shares compartmentalized building units with other owners); and the share of quasi co-ownership in the case of trust beneficiary rights owned jointly with other owners.
- (13) "Brokerage fees, etc." = brokerage fees in connection with lease contracts + incentive fees 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) The acquisition price for Ryoshin Ginza East Mirror Building (¥7,999,422,762) consists of the amount paid to acquire the building on March 15, 2005 (¥5,353,500,000), and the total amount spent to expand the property (¥2,645,922,762). The acquisition price for Jingumae Media Square Building, part of which was sold on October 30, 2009, is the initial amount paid to acquire the property.
As Nippon Brunswick (building) was transferred as of August 23, 2013, the acquisition price of Nippon Brunswick (land with leasehold interest, ¥5,500 million), represents the acquisition price of Nippon Brunswick (¥ 6,670 million) net of the acquisition price of the building (¥1,170 million) on March 24, 2004.
- (17) "Sponsors" refers to the following two shareholders of Japan Real Estate Asset Management Co., Ltd. (J-Rea): Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd.
- (18) The abbreviated property name is reflected on certain pages. (The abbreviations are shown in the chart below.)
- (19) As JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014, figures calculated on the assumption of the split are indicated by "on a post-split basis."

Property name	Abbreviation of property name	Property name	Abbreviation of property name
Genki Medical Plaza	Genki Medical Plaza	Shibuya Cross Tower	Shibuya Cross Tower
Kitanomaru Square	Kitanomaru Square	Ebisu Neonato	Ebisu Neonato
MD Kanda Building	MD Kanda	Harmony Tower	Harmony Tower
Kandabashi Park Building	Kandabashi Park	Otsuka Higashi-Ikebukuro Building	Otsuka Higashi-Ikebukuro
Otemachi Financial City North Tower	Otemachi FCN	Ikebukuro 2Chome Building	Ikebukuro 2Chome
Nibancho Garden	Nibancho Garden	Ikebukuro YS Building	Ikebukuro YS
Mitsubishi UFJ Trust and Banking Building	Mitsubishi UFJ Trust	Hachioji First Square	Hachioji First
Burex Kojimachi Building	Burex Kojimachi	Saitama Urawa Building	Saitama Urawa
Sanno Grand Building	Sanno Grand	MM Park Building	MM Park
Yurakucho Denki Building	Yurakucho Denki	Queen's Tower A	Queen's
Kodenmacho Shin-Nihonbashi Building	Kodenmacho	Kawasaki Isago Building	Kawasaki Isago
Kyodo Building (Kayabacho 2Chome)	Kyodo (Kayabacho 2Chome)	Musashi Kosugi STM Building	Musashi Kosugi STM
Burex Kyobashi Building	Burex Kyobashi	8・3 Square Kita Building	8・3 Square Kita
Ginza 1Chome East Building	Ginza 1Chome East	Jozenji Park Building	Jozenji Park
Ginza Sanwa Building	Ginza Sanwa	Higashi Nibancho Square	Higashi Nibancho
Ryoshin Ginza East Mirror Building	Ryoshin Ginza EM	Sendai Honcho Honma Building	Sendai Honma
Harumi Front	Harumi Front	AER	AER
Harumi Center Building	Harumi Center	Kanazawa Park Building	Kanazawa Park
Akasaka Park Building	Akasaka Park	Nishiki Park Building	Nishiki Park
Aoyama Crystal Building	Aoyama Crystal	Nagoya Hirokoji Place	Hirokoji Place
Clover Shiba-koen	Clover Shiba-koen	Hirokoji Sakae Building	Hirokoji Sakae
Shiodome Building	Shiodome	Nagoya Hirokoji Building	Nagoya Hirokoji
Shiba 2Chome Daimon Building	Shiba 2Chome Daimon	Nagoya Misono Building	Nagoya Misono
Cosmo Kanasugibashi Building	Cosmo Kanasugibashi	Shijo Karasuma Center Building	Shijo Karasuma
Shinjuku Eastside Square	Shinjuku East	Kyoto Shijo Kawaramachi Building	Kyoto Kawaramachi
Shinwa Building	Shinwa	Umeda Square Building	Umeda Square
Tokyo Opera City Building	Tokyo Opera City	Shin-Fujita Building	Shin-Fujita
TIXTOWER UENO	TIX UENO	Sakaisujihonmachi Building	Sakaisujihonmachi
Higashi-Gotanda 1Chome Building	Higashi-Gotanda 1Chome	Midosuji Daiwa Building	Midosuji Daiwa
Osaki Front Tower	Osaki Front Tower	Amagasaki Front Building	Amagasaki Front
Omori-Eki Higashiguchi Building	Omori-Eki Higashiguchi	Lit City Building	Lit City
Nippon Brunswick Building (Land with leasehold interest)	Nippon Brunswick (Land with leasehold interest)	NHK Hiroshima Broadcasting Center Building	NHK Hiroshima
Yoyogi 1Chome Building	Yoyogi 1Chome	Tosei Tenjin Building	Tosei Tenjin
da Vinci Harajuku	da Vinci Harajuku	Tenjin Crystal Building	Tenjin Crystal
Jingumae Media Square Building	Jingumae MS	Hinode Tenjin Building	Hinode Tenjin

Executive Summary

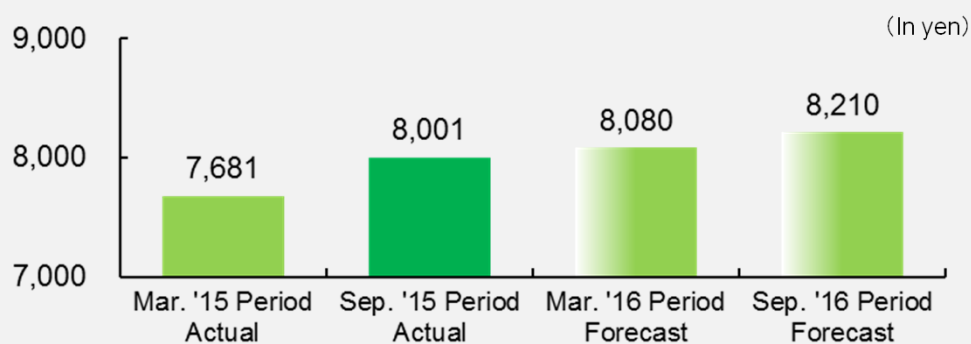
Summary of Financial Results for Sep. '15 Period and Forecasts for Mar. '16 and Sep. '16 Periods

Operating Results and Forecasts

◆ Operating results and forecasts

	Mar. '15 Period Actual	Sep. '15 Period Actual	Mar. '16 Period Forecast	Sep. '16 Period Forecast
Operating Revenues	¥ 28,314 million	¥ 29,980 million	¥ 30,380 million	¥ 30,870 million
Operating Income	¥ 11,243 million	¥ 12,054 million	¥ 12,150 million	¥ 12,310 million
Ordinary Income	¥ 9,625 million	¥ 10,487 million	¥ 10,590 million	¥ 10,760 million
Profit	¥ 9,619 million	¥ 10,476 million	¥ 10,580 million	¥ 10,740 million
Dividend Per Unit	7,681 yen	8,001 yen	8,080 yen	8,210 yen

◆ Results and forecasts of dividend distribution



**Dividend recovered to the 8,000 yen level for the first time
in three and half years since Mar. '12 Period**

Highlight

◆ Issuance of new investment units

Number of units issued : 57,780 units (public offering : 54,000 units / third-party allocation : 3,780 units)

Aggregate amount of issue price : ¥31,232 million

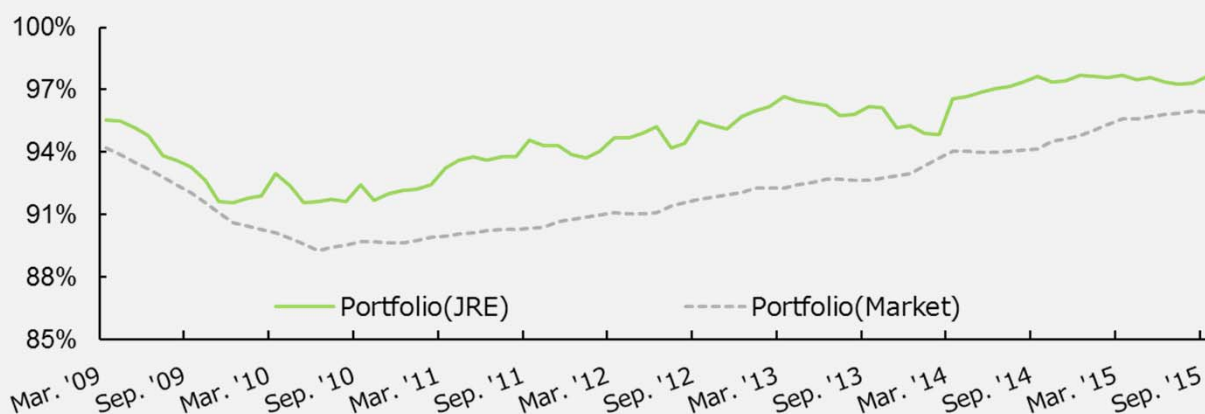
◆ Property acquisitions

Name of Asset	Acquisition Price
Umeda Square Building	¥ 15,523 million
Shiodome Building (Additional acquisition)	¥ 10,100 million
A E R	¥ 18,640 million
Total	¥ 44,263 million

Property Management

◆ Trend of occupancy rate

- Occupancy rate at the end of Sep. '15 Period : 97.7% (at the end of Mar. '15 Period : 97.8%)



*Please refer to the Page 64 for the definition of Occupancy rate.

◆ Rent

- Status of rent revision during Sep. '15 Period:
- Status of new assessed rent during Sep. '15 Period:

* Please refer to the Page 12 for individual properties.

Net change in rent has **increased by ¥8 million at monthly rent basis**

For 34 properties among 69 properties held, assessed rents have risen compared to the preceding assessment

Financial Condition

◆ Sound financial position (at the end of Sep. '15 Period)

LTV
(Interest-bearing debts / Total assets)

41.5 %

Long-term, fixed-interest bearing
debt ratio (Note)

90.2 %

Weighted average interest rate

0.80 %

(Note) Long-term, fixed-interest bearing 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

◆ JRE's credit ratings(at the end of Sep. '15 Period)

S&P

A+
(Stable)

Moody's

A1
(Negative)

R&I

AA
(Stable)

Financial Results for Sep. '15 Period and Forecasts for Mar. '16 and Sep. '16 Periods

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

	Mar. '15 Period Actual '14/10~'15/03	Sep. '15 Period Actual '15/04~'15/09	Mar. '16 Period Forecast '15/10~'16/03	Sep. '16 Period Forecast '16/04~'16/09
Operating Revenues	28,314	29,980	30,380	30,870
(% change from the preceding period)	(+2.0%)	(+5.9%)	(+1.3%)	(+1.6%)
(variance from the initial forecast)	(+0.9%)	(+0.6%)	(+2.2%)	
Initial Forecast	28,070	29,800	29,720	
Property-related Revenues	28,314	29,980	30,380	30,870
(% change from the preceding period)	(+2.0%)	(+5.9%)	(+1.3%)	(+1.6%)
(variance from the initial forecast)	(+0.9%)	(+0.6%)	(+2.2%)	
Initial Forecast	28,070	29,800	29,720	
Operating Income	11,243	12,054	12,150	12,310
(% change from the preceding period)	(-0.1%)	(+7.2%)	(+0.8%)	(+1.3%)
(variance from the initial forecast)	(+0.1%)	(+1.5%)	(+1.3%)	
Initial Forecast	11,230	11,880	11,990	
Ordinary Income	9,625	10,487	10,590	10,760
(% change from the preceding period)	(+0.4%)	(+9.0%)	(+1.0%)	(+1.6%)
(variance from the initial forecast)	(+0.5%)	(+2.0%)	(+1.6%)	
Initial Forecast	9,580	10,280	10,420	
Profit	9,619	10,476	10,580	10,740
(% change from the preceding period)	(+0.5%)	(+8.9%)	(+1.0%)	(+1.5%)
(variance from the initial forecast)	(+0.5%)	(+2.0%)	(+1.6%)	
Initial Forecast	9,570	10,270	10,410	
Units Outstanding	1,251,530units	1,309,310units	1,309,310units	1,309,310units
Dividend per Unit	7,681yen	8,001yen	8,080yen	8,210yen
Total Assets	852,679	899,938	-	-
Net Assets	436,671	468,767	-	-
Total Liabilities	416,007	431,171	-	-
Interest-bearing Debts	361,000	373,450	-	-
LTV	42.3%	41.5%	-	-
Unit Price	565,000yen	551,000yen	-	-
Market Capitalization	707,114	721,429	-	-
Number of Properties	68	70	70	70
Leasable Space	793,976m ²	832,030m ²	831,085m ²	831,085m ²
Occupancy Rate at Period-end	97.8%	97.7%	98.1%	-

* The Information as of the end of each fiscal period

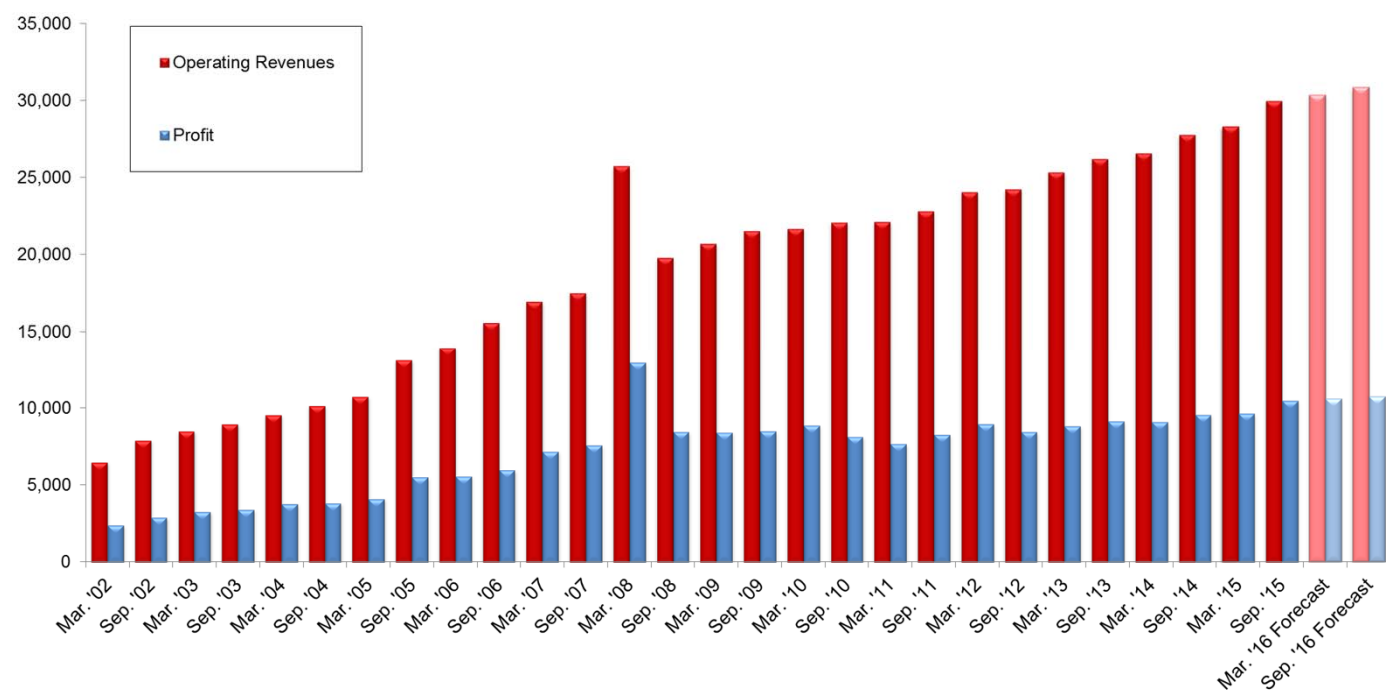
* The initial forecast for Mar. '15 Period means Mar. '15 Period performance forecast announced on Nov. 17, 2014 and for Sep. '15 and Mar. '16 Periods mean Sep. '15 and Mar. '16 Periods performance forecast announced on May 18, 2015.

* Assumptions for performance forecast

- Performance forecast is based on the 70 properties (including Nippon Brunswick (land with leasehold interest)) held as of September 30, 2015.
- The number of properties at the end of the period includes land with leasehold interest.
- The risk of decreasing revenues due to return of leased space and rent decrease is assumed, in addition to the increases and decreases already confirmed. Vacant spaces due to termination of agreements are assumed to be leased gradually after a certain period of time.

Trend in Operating Revenues and Profit

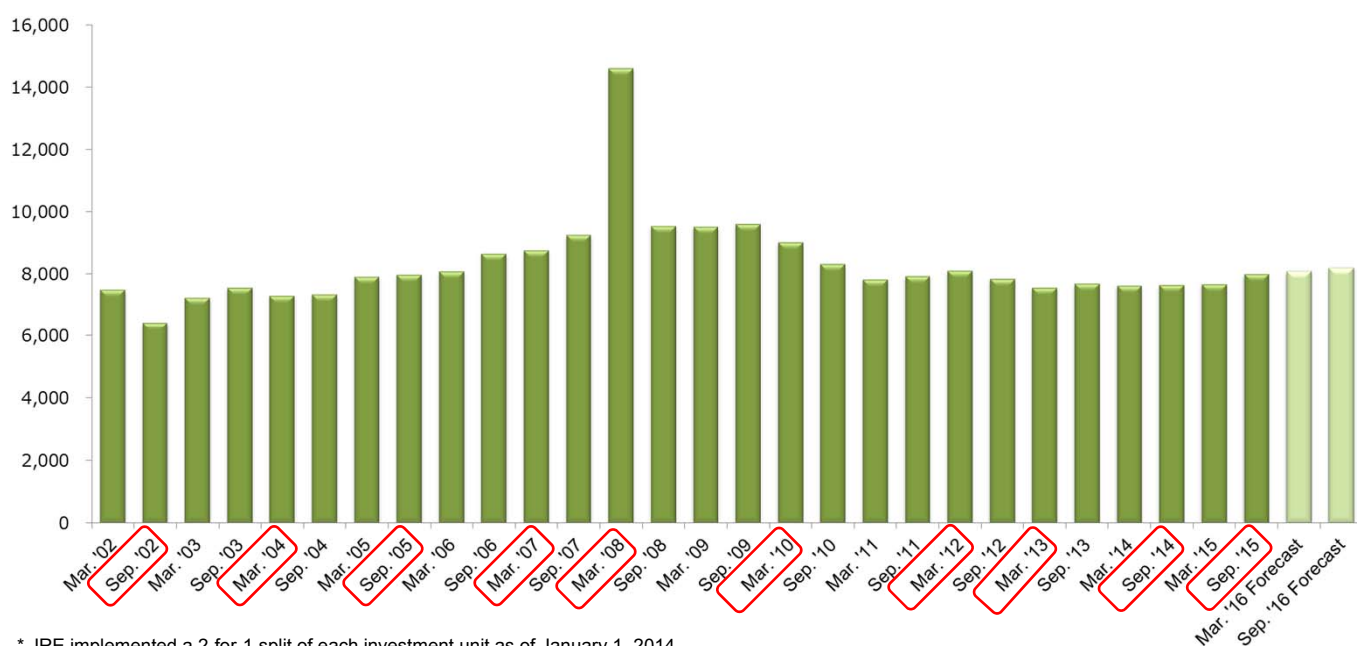
(In millions of yen)



Trend in Dividend per Unit

(yen)

 The fiscal period when the additional units are issued



* JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.
Dividend per unit for Mar. '02 through Sep. '13 Periods are taken the split into account.

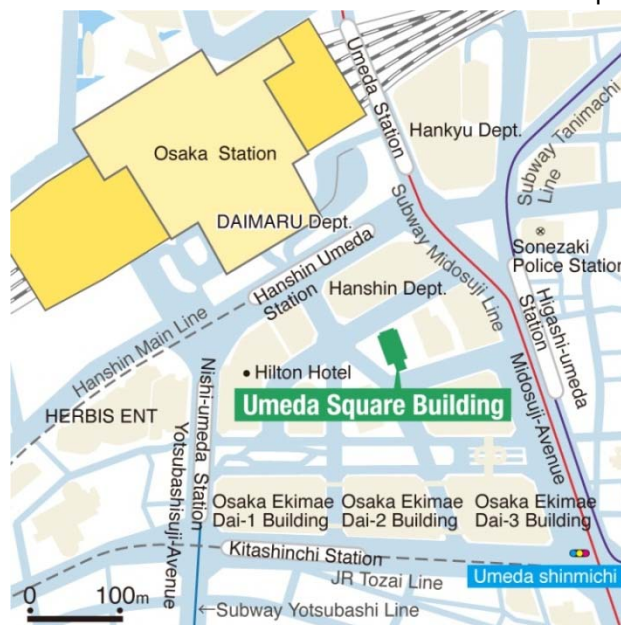
Acquisition in Sep. '15 Period (Osaka)

Umeda Square Building

< Exterior appearance >



<Map>



Property Summary (as of April 1, 2015)

■ Location :	12-17, 1 Chome, Umeda, Kita-ku, Osaka City, Osaka Prefecture
■ Area :	<Land> 1,652.88㎡ <Building> 18,673.28㎡
■ Structure :	Steel-framed, steel-framed reinforced concrete structure, flat roof
	Above ground: 17 floors Below ground: 3 floors
■ Completion date :	July 1995
■ Type of ownership :	Trust beneficiary right in trust of real estate
	Land : Ownership
	Building : Ownership
■ Leasable space :	10,369㎡
■ Occupancy rate :	96.9%

Transaction Summary

■ Seller :	Hayabusa Godo Kaisha
■ Acquisition price :	¥15,523 million
■ Appraisal value :	¥16,100 million
	(as of March 1, 2015)
■ Acquisition date :	April 1, 2015

Estimation of NOI and Depreciation

<Estimated NOI>	¥ 681 million per year
	(Estimated under normal leasing operation)
<Estimated Depreciation>	¥ 143 million per year
	(Estimated under normal leasing operation)

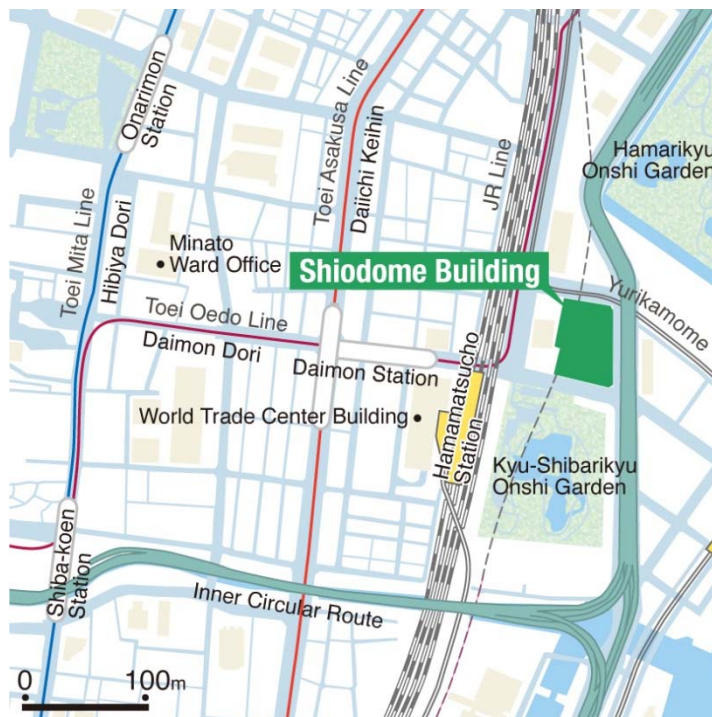
Acquisition of an Additional Share in Sep. '15 Period (Tokyo Central 3 Wards)

Shiodome Building

<Exterior appearance>



<Map>



Property Summary (as of May 1, 2015)

■ Location :	2-20, 1 Chome, Kaigan, Minato-ku, Tokyo
■ Area :	<Land> 12,054.22㎡ (Note) <Building> 115,930.83㎡ (Note) This property is located in the area of Shiodome land-readjustment plan for Tokyo Metropolitan Gov. city planning project, the stated land area represents the land area after the reallocation.
■ Structure :	Steel-framed, steel framed reinforced concrete structure, flat roof Above ground: 24 floors Below ground: 2 floors
■ Completion date :	December 2007
■ Type of ownership :	Trust beneficiary right in trust of real estate (Acquired 5.0% of additional quasi-co-ownership of trust beneficially right in trust of real estate) Land : Ownership Building : Ownership *Change in JRE's share of quasi-co-ownership of this building after the acquisition of additional share : 40.0%→45.0%
■ Leasable space :	4,019㎡ (Additional share) *JRE's total share : 36,174㎡ (After the acquisition)
■ Occupancy rate :	98.2%

Transaction Summary

- Seller : Godo Kaisha Shiodome Investment
- Acquisition price : ¥10,100 million
- Appraisal value : ¥10,200 million
(as of March 1, 2015)
- Acquisition date : May 1, 2015

Estimation of NOI and Depreciation

<Estimated NOI>	¥ 361 million per year (Estimated under normal leasing operation)
<Estimated Depreciation>	¥ 91 million per year (Estimated under normal leasing operation)

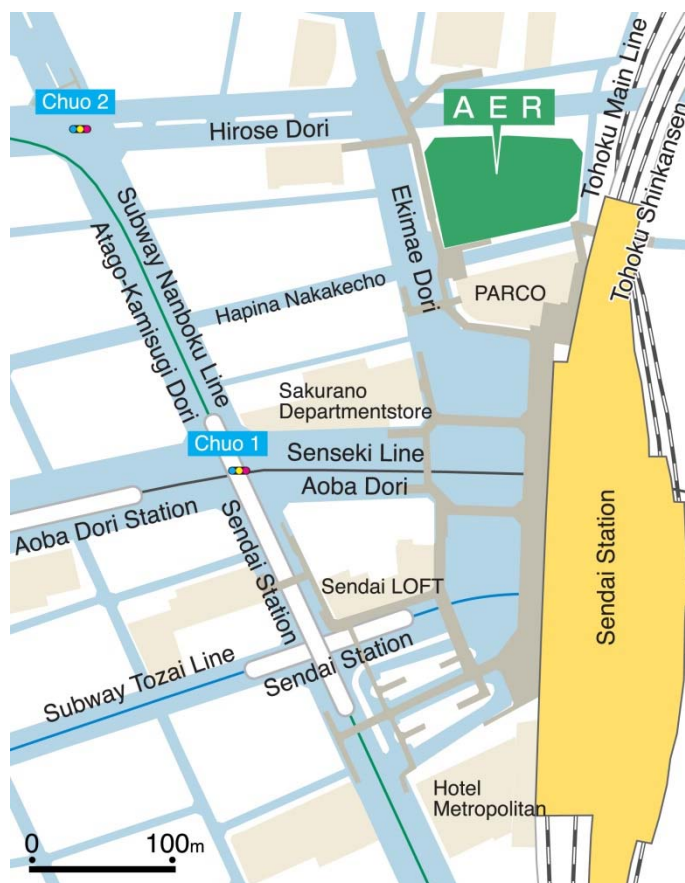
Acquisition in Sep. '15 Period (Sendai)

AER

<Exterior appearance>



<Map>



Property Summary (as of September 1, 2015)

- Location: 3-1, 1 Chome, Chuo, Aoba-ku, Sendai City, Miyagi Prefecture
- Area: <Land> 6,591.05m² <Building> 73,186.57m²
- Structure: Steel framed, steel-framed reinforced concrete structure, flat roof
Above ground: 31 floors Below ground: 3 floors
- Completion date: March 1998
- Type of ownership: Real Property
Land: Ownership (Co-ownership 5,535,443/10,000,000)
Building: Co-ownership of compartmentalized building units
*Share of ownership of the building: 55.35443%
- Leasable space: 23,612m²
- Occupancy rate: 97.3%

Transaction Summary

- Seller: SCG16 Tokutei Mokuteki Kaisha
- Acquisition price: ¥18,640 million
- Appraisal value: ¥18,900 million
(as of August 1, 2015)
- Acquisition date: September 1, 2015

Estimation of NOI and Depreciation

- <Estimated NOI> ¥ 855 million per year
(Estimated under normal leasing operation)
- <Estimated Depreciation> ¥ 305 million per year
(Estimated under normal leasing operation)

MEMO

External Growth (Consideration of Property Acquisitions)

Deal Sources

*The details are given on pages 52 and 53.

Strong pipelines of sponsors

The property acquisition price from sponsors (including introduction from sponsors) against total property acquisition price is:

70.8%

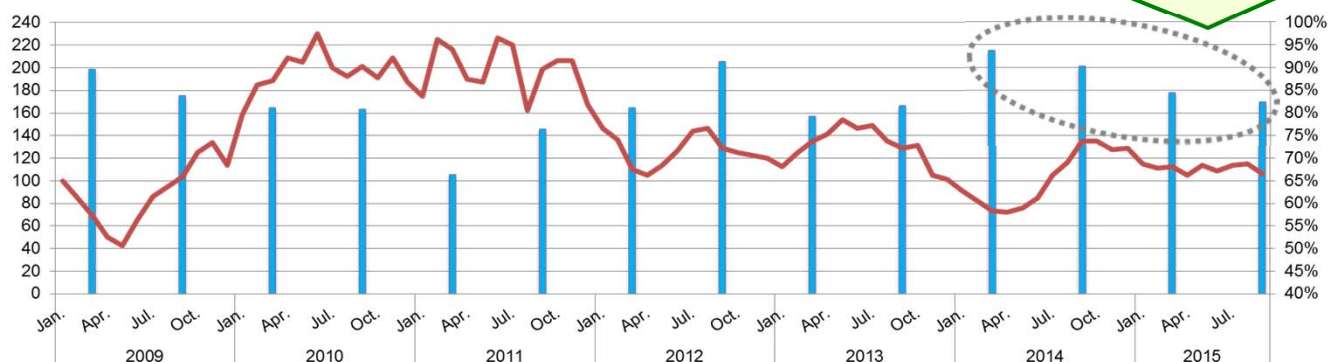
Acquisition through negotiated transactions based on high creditworthiness

The property acquisition price of negotiated transaction against total property acquisition price is:

75.2%

Trend of Property Information

The acquisition market environment is getting more severe but, information for properties with over 3,000m² of floor area has been constantly collected.



● Line graph is based on an index calculated by obtaining the moving average for the amount of property-related information obtained over the past six months and assigning that moving average as of January 2009 as 100. (left axis)

● Bar graph shows property-related information at the end of periods regarding a ratio of the number of properties with over 3,000m² of floor area to the number of properties obtained over the past six months. (right axis)

Apr. 2014- Mar. 2015

Area	Sep. '14 Period							Mar. '15 Period							Total	%
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Total	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Total		
Tokyo Metropolitan Area	12	9	12	16	10	16	75	15	9	10	7	10	15	66	141	71.2%
Other Major Cities	8	8	5	5	5	2	33	5	2	8	3	2	4	24	57	28.8%
Total	20	17	17	21	15	18	108	20	11	18	10	12	19	90	198	100.0%

Apr. 2015- Sep. 2015

Area	Sep. '15 Period							%
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Total	
Tokyo Metropolitan Area	9	12	11	11	8	12	63	74.1%
Other Major Cities	5	6	3	3	5	0	22	25.9%
Total	14	18	14	14	13	12	85	100.0%

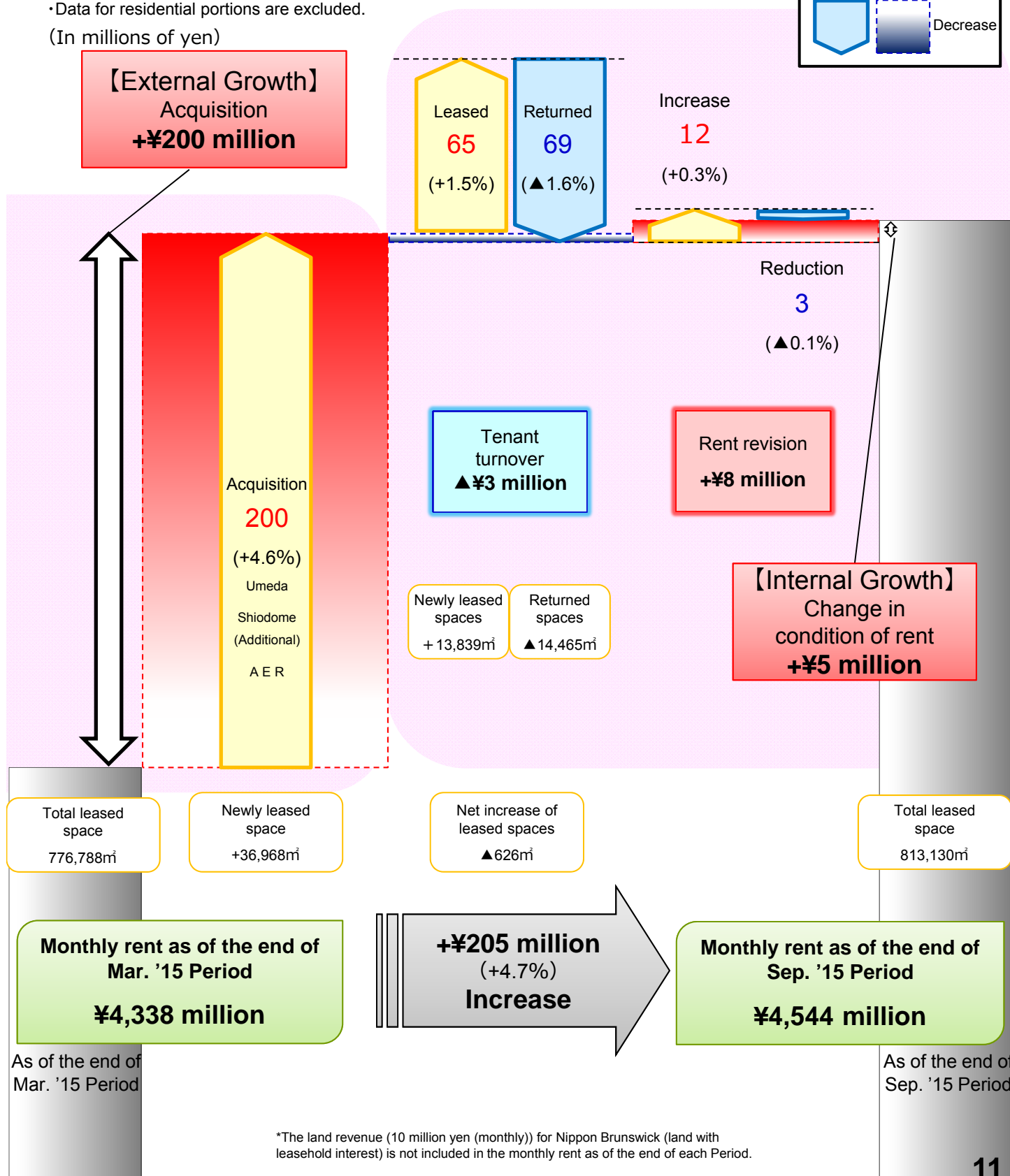
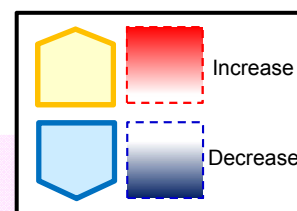
Property valued at ¥55 billion are under specific review (multiple properties)

Factors in the Net Increase of Monthly Contract Rent

• Net increase of monthly contract rent (including common service charges) and the rates of net increase (%) are shown in comparison with those of the end of the previous period (prior six months).

• Data for residential portions are excluded.

(In millions of yen)



Trend of Market Rent Level

- With regard to the new rent data (Note 1) assessed by CBRE K.K. (CBRE), the trend shows the price as of June 30, 2015 set at 100.
- The assessment was made for 62 properties. 7 properties are excluded (as some were not owned by the Company at the time of the assessment and some were single-tenant leased properties) from the 69 properties (building) (Note 2) held in total as of September 30, 2015.

(Note 1) JRE requests CBRE to assess the new rent levels (between the range of upper and lower limits) regarding properties held by JRE (excluding properties in unusual situations, including single-tenant leased properties) on a semi-annual basis (June and December).

(Note 2) Nippon Brunswick (land with leasehold interest) is not included.

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits:index) at time of survey																										
		'03/06	'03/12	'04/06	'04/12	'05/06	'05/12	'06/06	'06/12	'07/06	'07/12	'08/06	'08/12	'09/06	'09/12	'10/06	'10/12	'11/06	'11/12	'12/06	'12/12	'13/06	'13/12	'14/06	'14/12	'15/06		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza													98	93	89	87	84	84	84	87	91	95	96	98	100	
		Kitanomaru Square																										
		MD Kanda	135	135	135	139	145	145	167	167	182	188	170	152	127	115	106	106	100	97	97	97	97	97	97	100	100	
		Kandabashi Park	120	120	120	127	132	135	168	168	184	184	173	151	130	116	108	100	95	92	92	95	95	95	95	97	100	
		Otemachi FCN																							99	99	100	
		Nibancho Garden																										
		Mitsubishi UFJ Trust																										
		Burex Kojimachi																										
		Sanno Grand				111	118	134	155	159	168	168	161	141	118	109	100	95	95	91	91	91	91	91	91	93	95	100
		Yurakucho Denki		102	102	114	122	133	153	161	180	180	173	143	114	106	100	98	96	92	92	92	94	94	94	96	100	100
	Chuo	Kodenmacho	107	107	107	111	119	119	126	126	159	170	163	152	137	122	107	107	104	100	100	100	100	100	100	100	100	100
		Kyoto (Kayabacho 2Chome)																103	100	100	100						100	
		Burex Kyobashi																										
		Ginza 1Chome East																									100	
		Ginza Sanwa					123	131	138	144	154	154	152	119	104	104	94	90	88	88	88	88	90	94	96	98	100	
		Ryoshin Ginza EM					143	143	149	157	166	166	157	146	126	111	100	100	94	91	91	91	91	94	94	97	100	
		Harumi Front																										
		Harumi Center											174	174	167	148	137	122	119	115	100	96	96	96	96	100	100	
		Akasaka Park																		89	89	89	91	94	96	98	100	
		Aoyama Crystal	109	106	104	111	121	132	134	145	151	151	147	132	109	98	91	91	89	85	85	87	89	89	91	96	100	
	Minato	Clover Shiba-koen																									100	
		Shiodome													113	102	96	93	91	91	91	93	93	95	96	100	100	
		Shiba 2Chome Daimon	131	131	131	146	162	165	173	177	185	188	188	177	154	131	112	104	104	100	100	100	100	100	100	100	100	
		Cosmo Kanasugbashi	129	129	129	138	150	158	167	175	183	192	192	167	138	129	113	104	104	100	100	100	100	100	100	100	100	
		Shinjuku East																									100	
		Shinwa				111	117	122	144	156	161	161	161	139	111	106	103	92	92	86	86	89	89	89	92	94	100	
		Tokyo Opera City					140	153	160	164	164	160	136	111	107	102	102	100	93	91	91	89	91	96	98	100		
		TIX UENO																			97	97	97	97	97	100	100	
		Higashi-Golanda 1Chome				132	146	146	150	150	157	164	164	164	150	136	121	111	107	104	96	96	96	96	96	96	100	
		Osaki Front Tower																									98	100
	Shinjuku	Shinjuku East																									100	
		Shinwa				111	117	122	144	156	161	161	161	139	111	106	103	92	92	86	86	89	89	89	92	94	100	
		Tokyo Opera City					140	153	160	164	164	160	136	111	107	102	102	100	93	91	91	89	91	96	98	100		
		TIX UENO																			97	97	97	97	97	100	100	
		Higashi-Golanda 1Chome				132	146	146	150	150	157	164	164	164	150	136	121	111	107	104	96	96	96	96	96	96	100	
		Osaki Front Tower																									98	100
Omori-Eki Higashiguchi		127	123	123	123	123	123	123	135	142	150	150	131	127	112	112	104	100	100	100	100	100	100	100	100	100		
Yoyogi 1Chome						129	144	159	165	168	171	171	147	118	112	109	103	97	94	94	94	94	94	94	97	100		
da Vinci Harajuku		131	125	125	125	125	142	142	142	142	142	142	136	111	103	100	97	97	97	97	97	97	97	97	97	100		
Jingumae MS			105	102	102	105	125	132	141	141	145	141	132	102	95	93	91	86	86	86	89	89	91	98	98	100		
Shibuya	Shibuya Cross Tower	91	91	91	102	108	123	142	142	145	145	136	119	87	83	83	83	79	81	83	87	91	94	94	98	100		
	Ebisu Neonato		92	94	104	112	125	135	140	146	146	138	115	88	87	85	81	81	81	81	83	87	90	94	98	100		
	Harmony Tower					129	135	141	153	159	159	159	147	124	109	109	103	100	97	97	97	97	97	100	100	100		
	Osuka Higashi-Ikebukuro	109	109	100	100	100	100	100	105	123	123	127	127	123	114	114	114	105	91	91	91	91	91	91	95	100		
	Ikebukuro 2Chome	98	98	98	98	100	100	104	104	112	112	112	112	108	100	100	100	100	100	100	100	100	100	100	100	100		
	Ikebukuro YS				107	114	121	131	138	141	141	141	134	114	107	107	100	100	100	100	100	100	100	100	100	100		
	Hachioji First					114	114	114	114	114	118	118	114	105	100	100	100	100	91	91	91	91	91	91	91	95	100	
	Saitama Urawa	96	96	83	83	100	100	109	113	117	117	117	109	91	91	91	91	91	91	91	91	91	91	96	96	100		
	MM Park												136	132	114	100	100	100	100	96	96	96	96	96	96	100		
	Queen's																							92	93	97	100	
Kawasaki	Kawasaki Isago	118	114	114	114	114	114	114	114	118	118	118	114	105	105	105	105	95	82	82	82	82	86	91	95	100		
	Musashi Kosugi STM											114	107	100	100	100	100	93	93	93	93	93	93	93	97	100		
	8-3 Square Kita									102	106	106	106	102	102	102	102	102	98	98	98	98	98	98	98	100		
	Jozenji Park				121	124	132	132	132	134	134	134	118	111	105	105	105	105	100	100	100	100	100	100	100	100		
	Higashi Nibancho																				87	87	87	91	94	100		
	Sendai Honma	156	150	144	144	147	156	156	156	159	159	159	144	131	125	113	106	106	100	100	100	100	100	100	100	100		
	AER																											
	Kanazawa Park	114	109	109	109	109	107	120	120	120	120	118	109	100	95	95	95	95	95	95	95	95	95	95	95	100		
	Nishiki Park								152	152	152	148	143	135	126	109	109	104	104	100	98	98	98	100	100	100		
	Hirokoji Place																							100	100	100	100	
Nagoya	Hirokoji Sakae								150	144	144	144	144	144	139	128	128	111	106	106	100	100	100	100	100	100		
	Nagoya Hirokoji	135	135	135	135	135	143	143	143	143	143	139	135	130	109	109	104	104	104	100	100	100	100	100	100	100		
	Nagoya Misono		155	155	155	155	164	158	158	158	158	158	152	152	145	127	127	115	115	103	103	97	97	100	100	100		
	Shijo Karasuma																					87	90	93	100			
	Kyoto Kawaramachi	123	110	110	110	110	110	116	123	129	129	123	110	110	106	106	106	106	106	106	100	100	100	100	100	100		
	Umeda Square																									100		
	Shin-Fujita												132	128	112	100	100	100	100	100	100	100	100	100	100	100		
	Sakaisujihonmachi	144	139	122	122	128	139	150	161	161	161	156	144	128	117	106	106	100	100	100	100	100	100	100	100	100		
	Midosuji Daiwa	139	122	117	117	126	135	161	161	165	165	161	143	117	109	109	109	109	109	109	109	100	100	100	100	100		
	Amagasaki Front																									100		
Osaka	Lit City																											

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

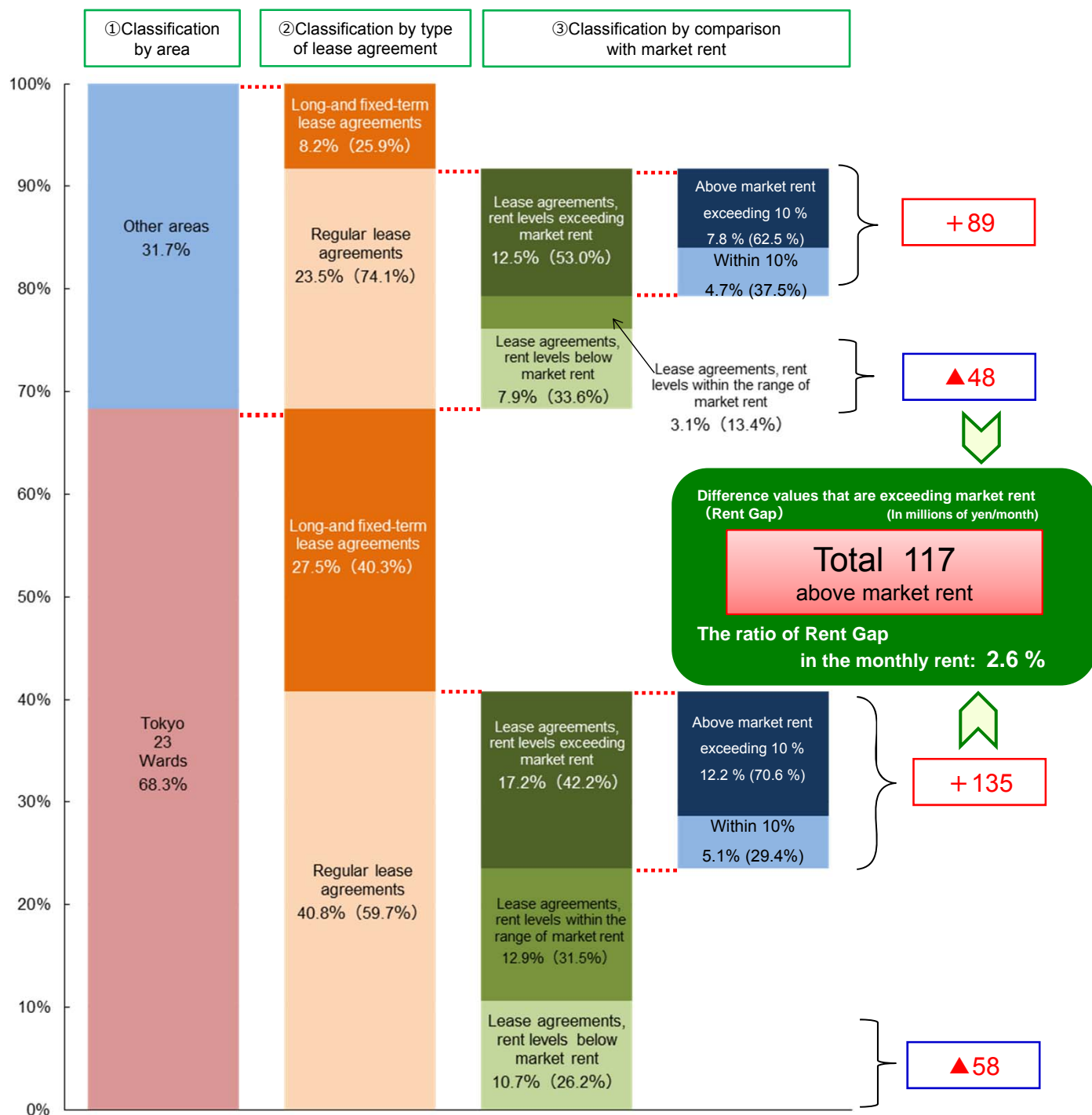
Comparison of Portfolio Rent vs Market Rent

69 properties held as of September 30, 2015

Monthly rent in the entire portfolio,
including common service charges : **¥4,544 million**

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

- 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 Sep. '15 Period.



* Lease agreements, rent levels within the range of market rent are contracts in which the rent level falls in the range of the upper and lower limits of the CBRE assessed rent. At the same time, lease agreements for special purposes, such as office space in the basement and machine rooms, etc., are included in this category.

【Topics】 Rent Gap

The ratio of Rent Gap
for regular lease agreements
in the monthly rent

2.6%

Calculating the gap only for the
agreements which exceed the market
rent more than 1,000 yen / tsubo*
out of the agreement above the market...

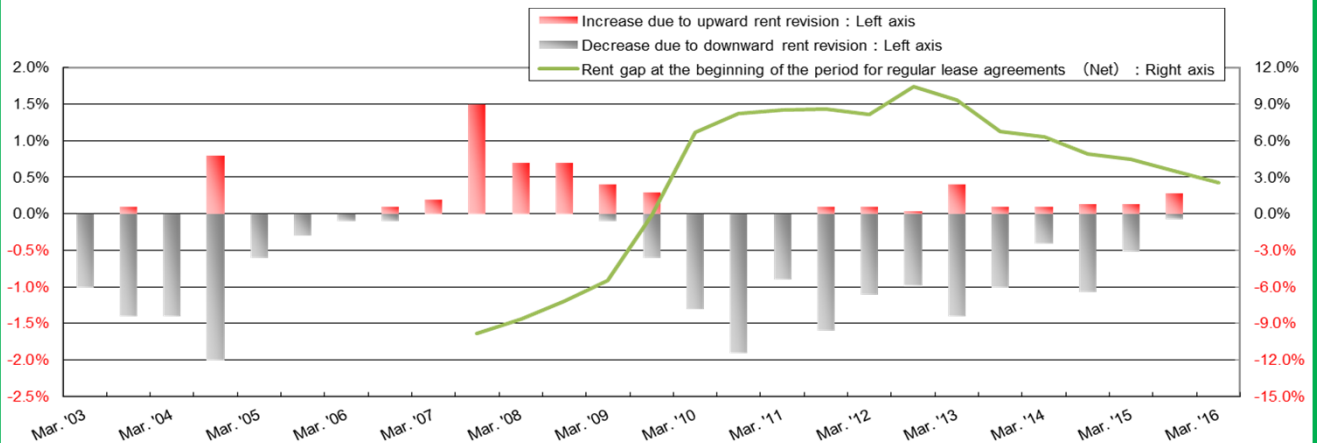
*Round down to the nearest 100 yen

The ratio of Rent Gap
for regular lease agreements
in the monthly rent
(estimation)

2.3%

* Please refer to the Page 13 for detail of Rent Gap

<Rent Gap for regular lease agreements and Trend of Rent revision>



Disclosure of rent gap was started from the beginning of Sep. '07 Period

As rent gap is decreasing, pressure of downward rent revision was resolved
and we are shifting to upward rent revision

The ratio of Rent Gap
for long-and fixed-term lease
agreements in the monthly rent

1.1%

Under the assumption that
the recent upward trend in rent
will continue for the next
three years...

The ratio of Rent Gap
for long-and fixed-term lease
agreements in the monthly rent
(estimation)

▲ 0.5%

Upward rent revision at the time of contract renewal can be expected
for Long-and fixed-term lease agreements as well

The ratio of Rent Gap
in the entire portfolio

3.7%

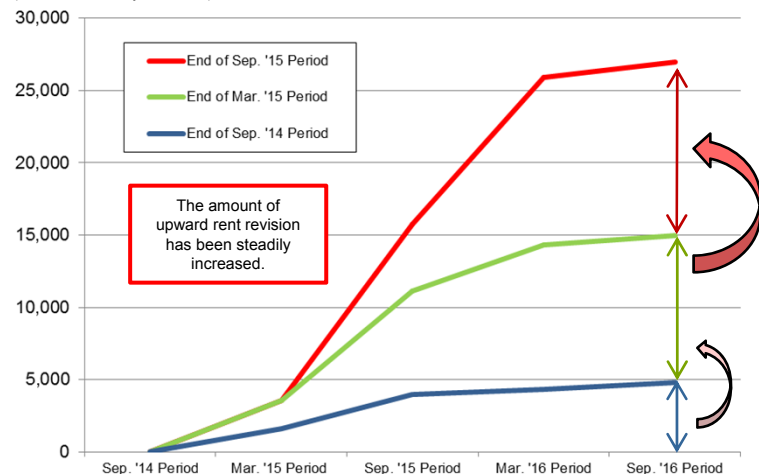
**Decrease in rent gap
can be expected more**

【Topics】 Internal Growth

Concluded Upward Rent Revision (Cumulative)

- Focusing on the tenants who pay a lower rent than a market rent, many rent revision negotiations have been held.
- Total amount of upward rent revision since the period ended Mar. 2015 fixed by the end of each fiscal period has been steadily increased.

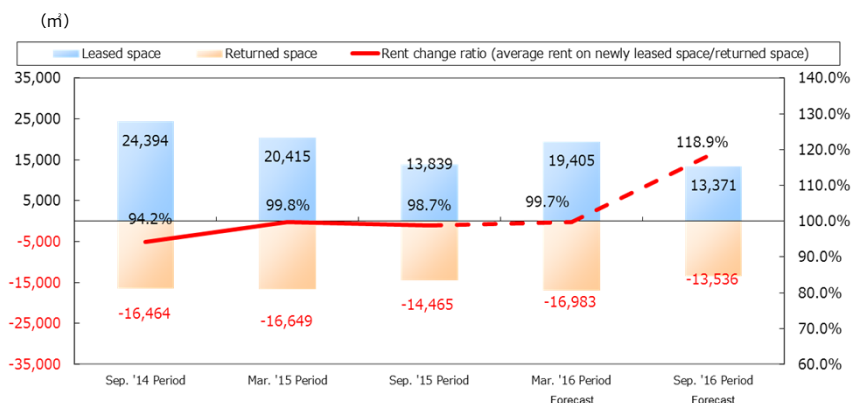
<Concluded upward rent revision at the end of each period since Mar. '15 Period>
Total amount of upward rent revision since Mar. '15 period fixed by the end of each fiscal period is graphed.
(Excluding an increase caused by the FR end and rebound from a temporary decrease)
(In thousands of yen/month)



Trend in Leased & Returned Space Rent Change Ratio (including expectations)

- As leasing market conditions are recovering, rent on newly leased space is steadily increasing.
- Rent on newly leased space of JRE's portfolio is expected to exceed rent on returned space.

<Results and expectations of leased and returned space>



As leasing market conditions are recovering, serious efforts have been made to increase rent of existing contracts and to improve the rent change ratio, resulting in steady internal growth.

Summary of Debts for Sep. '15 Period

As of the end of September 2015

Total interest-bearing debts ¥373,450 million

Long-term fixed interest-bearing debt ratio 90.2 %

Weighted average interest rate 0.80 %

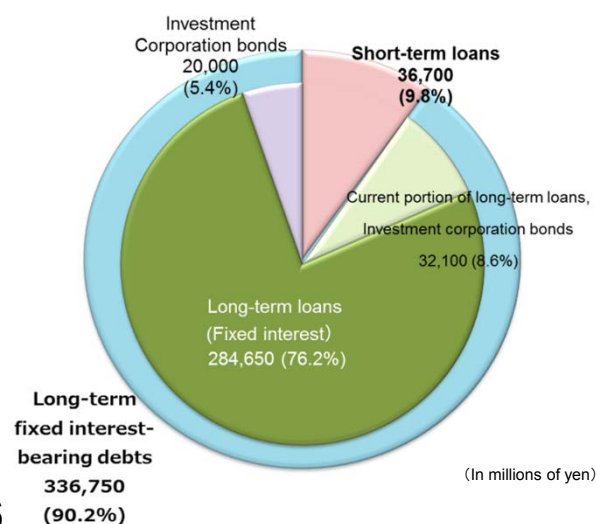
Average maturity of total interest-bearing debts 4.14 years

Breakdown of short-term and long-term debts

(In millions of yen)	
Short-term loans	36,700
Current portion of long-term loans	32,100
Long-term loans (Floating interest)	0
Long-term loans (Fixed interest)	284,650
Total amount of loans	353,450
Current portion of Investment corporation bonds	0
Investment corporation bonds	20,000
Total amount of Investment corporation bonds	20,000

	Average interest rate	Maturity(year)
Short-term loans	0.18%	0.52
Current portion of long-term loans, Investment corporation bonds	0.92%	0.66
Long-term loans, Investment corporation bonds	0.86%	4.94

* The maturity (year) of "Long-term loans, investment corporation bonds" disregards the installment repayment of long-term loans from the Development Bank of Japan Inc.



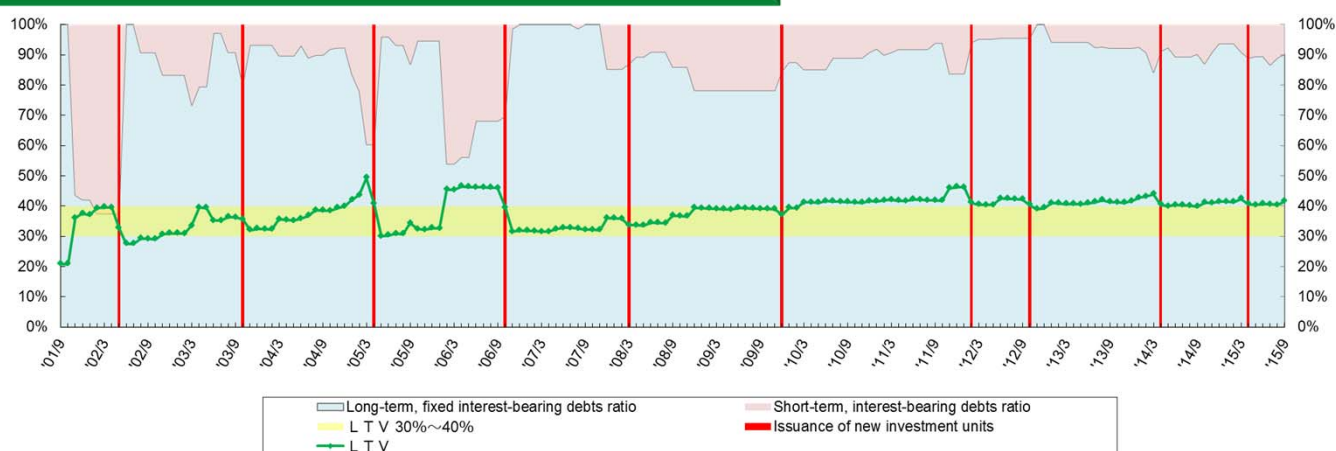
Outstanding balance of loans by financial institutions

(In millions of yen)

Mitsubishi UFJ Trust and Banking Corporation	70,500
Mizuho Bank, Ltd.	50,000
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	50,000
Sumitomo Mitsui Trust Bank, Limited	39,000
The Development Bank of Japan Inc.	16,450
Shinkin Central Bank	15,000
Shinsei Bank, Limited	11,500
The Bank of Fukuoka, Ltd.	10,000
The Norinchukin Bank	10,000
The Chugoku Bank, Ltd.	7,000
Resona Bank, Ltd.	7,000
The Iyo Bank, Ltd.	6,500
Taiyo Life Insurance Company	6,500
The Dai-ichi Life Insurance Company, Limited	5,000
Sumitomo Mitsui Banking Corporation	5,000
The Daishi Bank, Ltd.	4,300
The Hachijuni Bank, Ltd.	4,000
The Gunma Bank, Ltd.	3,900
The Hiroshima Bank, Ltd.	3,000
Mizuho Trust & Banking Co., Ltd.	3,000
The Yamaguchi Bank, Ltd.	3,000
The Toho Bank, Ltd.	2,400
Nippon Life Insurance Company	2,000
The Nishi-Nippon City Bank, Ltd.	2,000
The Shinkumi Federation Bank	2,000
The Yamanashi Chuo Bank, Ltd.	2,000
The Fukui Bank, Ltd.	1,900
The 77 Bank, Ltd.	1,900
The Hokuetsu Bank, Ltd.	1,400
Sony Bank Inc.	1,400
The Tochigi Bank, Ltd.	1,400
The Ashikaga Bank, Ltd.	1,000
The Joyo Bank, Ltd.	1,000
The Akita Bank, Ltd.	900
The Higo Bank, Ltd.	500
The Bank of Iwate, Ltd.	500
The Yamagata Bank, Ltd.	500

LTV / Debt Capacity / Diversification of Repayment Dates

LTV (Interest-bearing Debts / Total Assets)



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

* Long-term, fixed interest-bearing debts 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

Ensure financial soundness by constantly maintaining conservative LTV

Debt Capacity

(As of the end of September 2015)

(In millions of yen)

Total assets	Interest-bearing debts	L T V	Debt capacity	
899,938	373,450	41.5%	Up to LTV45%	57,313
			Up to LTV40%	-22,458

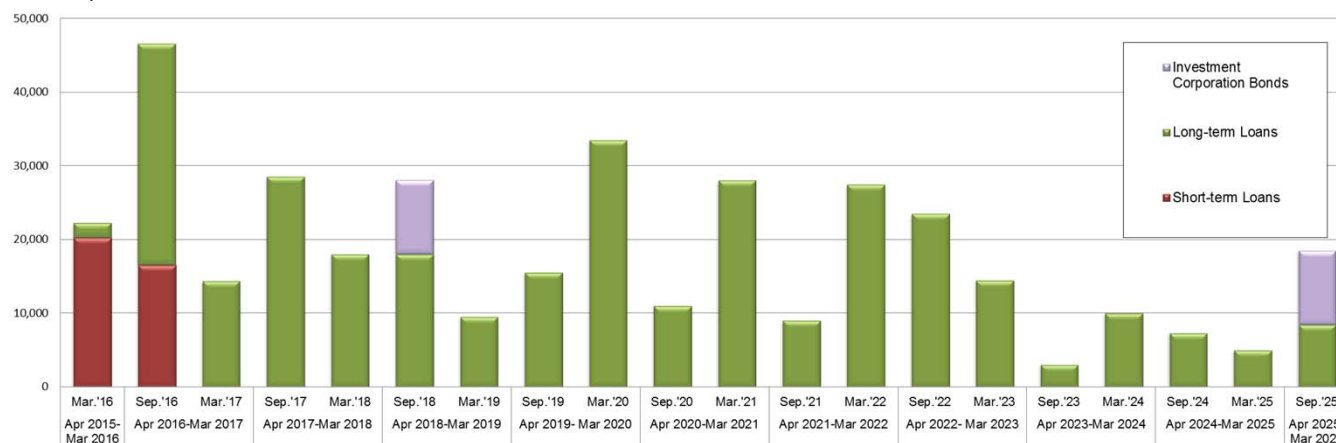
Diversification of Repayment Dates

(As of the end of September 2015)

(In millions of yen)

	Apr 2015- Mar 2016 (Within 6 months)	Apr 2016- Mar 2017 (1.5years)	Apr 2017- Mar 2018 (2.5years)	Apr 2018- Mar 2019 (3.5years)	Apr 2019- Mar 2020 (4.5years)	Apr 2020- Mar 2021 (5.5years)	Apr 2021- Mar 2022 (6.5years)	Apr 2022- Mar 2023 (7.5years)	Apr 2023- Mar 2024 (8.5years)	Apr 2024- Mar 2025 (9.5years)	Apr 2025- Mar 2026 (10.5years)	Total
Short-term Loans	20,200	16,500	-	-	-	-	-	-	-	-	-	36,700
Long-term Loans	2,050	44,400	46,500	27,500	49,000	39,000	36,500	38,000	13,000	12,300	8,500	316,750
Investment Corporation Bonds	-	-	-	10,000	-	-	-	-	-	-	10,000	20,000
Total	22,250	60,900	46,500	37,500	49,000	39,000	36,500	38,000	13,000	12,300	18,500	373,450

(In millions of yen)



Overview of the Interest-bearing Debts as of September 30, 2015

Overview of the Interest-bearing Debts

	Lender	Drawdown Date	EOB	Interest	Repayment Date (period)	
Short-term Loans	Mizuho Bank, Ltd.	'14/10/01	2,500	0.18	'15/10/01	1 year
	Mitsubishi UFJ Trust and Banking Corporation	'14/10/01	500	0.18	'15/10/01	1 year
	The Daiishi Bank, Ltd.	'15/01/07	1,500	0.18	'16/01/07	1 year
	The 77 Bank, Ltd.	'15/01/07	1,000	0.18	'16/01/07	1 year
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'15/03/02	3,500	0.18	'16/03/02	1 year
	Mizuho Bank, Ltd.	'15/03/25	5,500	0.18	'16/03/25	1 year
	Sumitomo Mitsui Trust Bank, Limited	'15/03/31	3,700	0.18	'16/03/31	1 year
	Mizuho Bank, Ltd.	'15/03/31	2,000	0.18	'16/03/31	1 year
	Mizuho Bank, Ltd.	'15/04/01	5,500	0.18	'16/04/01	1 year
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'15/04/01	3,500	0.18	'16/04/01	1 year
	Shinsei Bank, Limited	'15/08/24	1,500	0.17	'16/08/24	1 year
	Resona Bank, Ltd.	'15/09/01	2,000	0.17	'16/09/01	1 year
	Shinkin Central Bank	'15/09/01	2,000	0.17	'16/09/01	1 year
	Shinsei Bank, Limited	'15/09/01	2,000	0.17	'16/09/01	1 year
Total			36,700			
	Lender	Drawdown Date	EOB	Interest	Repayment Date (period)	
Current Portion of Long-term Loans	Taiyo Life Insurance Company	'08/04/24	1,000	1.595	'16/04/25	8 years
	The Development Bank of Japan Inc. (*1)	'10/03/24	100	1.665	'17/03/24	7 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.0325	'16/04/04	5 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/06/23	6,000	0.90875	'16/06/23	5 years
	Mizuho Bank, Ltd.	'11/06/23	6,000	0.90875	'16/06/23	5 years
	Sumitomo Mitsui Trust Bank, Limited	'11/06/23	6,000	0.90875	'16/06/23	5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/06/23	6,000	0.90875	'16/06/23	5 years
	The Hachijuni Bank, Ltd.	'13/01/15	1,000	0.3825	'16/01/15	3 years
	The Iyo Bank, Ltd.	'13/01/15	1,000	0.3825	'16/01/15	3 years
Total			32,100			
	Lender	Drawdown Date	EOB	Interest	Repayment Date (period)	
Long-term Loans	The Dai-ichi Life Insurance Company, Limited	'09/03/30	5,000	1.54375	'17/03/30	8 years
	The Development Bank of Japan Inc. (*1)	'10/03/24	1,350	1.665	'17/03/24	7 years
	Mizuho Bank, Ltd.	'10/12/21	5,000	1.30625	'16/12/21	6 years
	Sumitomo Mitsui Trust Bank, Limited	'11/01/17	3,000	1.43375	'18/01/17	7 years
	Resona Bank, Ltd.	'11/03/01	2,000	1.255	'17/03/01	6 years
	Nippon Life Insurance Company	'11/03/01	2,000	1.465	'18/03/01	7 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/03/24	2,000	1.3975	'18/03/26	7 years
	Taiyo Life Insurance Company	'11/03/30	2,000	1.39625	'18/03/30	7 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.205	'17/04/04	6 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	12,000	1.12625	'17/06/01	6 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	10,000	1.31125	'18/06/01	7 years
	The Bank of Fukuoka, Ltd.	'11/08/31	2,000	0.9025	'17/08/31	6 years
	Shinsei Bank, Limited	'11/08/31	3,000	1.0475	'18/08/31	7 years
	Sumitomo Mitsui Trust Bank, Limited	'11/09/26	5,500	1.16	'19/09/26	8 years
	Mizuho Bank, Ltd.	'11/11/01	6,000	1.2075	'19/11/01	8 years
	Shinkin Central Bank	'11/11/15	1,000	0.7525	'16/11/15	5 years
	Sumitomo Mitsui Banking Corporation	'11/11/15	3,000	0.98375	'18/11/15	7 years
	Sumitomo Mitsui Trust Bank, Limited	'11/11/15	3,000	0.98375	'18/11/15	7 years
	Mitsubishi UFJ Trust and Banking Corporation	'11/11/15	3,000	1.13875	'19/11/15	8 years
	Mizuho Bank, Ltd.	'11/11/15	3,000	1.13875	'19/11/15	8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/11/15	3,000	1.13875	'19/11/15	8 years
	The Bank of Fukuoka, Ltd.	'12/06/15	2,500	0.66	'17/06/15	5 years
	The Iyo Bank, Ltd.	'12/06/15	2,500	0.66	'17/06/15	5 years
	Shinsei Bank, Limited	'12/06/15	2,500	0.66	'17/06/15	5 years
	The Hachijuni Bank, Ltd.	'12/06/15	1,000	0.66	'17/06/15	5 years
	Mitsubishi UFJ Trust and Banking Corporation	'12/06/15	4,000	0.9525	'20/06/15	8 years
	Sumitomo Mitsui Trust Bank, Limited	'12/06/15	4,000	0.9525	'20/06/15	8 years
	Mizuho Bank, Ltd.	'12/06/15	4,000	1.07375	'21/06/15	9 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'12/06/15	4,000	1.1975	'22/06/15	10 years
	Mitsubishi UFJ Trust and Banking Corporation	'12/06/15	2,500	1.2725	'22/06/15	10 years
	Shinsei Bank, Limited	'12/06/15	2,500	1.2725	'22/06/15	10 years
	The Bank of Fukuoka, Ltd.	'12/08/31	1,000	0.57125	'17/08/31	5 years
	The Yamaguchi Bank, Ltd.	'12/10/29	2,000	0.8	'20/10/29	8 years
	The Hachijuni Bank, Ltd.	'12/12/20	1,000	0.45625	'17/12/20	5 years
	Mitsubishi UFJ Trust and Banking Corporation	'12/12/21	5,000	0.80125	'20/12/21	8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'12/12/21	5,000	0.80125	'20/12/21	8 years

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

	Lender	Drawdown Date	EOB	Interest	Repayment Date (period)
Long-term Loans	The Ashikaga Bank, Ltd.	'13/01/07	1,000	0.49125	'18/01/09 5 years
	The Joyo Bank, Ltd.	'13/01/07	1,000	0.49125	'18/01/09 5 years
	Shinkin Central Bank	'13/01/07	2,000	0.71375	'20/01/07 7 years
	Sumitomo Mitsui Banking Corporation	'13/01/07	2,000	0.98	'22/01/07 9 years
	The Development Bank of Japan Inc.	'13/01/07	3,000	1.115	'23/01/06 10 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/01/15	5,500	0.71	'20/01/15 7 years
	Shinkin Central Bank	'13/01/15	5,000	0.71	'20/01/15 7 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/01/15	5,500	0.83625	'21/01/15 8 years
	Mizuho Bank, Ltd.	'13/01/15	5,000	0.96625	'22/01/17 9 years
	Resona Bank, Ltd.	'13/03/25	3,000	0.45	'18/03/26 5 years
	The Chugoku Bank, Ltd.	'13/03/25	2,000	0.45	'18/03/26 5 years
	The Hachijuni Bank, Ltd.	'13/03/25	1,000	0.45	'18/03/26 5 years
	The Yamaguchi Bank, Ltd.	'13/03/25	1,000	0.945	'23/03/24 10 years
	Shinkin Central Bank	'13/04/24	5,000	0.52775	'18/04/24 5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/04/24	5,000	0.775	'21/04/26 8 years
	Mizuho Bank, Ltd.	'13/04/24	3,000	0.87375	'22/04/25 9 years
	Mitsubishi UFJ Trust and Banking Corporation (*2)	'14/01/31	4,000	0.64225	'21/01/29 7 years
	The Bank of Fukuoka, Ltd. (*2)	'14/01/31	2,500	0.63849	'21/01/29 7 years
	Sumitomo Mitsui Trust Bank, Limited (*2)	'14/01/31	2,000	0.62575	'21/01/29 7 years
	The Norinchukin Bank (*2)	'14/01/31	3,500	0.757	'22/01/31 8 years
	The Development Bank of Japan Inc.	'14/01/31	5,000	0.9325	'23/01/31 9 years
	The Gunma Bank, Ltd. (*2)	'14/03/24	1,000	0.4105	'19/03/25 5 years
	The Iyo Bank, Ltd. (*2)	'14/03/24	2,000	0.6035	'21/03/24 7 years
	The Nishi-Nippon City Bank, Ltd. (*2)	'14/06/17	2,000	0.621	'21/12/17 7.5 years
	The Norinchukin Bank (*2)	'14/06/17	3,000	0.6785	'22/06/17 8 years
	The Hiroshima Bank, Ltd. (*2)	'14/10/01	3,000	0.31575	'19/10/01 5 years
	The Chugoku Bank, Ltd. (*2)	'14/10/01	1,000	0.4725	'21/10/01 7 years
	The Iyo Bank, Ltd. (*2)	'14/10/01	1,000	0.46525	'21/10/01 7 years
	Taiyo Life Insurance Company	'14/10/01	2,000	0.7825	'24/10/01 10 years
	General Syndicated loan (*2)	'14/11/14	13,000	0.463	'21/11/15 7 years
	The Gunma Bank, Ltd. (*2)	'14/11/17	1,000	0.316	'19/11/18 5 years
	The Yamanashi Chuo Bank, Ltd. (*2)	'14/12/15	2,000	0.266	'19/12/16 5 years
	Mitsubishi UFJ Trust and Banking Corporation (*3)	'14/12/19	10,000	0.42375	'23/12/19 9 years
	Mizuho Trust & Banking Co., Ltd. (*2)	'15/03/02	3,000	0.5585	'25/03/03 10 years
	The Bank of Fukuoka, Ltd.	'15/03/24	2,000	0.5125	'23/03/24 8 years
	The Norinchukin Bank (*2)	'15/03/25	3,500	0.46825	'23/03/27 8 years
	Sumitomo Mitsui Trust Bank, Limited	'15/05/29	5,000	0.2075	'19/05/29 4 years
	Taiyo Life Insurance Company	'15/05/29	1,500	0.7375	'25/05/29 10 years
	Sumitomo Mitsui Trust Bank, Limited	'15/06/15	3,000	0.3425	'20/06/15 5 years
	The Chugoku Bank, Ltd. (*2)	'15/06/15	3,000	0.61175	'23/06/15 8 years
	General Syndicated loan (*2)	'15/08/10	6,500	0.3925	'22/08/10 7 years
	Mizuho Bank, Ltd.	'15/09/01	2,500	0.17	'19/03/01 3.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'15/09/01	5,000	0.2	'19/09/02 4 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'15/09/01	2,000	0.47125	'22/09/01 7 years
	Mitsubishi UFJ Trust and Banking Corporation	'15/09/01	3,500	0.63	'24/09/02 9 years
	The Development Bank of Japan Inc.	'15/09/01	7,000	0.7175	'25/09/01 10 years
	Sumitomo Mitsui Trust Bank, Limited (*2)	'15/09/02	3,800	0.536	'24/09/02 9 years
	Total		284,650		
Investment Corporation Bonds	Bond Name	Issue Date	EOB	Interest	Maturity Date (period)
	Fourth unsecured Investment Corporation Bond	'05/09/29	10,000	2.56	'25/09/29 20 years
	Ninth unsecured Investment Corporation Bond	'13/08/30	10,000	0.497	'18/08/30 5 years
	Total		20,000		

*The loans drawn down and the bonds issued in Sep. '15 Period are shown in blue

Outline of Commitment line agreement

- Maximum Amount: ¥50 billion
- Expiry of the contract: September 17, 2018
- Participating financial institutions:
Mizuho Bank, Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Mitsubishi UFJ Trust and Banking Corporation

**There is no outstanding balance
as of the end of Sep. '15 Period**

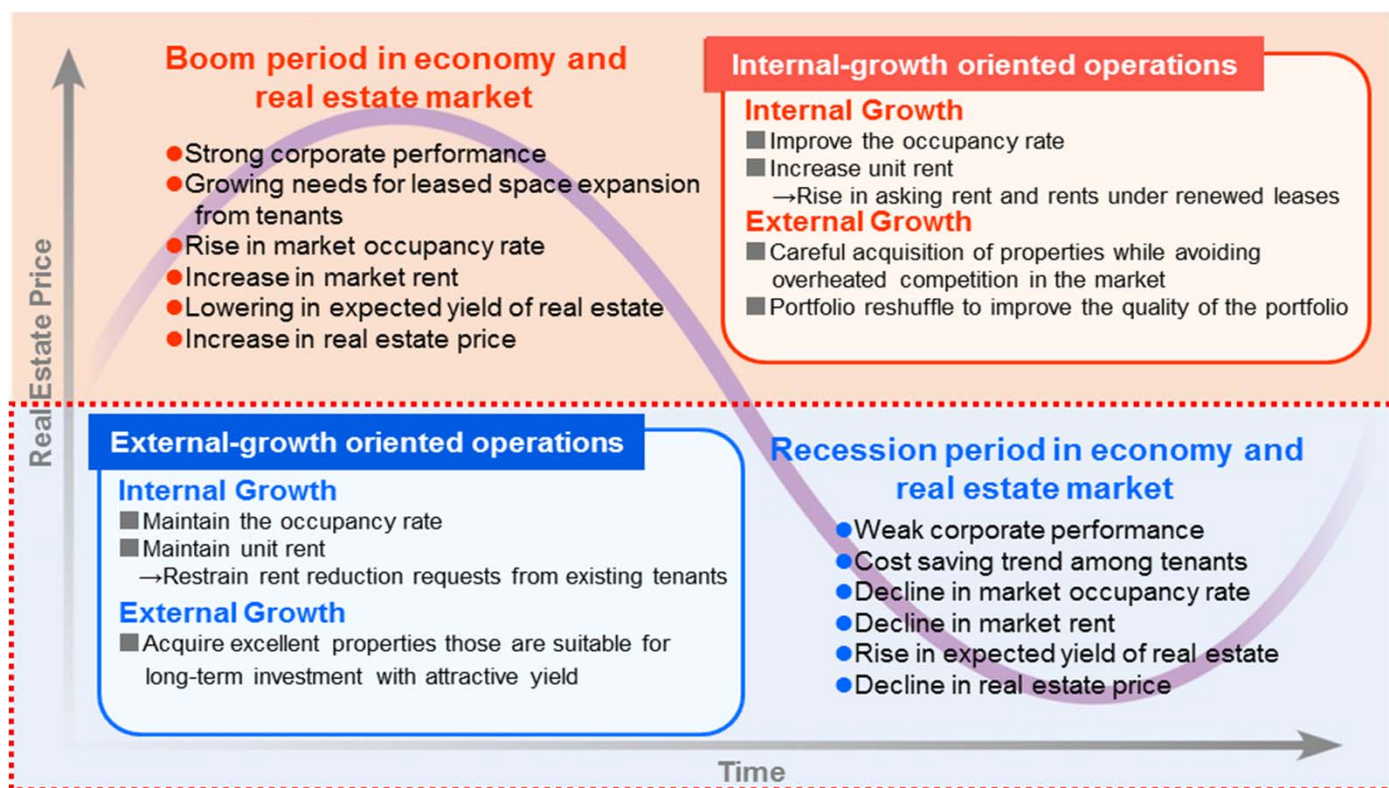
(*1) The 2,000-million-yen loan dated March 24, 2010 (principal outstanding: 1,450 million yen as of the end of September 2015) will be repaid according to the repayment schedule under which 50 million yen will be repaid every six months and 1,350 million yen on the final repayment date.

(*2) The loans were originally floating rate basis, which were swapped into fixed rates to hedge against interest rate fluctuations. Hence the fixed rates after the swap transactions are shown above.

(*3) The loans were originally in US dollar, floating rate basis and the currency and interest rate swap transaction was executed in order to hedge against a risk of exchange-rate fluctuations and interest fluctuations. Hence the above rates are the fixed rates after the currency and interest rate swap transaction.

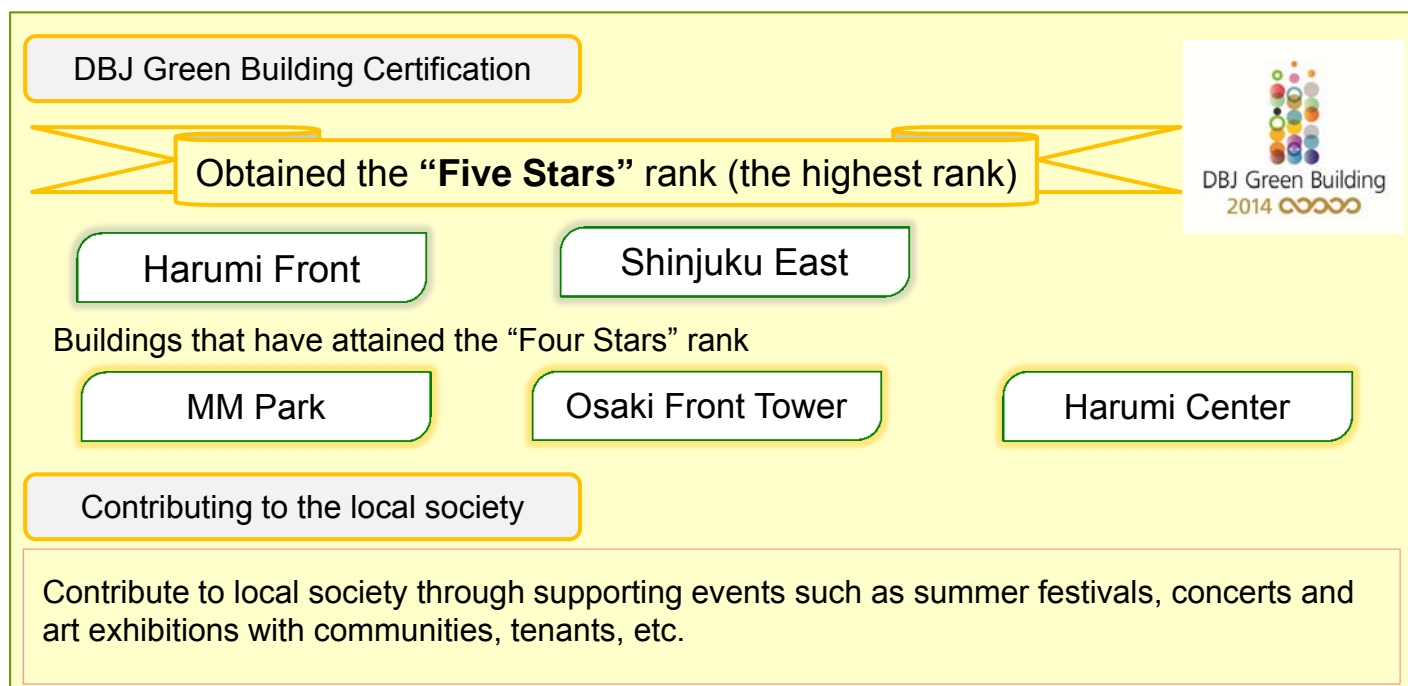
JRE Growth Strategy

Market Environment and Growth Strategy (Image)



Environmentally and Socially conscious and sustainable growth

* Please refer to the Page 67



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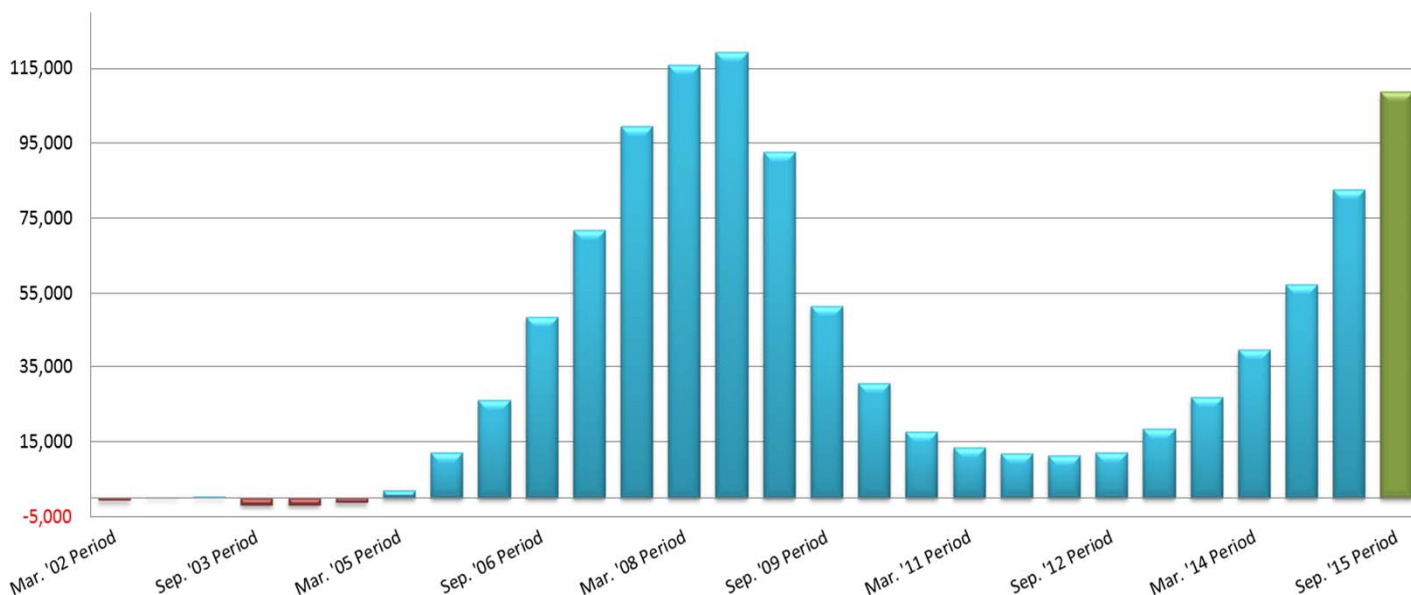
Appraisal Values of Properties

(In millions of yen)									
Area		Name	Sep. '15 Period Appraisal Value	Mar. '15 Period Appraisal Value	Amount of Difference	Sep. '15 Period Book Value	Sep. '15 Period Appraisal Value - Book Value	Acquisition Price	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,890	6,770	120	4,830	2,059	5,000	
		Kitanomaru Square	78,300	78,300	0	73,992	4,307	81,555	
		MD Kanda	7,940	7,800	140	8,831	-891	9,520	
		Kandabashi Park	4,320	4,230	90	4,525	-205	4,810	
		Otemachi Financial City North	17,800	17,800	0	15,455	2,344	15,462	
		Nibancho Garden	17,400	17,400	0	12,824	4,575	14,700	
		Mitsubishi UFJ Trust	47,700	46,100	1,600	29,201	18,498	44,700	
		Burex Kojimachi	6,430	6,370	60	5,857	572	7,000	
		Sanno Grand	31,500	30,600	900	21,114	10,385	20,900	
	Chuo	Yurakucho Denki	7,800	7,600	200	7,740	59	7,200	
		Kodenmacho	2,760	2,810	-50	2,804	-44	3,173	
		Kyodo (Kayabacho 2Chome)	4,780	4,830	-50	4,263	516	4,410	
		Burex Kyobashi	7,300	6,730	570	4,533	2,766	5,250	
		Ginza 1Chome East	6,800	6,660	140	6,640	159	6,459	
		Ginza Sanwa	16,800	16,500	300	17,114	-314	16,830	
		Ryoshin Ginza EM	5,700	5,510	190	7,522	-1,822	7,999	
		Harumi Front	38,700	39,000	-300	29,867	8,832	31,300	
		Harumi Center	20,500	20,100	400	23,234	-2,734	26,800	
	Minato	Akasaka Park	69,200	67,100	2,100	60,720	8,479	60,800	
		Aoyama Crystal	7,670	7,340	330	7,173	496	7,680	
		Clover Shiba-koen	4,600	4,600	0	4,639	-39	4,500	
		Shiodome (existing units)	83,644	81,600	2,044	73,700	9,874	75,850	
		Shiba 2Chome Daimon	6,100	6,060	40	5,100	999	4,859	
		Cosmo Kanasugibashi	2,910	2,870	40	2,558	351	2,808	
	Shinjuku	Shinjuku Eastside	25,200	24,500	700	23,139	2,060	23,100	
		Shinwa	6,360	5,930	430	7,507	-1,147	7,830	
		Tokyo Opera City	30,400	29,900	500	28,918	1,481	31,776	
	Taito	TIX UENO	25,300	24,700	600	20,713	4,586	22,000	
	Shinagawa	Higashi-Gotanda 1Chome	5,770	5,790	-20	4,607	1,162	5,500	
		Osaki Front Tower	16,300	16,200	100	10,368	5,931	12,300	
	Ota	Omori-Eki Higashiguchi	5,360	5,240	120	4,561	798	5,123	
	Shibuya	Nippon Brunswick (Land with leasehold interest)	5,490	5,490	0	5,572	-82	5,500	
		Yoyogi 1Chome	10,700	10,400	300	7,204	3,495	8,700	
		da Vinci Harajuku	6,720	6,570	150	4,871	1,848	4,885	
		Jingumae MS	10,000	10,100	-100	10,708	-708	12,200	
		Shibuya Cross Tower	48,700	45,700	3,000	38,277	10,422	34,600	
		Ebisu Neonato	15,100	15,100	0	14,330	769	14,612	
	Nakano	Harmony Tower	13,600	13,200	400	10,210	3,389	11,120	
	Toshima	Otsuka Higashi-Ikebukuro	4,150	4,120	30	3,479	670	3,541	
		Ikebukuro 2Chome	1,650	1,630	20	1,587	62	1,728	
		Ikebukuro YS	4,310	4,240	70	4,218	91	4,500	
Other Areas	Hachioji	Hachioji First	4,720	4,600	120	5,020	-300	5,679	
		Saitama Urawa	2,290	2,180	110	2,474	-184	2,574	
	Yokohama	MM Park	37,900	36,900	1,000	33,119	4,780	37,400	
		Queen's	18,500	18,100	400	16,766	1,733	17,200	
	Kawasaki	Kawasaki Isago	2,530	2,470	60	3,015	-485	3,375	
		Musashi Kosugi STM	4,050	3,990	60	3,934	115	4,000	
	Sapporo	8-3 Square Kita	7,340	7,010	330	6,224	1,115	7,100	
	Sendai	Jozenji Park	956	935	21	1,012	-56	1,000	
		Higashi Nibancho	13,200	12,900	300	9,521	3,678	9,950	
		Sendai Honma	2,300	2,270	30	2,919	-619	3,174	
	Kanazawa	Kanazawa Park	4,540	4,400	140	4,339	200	4,580	
	Nagoya	Nishiki Park	4,700	4,610	90	5,051	-351	5,800	
		Hirokoji Place	9,970	9,670	300	8,376	1,593	8,567	
		Hirokoji Sakae	1,620	1,570	50	1,691	-71	1,680	
		Nagoya Hirokoji	12,400	12,100	300	15,366	-2,966	14,533	
		Nagoya Misono	1,210	1,150	60	1,345	-135	1,865	
		Shijo Karasuma	4,820	4,620	200	4,228	591	4,400	
	Kyoto	Kyoto Kawaramachi	1,860	1,800	60	2,514	-654	2,650	
		Shin-Fujita	17,600	17,200	400	22,411	-4,811	24,000	
	Osaka	Sakaisujihonmachi	3,180	3,180	0	3,688	-508	4,164	
		Midotsuji Daiwa	13,500	13,200	300	13,187	312	14,314	
		Amagasaki	Amagasaki Front	9,510	9,400	110	9,250	259	9,300
	Okayama	Lit City	4,530	4,370	160	3,408	1,121	4,650	
	Hiroshima	NHK Hiroshima	2,610	2,530	80	2,844	-234	2,770	
	Fukuoka	Tosei Tenjin	1,320	1,320	0	1,394	-74	1,550	
		Tenjin Crystal	2,540	2,540	0	4,228	-1,688	5,000	
		Hinode Tenjin	3,660	3,620	40	3,418	241	3,657	
	Existing buildings excluding the building acquired in Sep. '15 Period		Tokyo 23 Wards	738,654	723,490	15,164	634,595	104,058	678,582
			Other Areas	193,356	188,635	4,721	190,756	2,599	204,932
			Total	932,010	912,125	19,885	825,352	106,658	883,514
	All the properties acquired in Sep. '15 Period								
	Tokyo 23 Wards	Minato	Shiodome (additional acquisition)	10,455	—	—	9,221	1,234	10,100
Other Areas	Sendai	AER	19,000	—	—	18,862	137	18,640	
	Osaka	Umeda Square	16,200	—	—	15,597	602	15,523	
All the properties held as of the end of Sep. '15 Period									
Tokyo 23 Wards			749,110	—	—	643,817	105,292	688,682	
Other Areas			228,556	—	—	225,216	3,339	239,095	
Total			977,666	—	—	869,034	108,631	927,778	

*The appraisal value and the book value for the properties which are acquired additional shares in Sep. '15 Period among properties held as of the end of Mar. '15 Period are the proportional values along with the shares additionally acquired.

Trend of Unrealized Gain or Loss

(In millions of yen)



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

		Mar. '02 Period	Sep. '02 Period	Mar. '03 Period	Sep. '03 Period	Mar. '04 Period	Sep. '04 Period	Mar. '05 Period	Sep. '05 Period	Mar. '06 Period	Sep. '06 Period
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961	293,342	339,029	439,799	467,001
Book value	B	145,580	165,088	184,304	193,058	219,032	240,134	291,350	327,005	413,708	418,607
Unrealized gain or loss	A-B=C	-640	162	399	-1,787	-1,882	-1,173	1,991	12,023	26,090	48,393
<Reference> Units outstanding	D	320,800units	450,800units	450,800units	450,800units	520,800units	520,800units	520,800units	690,800units	690,800units	690,800units
Unrealized gain or loss per unit	C/D=E	-1,995yen	359yen	887yen	-3,965yen	-3,614yen	-2,252yen	3,823yen	17,405yen	37,768yen	70,053yen
Net asset value per unit	F	260,795yen	255,212yen	256,013yen	256,344yen	263,538yen	263,592yen	264,149yen	299,627yen	299,737yen	300,302yen
Adjusted net asset value per unit	E+F=G	258,800yen	255,571yen	256,900yen	252,379yen	259,923yen	261,340yen	267,973yen	317,032yen	337,506yen	370,356yen
Unit price at the end of period	H	265,000yen	255,500yen	296,000yen	324,000yen	415,000yen	437,500yen	437,500yen	457,500yen	510,000yen	500,000yen
H/G		1.02times	1.00times	1.15times	1.28times	1.60times	1.67times	1.63times	1.44times	1.51times	1.35times

		Mar. '07 Period	Sep. '07 Period	Mar. '08 Period	Sep. '08 Period	Mar. '09 Period	Sep. '09 Period	Mar. '10 Period	Sep. '10 Period	Mar. '11 Period	Sep. '11 Period
Appraisal value at the end of period	A	498,741	531,100	619,160	644,700	636,770	591,920	645,239	632,112	642,220	634,357
Book value	B	427,013	431,463	503,376	525,503	544,245	540,709	614,734	614,593	628,689	622,542
Unrealized gain or loss	A-B=C	71,727	99,636	115,783	119,196	92,524	51,210	30,504	17,518	13,530	11,814
<Reference> Units outstanding	D	820,000units	820,000units	886,000units	886,000units	886,000units	886,000units	978,400units	978,400units	978,400units	978,400units
Unrealized gain or loss per unit	C/D=E	87,472yen	121,507yen	130,681yen	134,533yen	104,429yen	57,799yen	31,177yen	17,905yen	13,828yen	12,075yen
Net asset value per unit	F	331,545yen	332,035yen	350,504yen	345,429yen	345,403yen	345,492yen	340,585yen	339,877yen	339,385yen	340,014yen
Adjusted net asset value per unit	E+F=G	419,018yen	453,543yen	481,186yen	479,962yen	449,832yen	403,291yen	371,763yen	357,783yen	353,213yen	352,090yen
Unit price at the end of period	H	780,000yen	690,000yen	580,000yen	418,000yen	378,000yen	367,000yen	398,500yen	379,500yen	393,500yen	377,000yen
H/G		1.86times	1.52times	1.21times	0.87times	0.84times	0.91times	1.07times	1.06times	1.11times	1.07times

		Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period
Appraisal value at the end of period	A	693,230	712,888	758,210	775,147	829,152	843,367	912,125	977,666
Book value	B	681,970	700,829	739,901	748,257	789,543	786,106	829,449	869,034
Unrealized gain or loss	A-B=C	11,259	12,058	18,308	26,889	39,608	57,260	82,675	108,631
<Reference> Units outstanding	D	1,098,080units	1,098,080units	1,188,280units	1,188,280units	1,188,280units	1,251,530units	1,251,530units	1,309,310units
Unrealized gain or loss per unit	C/D=E	10,253yen	10,981yen	15,407yen	22,629yen	33,332yen	45,752yen	66,059yen	82,968yen
Net asset value per unit	F	339,565yen	339,164yen	341,065yen	341,178yen	341,128yen	348,871yen	348,909yen	358,026yen
Adjusted net asset value per unit	E+F=G	349,818yen	350,145yen	356,472yen	363,807yen	374,461yen	394,623yen	414,969yen	440,995yen
Unit price at the end of period	H	364,500yen	393,000yen	644,500yen	574,000yen	518,000yen	564,000yen	565,000yen	551,000yen
H/G		1.04times	1.12times	1.81times	1.58times	1.38times	1.43times	1.36times	1.25times

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

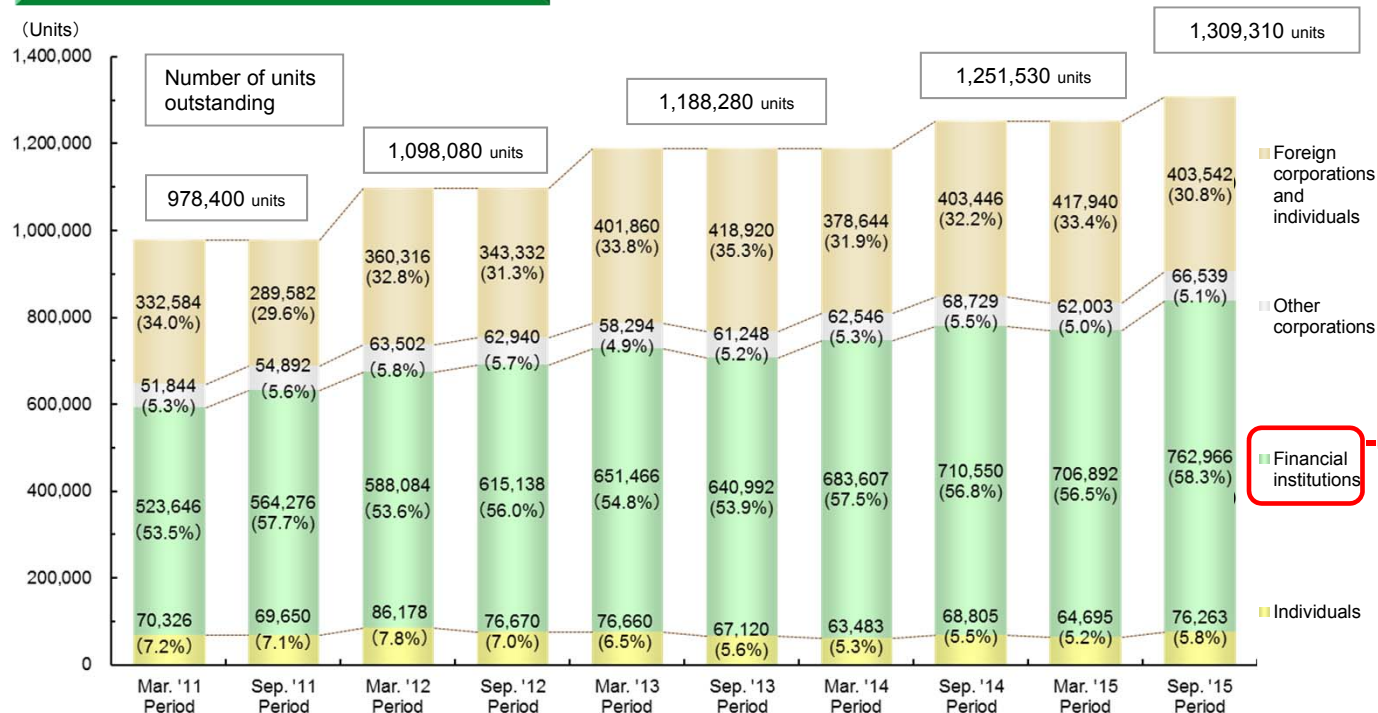
* Appraisal values at the end of period are survey values determined by institutional appraisers for Mar. '02 Period through Mar. '06 Period, or appraisal values determined by institutional appraisers for Sep. '06 Period through Sep. '15 Period, at the end of each fiscal period.

* As JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. The figures for Mar. '02 Period through Sep. '13 Period are taken the split into account.

Unitholder Data

As JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014, units outstanding refers to the amount as a Post-split basis.

Unitholder Composition



Top 10 Unitholders

Sep. '15 Period

Company	Units	% of Total Units Outstanding
Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	248,783	19.00%
The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	109,242	8.34%
Trust & Custody Services Bank, Ltd. (Toshin Acc.)	103,528	7.91%
The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	54,608	4.17%
STATE STREET BANK WEST CLIENT-TREATY 505234	24,994	1.91%
CBLDN-STICHTING PGGM DEPOSITARY-LISTED REAL ESTATE PF FUND	24,801	1.89%
STATE STREET BANK AND TRUST COMPANY 505223	22,332	1.71%
STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	22,301	1.70%
NOMURA BANK (LUXEMBOURG) S. A.	17,225	1.32%
Mitsubishi Estate Co., Ltd.	17,120	1.31%
Mitsui & Co., Ltd.	3,200	0.24%

Mar. '15 Period

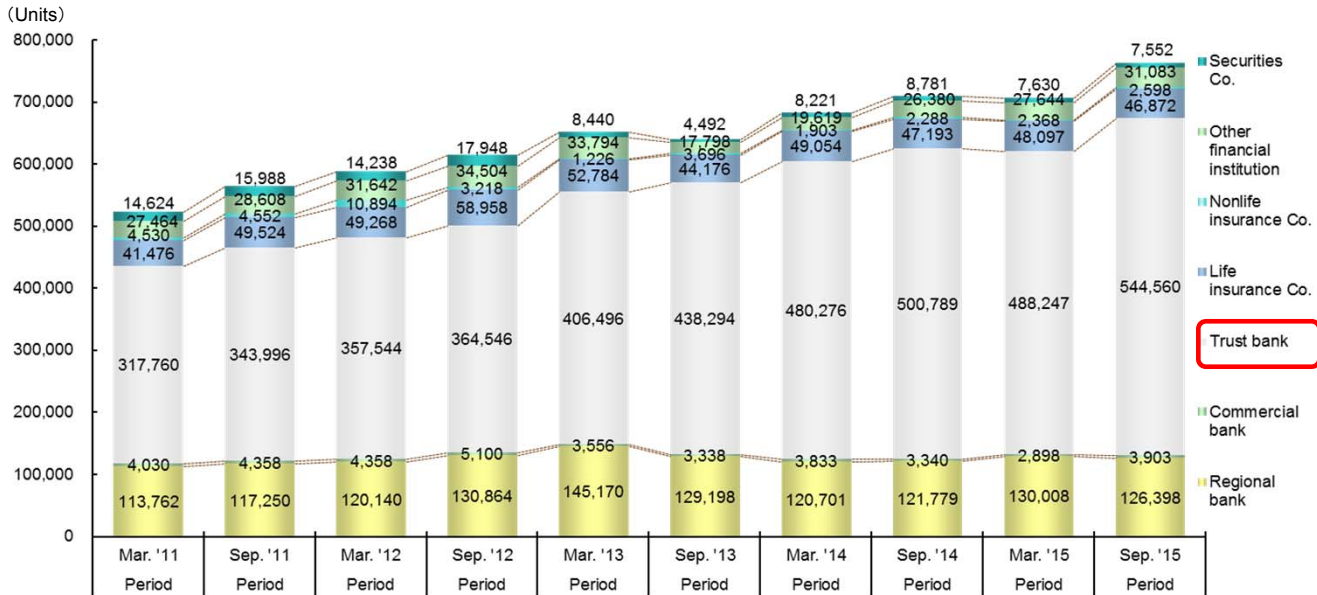
Company	Units	% of Total Units Outstanding
Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	217,509	17.38%
The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	96,435	7.71%
Trust & Custody Services Bank, Ltd. (Toshin Acc.)	92,918	7.42%
The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	50,972	4.07%
CBLDN-STICHTING PGGM DEPOSITARY-LISTED REAL ESTATE PF FUND	30,990	2.48%
STATE STREET BANK AND TRUST COMPANY 505223	27,185	2.17%
NOMURA BANK (LUXEMBOURG) S. A.	23,728	1.90%
STATE STREET BANK WEST CLIENT-TREATY 505234	21,490	1.72%
STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	20,543	1.64%
Mitsubishi Estate Co., Ltd.	20,320	1.62%
Mitsui & Co., Ltd.	3,200	0.26%

Number of Unitholders by Sector

	End of Sep. '15 Period		End of Mar. '15 Period	
	Unitholders	%	Unitholders	%
Individuals	17,593	93.7%	14,358	92.9%
Financial institutions	242	1.3%	231	1.5%
Other corporations	514	2.7%	419	2.7%
Foreign corporations / individuals	436	2.3%	440	2.8%
Total	18,785	100.0%	15,448	100.0%

Financial Institutions

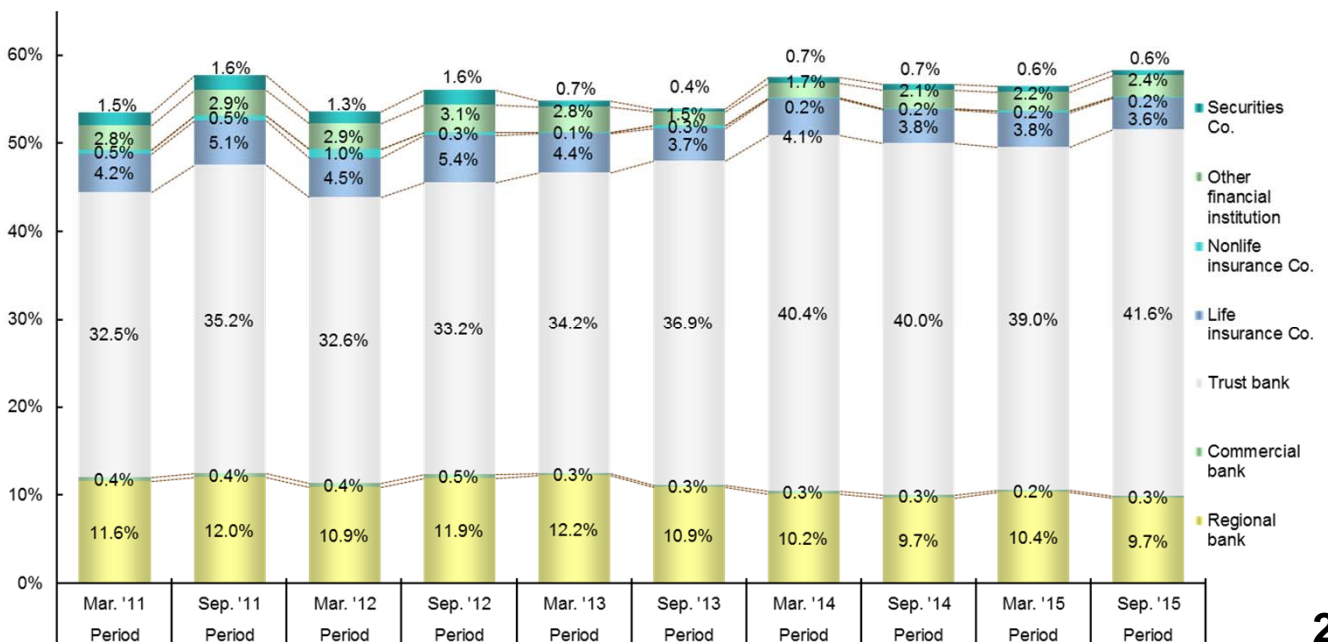
Distribution of Total Units Outstanding by Financial Institutions Segment



<Number of investment trust units>

	Mar. '11 Period	Sep. '11 Period	Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period
Number of units outstanding	978,400	978,400	1,098,080	1,098,080	1,188,280	1,188,280	1,188,280	1,251,530	1,251,530	1,309,310
Trust bank	317,760	343,996	357,544	364,546	406,496	438,294	480,276	500,789	488,247	544,560
Investment trust	282,310	288,234	285,850	278,266	316,986	336,156	374,564	389,165	370,639	425,120
% against total units outstanding	28.9%	29.5%	26.0%	25.3%	26.7%	28.3%	31.5%	31.1%	29.6%	32.5%
% against units owned by trust bank	88.8%	83.8%	79.9%	76.3%	78.0%	76.7%	78.0%	77.7%	75.9%	78.1%

Proportion of Total Units Outstanding by Financial Institutions Segment



Future Management Principles

External Growth

Steady external growth with
a focus on quality

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



Internal Growth

Internal growth by our continuous
efforts since IPO

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

Growth of Dividends

Curling is a highly strategic sport, and is often referred to as “chess on ice.” To achieve the intended results of the stone placement and path chosen according to the players’ strategies, honed skills and teamwork are also essential. Just as skilled curlers, JRE will aim at a further internal and external growth by our accurate strategies, which is looking ahead several moves amid the improvement of market conditions.



Financial Strategy

Sustain and enhance financial soundness

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

MEMO

1. Overview of Financial Results and Forecasts

Income Statement for Sep. '15 Period

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

Term	Mar. '15 Period Actual	→ change → (amount) (%)		Sep. '15 Period Actual	← change ← (amount) (%)		Sep. '15 Initial Forecast (*1)
Actual/Forecast							
Operating Revenues	28,314	1,665	5.9%	29,980	180	0.6%	29,800
Property-related Revenues	28,314	1,665	5.9%	29,980	180	0.6%	29,800
Rental Revenues	28,048			29,886			
Non-rental Revenues	266			94			
Operating Expenses	17,071	855	5.0%	17,926	16	0.1%	17,910
Property-related Expenses(*2)	9,902	407	4.1%	10,310	Δ109	Δ1.1%	10,420
Property Management Expenses	3,447	101	2.9%	3,549			
Property Management Costs	3,380			3,477			
Brokerage Fees, etc.	67			71			
Utilities Expenses	2,694	174	6.5%	2,869			
Property and Other Taxes	2,531	234	9.3%	2,766			
Casualty Insurance	55	2	4.3%	58			
Repairing Expenses	983	Δ101	Δ10.4%	881			
Other Expenses	190	Δ3	Δ2.1%	186			
NOI	18,412	1,258	6.8%	19,670	290	1.5%	19,380
Depreciation	6,009	322	5.4%	6,332	42	0.7%	6,290
Property-related Profits and Losses	12,402	935	7.5%	13,338	248	1.9%	13,090
Gross Operating Income	12,402	935	7.5%	13,338	248	1.9%	13,090
Administrative Expenses	1,159	124	10.7%	1,284	84	7.0%	1,200
Asset Management Fees	772	154	20.0%	926	96	11.6%	830
Other Administrative Expenses	387			357			
Operating Income	11,243	810	7.2%	12,054	174	1.5%	11,880
Non-operating Revenues	32			57			
Interest Income	3			4			
Other Non-operating Revenues	28			52			
Non-operating Expenses	1,650			1,623			
Interest Expense	1,332	Δ2	Δ0.2%	1,329	Δ28	Δ1.9%	1,550
Interest Expense on Investment Corporation Bonds	270	Δ78	Δ29.0%	191			
Amortization of Investment Corporation Bond Issuance Costs	16			9			
Other Non-operating Expenses	31			92			
Ordinary Income	9,625	862	9.0%	10,487	207	2.0%	10,280
Income before Income Taxes	9,625			10,487			
Income Taxes	5			11			
Profit	9,619	856	8.9%	10,476	206	2.0%	10,270
Retained Earnings at Period-end	9,651			10,507			
FFO (*3)	15,629	1,179	7.5%	16,808			
Dividend per Unit	7,681	320	4.2%	8,001	161	2.1%	7,840

*1 The initial forecast means Sep. '15 Period performance forecast announced on May 18, 2015.

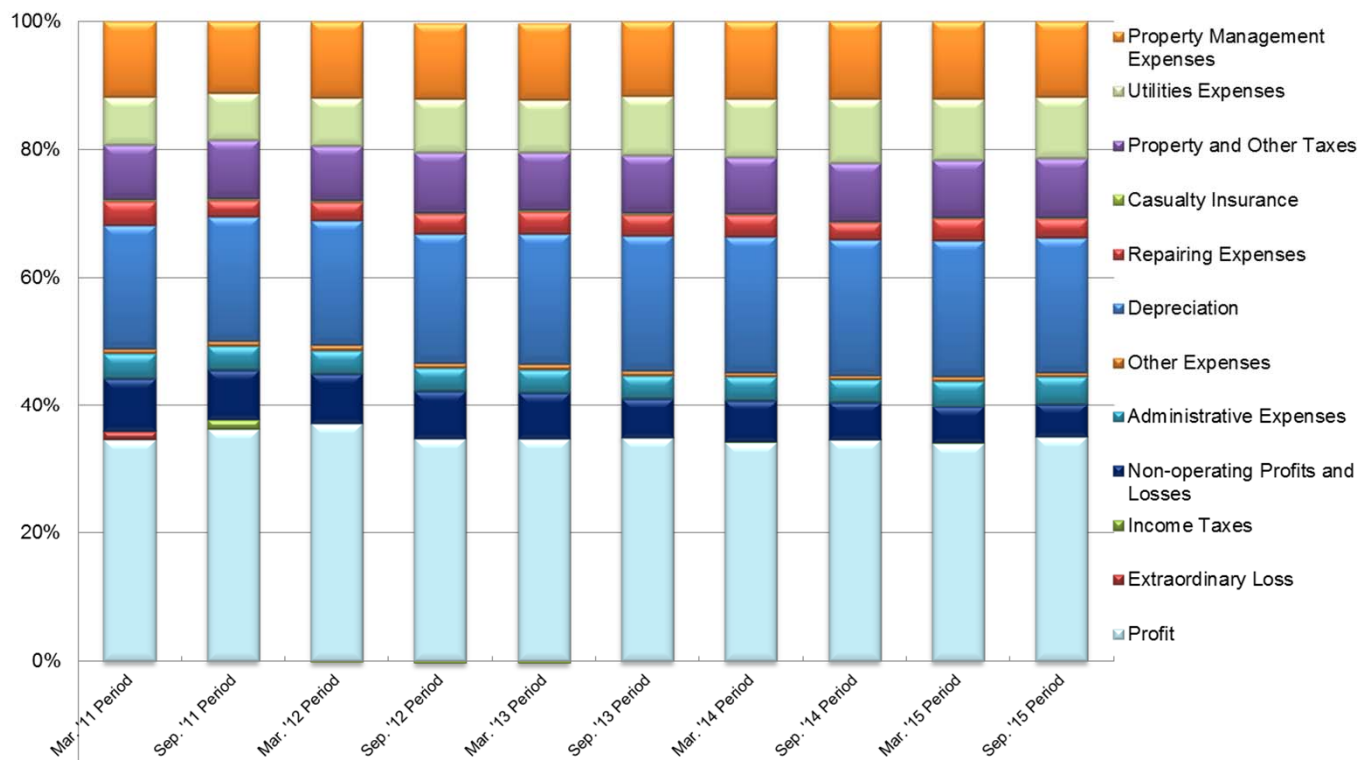
*2 Excluding Depreciation

*3 Profit + Depreciation

Breakdown of Operating Revenues

	Mar. '11 Period	Sep. '11 Period	Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period
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	11.9%	11.3%	11.9%	11.9%	12.1%	11.7%	12.2%	12.2%	12.2%	11.8%
Utilities Expenses	7.5%	7.4%	7.5%	8.4%	8.2%	9.3%	9.1%	10.0%	9.5%	9.6%
Property and Other Taxes	8.5%	9.1%	8.6%	9.5%	9.1%	9.0%	8.8%	9.1%	8.9%	9.2%
Casualty Insurance	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Repairing Expenses	3.8%	2.6%	2.9%	3.2%	3.5%	3.3%	3.3%	2.6%	3.5%	2.9%
Depreciation	19.4%	19.4%	19.5%	20.3%	20.5%	21.0%	21.3%	21.2%	21.2%	21.1%
Other Expenses	0.6%	0.8%	0.8%	0.8%	0.8%	0.8%	0.6%	0.7%	0.7%	0.6%
Administrative Expenses	3.9%	3.7%	3.7%	3.6%	3.7%	3.6%	3.8%	3.5%	4.1%	4.3%
Non-operating Profits and Losses	8.4%	7.8%	8.0%	7.6%	7.4%	6.2%	6.6%	6.0%	5.7%	5.2%
Income Taxes	0.0%	1.5%	-0.1%	-0.3%	-0.3%	0.1%	0.0%	0.0%	0.0%	0.0%
Extraordinary Loss	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Profit	34.6%	36.2%	37.1%	34.9%	34.8%	34.8%	34.1%	34.5%	34.0%	34.9%

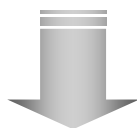
*In Operating revenues, Gain on sale of properties and Extraordinary income are included in Sep. '11 Period, Extraordinary income is included in Mar. '12 Period, Gain on sale of properties is included in Sep. '13 Period.



Performance Comparison (Mar. '15 Period vs Sep. '15 Period)

(In millions of yen)

Increase and decrease in the entire portfolio
=The total sum of groups A・B・C below



Factors affecting increase and decrease in each group

* Asset Group A *

64 properties operated all through Mar. '15 and Sep. '15 Periods including Nippon Brunswick (Land with leasehold interest)

<Main factors affecting increase and decrease Repairing Expenses>

Name of Building	Difference
Midosuji Daiwa	35
Kitanomaru Square	33
Ikebukuro YS	33
Akasaka Park	-85
Kanazawa Park	-48
Mitsubishi UFJ Trust	-28

	Mar. '15 Period	Sep. '15 Period	Change	%Change
Property-related Revenues	28,314	29,980	1,665	5.9%
Property-related Expenses (*1)	15,911	16,642	730	4.6%
Property-related Profits and Losses	12,402	13,338	935	7.5%
NOI (*2)	18,412	19,670	1,258	6.8%
Occupancy Rate as of the end of Period	97.8%	97.7%	-0.1%	
Average Occupancy Rate during Period	97.7%	97.6%	-0.1%	

(*1) Property-related Expenses include Depreciation.

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

	Mar. '15 Period	Sep. '15 Period	Change	%Change
Property-related Revenues	27,854	28,172	317	1.1%
Property-related Expenses	15,631	15,864	233	1.5%
Property Management Expenses	3,319	3,351	32	1.0%
Utilities Expenses	2,693	2,766	73	2.7%
Property and Other Taxes	2,482	2,718	235	9.5%
Casualty Insurance	54	54	0	0.1%
Repairing Expenses	972	856	-115	-11.9%
Other Expenses	190	184	-5	-3.0%
Depreciation	5,917	5,931	14	0.2%
Property-related Profits and Losses	12,223	12,308	84	0.7%
NOI	18,141	18,239	98	0.5%
Occupancy Rate as of the end of Period	98.0%	97.9%	-0.1%	
Average Occupancy Rate during Period	97.6%	97.8%	0.1%	

* Asset Group B *

4 properties acquired during Mar. '15 Period and operated all through Sep. '15 Period.
(Ginza 1Chome East, Clover Shiba-koen, Harmony Tower, Amagasaki Front)

	Mar. '15 Period	Sep. '15 Period	Change	%Change
Property-related Revenues	459	1,097	637	138.6%
Property-related Expenses	280	504	223	79.5%
Property Management Expenses	127	130	2	1.8%
Utilities Expenses	0	42	41	4854.9%
Property and Other Taxes	48	47	0	-1.2%
Casualty Insurance	1	2	1	98.1%
Repairing Expenses	10	19	8	84.8%
Other Expenses	-	0	0	-
Depreciation	92	262	170	185.0%
Property-related Profits and Losses	179	593	414	231.2%
NOI	271	855	584	215.5%

* Asset Group C *

3 properties acquired during Sep. '15 Period
(Umeda Square, Shiodome (additional acquisition), AER)

	Mar. '15 Period	Sep. '15 Period	Change	%Change
Property-related Revenues	-	710	710	-
Property-related Expenses	-	274	274	-
Property-related Profits and Losses	-	436	436	-
NOI	-	575	575	-

*Please refer to the "Property Data" (excel file) downloadable from



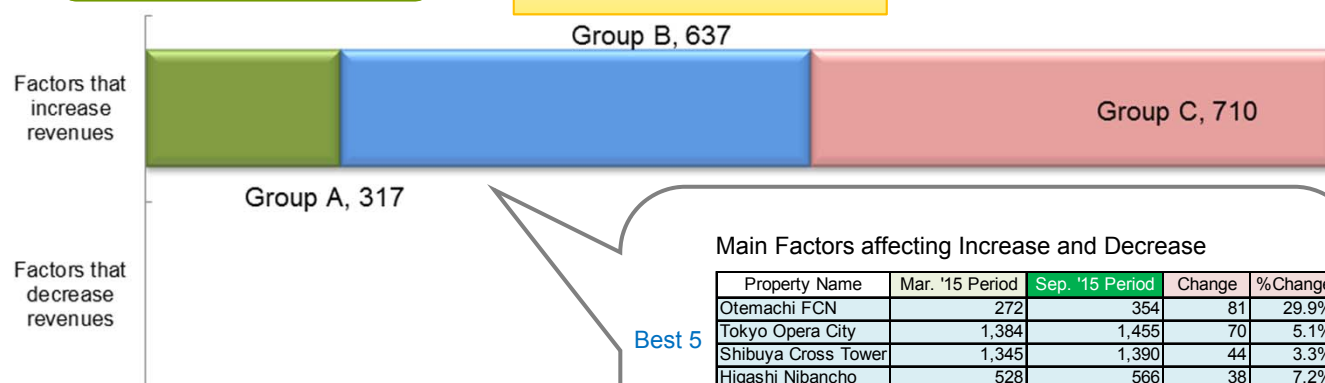
32 on the JRE website (<http://www.j-re.co.jp/english/>) for the performance comparison by building for Sep. '15 Period.

Factors affecting Increase and Decrease

(In millions of yen)

Property-related revenues

**Increase in revenues:
¥ 1,665 million**



Main Factors affecting Increase and Decrease

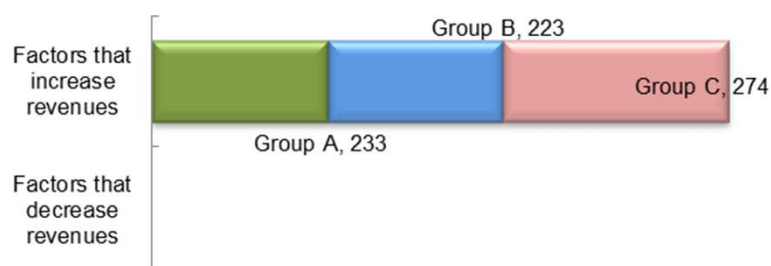
Property Name	Mar. '15 Period	Sep. '15 Period	Change	%Change
Otemachi FCN	272	354	81	29.9%
Tokyo Opera City	1,384	1,455	70	5.1%
Shibuya Cross Tower	1,345	1,390	44	3.3%
Higashi Nibancho	528	566	38	7.2%
Akasaka Park	2,193	2,227	33	1.5%
Shijyo Karasuma	184	145	-39	-21.5%
Queen's Tower A	1,014	982	-31	-3.1%
Shin-Fujita	682	655	-26	-3.9%
Kanazawa Park	457	434	-22	-4.9%
Harumi Center	621	606	-15	-2.5%

Best 5

Worst 5

Property-related expenses

**Increase in expenses:
¥ 730 million**



Property-related profits and losses

**Increase in profits:
¥ 935 million**



Group A Group B Group C

Performance (Operating Results) of Each Property in Sep. '15 Period

(In millions of yen)

Property Name	Performance (Apr. 1, 2015 - Sep. 30, 2015)												
	Property-related Revenues	Property-related Expenses	Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	(1) Depreciation	Other Expenses	(2) Property-related Profits and Losses	(3) NOI ((1)-(2))	(4) Capex	NCF ((3)-(4))
Genki Medical Plaza	224	72	12	16	17	0	2	20	2	151	172	-	172
Kitanomaru Square	1,658	758	121	82	94	2	45	410	-	900	1,311	3	1,308
MD Kanda	221	90	17	20	20	0	2	28	-	131	160	12	147
Kandabashi Park	111	37	1	-	16	0	1	16	-	73	90	9	81
Otemachi Financial City North	354	180	25	20	45	0	-	88	0	173	262	-	262
Nibancho Garden	479	240	60	31	53	0	3	90	-	239	330	0	330
Mitsubishi UFJ Trust	999	366	52	64	136	1	1	109	1	632	742	7	734
Burex Kojimachi	150	78	-	-	13	0	2	62	-	72	134	-	134
Sanno Grand	889	354	99	63	105	1	7	77	-	535	612	26	585
Yurakucho Denki	240	130	33	21	41	0	2	31	-	109	140	3	136
Kodenmacho	106	69	16	9	11	0	14	12	3	37	50	4	45
Kyodo (Kayabacho 2Chome)	142	59	9	12	11	0	3	21	-	82	104	-	104
Burex Kyobashi	150	52	-	-	11	0	2	38	-	97	135	0	135
Ginza 1Chome East	98	81	14	5	0	0	0	61	-	16	77	3	74
Ginza Sanwa	383	135	28	20	64	0	1	19	0	247	267	8	259
Ryoshin Ginza EM	160	85	14	15	14	0	1	38	0	75	113	2	111
Harumi Front	1,235	740	159	124	74	1	19	360	0	495	855	0	855
Harumi Center	606	394	70	51	47	1	11	212	0	212	424	0	424
Akasaka Park	2,227	1,239	234	282	273	3	68	372	3	987	1,360	38	1,322
Aoyama Crystal	202	103	20	16	29	0	6	30	0	99	129	9	119
Clover Shiba-koen	102	40	8	7	0	0	0	23	-	62	85	-	85
Shiodome	2,008	750	142	132	126	2	10	332	3	1,257	1,590	2	1,588
Shiba 2Chome Daimon	276	145	35	32	38	0	2	35	0	131	166	4	162
Cosmo Kanasugibashi	109	46	10	8	13	0	0	13	-	62	75	-	75
Shinjuku East	458	285	46	54	49	0	0	132	0	173	305	5	300
Shinwa	202	107	20	20	19	0	21	25	-	94	119	2	117
Tokyo Opera City	1,455	1,114	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	340	Undisclosed	41	Undisclosed
TIX UENO	673	386	59	48	38	1	0	237	-	286	524	0	524
Higashi-Gotanda 1Chome	185	96	13	22	14	0	1	43	0	89	133	2	130
Osaki Front Tower	697	510	71	52	27	0	9	256	92	187	444	0	443
Omori-Eki Higashiguchi	232	122	28	24	25	0	17	27	-	109	137	3	134
Nippon Brunswick (Land with leasehold interest)	60	20	-	-	20	-	-	-	-	39	39	-	39
Yoyogi 1Chome	290	148	22	24	23	0	9	67	-	141	209	-	209
da Vinci Harajuku	192	61	10	12	16	0	6	14	-	131	146	-	146
Jingumae MS	301	152	22	34	41	0	16	36	0	148	185	29	156
Shibuya Cross Tower	1,390	1,043	175	144	123	2	176	419	0	346	766	485	281
Ebisu Neonato	443	217	50	26	36	2	7	94	-	225	319	10	309
Harmony Tower	464	161	43	-	47	1	12	56	-	303	360	-	360
Otsuka Higashi-Ikebukuro	195	97	19	24	12	0	2	38	-	97	136	6	129
Ikebukuro 2Chome	65	30	9	6	5	0	0	7	0	34	42	1	40
Ikebukuro YS	185	114	16	18	14	0	33	30	-	71	102	0	101
Hachioji First	239	122	50	4	25	0	8	32	-	116	149	8	141
Saitama Urawa	105	49	14	9	9	0	0	15	0	55	70	1	69
MM Park	1,263	742	135	195	78	1	38	293	0	520	814	2	811
Queen's	982	703	210	116	111	3	7	247	6	279	527	4	522
Kawasaki Isago	144	90	24	17	13	0	12	21	-	53	75	107	-32
Musashi Kosugi STM	159	65	21	3	10	0	1	27	-	94	122	0	121
8-3 Square Kita	318	184	28	56	22	0	6	69	-	134	204	-	204
Jozenji Park	63	35	9	8	6	0	0	10	0	27	37	6	31
Higashi Nibancho	566	298	74	52	40	0	2	127	-	268	395	0	395
Sendai Honma	131	66	16	14	15	0	3	16	0	65	82	2	80
AER	95	50	13	10	0	0	-	26	-	45	71	-	71
Kanazawa Park	434	366	106	52	64	1	76	63	0	68	132	35	96
Nishiki Park	263	162	52	25	23	0	4	48	6	101	149	3	145
Hirokoji Place	379	200	39	39	33	0	7	79	-	178	258	1	256
Hirokoji Sakae	91	57	13	13	11	0	8	10	0	34	44	8	35
Nagoya Hirokoji	553	367	90	58	60	1	14	141	0	186	327	35	292
Nagoya Misono	72	54	9	8	6	0	8	21	-	18	39	4	35
Shijo Karasuma	145	113	24	17	11	0	0	59	0	31	90	2	88
Kyoto Kawaramachi	121	86	20	14	11	0	11	28	0	35	63	1	62
Umeda Square	425	164	39	37	0	0	4	80	1	260	341	-	341
Shin-Fujita	655	524	88	102	75	1	40	214	-	131	346	166	179
Sakaisujihonmachi	233	145	41	34	35	0	10	22	-	88	110	0	109
Midotsuji Daiwa	539	288	63	47	73	1	40	62	0	250	313	5	307
Amagasaki Front	432	220	63	29	0	0	6	121	0	211	332	2	330
Lit City	260	150	31	26	19	1	5	65	0	110	176	-	176
NHK Hiroshima	264	170	50	27	23	0	4	39	24	93	133	2	130
Tosei Tenjin	81	40	12	7	7	0	2	10	0	40	51	2	48
Tenjin Crystal	153	126	22	18	18	0	4	61	0	27	88	3	85
Hinode Tenjin	169	71	20	15	14	0	1	19	0	98	117	0	116
Total	29,980	16,642	3,549	2,869	2,766	58	881	6,332	186	13,338	19,670	1,140	18,530

* At the request of the co-owners of Tokyo Opera City Building, the breakdown of property-related Expenses, NOI・NCF 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 and furniture capitalized as construction in progress).

MEMO

Balance Sheet for Sep. '15 Period

Item	End of Mar. '15	End of Sep. '15	Change	Reason for change
Assets				
Current Assets				
Cash and Bank Deposits	20,248	26,409	6,161	Increase due to increase in rent revenues.
Other Current Assets	1,145	627	△517	Decrease due to receiving accrued consumption taxes refund etc.
Total Current Assets	21,393	27,037	5,643	
Non-current Assets				
Property, Plant and Equipment				
Buildings (including those held in trust)	331,540	342,905	11,365	Increase due to the acquisition of properties and capital expenditure.
Structures (including those held in trust)	3,782	3,838	55	
Machinery and Equipment (including that held in trust)	4,291	4,296	4	
Land (including that held in trust)	570,412	604,901	34,488	
Accumulated Depreciation	△87,931	△94,244	△6,313	
Total Property, Plant and Equipment	822,096	861,696	39,600	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	7,352	7,337	△15	
Total Intangible Assets	7,352	7,337	△15	
Investments and Other Assets				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	1,216	3,257	2,040	Increase due to prepaid land rent, deposit related to the property acquired etc.
Total Investments and Other Assets	1,794	3,834	2,040	
Total Non-current Assets	831,243	872,868	41,625	
Deferred Assets				
Investment Corporation Bond Issuance Costs	41	32	△9	
Total Deferred Assets	41	32	△9	
Total Assets	852,679	899,938	47,259	

(In millions of yen)

Item	End of Mar. '15	End of Sep. '15	Change	Reason for change
Liabilities				
Current Liabilities				Increase due to new loans for acquisition of properties and refinancing for redemption of current portion of investment corporation bonds, decrease due to prepayment and refinancing to long-term loans.
Short-term Loans Payable	32,500	36,700	4,200	
Current Portion of Long-term Loans Payable	16,600	32,100	15,500	Decrease due to transfer to long-term loans along with refinancing. Increase due to decrease in the remaining repayment period.
Current Portion of Investment Corporation Bonds	20,000	-	Δ20,000	
Advances Received	3,346	3,478	131	
Other Current Liabilities	3,564	4,211	646	Increase due to occurrence of unpaid consumption tax
Total Current Liabilities	76,011	76,489	477	
Non-current Liabilities				Increase due to new loans for acquisition of properties and refinancing for repayment of short-term loans and current portion of long-term loans.
Investment Corporation Bonds	20,000	20,000	-	
Long-term Loans payable	271,900	284,650	12,750	
Deposits Received from Tenants	47,637	49,573	1,935	Increase due to acquisition of properties etc.
Other Non-current Liabilities	458	458	0	
Total Non-current Liabilities	339,996	354,682	14,685	
Total Liabilities	416,007	431,171	15,163	
Net Assets				
Unitholders' Capital	426,783	458,016	31,232	Increase due to issuance of new investment units.
Reserve for Reduction Entry	236	243	6	
Retained Earnings	9,651	10,507	856	Increase along with the review of the tax effect due to the reduction in corporate tax.
Total Net Assets	436,671	468,767	32,096	
Total Liabilities and Net Assets	852,679	899,938	47,259	

Cash Flow and Dividend Statement for Sep. '15 Period

Cash Flow Statement

(In millions of yen)	
Item	Sep. '15 Period (183days)
Cash Flows from Operating Activities	16,975
Income before income taxes	10,487
Depreciation	6,332
Other	155
Cash Flows from Investing Activities	△ 49,829
Cash Flows from Financing Activities	34,014
Proceeds from short-term loans payable	33,000
Repayments of short-term loans payable	△ 28,800
Proceeds from long-term loans payable	42,800
Repayments of long-term loans payable	△ 14,550
Proceeds from investment corporation bonds	-
Redemption of investment corporation bonds	△ 20,000
Payments of investment corporation bond issuance costs	-
Proceeds from issuance of investment units	31,232
Payments for investment unit issuance expenses	△ 56
Dividends paid	△ 9,611
Net Increase (Decrease) in Cash and Cash Equivalents	1,161
Cash and Cash Equivalents as of the Beginning of Period	20,248
Cash and Cash Equivalents as of the End of Period	21,409

Dividend Statement

(In yen)	
Item	Sep. '15 Period (183days)
Retained Earnings	10,507,781,132
Cash Distribution	10,475,789,310
Provision of reserve for reduction entry	-
Retained Earnings Brought Forward	31,991,822

Dividend per unit: **8,001 yen** for Sep. '15 Period
(Mar. '15 Period: 7,681 yen)

■ Based on the cash distribution policy stipulated in Article 32 (2) of the bylaws of JRE, in making cash distributions to the extent of account profits, JRE will distribute profits as cash distributions in excess of 90% of the "amount of distributable profit" as set forth Article 67-15 of the Act on Special Measures Concerning Taxation of Japan. Accordingly, JRE determined that it would pay dividends for the Sep. '15 Period in the amount of 10,475,789,310 yen, which is an integral multiple of 1,309,310—the number of units outstanding, while adding the reversal of reserve for reduction entry to retained earnings and securing retained earnings brought forward.

Historical Summary of Selected Financial Index in the Previous 5 Periods

Period Number of Days	Sep. '13 Period 183days	Mar. '14 Period 182days	Sep. '14 Period 183days	Mar. '15 Period 182days	Sep. '15 Period 183days
Return on Assets (ROA) (annualized)	1.2% 2.4%	1.1% 2.3%	1.2% 2.3%	1.2% 2.3%	1.2% 2.4%
Return on Equity (ROE) (annualized)	2.3% 4.5%	2.2% 4.5%	2.2% 4.4%	2.2% 4.4%	2.2% 4.5%
EOP Equity Ratio	52.3%	49.6%	53.6%	51.2%	52.1%
LTV(1)	41.3%	43.9%	39.8%	42.3%	41.5%
LTV(2)	44.7%	47.5%	43.1%	45.8%	44.9%
LTV(3)	40.3%	42.9%	38.6%	40.9%	40.3%
LTV(4)	41.3%	43.3%	38.4%	39.6%	38.2%
EOP Long-term Debts to Capitalization	106.2%	109.3%	108.6%	108.4%	107.4%
Debt Service Coverage Ratio (DSCR)	9.5 times	9.6 times	10.5 times	10.8 times	12.1 times
NOI (In millions of yen)	17,205	17,481	18,105	18,412	19,670
NOI Yeild (annualized)	4.3%	4.2%	4.3%	4.2%	4.2%
FFO (In millions of yen)	14,619	14,719	15,455	15,629	16,808
FFO Dividend Payout Ratio	62.4%	61.6%	61.9%	61.5%	62.3%
AFFO (In millions of yen)	13,073	12,286	13,716	12,396	15,668
AFFO Dividend Payout Ratio	69.8%	73.8%	69.8%	77.5%	66.9%

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

For calculation of the average, the total assets of beginning and end for the period is used.

* ROE= Profit / Average of total assets during the period

For calculation of the average, the total assets of beginning and end for the period is used.

However, if the new unit is 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 worth / EOP total assets

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

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

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

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

* EOP long-term debts to capitalization = EOP non-current assets / (EOP long-term loans and others + EOP unitholders' capital)

* DSCR = Profit before interest, taxes, depreciation and amortization / Interest expenses

* NOI =Property-related revenues – Property-related expenses + Depreciation

* NOI Yield = Annualized NOI / Total Amount of Acquisition Price

* FFO = Profit + Depreciation – Gain (Loss) on transfer of properties

* FFO Dividends Payout Ratio = Total Amount of Dividends / FFO

* AFFO = FFO - Capital Expenditures

* AFFO Dividend Payout Ratio = Total Amount of Dividends / AFFO

Income Statement for Sep. '15 Period and Forecasts for Mar. '16 and Sep. '16 Periods

(In millions of yen [excluding items where the unit is specified])							
Term	Mar. '15 Period		Sep. '15 Period		Mar. '16 Period		Sep. '16 Period
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast
Number of Properties	68		70		70		70
Number of Days	182 days		183 days		183 days		183 days
Operating Revenues	28,314	+1,665	29,980	+399	30,380	+490	30,870
Property-related Revenues	28,314	+1,665	29,980	+399	30,380	+490	30,870
Operating Expenses	17,071	+855	17,926	+293	18,220	+340	18,560
Property-related Expenses (excluding Depreciation)	9,902	+407	10,310	+119	10,430	+330	10,760
Depreciation	6,009	+322	6,332	+157	6,490	+20	6,510
Administrative Expenses	1,159	+124	1,284	+5	1,290	Δ20	1,270
(Asset Management Fees (*))	(772)	(+154)	(926)	(Δ16)	(910)	(Δ10)	(900)
NOI	18,412	+1,258	19,670	+269	19,940	+170	20,110
Property-related Profits and Losses	12,402	+935	13,338	+101	13,440	+150	13,590
Gross Operating Income	12,402	+935	13,338	+101	13,440	+150	13,590
Operating Income	11,243	+810	12,054	+95	12,150	+160	12,310
Non-operating Revenues	32	+24	57	Δ57	-	+10	10
Non-operating Expenses	1,650	Δ26	1,623	Δ73	1,550	+10	1,560
(Interest Expense)	(1,602)	(Δ80)	(1,521)	(Δ11)	(1,510)		(1,510)
Ordinary Income	9,625	+862	10,487	+102	10,590	+170	10,760
Profit	9,619	+856	10,476	+103	10,580	+160	10,740
Units Outstanding	1,251,530 units	+57,780 units	1,309,310 units		1,309,310 units		1,309,310 units
Dividend per Unit	7,681 yen	+320 yen	8,001 yen	+79 yen	8,080 yen	+130 yen	8,210 yen
Occupancy Rate at Period-end	97.8%	Δ0.1%	97.7%	+0.4%	98.1%		

*Term fee and Incentive fee

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

- Sep. '15 Period → Mar. '16 Period: Increase due to the full term operation of the property acquired in Sep. '15 Period (AER).
Decrease due to tenant turnover of the properties with full term operation in Sep. '15 and Mar. '16 Periods.
- Mar. '16 Period → Sep. '16 Period: Increase due to increase in rent revenues etc. along with improvement of occupancy rate for the properties.

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

- Sep. '15 Period → Mar. '16 Period: Increase due to a full term operation of the property acquired in Sep. '15 Period (AER).
Decrease in expenses due to seasonal factors etc. for the properties with full term operation in both periods.
- Mar. '16 Period → Sep. '16 Period: Increase in expenses due to seasonal factors etc.
Increase due to occurrence of Property and other taxes for the properties acquired in Mar. '15 and Sep. '15 Periods.
(Clover Shiba-koen and other six properties).

Breakdown of Factors in the Net Increase of Operating Revenues and Operating Income

(In millions of yen)

	Mar. '15 Period Actual	Sep. '15 Period Actual	Mar. '16 Period Forecast	Sep. '16 Period Forecast
Operating Revenues	28,314	29,980	30,380	30,870

	Mar. '15→Sep. '15	Sep. '15→Mar. '16	Mar. '16→Sep. '16
Change	1,665	399	490
Property-related Revenues	1,665	399	490
Existing Property(*)	317	△ 135	490
Property Acquired			
Property Acquired in Mar. '15 Period	637		
Property Acquired in Sep. '15 Period	710	524	

	Mar. '15 Period Actual	Sep. '15 Period Actual	Mar. '16 Period Forecast	Sep. '16 Period Forecast
Operating Income	11,243	12,054	12,150	12,310

	Mar. '15→Sep. '15	Sep. '15→Mar. '16	Mar. '16→Sep. '16
Change	810	95	160
Property-related Profits and Losses	935	101	150
Existing Property(*)	84	△ 142	150
Property Acquired			
Property Acquired in Mar. '15 Period	414		
Property Acquired in Sep. '15 Period	436	244	
Administrative Expenses	△ 124	△ 5	20

(*) 'Existing Property' means here that buildings started the 2nd term after the 1st term with no change in share (one term: 6 months)

Profit increased by ¥328 million, excluding a decrease factor amounting to ¥178 million due to property and other taxes for the properties acquired in Mar. '15 and Sep. '15 Periods.

Balance Sheet Forecast for Mar. '16 Period

Item	End of Sep. '15 Period	End of Mar. '16 Period	Change	Reason for change
Assets				
Current Assets				
Cash and Bank Deposits	26,409	31,791	5,382	
Other Current Assets	627	501	Δ 126	
Total Current Assets	27,037	32,292	5,255	
Non-current Assets				
Property, Plant and Equipment				
Buildings (including those held in trust)	342,905	345,856	2,951	Increase due to Capital expenditure etc.
Structures (including those held in trust)	3,838	3,845	7	
Machinery and Equipment (including that held in trust)	4,296	4,356	60	
Land (including that held in trust)	604,901	604,923	22	
Accumulated Depreciation	Δ 94,244	Δ 100,743	Δ 6,499	
Total Property, Plant and Equipment	861,696	858,237	Δ 3,459	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	7,337	7,321	Δ 16	
Total Intangible Assets	7,337	7,321	Δ 16	
Investments and Other Assets				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	3,257	3,140	Δ 117	
Total Investments and Other Assets	3,834	3,717	Δ 117	
Total Non-current Assets	872,868	869,275	Δ 3,593	
Deferred Assets				
Investment Corporation Bond Issuance Costs	32	26	Δ 6	
Total Deferred Assets	32	26	Δ 6	
Total Assets	899,938	901,593	1,655	

(In millions of yen)

Item	End of Sep. '15 Period	End of Mar. '16 Period	Change	Reason for change
Liabilities				
Current Liabilities				
Short-term Loans Payable	36,700	33,700	Δ 3,000	Decrease due to transfer to long-term loans along with refinancing etc.
Current Portion of Long-term Loans Payable	32,100	44,400	12,300	Decrease due to transfer to long-term loans along with refinancing. Increase due to decrease of remaining periods for loans.
Current Portion of Investment Corporation Bonds	-	-	-	
Advances Received	3,478	3,527	49	
Other current Liabilities	4,211	5,452	1,241	Increase due to unpaid construction cost and unpaid consumption tax etc.
Total current Liabilities	76,489	87,079	10,590	
Non-current Liabilities				
Investment Corporation Bonds	20,000	20,000	-	Increase along with refinancing of short-term loans and current portion of long-term loans.
Long-term Loans Payable	284,650	274,800	Δ 9,850	Decrease due to transfer to current portion of long-term loans.
Deposits Received from Tenants	49,573	50,377	804	Increase of deposit due to new leases.
Other Non-current Liabilities	458	458	-	
Total Non-current Liabilities	354,682	345,635	Δ 9,047	
Total Liabilities	431,171	432,714	1,543	
Net Assets				
Unitholders' Capital	458,016	458,016	-	
Reserve for Reduction Entry	243	243	-	
Retained Earnings	10,507	10,620	113	
Total Net Assets	468,767	468,879	112	
Total Liabilities and Net Assets	899,938	901,593	1,655	

JRE's Achievement after IPO and Performance Forecasts

	Mar. '02 '01/05~'02/03	Sep. '02 '02/04~'02/09	Mar. '03 '02/10~'03/03	Sep. '03 '03/04~'03/09	Mar. '04 '03/10~'04/03	Sep. '04 '04/04~'04/09	Mar. '05 '04/10~'05/03	Sep. '05 '05/04~'05/09	Mar. '06 '05/10~'06/03
Operating Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)
Property-related Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)
Gain on Transfer of Unused Development Rights of Floor Area	—	—	—	—	—	—	—	—	—
Gain on Transfer of Properties	—	—	—	—	—	—	—	—	—
Dividends Earned	—	—	—	—	—	—	—	—	—
Compensation for the Property Transfer	—	—	—	—	—	—	—	—	—
Operating Income	2,961	3,386	3,687	3,898	4,341	4,358	4,701	6,226	6,319
(% change from the preceding period)	—	(+14.4%)	(+8.9%)	(+5.7%)	(+11.4%)	(+0.4%)	(+7.9%)	(+32.4%)	(+1.5%)
Ordinary Income	2,405	2,898	3,259	3,408	3,803	3,831	4,121	5,510	5,586
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)
Profit	2,403	2,897	3,258	3,407	3,802	3,830	4,120	5,509	5,585
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)
Units Outstanding	160,400units	225,400units	225,400units	225,400units	260,400units	260,400units	260,400units	345,400units	345,400units
[Ref] Units Outstanding on a Post-split Basis (*)	320,800units	450,800units	450,800units	450,800units	520,800units	520,800units	520,800units	690,800units	690,800units
Dividend per Unit	14,983yen	12,853yen	14,455yen	15,117yen	14,602yen	14,711yen	15,824yen	15,951yen	16,172yen
[Ref] Dividend per Unit on a Post-split Basis (*)	7,491yen	6,426yen	7,227yen	7,558yen	7,301yen	7,355yen	7,912yen	7,975yen	8,086yen
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552
Net Assets	83,663	115,049	115,410	115,559	137,250	137,279	137,569	206,982	207,058
Net Assets per Unit (*)	260,795yen	255,212yen	256,013yen	256,344yen	263,538yen	263,592yen	264,149yen	299,627yen	299,737yen
Total Liabilities	78,146	70,347	84,611	94,021	107,272	120,093	184,789	148,985	226,493
Interest-bearing Debts	64,000	54,000	66,800	76,000	87,000	99,000	159,000	122,000	196,500
LTV	39.6%	29.1%	33.4%	36.3%	35.6%	38.5%	49.3%	34.3%	45.3%
Unit Price (period-end) (*)	265,000yen	255,500yen	296,000yen	324,000yen	415,000yen	437,500yen	437,500yen	457,500yen	510,000yen
Market Capitalization	85,012	115,179	133,436	146,059	216,132	227,850	227,850	316,041	352,308
Number of Properties	24	27	30	32	36	39	46	50	52
Total Acquisition Price of Properties	144,697	164,277	183,542	192,607	218,437	239,827	290,510	326,560	412,766
Leasable Space	201,884㎡	215,928㎡	236,693㎡	246,062㎡	273,157㎡	293,105㎡	336,026㎡	364,610㎡	400,090㎡
Occupancy Rate	94.0%	95.3%	94.4%	95.1%	94.8%	93.6%	97.6%	98.6%	98.7%
Issuance of New Units									
Number of Newly Issued Units	—	65,000units	—	—	35,000units	—	—	85,000units	—
Offer Price	—	490,980yen	—	—	629,000yen	—	—	826,000yen	—
Aggregate Amount of Offer Price	—	31,913	—	—	22,015	—	—	70,210	—
Issue Price	—	475,268yen	—	—	608,456yen	—	—	800,288yen	—
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 [excluding items where the unit is specified])

Sep. '06 '06/04~'06/09	Mar. '07 '06/10~'07/03	Sep. '07 '07/04~'07/09	Mar. '08 '07/10~'08/03	Sep. '08 '08/04~'08/09	Mar. '09 '08/10~'09/03	Sep. '09 '09/04~'09/09	Mar. '10 '09/10~'10/03	Sep. '10 '10/04~'10/09	Mar. '11 '10/10~'11/03	Sep. '11 '11/04~'11/09
15,570 (+11.5%)	16,960 (+8.9%)	17,530 (+3.4%)	25,743 (+46.9%)	19,805 (-23.1%)	20,716 (+4.6%)	21,524 (+3.9%)	21,665 (+0.7%)	22,112 (+2.1%)	22,135 (+0.1%)	22,829 (+3.1%)
15,169 (+8.6%)	16,500 (+8.8%)	17,132 (+3.8%)	17,807 (+3.9%)	19,805 (+11.2%)	20,716 (+4.6%)	20,795 (+0.4%)	20,758 (-0.2%)	22,112 (+6.5%)	22,135 (+0.1%)	22,283 (+0.7%)
—	—	—	—	—	—	728	—	—	—	—
400	459	397	—	—	—	—	885	—	—	546
—	—	—	7,935	—	—	—	—	—	—	—
—	—	—	—	—	—	—	21	—	—	—
7,041 (+11.4%)	8,304 (+17.9%)	8,739 (+5.2%)	14,218 (+62.7%)	9,807 (-31.0%)	9,955 (+1.5%)	10,054 (+1.0%)	10,538 (+4.8%)	9,939 (-5.7%)	9,802 (-1.4%)	10,380 (+5.9%)
5,977 (+7.0%)	7,184 (+20.2%)	7,586 (+5.6%)	12,946 (+70.7%)	8,449 (-34.7%)	8,426 (-0.3%)	8,505 (+0.9%)	8,876 (+4.4%)	8,135 (-8.3%)	7,938 (-2.4%)	8,603 (+8.4%)
5,976 (+7.0%)	7,183 (+20.2%)	7,585 (+5.6%)	12,945 (+70.7%)	8,448 (-34.7%)	8,425 (-0.3%)	8,504 (+0.9%)	8,875 (+4.4%)	8,134 (-8.4%)	7,652 (-5.9%)	8,268 (+8.1%)
345,400units	410,000units	410,000units	443,000units	443,000units	443,000units	443,000units	489,200units	489,200units	489,200units	489,200units
690,800units	820,000units	820,000units	886,000units	886,000units	886,000units	886,000units	978,400units	978,400units	978,400units	978,400units
17,302yen	17,521yen	18,500yen	29,223yen	19,072yen	19,020yen	19,198yen	18,043yen	16,628yen	15,642yen	15,850yen
8,651yen	8,760yen	9,250yen	14,611yen	9,536yen	9,510yen	9,599yen	9,021yen	8,314yen	7,821yen	7,925yen
441,163	443,973	449,643	527,537	542,920	565,022	564,528	637,326	634,974	646,847	643,949
207,449	271,867	272,269	310,547	306,050	306,027	306,106	333,228	332,536	332,054	332,670
300,302yen	331,545yen	332,035yen	350,504yen	345,429yen	345,403yen	345,492yen	340,585yen	339,877yen	339,385yen	340,014yen
233,714	172,105	177,374	216,990	236,869	258,994	258,422	304,097	302,437	314,793	311,279
202,500	140,000	144,500	177,500	199,500	220,500	220,500	262,500	262,450	272,400	269,350
45.9%	31.5%	32.1%	33.6%	36.7%	39.0%	39.1%	41.2%	41.3%	42.1%	41.8%
500,000yen	780,000yen	690,000yen	580,000yen	418,000yen	378,000yen	367,000yen	398,500yen	379,500yen	393,500yen	377,000yen
345,400	639,600	565,800	513,880	370,348	334,908	325,162	389,892	371,302	385,000	368,856
49	50	50	53	54	55	55	55	55	57	56
418,693	441,276	446,940	518,969	542,969	564,219	564,219	641,245	643,891	660,601	657,863
396,173m ²	397,928m ²	406,605m ²	479,877m ²	508,296m ²	516,411m ²	516,421m ²	566,277m ²	567,612m ²	588,984m ²	584,964m ²
98.2%	97.8%	98.7%	95.9%	96.1%	95.5%	93.3%	93.0%	92.4%	93.2%	94.6%
—	64,600units	—	33,000units	—	—	—	46,200units	—	—	—
—	1,009,400yen	—	1,029,000yen	—	—	—	597,520yen	—	—	—
—	65,207	—	33,957	—	—	—	27,605	—	—	—
—	978,500yen	—	997,500yen	—	—	—	579,040yen	—	—	—
—	63,211	—	32,917	—	—	—	26,751	—	—	—
—	2006/10/24	—	2008/3/12	—	—	—	2009/12/8 2009/12/22	—	—	—

- The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the number of properties and total acquisition price of properties as of Sep. '08 Period – Mar. '10 Period.
 - The acquisition price related to the transfer of the part of Jingumae Media Square Building site is not excluded.
 - As Nippon Brunswick (building) was transferred as of August 23, 2013, JRE owns the land with leasehold interest, leasable space and occupancy rate for Nippon Brunswick are excluded.
- (*) JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.
The figures for the Mar. '02 through Sep. '13 Periods are taken the split into account.

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

	Mar. '12 '11/10~'12/03	Sep. '12 '12/04~'12/09	Mar. '13 '12/10~'13/03	Sep. '13 '13/04~'13/09	Mar. '14 '13/10~'14/03	Sep. '14 '14/04~'14/09	Mar. '15 '14/10~'15/03	Sep. '15 '15/04~'15/09	Mar. '16 Forecast '15/10~'16/03	Sep. '16 Forecast '16/04~'16/09
Operating Revenues	24,059	24,222	25,357	26,225	26,582	27,760	28,314	29,980	30,380	30,870
(% change from the preceding period)	(+5.4%)	(+0.7%)	(+4.7%)	(+3.4%)	(+1.4%)	(+4.4%)	(+2.0%)	(+5.9%)	(+1.3%)	(+1.6%)
Property-related Revenues	24,059	24,222	25,357	26,206	26,582	27,760	28,314	29,980	30,380	30,870
(% change from the preceding period)	(+8.0%)	(+0.7%)	(+4.7%)	(+3.4%)	(+1.4%)	(+4.4%)	(+2.0%)	(+5.9%)	(+1.3%)	(+1.6%)
Gain on Transfer of Unused Development Rights of Floor Area	—	—	—	—	—	—	—	—	—	—
Gain on Transfer of Properties	—	—	—	18	—	—	—	—	—	—
Dividends Earned	—	—	—	—	—	—	—	—	—	—
Compensation for the Property Transfer	—	—	—	—	—	—	—	—	—	—
Operating Income	10,786	10,212	10,631	10,781	10,831	11,255	11,243	12,054	12,150	12,310
(% change from the preceding period)	(+3.9%)	(-5.3%)	(+4.1%)	(+1.4%)	(+0.5%)	(+3.9%)	(-0.1%)	(+7.2%)	(+0.8%)	(+1.3%)
Ordinary Income	8,863	8,372	8,749	9,143	9,083	9,582	9,625	10,487	10,590	10,760
(% change from the preceding period)	(+3.0%)	(-5.5%)	(+4.5%)	(+4.5%)	(-0.7%)	(+5.5%)	(+0.4%)	(+9.0%)	(+1.0%)	(+1.6%)
Profit	8,934	8,448	8,824	9,129	9,070	9,572	9,619	10,476	10,580	10,740
(% change from the preceding period)	(+8.1%)	(-5.4%)	(+4.5%)	(+3.5%)	(-0.7%)	(+5.5%)	(+0.5%)	(+8.9%)	(+1.0%)	(+1.5%)
Units Outstanding	549,040units	549,040units	594,140units	594,140units	1,188,280units	1,251,530units	1,251,530units	1,309,310units	1,309,310units	1,309,310units
[Ref] Units Outstanding on a Post-split Basis (*)	1,098,080units	1,098,080units	1,188,280units	1,188,280units	—	—	—	—	—	—
Dividend per Unit	16,190yen	15,700yen	15,140yen	15,366yen	7,633yen	7,648yen	7,681yen	8,001yen	8,080yen	8,210yen
[Ref] Dividend per Unit on a Post-split Basis (*)	8,095yen	7,850yen	7,570yen	7,683yen	—	—	—	—	—	—
Total Assets	703,085	724,851	765,628	775,066	817,130	813,931	852,679	899,938	—	—
Net Assets	372,869	372,429	405,280	405,415	405,355	436,622	436,671	468,767	—	—
Net Assets per Unit (*)	339,565yen	339,164yen	341,065yen	341,178yen	341,128yen	348,871yen	348,909yen	358,026yen	—	—
Total Liabilities	330,215	352,422	360,347	369,651	411,774	377,308	416,007	431,171	—	—
Interest-bearing Debts	284,300	305,750	311,200	320,150	358,900	323,550	361,000	373,450	—	—
LTV	40.4%	42.2%	40.6%	41.3%	43.9%	39.8%	42.3%	41.5%	—	—
Unit Price (period-end) (*)	364,500yen	393,000yen	644,500yen	574,000yen	518,000yen	564,000yen	565,000yen	551,000yen	—	—
Market Capitalization	400,250	431,545	765,846	682,072	615,529	705,862	707,114	721,429	—	—
Number of Properties	57	58	60	62	64	64	68	70	70	70
Total Acquisition Price of Properties	718,663	740,663	782,433	794,230	837,405	838,055	883,514	927,778	927,778	927,778
Leasable Space	629,761㎡	645,787㎡	700,759㎡	713,180㎡	750,956㎡	752,723㎡	793,976㎡	832,030㎡	831,085㎡	831,085㎡
Occupancy Rate	94.7%	95.5%	96.7%	96.3%	96.7%	97.8%	97.8%	97.7%	98.1%	—
Issuance of New Units										
Number of Newly Issued Units	59,840units	—	45,100units	—	—	63,250units	—	57,780units	—	—
Offer Price	672,750yen	—	746,850yen	—	—	501,760yen	—	557,620yen	—	—
Aggregate Amount of Offer Price	40,257	—	33,682	—	—	31,736	—	32,219	—	—
Issue Price	652,050yen	—	723,870yen	—	—	486,400yen	—	540,550yen	—	—
Aggregate Amount of Issue Price	39,018	—	32,646	—	—	30,764	—	31,232	—	—
Payment Date	2012/2/28 2012/3/27	—	2012/10/29 2012/11/28	—	—	2014/4/15 2014/5/14	—	2015/4/6 2015/5/11	—	—

- The acquisition price related to the transfer of the part of Jingumae Media Square Building site is not excluded.
- As Nippon Brunswick (building) was transferred as of August 23, 2013, JRE owns the land with leasehold interest, leasable space and occupancy rate for Nippon Brunswick are excluded.

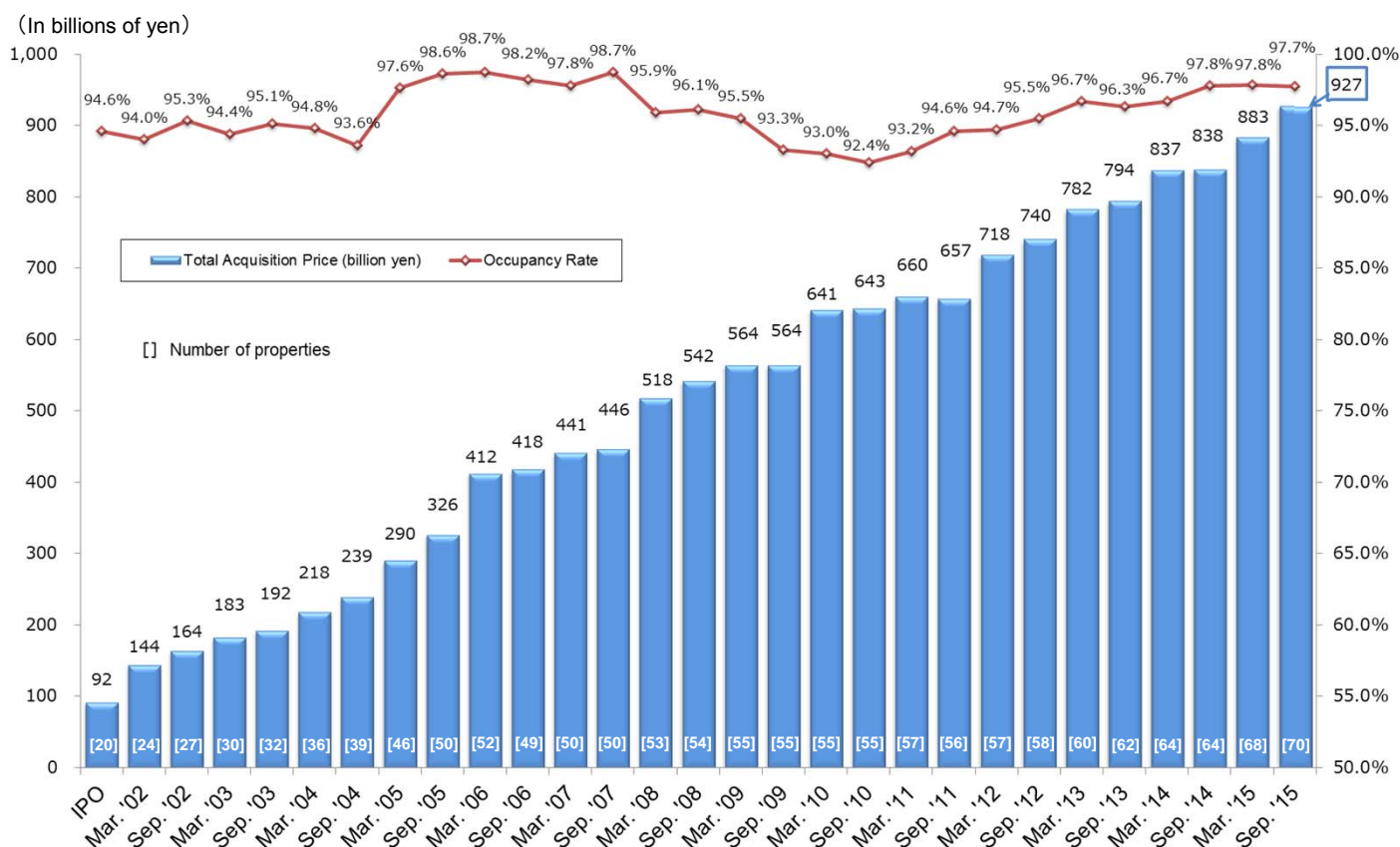
(*) JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.
The figures for Mar. '02 through Sep. '13 Periods are taken the split into account.

MEMO

2. Portfolio Growth / Owned Properties Data

Historical Asset Size and Occupancy Rate

Trend of Asset Size and Occupancy Rate



*The original acquisition price pertaining to the part of Jingumae Media Square Building site, which was transferred on October 30, 2009 has not been deducted from the total acquisition price in the above graph.

Achieved steady growth since IPO in 2001 and established a portfolio worth over ¥920 billion (total acquisition price)

Performance of Property Acquisition and Transfer

(In millions of yen)

	At IPO ~'01/09	Mar. '02 Period '01/10~'02/03	Sep. '02 Period '02/04~'02/09	Mar. '03 Period '02/10~'03/03	Sep. '03 Period '03/04~'03/09	Mar. '04 Period '03/10~'04/03	Sep. '04 Period '04/04~'04/09	Mar. '05 Period '04/10~'05/03	Sep. '05 Period '05/04~'05/09	Mar. '06 Period '05/10~'06/03
Acquisition	92,845	51,852	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205
Transfer	—	—	—	—	—	—	—	—	—	—
	Sep. '06 Period '06/04~'06/09	Mar. '07 Period '06/10~'07/03	Sep. '07 Period '07/04~'07/09	Mar. '08 Period '07/10~'08/03	Sep. '08 Period '08/04~'08/09	Mar. '09 Period '08/10~'09/03	Sep. '09 Period '09/04~'09/09	Mar. '10 Period '09/10~'10/03	Sep. '10 Period '10/04~'10/09	Mar. '11 Period '10/10~'11/03
Acquisition	12,630	49,850	7,100	72,029	24,000	21,250	—	77,026	2,645	16,710
Transfer	7,003	41,900	1,770	—	—	—	—	1,507	—	—
	Sep. '11 Period '11/04~'11/09	Mar. '12 Period '11/10~'12/03	Sep. '12 Period '12/04~'12/09	Mar. '13 Period '12/10~'13/03	Sep. '13 Period '13/04~'13/09	Mar. '14 Period '13/10~'14/03	Sep. '14 Period '14/04~'14/09	Mar. '15 Period '14/10~'15/03	Sep. '15 Period '15/04~'15/09	Total
Acquisition	—	60,800	22,000	41,770	12,967	43,174	650	45,459	44,263	967,092
Transfer	3,160	—	—	—	1,220	—	—	—	—	56,560

* Each of the prices in the above table represents either the "acquisition price" or the "transfer price" at the time of acquisition or transfer.

Geographic Diversification and Trend in Average Building Age

At IPO (The end of September 2001)
20 properties

After 14 years

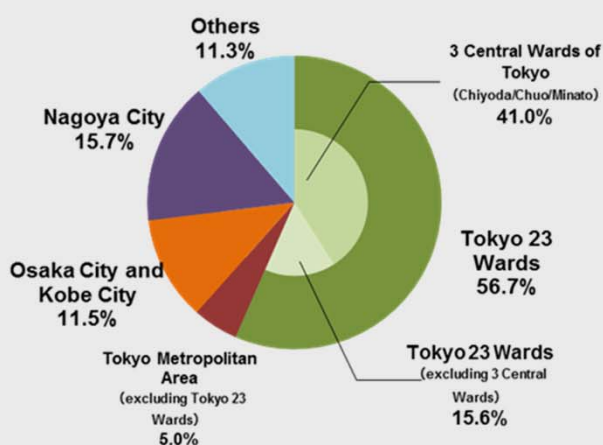
As of the end of Sep. '15 Period
70 properties

Geographical Diversification

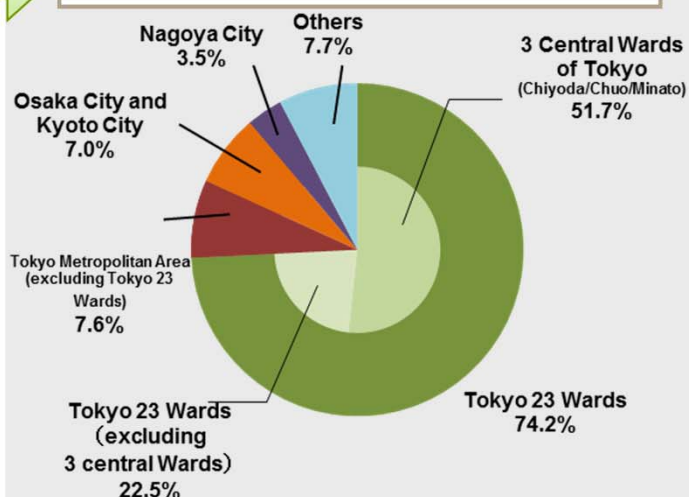
* Acquisition price basis

* Tokyo metropolitan area represents Tokyo, Saitama, Chiba, and Kanagawa prefecture.

Asset Size at IPO :¥92,845 million



Asset size : ¥927,778 million



Highly competitive and liquid portfolio, mainly concentrated in 3 Central Wards of Tokyo / Tokyo 23 Wards

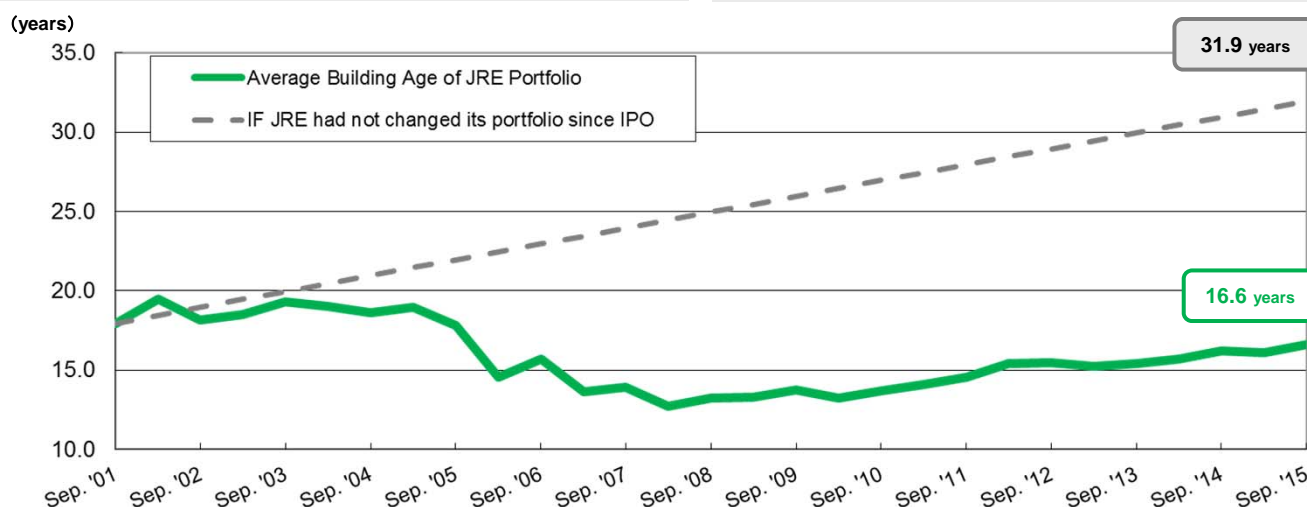
Trend in Average Building Age

*Weighted average based on acquisition prices

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

Average Building Age at IPO : 17.9 years

Average Building Age : 16.6 years



Even after 14 years since IPO, overall building age is lower in the current portfolio

External Growth (Acquisition Criteria)

Geographic Diversification

70% and over
in the Tokyo metropolitan area
30% and less
in Osaka, Nagoya,
and other major local cities

70% and over
in the Tokyo
metropolitan area

30% and less
in other major
local cities



Structure

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

Adaptation to new earthquake-
resistance standards

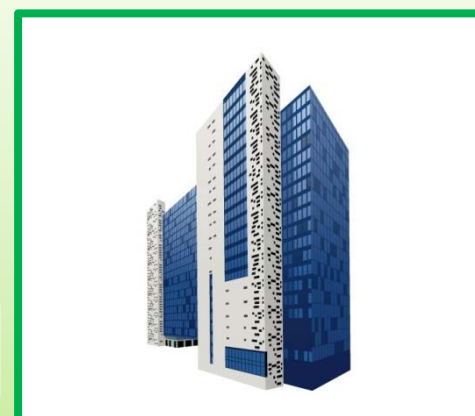


Size of Property

There are 40 large-sized buildings
whose floor area exceeds 10,000 m²
* whole building area

Equal to / more than 3,000 m² of floor area

Acquiring the properties which
floor area exceeds 3,000 m²



JRE aims to maintain and improve the quality of the portfolio by acquiring only excellent properties that satisfy the above criteria

External Growth (Deal Sources)



Steady acquisition of good performing properties by utilization of
the extensive pipelines
of the sponsors

Acquisition from sponsors, etc. / through sponsors' introduction

Negotiated Transactions
from sponsors, etc. ^{(*)1}

*** 41 deals ^{(*)2}**
*** ¥422,849 million**



Harumi Front



Akasaka Park Building

Sponsors' introductions
(Negotiated Transactions)

*** 12 deals**
*** ¥94,512 million**



Shiodome Building
(The share acquired in December 2008)

Negotiated Transactions
from others

*** 29 deals**
*** ¥210,097 million**



Nagoya Hirokoji Place

The acquisition through
negotiated transaction
against total acquisition is:

75.2%

*** Property Acquisition Price Basis**

Acquisition through negotiated transactions

(As of September 30, 2015)

Type of transaction	Number of deals	Amount (In 100 millions of yen)
Negotiated Transactions	82 (86.3%)	7,274 (75.2%)
Acquisition from sponsors, etc.	41 (43.2%)	4,228 (43.7%)
Acquisition through sponsors' introduction	12 (12.6%)	945 (9.8%)
Others	29 (30.5%)	2,100 (21.7%)
Tender Transactions	13 (13.7%)	2,396 (24.8%)
Acquisition from sponsors, etc.	3 (3.2%)	508 (5.3%)
Acquisition through sponsors' introduction	2 (2.1%)	1,161 (12.0%)
Others	8 (8.4%)	726 (7.5%)
Total	95 (100.0%)	9,670 (100.0%)

Tender Transactions
from sponsors, etc.

*** 3 deals**

*** ¥50,800 million**



MM Park Building

Sponsors' introduction
(Tender Transactions)

*** 2 deals**

*** ¥116,155 million**



Kitanomaru Square

The acquisition from
sponsors / through
sponsors' introduction
against total acquisition is:

70.8%

* Property Acquisition Price Basis

Acquisition / Introduction by parties other than sponsors

Acquisition through tender
transactions from others

*** 8 deals**

*** ¥72,678 million**

Umeda Square Building
AER

**Acquisition through tender
transactions**

(*1) Acquisition from sponsors, etc. includes those from 1) the sponsor (two entities which are current sponsors and past sponsors, Tokio Marine & Nichido Fire Insurance Co., Ltd. and The Dai-ichi Life Insurance Company, Limited), 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).

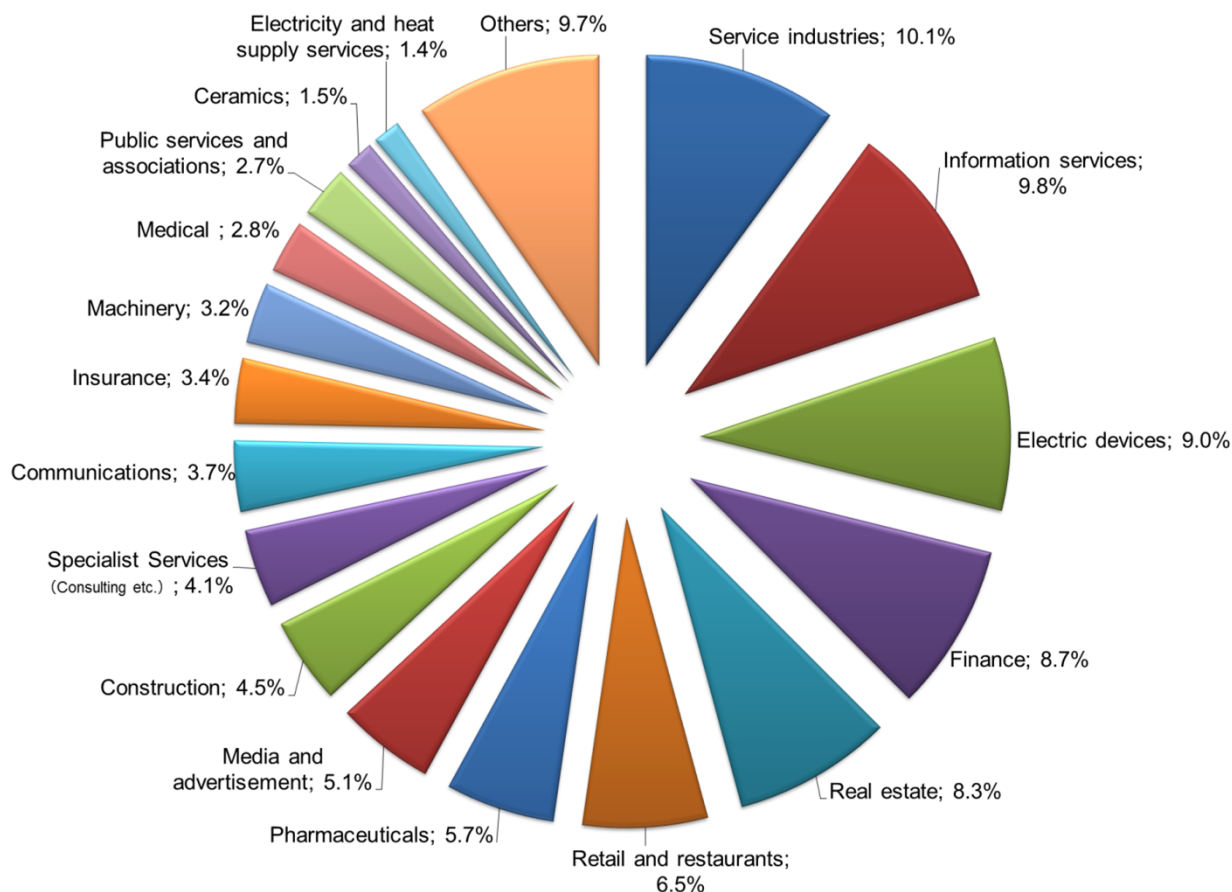
(*2) The additional shares of Saitama Urawa Building and Kanazawa Park Building and the share of Otemachi Financial City North Tower were acquired from the sponsors and unrelated companies, respectively; however, each deal was counted as one sponsor-related transaction, together with another acquisition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

Tenant Diversification and Changes in the Number of Tenants

Tenant Diversification

69 properties as of September 30, 2015
Based on the leased space

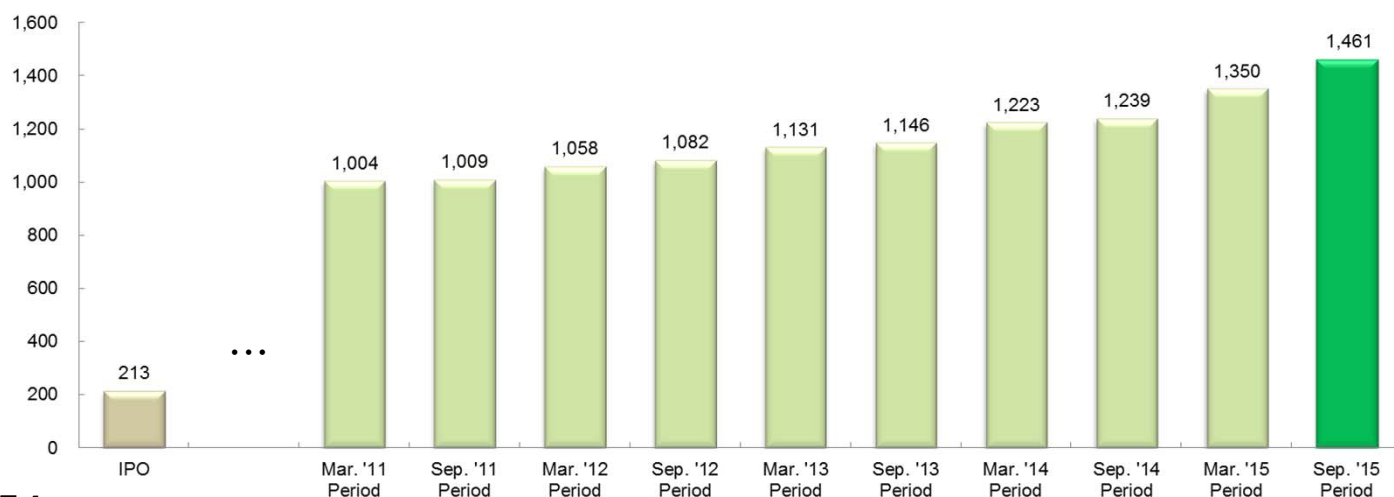
*Nippon Brunswick (land with leasehold interest) is not included.



Changes in the Number of Tenants

Gross number of tenants

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



Major Tenants and Ratios

Major Tenants / Top 10

69 properties as of September 30, 2015 Based on the leased space

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

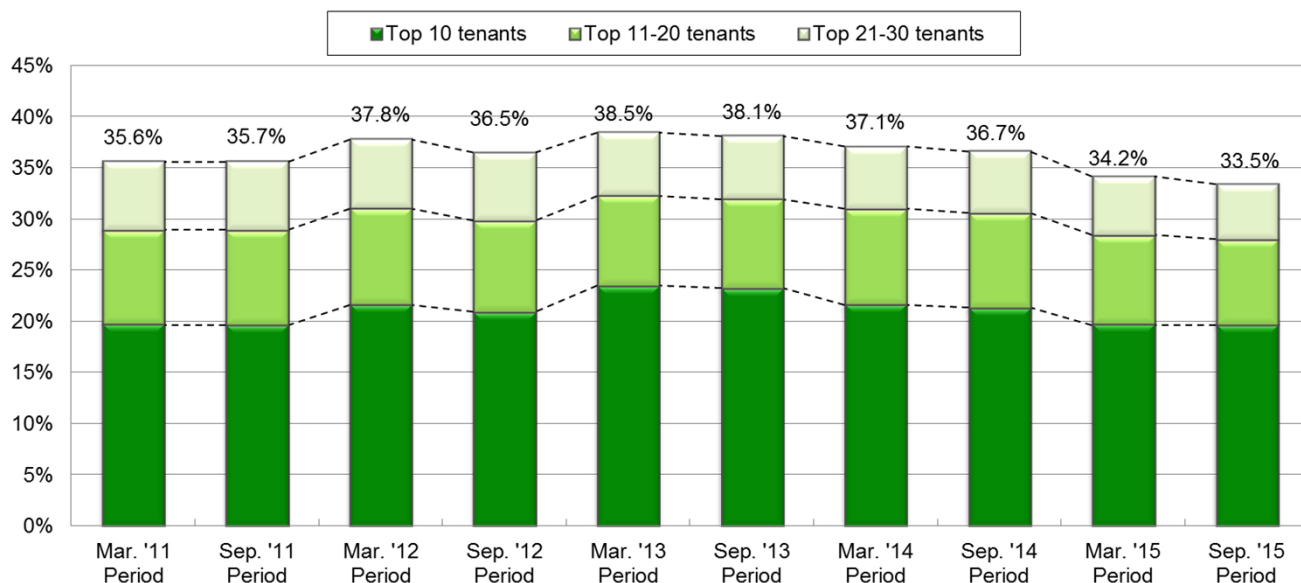
Sep. '15 Period					Mar. '15 Period		
Rank	Tenant	Property	Leased Space(mi)	% of Total Leased Space	Rank	Leased Space(mi)	Leased Space Change (m)
1	The Bank of Tokyo-Mitsubishi UFJ, Ltd	Harumi Front (also includes 3 other buildings)	33,910	4.2%	1	33,910	0
2	(Note)	Kitanomaru Square (also includes 2 other buildings)	22,305	2.7%	2	22,305	0
3	(Note)	Osaki Front Tower (also includes 2 other buildings)	21,806	2.7%	22	4,949	16,856
4	General Electric Company	Akasaka Park Building	13,683	1.7%	4	13,683	0
5	NTT Communications Corporation	Shiodome Building	13,289	1.6%	6	11,813	1,476
6	HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building (also includes 1 other building)	12,831	1.6%	5	12,831	0
7	TOTO LTD.	Shiodome Building (also includes 2 other buildings)	11,127	1.4%	9	10,570	556
8	JGC Corporation	MM Park Building (also includes 1 other building)	10,649	1.3%	7	10,649	0
9	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598	1.3%	8	10,598	0
10	Minatomirai 21 District Heating and Cooling Co., Ltd.	Queen's Tower A	9,536	1.2%	10	9,536	0
11	Company A		9,316	1.1%	11	9,316	0
12	Company B		8,774	1.1%	12	8,774	0
13	Company C		8,567	1.1%	13	8,567	0
14	Company D		6,722	0.8%	14	6,657	64
15	Company E		6,564	0.8%	15	6,564	0

(Note) Not disclosed due to tenant's request

Percentage of Major Tenants

69 properties as of September 30, 2015 Based on the leased space

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



Historical NOI Yield (Investment Yield)

Historical Property- related Revenues, Occupancy Rate, NOI Yield (Properties with constantly Held Shares of Ownership)

- 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).

* NOI Yield = Annualized NOI/Acquisition Price

		Sep. '11 Period	Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period
49 properties held as of the beginning of Sep. '11 Period Acquisition price ¥ 540.8 billion	Property-related revenues	100.0	99.2	97.5	96.8	96.8	96.1	96.7	96.8	97.2
	average occupancy rate during period	93.6%	93.6%	94.4%	95.2%	95.8%	95.7%	97.2%	97.5%	97.3%
	NOI Yield	4.47%	4.34%	4.20%	4.22%	4.10%	4.07%	4.12%	4.12%	4.12%
52 properties held as of the beginning of Sep. '12 Period Acquisition price ¥ 618.3 billion	Property-related revenues			100.0	100.2	100.3	98.9	98.9	99.1	99.8
	average occupancy rate during period			94.6%	95.6%	96.2%	95.5%	97.3%	97.7%	97.6%
	NOI Yield			4.33%	4.39%	4.25%	4.19%	4.17%	4.17%	4.22%
53 properties held as of the beginning of Sep. '13 Period Acquisition price ¥ 640.3 billion	Property-related revenues					100.0	98.7	98.6	98.6	99.4
	average occupancy rate during period					96.2%	95.6%	97.4%	97.7%	97.7%
	NOI Yield					4.27%	4.22%	4.20%	4.19%	4.24%
57 properties held as of the beginning of Sep. '14 Period Acquisition price ¥ 694.6 billion	Property-related revenues							100.0	100.3	101.1
	average occupancy rate during period							97.1%	97.7%	97.8%
	NOI Yield							4.31%	4.34%	4.37%

49 properties held as of the beginning of Sep. '11 Period

Excluded 1 property already transferred and Osaka Front Tower, Kyodo (Kayabacho 2Chome, Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Harmony Tower, Nishiki Park, Shiodome from 57 properties

52 properties held as of the beginning of Sep. '12 Period

Excluded Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Nishiki Park, Harmony Tower, Shiodome from 57 properties

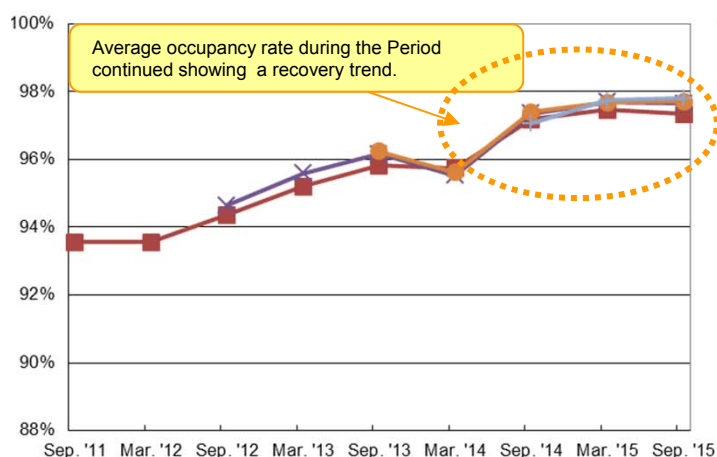
53 properties held as of the beginning of Sep. '13 Period

Excluded Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Harumi Front, Higashi Nibancho, Nishiki Park, Harmony Tower, Shiodome from 60 properties

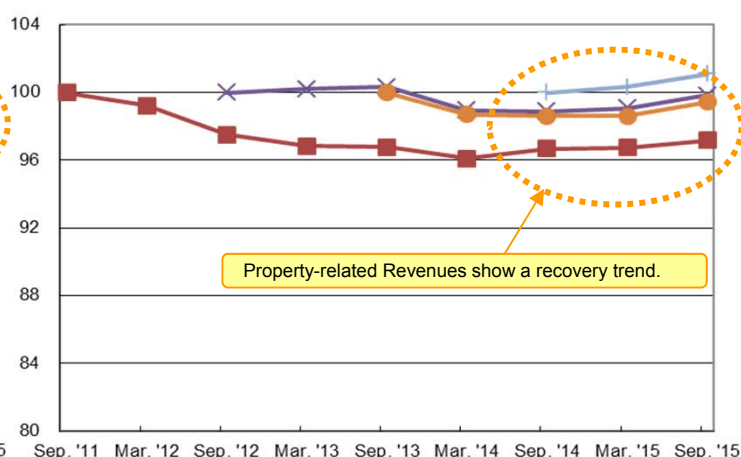
57 properties held as of the beginning of Sep. '14 Period

Excluded Nippon Brunswick (land with leasehold interest), Queen's, Ebisu Neonato, Otemachi FCN, Nishiki Park, Harmony Tower, Shiodome from 64 properties

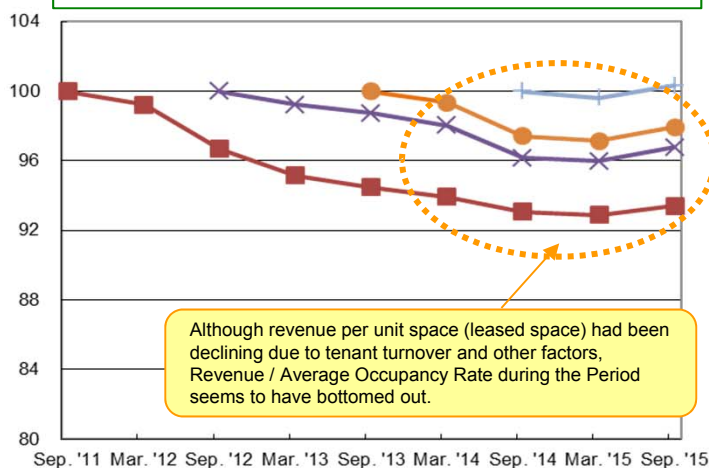
Average Occupancy Rate during the Period



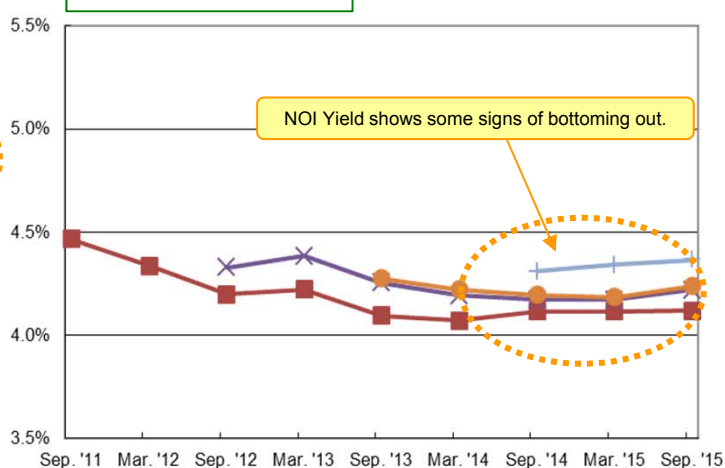
Property-related Revenues



Revenues / Average Occupancy Rate during the Period



NOI Yield



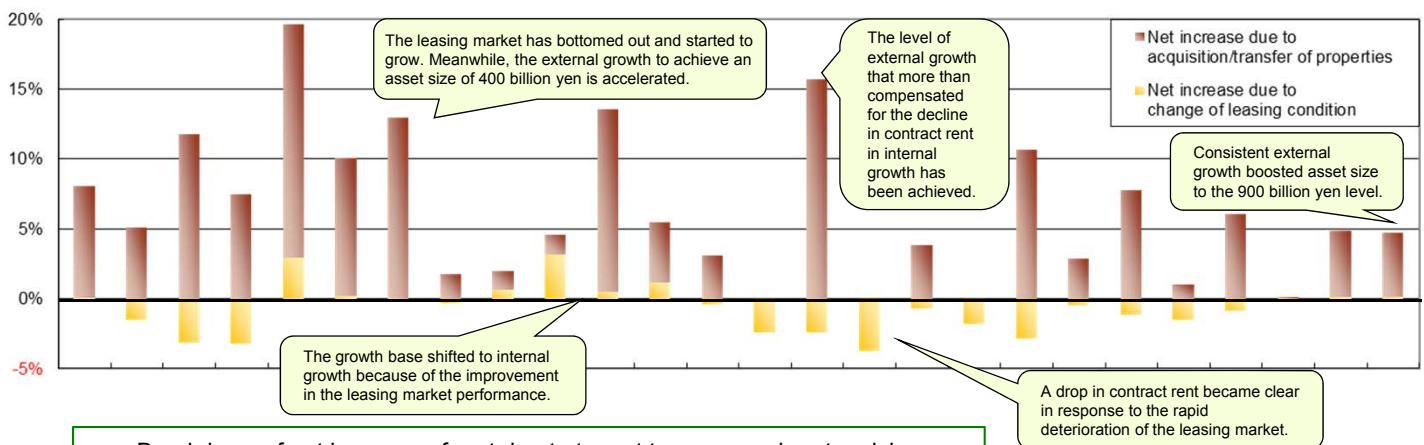
■ 49 properties held as of the beginning of Sep. '11 Period
 ✕ 52 properties held as of the beginning of Sep. '12 Period
 ● 53 properties held as of the beginning of Sep. '13 Period
 + 57 properties held as of the beginning of Sep. '14 Period

Net Increase of Monthly Contract Rent

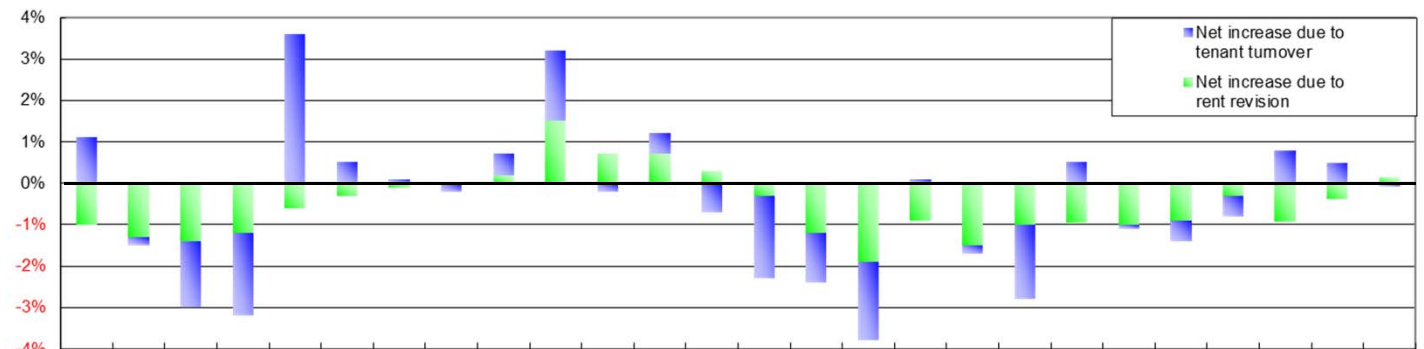
* Percentages represent the rates of net increase of rent over monthly total portfolio contract rent (including common service charges) as of the end of the previous period (prior six months). Data for residential portions are excluded.

	Sep. '08	Mar. '09	Sep. '09	Mar. '10	Sep. '10	Mar. '11	Sep. '11	Mar. '12	Sep. '12	Mar. '13	Sep. '13	Mar. '14	Sep. '14	Mar. '15	Sep. '15
Rate of net increase of rent over the end of the previous period ... I + II	5.5%	2.7%	-2.4%	13.3%	-3.7%	3.2%	-1.8%	7.9%	2.4%	6.6%	-0.5%	5.3%	0.0%	4.9%	4.7%
Net increase due to acquisition/transfer of properties ... I (= ① + ②)	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%	2.9%	7.8%	1.0%	6.1%	0.2%	4.8%	4.6%
Increase due to property acquisition ... ①	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%	2.9%	7.8%	2.0%	6.1%	0.2%	4.8%	4.6%
Reduction due to property transfer ... ②	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-1.0%	0.0%	0.0%	0.0%	0.0%
Net increase due to change of leasing condition ... II (= ③ + ④)	1.2%	-0.4%	-2.4%	-2.4%	-3.7%	-0.7%	-1.8%	-2.8%	-0.5%	-1.1%	-1.5%	-0.8%	-0.1%	0.1%	0.1%
Net increase due to tenant turnover ... ③ (= a + b)	0.5%	-0.7%	-2.0%	-1.2%	-1.9%	0.1%	-0.2%	-1.8%	0.5%	-0.1%	-0.5%	-0.5%	0.8%	0.5%	-0.1%
Increase due to newly leased spaces ... a	4.0%	4.5%	2.6%	3.5%	3.9%	3.5%	6.7%	4.2%	3.4%	3.5%	2.0%	3.3%	2.8%	2.7%	1.5%
Reduction due to returned spaces ... b	-3.5%	-5.2%	-4.6%	-4.7%	-5.8%	-3.4%	-7.0%	-6.0%	-3.0%	-3.6%	-2.5%	-3.7%	-2.0%	-2.2%	-1.6%
Net increase due to rent revision ... ④ (= c + d)	0.7%	0.3%	-0.3%	-1.2%	-1.9%	-0.9%	-1.5%	-1.0%	-0.9%	-1.0%	-0.9%	-0.3%	-0.9%	-0.4%	0.2%
Increase due to rent revision ... c	0.7%	0.4%	0.3%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.4%	0.1%	0.1%	0.1%	0.1%	0.3%
Reduction due to rent revision ... d	0.0%	-0.1%	-0.6%	-1.3%	-1.9%	-0.9%	-1.6%	-1.1%	-1.0%	-1.4%	-1.0%	-0.4%	-1.1%	-0.5%	-0.1%

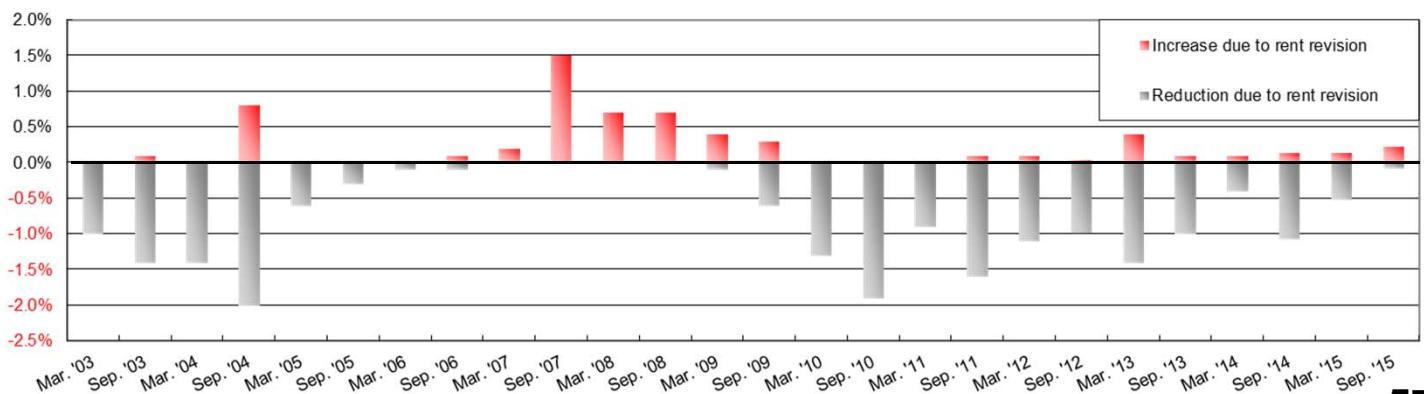
Breakdown of net increase of rent due to external growth and internal growth



Breakdown of net increase of rent due to tenant turnover and rent revision

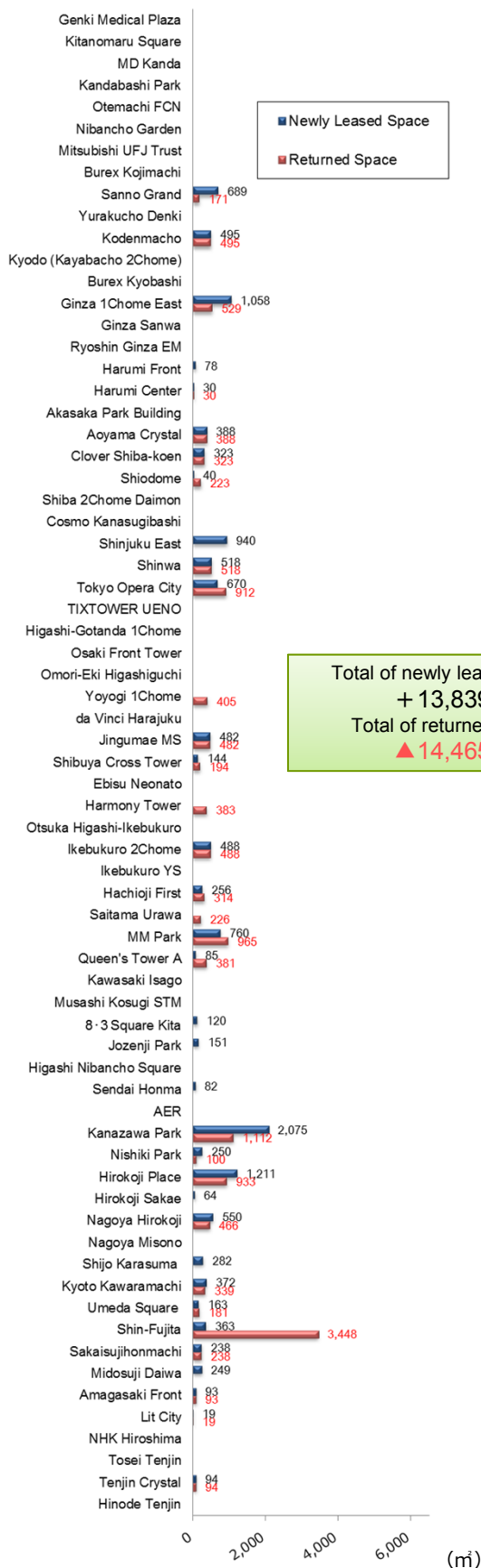


Breakdown of net increase of rent due to rent increase revision and rent reduction revision

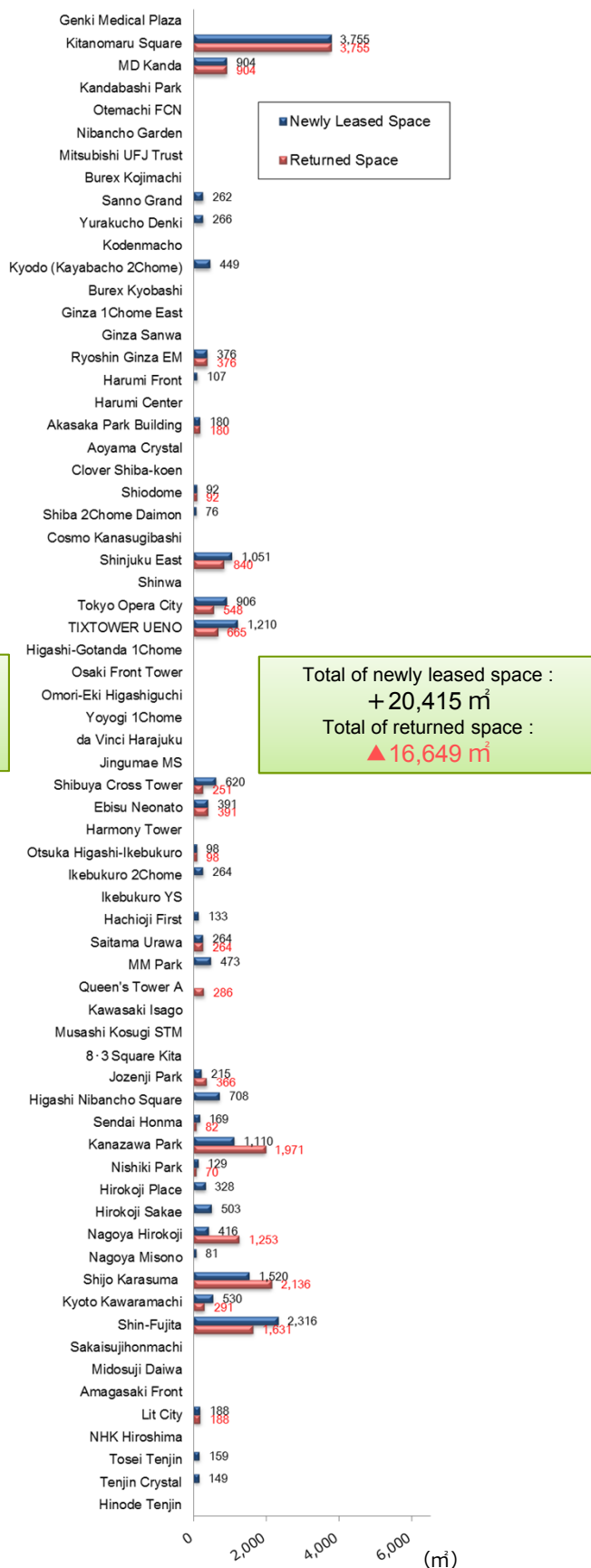


Newly Leased & Returned Space of Each Property

Tenant Turnover in Sep. '15 Period



Tenant Turnover in Mar. '15 Period



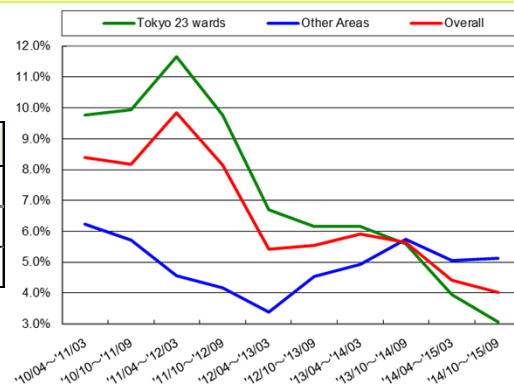
Status of Tenant Turnover (By Area and Rent Change)

Ratio of Annual Tenant Turnover

	'10/04~ '11/03	'10/10~ '11/09	'11/04~ '12/03	'11/10~ '12/09	'12/04~ '13/03	'12/10~ '13/09	'13/04~ '14/03	'13/10~ '14/09	'14/04~ '15/03	'14/10~ '15/09
Tokyo 23 wards	9.8%	9.9%	11.7%	9.8%	6.7%	6.2%	6.2%	5.6%	4.0%	3.1%
Other Areas	6.2%	5.7%	4.6%	4.2%	3.4%	4.5%	4.9%	5.8%	5.0%	5.1%
Overall	8.4%	8.2%	9.9%	8.2%	5.4%	5.6%	5.9%	5.7%	4.4%	4.0%

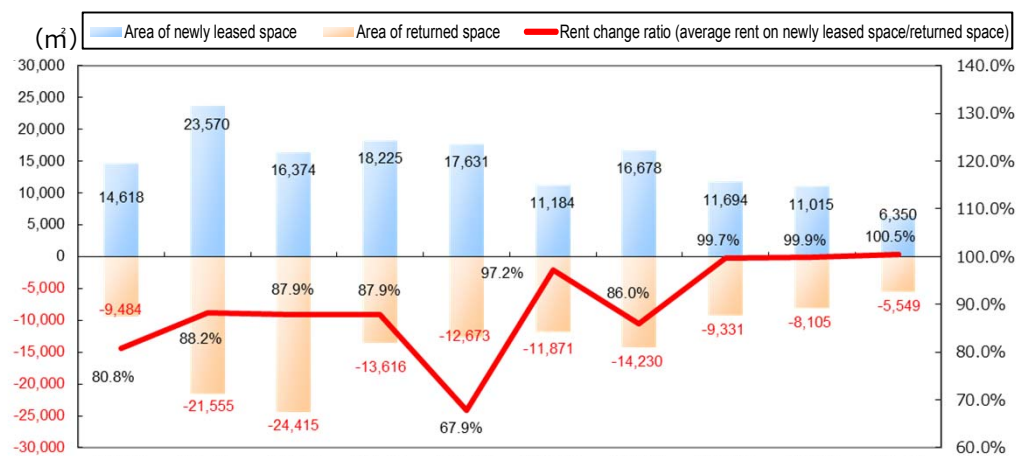
*Ratio of Annual Tenant Turnover is calculated using the following formula:

$$\frac{\text{the area for which tenants changed (the smaller of either the leased space or returned space during the year)} \div ((\text{area of leased space at the end of the period} + \text{area of leased space at the end of the period before the preceding period}) \times 1/2)}$$

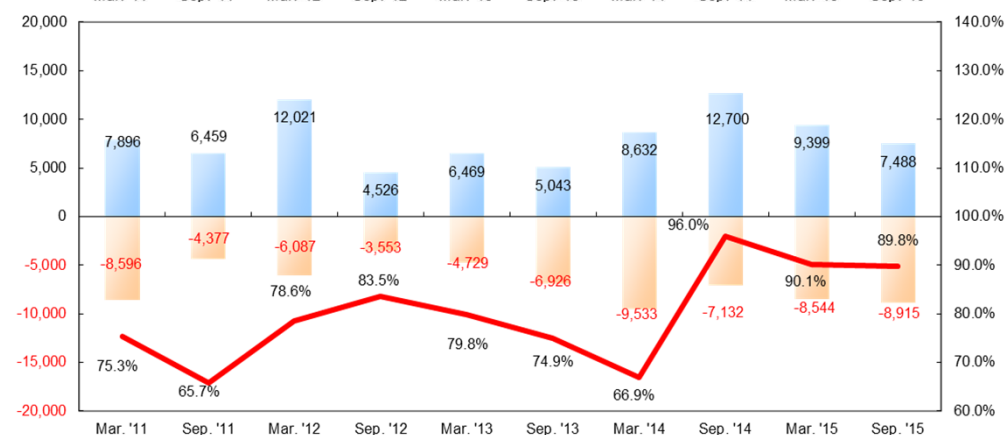


Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

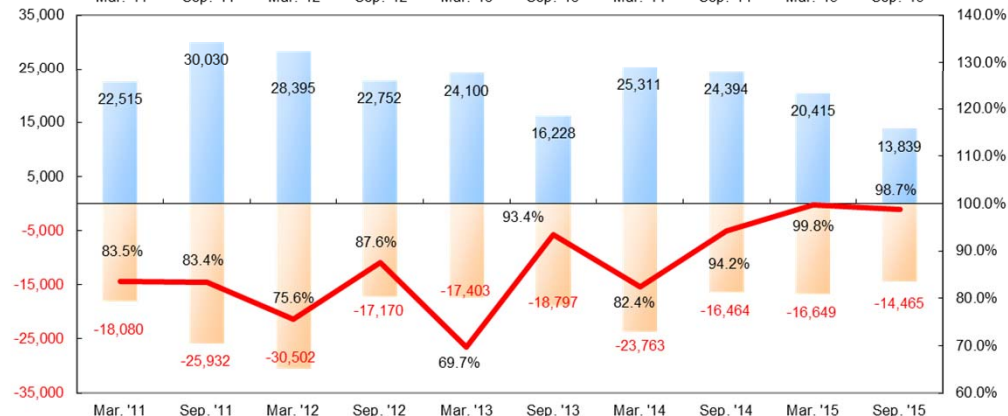
Tokyo 23 Wards



Other Areas



Overall



Trend of Rent Revision

Rent increase on revision of monthly rent

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

(In thousands of yen・month)

	Mar. '05	Sep. '05	Mar. '06	Sep. '06	Mar. '07	Sep. '07	Mar. '08	Sep. '08	Mar. '09	Sep. '09	Mar. '10
Tokyo 23 Wards			646	1,706	4,979	35,780	15,600	17,771	11,006	4,326	258
Other Areas			32	109	6	1,560	1,685	2,329	1,191	4,391	954
Overall			678	1,815	4,986	37,341	17,286	20,101	12,198	8,718	1,213
	Sep. '10	Mar. '11	Sep. '11	Mar. '12	Sep. '12	Mar. '13	Sep. '13	Mar. '14	Sep. '14	Mar. '15	Sep. '15
Tokyo 23 Wards	1,169	288	1,004	443	1,319	10,004	374	888	2,616	4,258	11,413
Other Areas	165	588	121	1,467	184	4,935	2,809	1,741	2,976	1,503	995
Overall	1,335	876	1,125	1,911	1,503	14,940	3,184	2,630	5,593	5,761	12,409

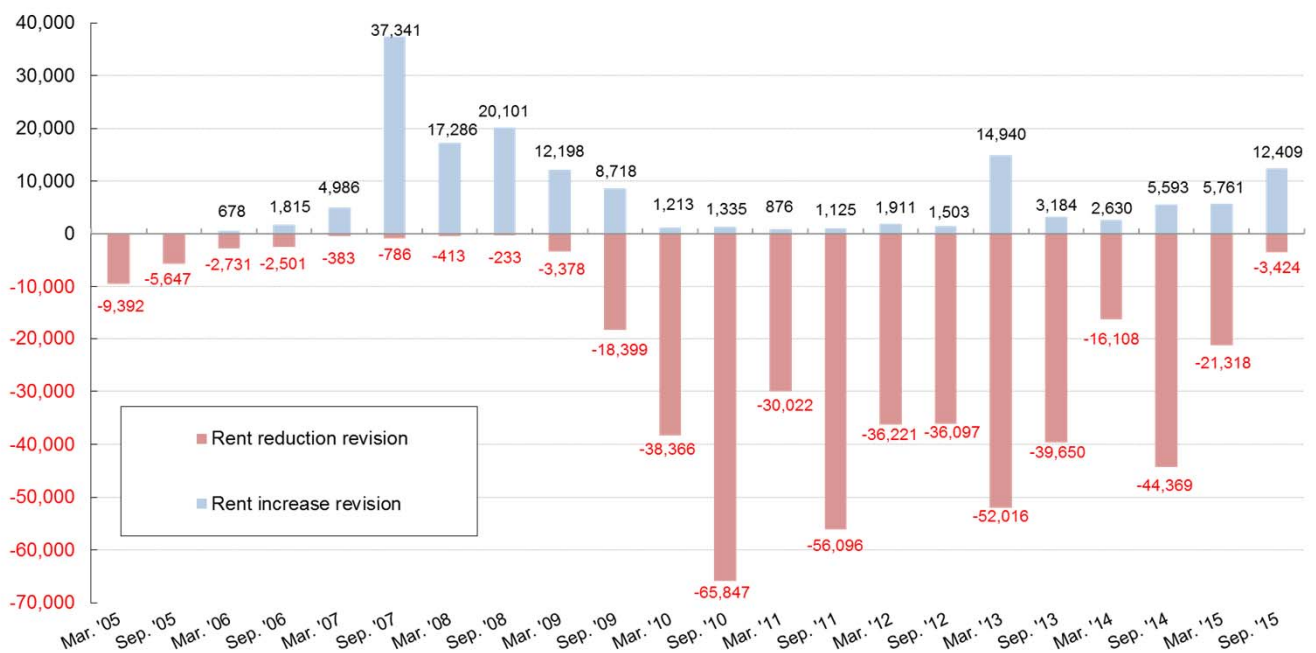
Rent reduction on revision of monthly rent

(In thousands of yen・month)

	Mar. '05	Sep. '05	Mar. '06	Sep. '06	Mar. '07	Sep. '07	Mar. '08	Sep. '08	Mar. '09	Sep. '09	Mar. '10
Tokyo 23 Wards	-2,179	-3,311	-393	-89	0	-22	-350	-26	-2,218	-10,806	-27,211
Other Areas	-7,213	-2,335	-2,337	-2,412	-383	-763	-63	-207	-1,159	-7,592	-11,155
Overall	-9,392	-5,647	-2,731	-2,501	-383	-786	-413	-233	-3,378	-18,399	-38,366
	Sep. '10	Mar. '11	Sep. '11	Mar. '12	Sep. '12	Mar. '13	Sep. '13	Mar. '14	Sep. '14	Mar. '15	Sep. '15
Tokyo 23 Wards	-49,726	-22,157	-44,791	-25,312	-31,407	-40,836	-18,288	-10,405	-42,019	-17,784	-535
Other Areas	-16,121	-7,865	-11,304	-10,908	-4,689	-11,179	-21,362	-5,702	-2,350	-3,534	-2,888
Overall	-65,847	-30,022	-56,096	-36,221	-36,097	-52,016	-39,650	-16,108	-44,369	-21,318	-3,424

Entire portfolio / Trend of rent increase and reduction

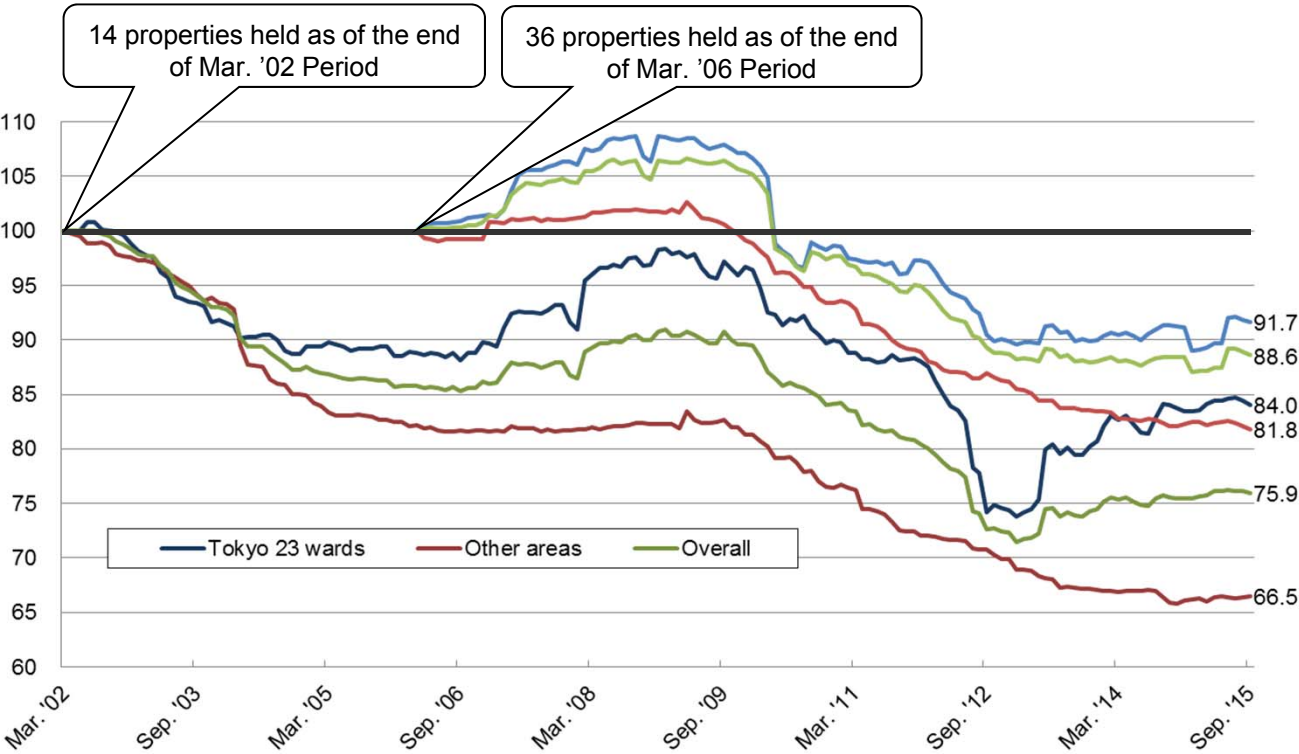
(In thousands of yen・month)



Changes in Average Rent Level

Changes in Average Rent Level

- 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 Mar. ’02 and Mar. ’06 Periods.
- The trend sets the average rent as of the ends of Mar. ’02 and Mar. ’06 Periods (the start of each trend) at 100.



MEMO

Portfolio List at the End of Sep. '15 Period (Occupancy Rate, etc.)

(㎡)													
Area	Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Number of Tenants		
							End of Sep. '15 Period	Variation from End of Mar. '15 Period	End of Sep. '15 Period	Variation from End of Mar. '15 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	6,269	0		100.0%		9	
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,687	0		100.0%		9	
		Otemachi FCN	'14/03/31	-	3.3852192%	5,112	5,112	0		100.0%		2	
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1	
		Mitsubishi UFJ Trust	'07/03/28	-	19.38402%	11,904	11,904	0		100.0%		10	
		Burex Kojimachi	'05/07/29	-	100.0%	4,495	4,495	0		100.0%		1	
		Sanno Grand	'05/01/31	'06/04/03	99.0%	20,830	20,353	476	-518	97.7%	2.5%	36	
		Yurakucho Denki	'03/08/01	-	10.78%	4,697	4,452	244		94.8%		12	
	Chuo	Kodenmachi	'01/09/25	-	100.0%	3,897	3,897	0		100.0%		10	
		Kyodo (Kayabacho 2Chome)	'11/03/01	-	100.0%	4,464	4,464	0		100.0%		10	
		Burex Kyobashi	'02/07/22	-	100.0%	4,279	4,279	0		100.0%		1	
		Ginza 1Chome East	'15/03/02	-	100.0%	4,513	2,925	1,587	-529	64.8%	11.7%	6	
		Ginza Sanwa	'05/03/10	-	70.95%	4,329	4,329	0		100.0%		10	
		Ryoshin Ginza EM	'05/03/15	'10/05/24	100.0%	4,255	4,255	0		100.0%		12	
		Harumi Front	'13/01/07	-	100.0%	33,369	33,369	0	-78	100.0%	0.2%	8	
		Harumi Center	'07/12/18	-	100.0%	20,812	20,812	0		100.0%		9	
		Minato	Akasaka Park	'11/11/15	-	100.0%	45,013	45,013	0		100.0%		28
			Aoyama Crystal	'03/03/14	-	100.0%	4,898	4,898	0		100.0%		7
	Clover Shiba-koen		'15/01/20	-	100.0%	2,550	2,550	0		100.0%		8	
	Shiodome		'08/12/19	'10/01/15 '15/05/01	45.0%	36,174	35,355	819	254	97.7%	-0.5%	35	
	Shiba 2Chome Daimon		'01/09/10	-	100.0%	9,606	9,606	0		100.0%		25	
	Cosmo Kanasugibashi		'01/09/25	-	100.0%	4,062	4,062	0		100.0%		6	
	Shinjuku	Shinjuku East	'14/10/01	-	14.0%	16,365	15,669	695	-939	95.7%	5.7%	41	
		Shinwa	'04/09/01	-	100.0%	5,997	5,997	0		100.0%		13	
	Tokyo Opera City	Tokyo Opera City	'05/09/13	'10/03/24	31.325%	35,082	33,580	1,502	242	95.7%	-0.7%	99	
		TIX UENO	'12/06/15	-	94.040229%	15,020	15,020	0		100.0%		17	
	Shinagawa	Higashi-Gotanda 1Chome	'04/11/01	-	100.0%	5,205	5,205	0		100.0%		4	
		Osaki Front Tower	'11/02/01	-	100.0%	16,856	16,856	0		100.0%		1	
	Ota	Omori-Eki Higashiguchi	'01/09/10	-	100.0%	7,756	7,756	0		100.0%		23	
		Shibuya	Yoyogi 1Chome	'04/04/01	-	100.0%	7,745	7,340	405	405	94.8%	-5.2%	8
	da Vinci Harajuku		'02/11/22	-	100.0%	3,147	3,147	0		100.0%		4	
	Jingumae MS		'03/10/09	-	100.0%	5,558	5,558	0		100.0%		5	
	Shibuya Cross Tower		'01/11/30	-	100.0%	30,532	29,222	1,310	50	95.7%	-0.2%	58	
	Ebisu Neonato		'03/11/14	'04/04/01 '14/02/18	44.718394%	8,700	8,700	0		100.0%		6	
	Nakano	Harmony Tower	'05/02/28	'12/12/19 '15/03/27	38.382307%	14,340	13,956	383	383	97.3%	-2.7%	20	
		Toshima	Otsuka Higashi-Ikebukuro	'01/09/25	-	100.0%	7,224	7,224	0		100.0%		7
	Ikebukuro 2Chome		'01/09/25	-	100.0%	2,186	2,186	0		100.0%		9	
	Other Areas	Hachioji	Ikebukuro YS	'04/08/02	-	100.0%	5,932	5,932	0		100.0%		10
Hachioji First			'05/03/31	'08/03/19	80.4%	10,068	10,010	58	58	99.4%	-0.6%	50	
Saitama		Saitama Urawa	'01/09/25	'01/10/11	100.0%	4,510	4,283	226	226	95.0%	-5.0%	17	
Yokohama		MM Park	'08/03/24	-	100.0%	38,426	37,060	1,365	205	96.4%	-0.5%	28	
		Queen's	'14/01/31	-	11.11481%	26,667	25,691	975	295	96.3%	-1.1%	51	
Kawasaki		Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,831	0		100.0%		13	
		Musashi Kosugi STM	'08/03/25	-	34.32%	5,378	5,378	0		100.0%		26	
Sapporo		8-3 Square Kita	'07/06/01	-	100.0%	12,265	12,265	0	-120	100.0%	1.0%	9	
Sendai		Jozenji Park	'05/01/31	-	50.0%	2,518	2,518	0	-151	100.0%	6.0%	17	
		Higashi Nibancho	'13/01/07	-	100.0%	20,526	20,254	272		98.7%		21	
		Sendai Honma	'01/09/25	'06/06/28	100.0%	6,234	6,234	0	-82	100.0%	1.3%	25	
		AER	'15/09/01	-	55.35443%	23,612	22,966	645	-	97.3%	-	61	
Kanazawa		Kanazawa Park	'02/02/28	'03/03/03	89.0%	20,942	19,994	948	-910	95.5%	4.4%	78	
		Nagoya	Nishiki Park	'06/10/02	'06/11/01 '14/06/09	68.63831%	9,850	9,737	113	-150	98.8%	1.5%	61
Hirokoji Place			'13/07/31	-	100.0%	13,200	13,200	0	-278	100.0%	2.1%	27	
Hirokoji Sakae			'06/09/22	-	100.0%	3,911	3,800	111	-64	97.2%	1.6%	17	
Nagoya Hirokoji			'01/09/10	-	100.0%	21,636	20,743	893	-83	95.9%	0.4%	32	
Nagoya Misono			'03/08/08	-	100.0%	3,448	3,448	0		100.0%		16	
Kyoto		Shijo Karasuma	'13/09/03	-	100.0%	6,634	6,301	333	-282	95.0%	4.3%	9	
		Kyoto Kawaramachi	'01/12/20	-	100.0%	6,805	6,352	453	-33	93.3%	0.5%	34	
Osaka		Umeda Square	'15/04/01	-	100.0%	10,369	10,034	335	-	96.8%	-	38	
		Shin-Fujita	'08/09/01	-	100.0%	28,414	23,897	4,517	3,084	84.1%	-10.9%	42	
		Sakaisujihonmachi	'01/09/25	'03/12/26	100.0%	11,520	11,520	0		100.0%		22	
		Midosuji Daiwa	'01/09/25	'02/02/28	100.0%	20,450	20,450	0	-249	100.0%	1.2%	43	
Amagasaki		Amagasaki Front	'15/03/25	-	100.0%	15,500	15,351	149		99.0%		31	
		Okayama	Lit City	'06/02/01	-	27.7488%	9,965	9,965	0		100.0%		39
Hiroshima		NHK Hiroshima	'04/03/25	'08/03/03	48.753%	9,860	9,860	0		100.0%		12	
		Fukuoka	Tosei Tenjin	'01/09/25	-	100.0%	3,995	3,920	75		98.1%		21
Tenjin Crystal			'05/06/01	-	100.0%	5,973	5,973	0		100.0%		31	
Hinode Tenjin	'01/09/10		-	74.4844%	5,841	5,841	0		100.0%		4		
Tokyo 23 Wards					466,666	459,240	7,425	-731	98.4%	0.2%	586		
Other Areas					365,364	353,889	11,474	2,442	96.9%	-0.4%	875		
Portfolio					832,030	813,130	18,900	1,712	97.7%	-0.1%	1,461		

* The above-mentioned occupancy rates do not include the residential portions. Leasable space and occupancy rates of the residential portions as of the end of Sep. '15 Period are

11,694 ㎡・95.5% of Kitanomaru Square, 10,780 ㎡・97.7% of Akasaka Park Building, 1,686 ㎡・100.0% of Nibancho Garden, 954 ㎡・72.9% of Nishiki Park Building.

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

Portfolio List at the End of Mar. '16 Period (Forecasted Occupancy Rate, etc.)

(㎡)

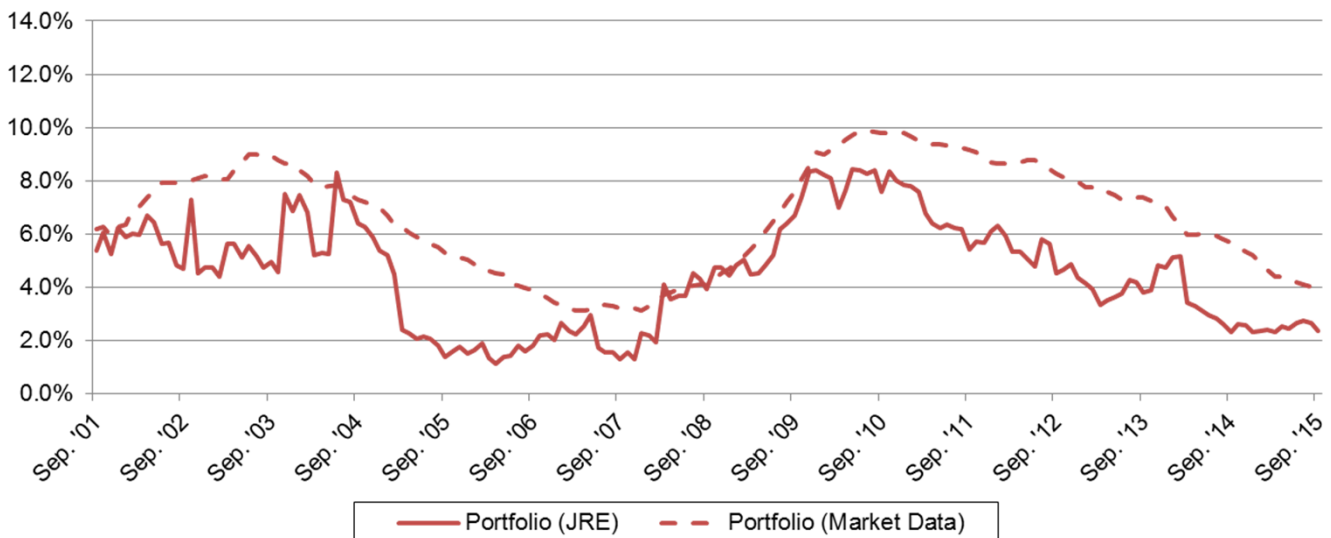
Area		Name	Floor Area (Whole Building) (㎡)	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Property Management Company
						End of Mar. '16 Period	Variation from End of Sep. '15 Period	End of Mar. '16 Period	Variation from End of Sep. '15 Period	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,722.02	4,791	4,791	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Kitanomaru Square	57,279.20	25,678	25,678	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		MD Kanda	8,185.11	6,269	6,269	0		100.0%		Bussan Property Management Co., Ltd.
		Kandabashi Park	9,370.25	3,687	3,687	0		100.0%		Mitsubishi Estate Co., Ltd.
		Otemachi FCN	239,769.07	5,121	5,121	0		100.0%		NTT Urban Development Builservice Co.
		Nibancho Garden	57,031.06	9,316	9,316	0		100.0%		The Dai-ichi Building Co., Ltd.
		Mitsubishi UFJ Trust	108,171.67	11,904	11,904	0		100.0%		Mitsubishi Estate Co., Ltd.
		Burex Kojimachi	6,526.64	4,495	4,495	0		100.0%		Space Design, Inc.
		Sanno Grand	33,875.95	20,681	20,199	482	5	97.7%	0.0%	Mitsubishi Estate Co., Ltd.
		Yurakucho Denki	70,287.65	4,697	4,697	0	-244	100.0%	5.2%	Yuden Building Kanri Co., Ltd.
	Chuo	Kodenmacho	5,822.88	3,897	3,897	0		100.0%		The Dai-ichi Building Co., Ltd.
		Kyodo (Kayabacho 2Chome)	5,505.80	4,464	4,464	0		100.0%		Bussan Property Management Co., Ltd.
		Burex Kyobashi	5,470.54	4,279	4,279	0		100.0%		Space Design, Inc.
		Ginza 1Chome East	4,976.85	4,513	4,513	0	-1,587	100.0%	35.2%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Ginza Sanwa	8,851.00	4,329	4,329	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Ryoshin Ginza EM	5,751.68	4,255	4,255	0		100.0%		The Dai-ichi Building Co., Ltd.
		Harumi Front	45,458.90	33,369	33,369	0		100.0%		Mitsubishi Estate Co., Ltd.
		Harumi Center	26,447.27	20,812	20,812	0		100.0%		Mitsubishi Estate Co., Ltd.
	Minato	Akasaka Park	97,489.16	45,013	45,013	0		100.0%		Mitsubishi Estate Co., Ltd.
		Aoyama Crystal	8,094.36	4,898	4,898	0		100.0%		XYMAX PROPERTIES Corporation
		Clover Shiba-koen	3,496.01	2,550	2,550	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Shiodome	115,930.83	36,174	33,864	2,310	1,491	93.6%	-4.1%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Shiba 2Chome Daimon	16,235.10	9,606	9,606	0		100.0%		Tokio Marine & Nichido Facilities, Inc.
		Cosmo Kanasugibashi	5,420.93	4,062	4,062	0		100.0%		The Dai-ichi Building Co., Ltd.
		Shinjuku East	167,245.46	16,365	16,362	2	-692	100.0%	4.2%	Mitsubishi Estate Co., Ltd.
	Shinjuku	Shinwa	8,291.69	5,997	5,997	0		100.0%		Tokio Marine & Nichido Facilities, Inc.
		Tokyo Opera City	232,996.81	35,082	33,462	1,619	117	95.4%	-0.3%	Tokyo Operacity Property Management co.,Ltd.
	Taito	TIX UENO	23,727.48	15,020	15,020	0		100.0%		The Dai-ichi Building Co., Ltd.
	Shinagawa	Higashi-Gotanda 1Chome	6,460.39	5,205	5,205	0		100.0%		Sohgo Housing Co., Ltd
		Osaki Front Tower	23,673.92	16,856	16,856	0		100.0%		Mitsubishi Estate Co., Ltd.
	Ota	Omori-Eki Higashiguchi	14,095.34	7,756	7,756	0		100.0%		Tokio Marine & Nichido Facilities, Inc.
	Shibuya	Yoyogi 1Chome	10,778.10	7,745	7,745	0	-405	100.0%	5.2%	Tokio Marine & Nichido Facilities, Inc.
		da Vinci Harajuku	4,359.20	3,147	3,147	0		100.0%		XYMAX PROPERTIES Corporation
		Jingumae MS	9,420.42	5,558	5,075	482	482	91.3%	-8.7%	The Dai-ichi Building Co., Ltd.
		Shibuya Cross Tower	61,862.33	29,762	29,712	50	-1,260	99.8%	4.1%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Ebisu Neonato	36,598.38	8,700	8,308	391	391	95.5%	-4.5%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Harmony Tower	72,729.31	14,340	14,340	0	-383	100.0%	2.7%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
	Toshima	Otsuka Higashi-Ikebukuro	9,531.28	7,224	7,224	0		100.0%		Sohgo Housing Co., Ltd
		Ikebukuro 2Chome	3,157.51	2,186	2,186	0		100.0%		Sohgo Housing Co., Ltd
		Ikebukuro YS	7,464.64	5,932	5,612	319	319	94.6%	-5.4%	XYMAX PROPERTIES Corporation
Other Areas	Hachioji	Hachioji First	18,329.98	10,068	10,010	58		99.4%		Sohgo Housing Co., Ltd
	Saitama	Saitama Urawa	6,258.59	4,510	4,418	91	-135	98.0%	3.0%	The Dai-ichi Building Co., Ltd.
	Yokohama	MM Park	49,037.51	38,426	36,901	1,524	159	96.0%	-0.4%	Mitsubishi Estate Co., Ltd.
		Queen's	498,282.77	26,667	25,486	1,181	205	95.6%	-0.8%	Mitsubishi Estate Co., Ltd.
	Kawasaki	Kawasaki Isago	9,623.83	6,831	6,831	0		100.0%		Sohgo Housing Co., Ltd
		Musashi Kosugi STM	22,839.61	5,378	5,313	65	65	98.8%	-1.2%	Sohgo Housing Co., Ltd
	Sapporo	8-3 Square Kita	16,096.97	12,265	12,265	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
	Sendai	Jozenji Park	7,648.33	2,518	2,417	100	100	96.0%	-4.0%	Mitsubishi Estate Co., Ltd.
		Higashi Nibancho	27,680.45	20,526	20,254	272		98.7%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Sendai Honma	8,247.50	6,234	6,164	70	70	98.9%	-1.1%	The Dai-ichi Building Co., Ltd.
		AER	73,186.57	23,612	22,843	769	123	96.7%	-0.5%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
	Kanazawa	Kanazawa Park	43,481.20	20,942	20,338	603	-344	97.1%	1.6%	Mitsubishi Estate Co., Ltd.
		Nishiki Park	25,091.91	9,850	9,737	113		98.8%		Mitsubishi Estate Co., Ltd.
	Nagoya	Hirokoji Place	15,947.29	13,200	13,095	105	105	99.2%	-0.8%	The Dai-ichi Building Co., Ltd.
		Hirokoji Sakae	6,445.08	3,911	3,603	307	196	92.1%	-5.0%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Nagoya Hirokoji	33,377.73	21,610	21,294	316	-577	98.5%	2.7%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Nagoya Misono	5,348.00	3,448	3,448	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
	Kyoto	Shijo Karasuma	9,185.98	6,634	6,301	333		95.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Kyoto Kawaramachi	9,701.04	6,805	6,165	640	186	90.6%	-2.7%	XYMAX PROPERTIES Corporation
	Osaka	Umeda Square	18,673.28	10,369	10,088	281	-53	97.3%	0.5%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Shin-Fujita	45,411.31	28,414	26,447	1,966	-2,550	93.1%	9.0%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
		Sakaisujihonmachi	17,145.59	11,520	11,350	169	169	98.5%	-1.5%	The Dai-ichi Building Co., Ltd.
		Midosuji Daiwa	31,213.27	20,450	20,282	168	168	99.2%	-0.8%	The Dai-ichi Building Co., Ltd.
		Amagasaki Front	24,055.58	15,500	15,351	149		99.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.
	Amagasaki	Lit City	52,653.19	9,965	9,965	0		100.0%		Taisei-Yuraku Real Estate Co.,Ltd.
	Okayama									
	Hiroshima	NHK Hiroshima	35,217.28	9,860	9,860	0		100.0%		Mitsubishi Estate Co., Ltd.
	Fukuoka	Tosei Tenjin	5,588.57	3,995	3,768	226	151	94.3%	-3.8%	The Dai-ichi Building Co., Ltd.
		Tenjin Crstal	10,432.04	5,964	5,680	283	283	95.2%	-4.8%	The Dai-ichi Building Co., Ltd.
		Hinode Tenjin	12,527.07	5,841	5,766	75	75	98.7%	-1.3%	Tokio Marine & Nichido Facilities, Inc.
Tokyo 23 Wards				465,756	460,096	5,659	-1,765	98.8%	0.4%	
Other Areas				365,329	355,454	9,874	-1,600	97.3%	0.4%	
Portfolio				831,085	815,551	15,534	-3,366	98.1%	0.4%	

*Property management companies are the companies to be entrusted PM for the office units by JRE.

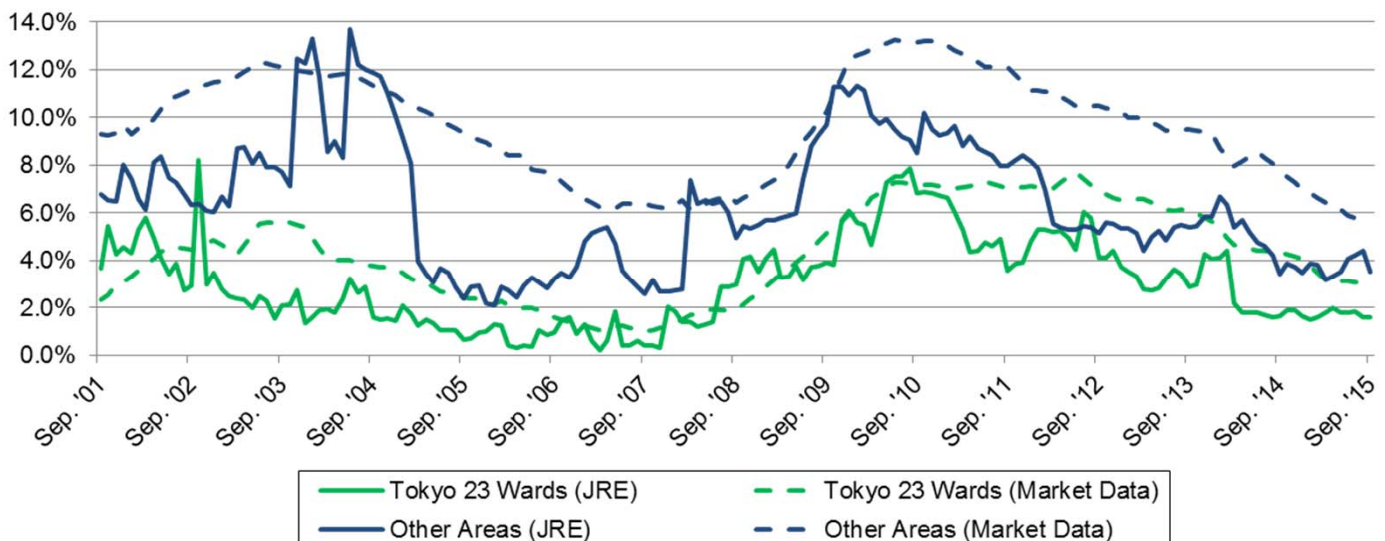
*The positions of Bussan Property Management Co., Ltd. and XYMAX PROPERTIES Corporation until the end of Sep. '15 to be entrusted PM by JRE was taken over by Mitsui & Co. Foresight Ltd. and XYMAX ALPHA Corporation respectively on Oct. 1, 2015 due to their organization change within the groups.

Trend in Vacancy Rate (Comparison with Market Vacancy Rate)

Overall



Tokyo 23 Wards/Other Areas



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

Properties owned by JRE	Leasable Space (㎡)	Property Vacancy Rates	Office Areas*	Vacancy Rates of Areas*
A Building	① 5,000	④ 3.0%	Area A	⑦ 4.0%
B Building	② 3,000	⑤ 6.0%	Area B	⑧ 8.0%
Total / Average	③ 8,000	⑥ 4.1%		⑨ 5.5%

$$⑥ = (① \times ④ + ② \times ⑤) \div ③$$

$$⑨ = (① \times ⑦ + ② \times ⑧) \div ③$$

* Average vacancy rate is calculated by Japan Real Estate Asset Management Co., Ltd. using the data obtained from CBRE K.K.

* The data of CBRE K.K. reflects all office building properties in all of the researched areas until June, 2011 and thereafter to December 2012, office building properties with total floor space of 500 tsubo or larger.

Data from January 2013 and thereafter, applying new area grouping, reflects office building properties with total floor space of 1,000 tsubo or larger and filling New Earthquake Resistance Standard.

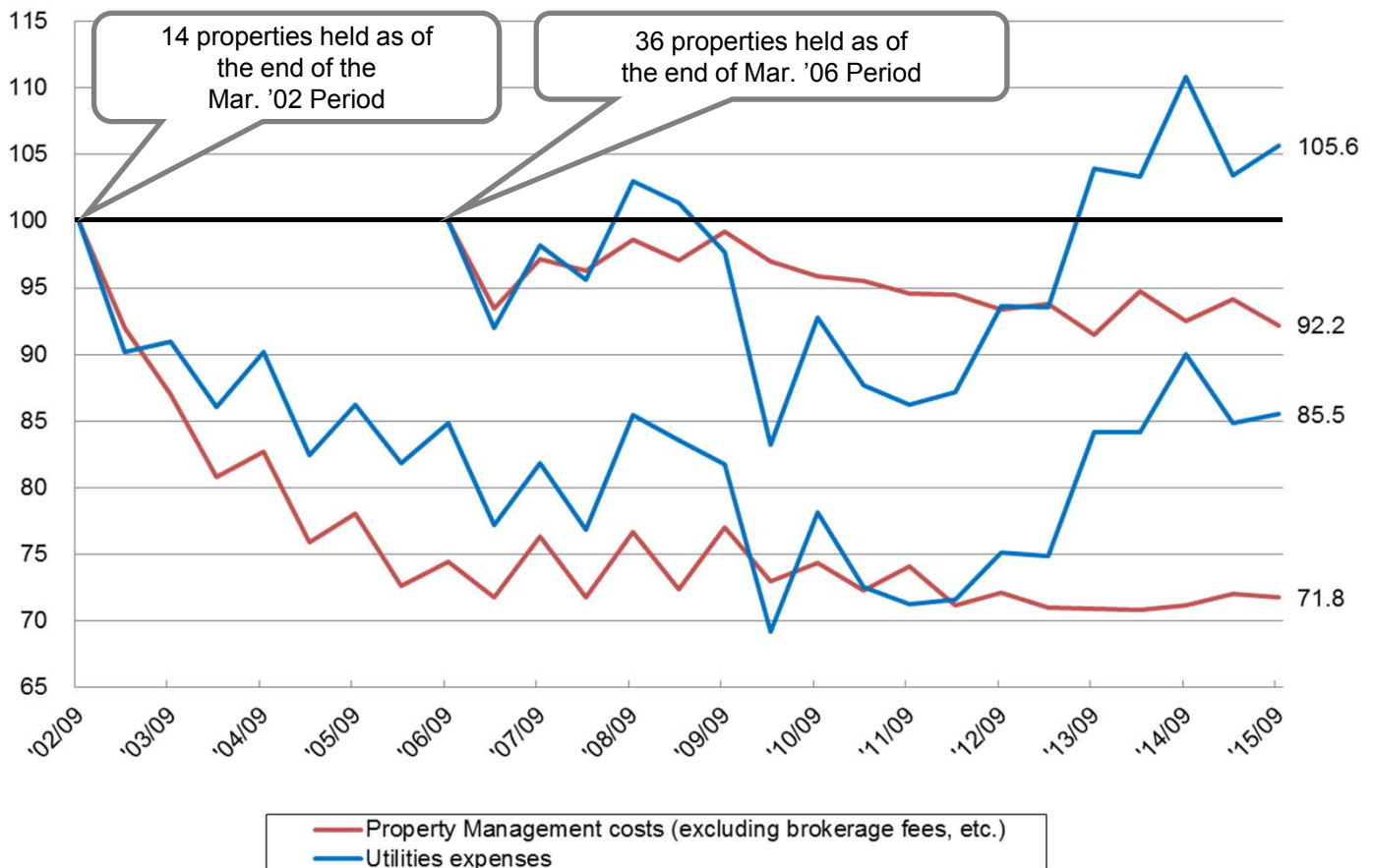
* JRE's properties which are not located in the area reflected in the above CBRE K.K. data are excluded from the average vacancy rate.

Maintaining lower vacancy rate than the market

Trend in Property Management Costs and Utilities Expenses

- Comparison of JRE's portfolio with constantly held shares of ownership in which no increase or decrease (including transfer) of shares has been seen since the ends of Mar. '02 and Mar. '06 Periods.
- The trend sets the property management costs and utilities expenses as of the ends of Mar. '02 and Mar. '06 Periods (the start of each trend) at 100

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



Achieved steady cost reduction by reviewing the management system and renewing facilities

Examples of Efforts taken for each Building to Strengthen Competitiveness

Environmental Measures • Disaster Prevention • Renovation to strengthen Portfolio Competitiveness

- Organize an emergency drill and AED training
- Stock emergency food and portable toilets
- Set up an MCA wireless communication system for emergency purposes at the asset management company and property management companies
- Install a Visual Sensor System for Earthquakes (Kitanomaru Square, Mitsubishi UFJ Trust, Harumi Front, Akasaka Park, Shibuya Cross Tower and MM Park)
- Adopt LED lighting in common areas (Mitsubishi UFJ Trust, Ginza 1Chome East)
- Renovation of common areas (Kawasaki Isago)
- Set emergency goods in elevators (Queen's, MM Park)
- Renovation of common area and Install a smoking area (Sanno Grand)
- Install handrails for emergency staircase (Hinode Tenjin)

(Ex.) Queen's • MM Park



Set emergency goods to prevent from being trapped in an elevator when an earthquake occurs.

(Ex.) Sanno Grand



Renovation work of common area to install a refresh area and a smoking area to improve tenants' satisfaction.

(Ex.) Mitsubishi UFJ Trust



Adopt LED lighting in common areas for energy saving.

Install water saving devices for toilets

- Installment of water saving devices that can measure water consumption etc., which enabled to monitor usage status of toilets.
- Condition setting according to usage status led to more efficient operation
- The device can monitor consumption degree which led to enable efficient operation in terms of facility maintenance
- Not only water saving monitoring, but also electric power saving and reduction in CO2 emission can be expected as the device enable to lower the operating rate of lift pump (Reduction effect in operation cost was ¥ 6 million/year for the Kitanomaru Square)



(Source: Website of manufacturer)

JRE will continue to make efforts for maintaining and improving competitiveness in the market over the mid- to long- term

DBJ Green Building Certification

Obtained the “five stars” rank

Harumi Front

Obtained 『five stars』 for the first time on a property owned by J-REIT (previously “Platinum” rank)

Main classification reasons

- Adopts LED lighting and a light control systems that utilizes daylight in the common areas
- Possesses excellent environmental function due to rich greening in exterior and rooftops/walls
- Ensures an emergency standby power supply that can operate for many hours
- Possesses highly effective disaster-prevention features such as the installment of regional disaster- prevention warehouse and the adoption of an earthquake-control method
- Installs toilets that adopt a universal design

Shinjuku East

Main classification reasons

- Environmental awareness through the introduction of LED lightning and light control systems in the common areas, BEMS, and the reuse system of rainwater and reclaimed water.
- Disaster countermeasures such as an emergency standby power supply that can operate for 72 hours and emergency food and water storage.
- Countermeasures to heat islands through the greening of about 40% of 1.5 ha of exterior area, contributing to local communities



Buildings that attained the “four stars” rank (previously “Gold” rank)

MM Park

Osaki Front Tower

Harumi Center

Contribute to Society

- Holds the summer festival in collaboration with the city assembly, the area management association and the tenants (shops) etc. at the square in front of the building (Shiodome)
- Sponsors concerts, art exhibitions and held free lunchtime concerts (Tokyo Opera City)
- Sponsors “the Meguro River Side Illumination” (Osaki Front Tower)



『HAMASITE Summer Festival』 (Shiodome)

Aim for environmentally and socially conscious and sustainable growth

Past Record of Capital Expenditure and Repairing Expenses for Renovation Work and Future Plan

JRE's Renovation Work

- Prepared mid- 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 appropriate 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 (Actual)

(In millions of yen)

	Mar. '02 Period	Sep. '02 Period	Mar. '03 Period	Sep. '03 Period	Mar. '04 Period	Sep. '04 Period	Mar. '05 Period	Sep. '05 Period	Mar. '06 Period	Sep. '06 Period
Construction costs	794	453	933	841	1,585	1,161	1,178	1,025	1,728	1,654
Repairing expenses (reported as expense)	321	152	323	289	365	363	471	474	528	513
Capital expenditure (capitalized as asset)	472	301	609	552	1,219	797	706	550	1,200	1,141
Depreciation	1,100	1,194	1,310	1,393	1,498	1,657	1,641	2,017	2,359	2,682
Total assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163
Property-related revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169

	Mar. '07 Period	Sep. '07 Period	Mar. '08 Period	Sep. '08 Period	Mar. '09 Period	Sep. '09 Period	Mar. '10 Period	Sep. '10 Period	Mar. '11 Period	Sep. '11 Period
Construction costs	2,857	1,520	2,760	1,138	1,721	2,309	2,074	1,563	2,315	1,328
Repairing expenses (reported as expense)	916	580	991	511	676	1,119	756	790	833	585
Capital expenditure (capitalized as asset)	1,940	939	1,769	627	1,044	1,190	1,318	773	1,481	743
Depreciation	2,717	2,835	3,068	3,560	3,788	3,801	3,945	4,218	4,286	4,433
Total assets	443,973	449,643	527,537	542,920	565,022	564,528	637,326	634,974	646,847	643,949
Property-related revenues	16,500	17,132	17,807	19,805	20,716	20,795	20,758	22,112	22,135	22,283

	Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period
Construction costs	2,493	2,227	2,741	2,411	3,320	2,472	4,216	2,021
Repairing expenses (reported as expense)	700	764	886	866	887	733	983	881
Capital expenditure (capitalized as asset)	1,792	1,463	1,854	1,545	2,433	1,738	3,233	1,140
Depreciation	4,690	4,908	5,208	5,507	5,649	5,883	6,009	6,332
Total assets	703,085	724,851	765,628	775,066	817,130	813,931	852,679	899,938
Property-related revenues	24,059	24,222	25,357	26,206	26,582	27,760	28,314	29,980

*Property-related revenues do not include gain on sale of properties, dividends earned on preferred capital contributions, gain on the transfer of development rights of floor area nor compensation for property transfer.

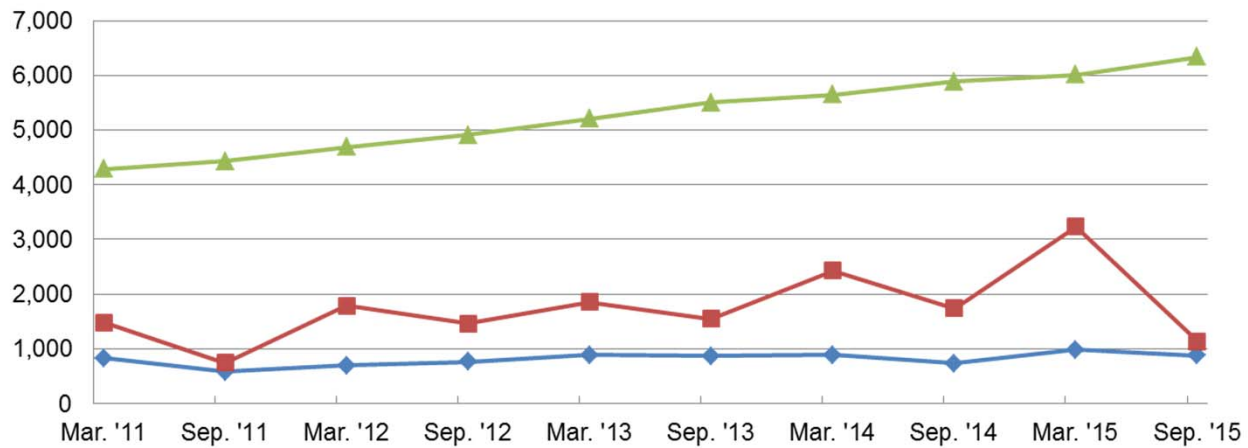
5-year Plan for Capital Expenditure and Depreciation (Forecast)

(In 100 millions of yen)

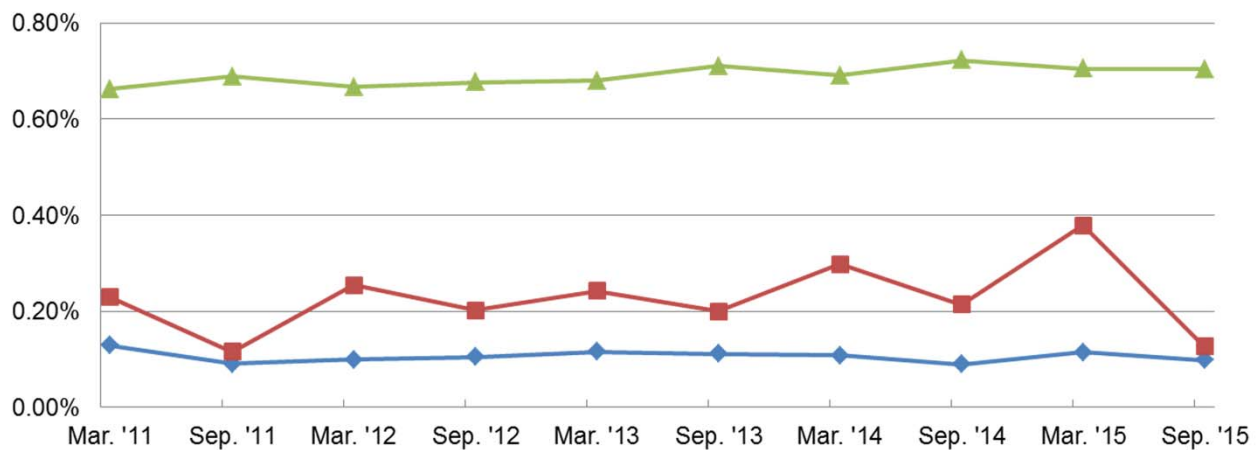
	Apr. '15-Mar. '16	Apr. '16-Mar. '17	Apr. '17-Mar. '18	Apr. '18-Mar. '19	Apr. '19-Mar. '20	Total
Capital expenditure (capitalized as asset)	40	51	51	51	41	234
Depreciation	128	130	128	126	125	637

Repair work expenses, capital expenditure, depreciation (Actual)

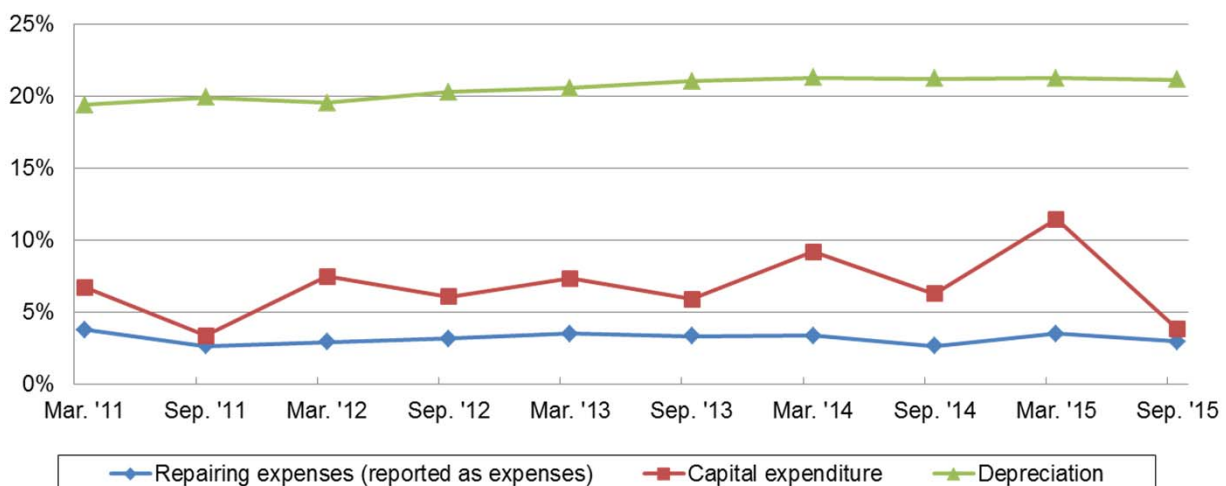
(In millions of yen)



Ratio of repair work expenses, capital expenditure, depreciation in total assets



Ratio of repair work expenses, capital expenditure, depreciation in property-related revenues



— Repairing expenses (reported as expenses) — Capital expenditure — Depreciation

Details of Appraisal Values at the End of Sep. '15 Period

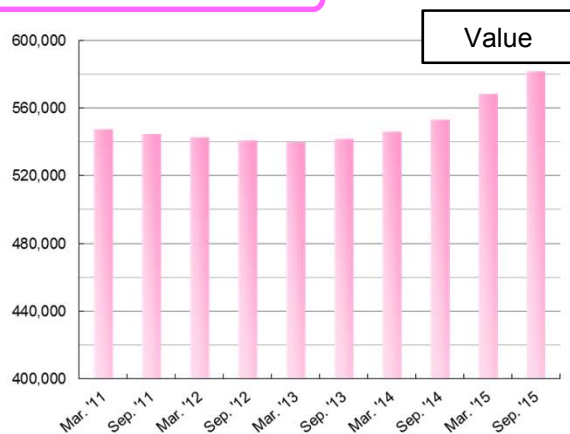
(In millions of yen)

Name	Acquisition Price	Appraisal Value as of the End of Period																	
		Mar. '15 Period					Sep. '15 Period					Change							
		Appraisal Value	DC		DCF		Appraisal Value	DC		DCF		Appraisal Value	Change in Value	DC		DCF			
			Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate		Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate			Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate		
Genki Medical Plaza	5,000	6,770	4.90%	336	4.50%	5.20%	6,890	4.80%	336	4.40%	5.10%	120	1.8%	-0.10%	-0.1%	-0.10%	-0.10%		
Kitanomaru Square	81,555	78,300	3.60%	2,894	3.40%	3.80%	78,300	3.60%	2,888	3.40%	3.80%	0	0.0%	0.00%	-0.2%	0.00%	0.00%		
MD Kanda	9,520	7,800	4.00%	323	3.80%	4.20%	7,940	3.90%	321	3.70%	4.10%	140	1.8%	-0.10%	-0.7%	-0.10%	-0.10%		
Kandabashi Park	4,810	4,230	4.10%	178	3.90%	4.30%	4,320	4.00%	177	3.80%	4.20%	90	2.1%	-0.10%	-0.5%	-0.10%	-0.10%		
Otemachi FCN	15,462	17,800	3.40%	629	3.10%	3.50%	17,800	3.30%	610	3.00%	3.40%	0	0.0%	-0.10%	-3.0%	-0.10%	-0.10%		
Nibancho Garden	14,700	17,400	4.30%	766	4.10%	4.50%	17,400	4.20%	750	4.00%	4.40%	0	0.0%	-0.10%	-2.1%	-0.10%	-0.10%		
Mitsubishi UFJ Trust	44,700	46,100	3.30%	1,542	3.00%	3.40%	47,700	3.20%	1,545	2.90%	3.30%	1,600	3.5%	-0.10%	0.2%	-0.10%	-0.10%		
Burex Kojimachi	7,000	6,370	3.90%	252	3.70%	4.10%	6,430	3.80%	250	3.60%	4.00%	60	0.9%	-0.10%	-0.8%	-0.10%	-0.10%		
Sanno Grand	20,900	30,600	4.00%	1,248	3.70%	4.10%	31,500	3.90%	1,250	3.60%	4.00%	900	2.9%	-0.10%	0.1%	-0.10%	-0.10%		
Yurakucho Denki	7,200	7,600	4.00%	312	3.80%	4.20%	7,800	3.90%	312	3.70%	4.10%	200	2.6%	-0.10%	0.1%	-0.10%	-0.10%		
Kodenmachi	3,173	2,810	4.50%	132	4.30%	4.70%	2,760	4.40%	126	4.20%	4.60%	-50	-1.8%	-0.10%	-4.6%	-0.10%	-0.10%		
Kyodo (Kayabacho 2Chome)	4,410	4,830	4.10%	203	3.90%	4.30%	4,780	4.00%	196	3.80%	4.20%	-50	-1.0%	-0.10%	-3.7%	-0.10%	-0.10%		
Burex Kyobashi	5,250	6,730	3.80%	260	3.60%	4.00%	7,300	3.70%	275	3.50%	3.90%	570	8.5%	-0.10%	5.8%	-0.10%	-0.10%		
Ginza 1Chome East	6,459	6,660	4.00%	275	3.80%	4.20%	6,800	3.90%	275	3.70%	4.10%	140	2.1%	-0.10%	0.0%	-0.10%	-0.10%		
Ginza Sanwa	16,830	16,500	3.50%	599	3.40%	3.60%	16,800	3.40%	590	3.30%	3.50%	300	1.8%	-0.10%	-1.5%	-0.10%	-0.10%		
Ryoshin Ginza EM	7,999	5,510	4.00%	229	3.80%	4.20%	5,700	3.90%	231	3.70%	4.10%	190	3.4%	-0.10%	1.0%	-0.10%	-0.10%		
Harumi Front	31,300	39,000	4.40%	1,711	4.10%	4.70%	38,700	4.40%	1,702	4.10%	4.70%	-300	-0.8%	0.00%	-0.5%	0.00%	0.00%		
Harumi Center	26,800	20,100	4.40%	917	4.20%	4.60%	20,500	4.30%	917	4.10%	4.50%	400	2.0%	-0.10%	0.1%	-0.10%	-0.10%		
Akasaka Park	60,800	67,100	3.80%	2,619	3.60%	4.00%	69,200	3.70%	2,635	3.50%	3.90%	2,100	3.1%	-0.10%	0.6%	-0.10%	-0.10%		
Aoyama Crystal	7,680	7,340	3.90%	295	3.70%	4.10%	7,670	3.80%	300	3.60%	4.00%	330	4.5%	-0.10%	1.7%	-0.10%	-0.10%		
Clover Shiba-koen	4,500	4,600	4.20%	196	3.90%	4.30%	4,600	4.20%	195	3.90%	4.30%	0	0.0%	0.00%	-0.1%	0.00%	0.00%		
Shiodome (existing units)	75,850	81,600	3.70%	3,114	3.50%	3.90%	83,644	3.60%	3,116	3.40%	3.80%	2,044	2.5%	-0.10%	0.1%	-0.10%	-0.10%		
Shiba 2Chome Daimon	4,859	6,060	4.50%	284	4.30%	4.70%	6,100	4.40%	280	4.20%	4.60%	40	0.7%	-0.10%	-1.6%	-0.10%	-0.10%		
Cosmo Kanasugibashi	2,808	2,870	4.50%	132	4.30%	4.70%	2,910	4.40%	131	4.20%	4.60%	40	1.4%	-0.10%	-0.9%	-0.10%	-0.10%		
Shinjuku East	23,100	24,500	4.30%	1,063	3.90%	4.40%	25,200	4.20%	1,064	3.80%	4.30%	700	2.9%	-0.10%	0.0%	-0.10%	-0.10%		
Shinwa	7,830	5,930	4.20%	257	4.00%	4.40%	6,360	4.10%	269	3.90%	4.30%	430	7.3%	-0.10%	4.6%	-0.10%	-0.10%		
Tokyo Opera City	31,776	29,900	4.20%	1,349	4.00%	4.40%	30,400	4.10%	1,337	3.90%	4.30%	500	1.7%	-0.10%	-0.8%	-0.10%	-0.10%		
TIX UENO	22,000	24,700	4.10%	1,032	3.90%	4.30%	25,300	4.00%	1,033	3.80%	4.20%	600	2.4%	-0.10%	0.0%	-0.10%	-0.10%		
Higashi-Gotanda 1Chome	5,500	5,790	4.20%	246	3.90%	4.30%	5,770	4.20%	245	3.90%	4.30%	-20	-0.3%	0.00%	-0.3%	0.00%	0.00%		
Osaki Front Tower	12,300	16,200	4.40%	913	4.20%	4.60%	16,300	4.40%	941	4.20%	4.60%	100	0.6%	0.00%	3.1%	0.00%	0.00%		
Omori-Eki Higashiguchi	5,123	5,240	4.90%	270	4.70%	5.10%	5,360	4.80%	270	4.60%	5.00%	120	2.3%	-0.10%	0.1%	-0.10%	-0.10%		
Nippon Brunswick (Land with leasehold interest)	5,500	5,490	-	180	3.30%	-	5,490	-	180	3.35%	-	0	0.0%	-	0.0%	0.05%	-		
Yoyogi 1Chome	8,700	10,400	4.00%	426	3.80%	4.20%	10,700	3.90%	427	3.70%	4.10%	300	2.9%	-0.10%	0.1%	-0.10%	-0.10%		
da Vinci Harajuku	4,885	6,570	4.20%	277	3.90%	4.30%	6,720	4.10%	276	3.80%	4.20%	150	2.3%	-0.10%	-0.2%	-0.10%	-0.10%		
Jingumae MS	12,200	10,100	3.80%	393	3.60%	4.00%	10,000	3.70%	381	3.50%	3.90%	-100	-1.0%	-0.10%	-3.1%	-0.10%	-0.10%		
Shibuya Cross Tower	34,600	45,700	3.70%	1,739	3.50%	3.90%	48,700	3.60%	1,808	3.40%	3.80%	3,000	6.6%	-0.10%	3.9%	-0.10%	-0.10%		
Ebisu Neonato	14,612	15,100	3.90%	615	3.70%	4.10%	15,100	3.90%	614	3.70%	4.10%	0	0.0%	0.00%	-0.2%	0.00%	0.00%		
Harmony Tower	11,120	13,200	4.30%	593	4.10%	4.50%	13,600	4.20%	594	4.00%	4.40%	400	3.0%	-0.10%	0.3%	-0.10%	-0.10%		
Otsuka Higashi-Ikebukuro	3,541	4,120	5.30%	218	5.00%	5.40%	4,150	5.20%	216	4.90%	5.30%	30	0.7%	-0.10%	-1.1%	-0.10%	-0.10%		
Ikebukuro 2Chome	1,728	1,630	4.90%	81	4.70%	5.10%	1,650	4.80%	80	4.60%	5.00%	20	1.2%	-0.10%	-1.0%	-0.10%	-0.10%		
Ikebukuro YS	4,500	4,240	4.70%	205	4.50%	4.90%	4,310	4.60%	204	4.40%	4.80%	70	1.7%	-0.10%	-0.6%	-0.10%	-0.10%		
Hachioji First	5,679	4,600	5.10%	245	4.90%	5.30%	4,720	5.00%	246	4.80%	5.20%	120	2.6%	-0.10%	0.3%	-0.10%	-0.10%		
Saitama Urawa	2,574	2,180	5.40%	122	5.20%	5.60%	2,290	5.20%	123	5.00%	5.40%	110	5.0%	-0.20%	0.8%	-0.20%	-0.20%		
MM Park	37,400	36,900	4.60%	1,719	4.40%	4.80%	37,900	4.50%	1,728	4.30%	4.70%	1,000	2.7%	-0.10%	0.5%	-0.10%	-0.10%		
Queen's	17,200	18,100	4.80%	878	4.50%	5.10%	18,500	4.60%	862	4.30%	4.90%	400	2.2%	-0.20%	-1.9%	-0.20%	-0.20%		
Kawasaki Isago	3,375	2,470	5.20%	132	5.00%	5.40%	2,530	5.10%	132	4.90%	5.30%	60	2.4%	-0.10%	-0.2%	-0.10%	-0.10%		
Musashi Kosugi STM	4,000	3,990	5.10%	205	4.90%	5.30%	4,050	5.00%	204	4.80%	5.20%	60	1.5%	-0.10%	-0.4%	-0.10%	-0.10%		
8-3 Square Kita	7,100	7,010	5.30%	376	5.20%	5.50%	7,340	5.20%	383	5.00%	5.40%	330	4.7%	-0.10%	1.8%	-0.20%	-0.10%		
Jozenji Park	1,000	935	6.00%	57	5.90%	6.20%	956	5.90%	58	5.80%	6.10%	21	2.2%	-0.10%	0.5%	-0.10%	-0.10%		
Higashi Nibancho	9,950	12,900	5.40%	654	5.20%	5.60%	13,200	5.30%	656	5.10%	5.50%	300	2.3%	-0.10%	0.2%	-0.10%	-0.10%		
Sendai Honma	3,174	2,270	5.70%	136	5.50%	5.90%	2,300	5.60%	135	5.40%	5.80%	30	1.3%	-0.10%	-0.3%	-0.10%	-0.10%		
Kanazawa Park	4,580	4,400	6.20%	280	6.00%	6.40%	4,540	6.10%	283	5.90%	6.30%	140	3.2%	-0.10%	1.1%	-0.10%	-0.10%		
Nishiki Park	5,800	4,610	5.30%	253	5.10%	5.50%	4,700	5.20%	253	5.00%	5.40%	90	2.0%	-0.10%	0.0%	-0.10%	-0.10%		
Hirokoji Place	8,567	9,670	5.00%	488	4.80%	5.20%	9,970	4.80%	484	4.60%	5.00%	300	3.1%	-0.20%	-0.9%	-0.20%	-0.20%		
Hirokoji Sakae	1,680	1,570	5.10%	81	4.90%	5.30%	1,620	5.00%	82	4.80%	5.20%	50	3.2%	-0.10%	1.3%	-0.10%	-0.10%		
Nagoya Hirokoji	14,533	12,100	5.00%	620	4.80%	5.20%	12,400	4.90%	619	4.70%	5.10%	300	2.5%	-0.10%	-0.2%	-0.10%	-0.10%		
Nagoya Misono	1,865	1,150	5.40%	63	5.20%	5.60%	1,210	5.30%	65	5.10%	5.50%	60	5.2%	-0.10%	2.9%	-0.10%	-0.10%		
Shijo Karasuma	4,400	4,620	5.50%	257	5.30%	5.70%	4,820	5.30%	258	5.10%	5.50%	200	4.3%	-0.20%	0.2%	-0.20%	-0.20%		
Kyoto Kawaramachi	2,650	1,800	5.80%	108	5.70%	6.00%	1,860	5.70%	110	5.60%	5.90%	60	3.3%	-0.10%	1.8%	-0.10%	-0.10%		
Shin-Fujita	24,000	17,200	4.70%	840	4.50%	4.90%	17,600	4.60%	843	4.40%	4.80%	400	2.3%	-0.10%	0.4%	-0.10%	-0.10%		
Sakaisujihonmachi	4,164	3,180	5.10%	171	4.90%	5.30%	3,180	5.00%	169	4.80%	5.20%	0	0.0%	-0.10%	-1.7%	-0.10%	-0.10%		
Mdosuji Daiwa	14,314	13,200	4.50%	606	4.30%	4.70%	13,500	4.40%	605	4.20%	4.60%	300	2.3%	-0.10%	-0.2%	-0.10%	-0.10%		
Amagasaki Front	9,300	9,400	5.90%	560	5.70%	6.10%	9,510	5.80%	557										

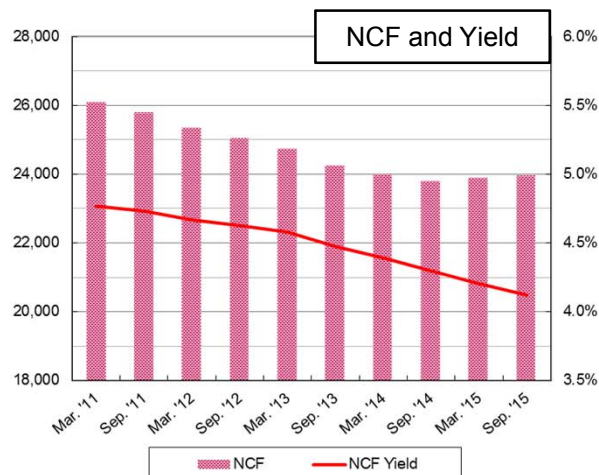
Historical Appraisal Values and NCF

51 properties of in JRE's portfolio with constantly held ownership without increase or decrease of share between the end of Mar. '11 Period and the end of Sep. '15 Period.

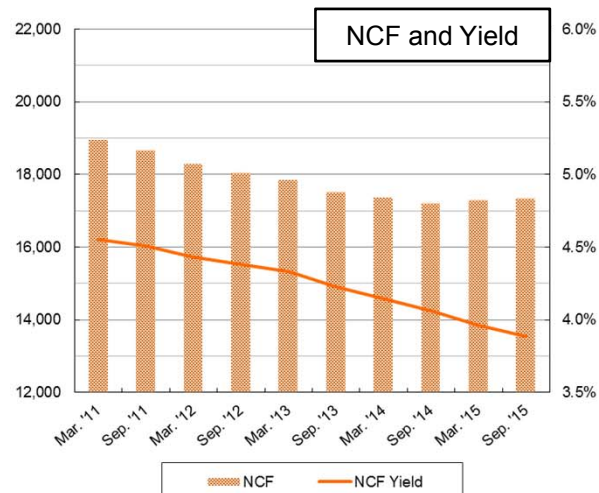
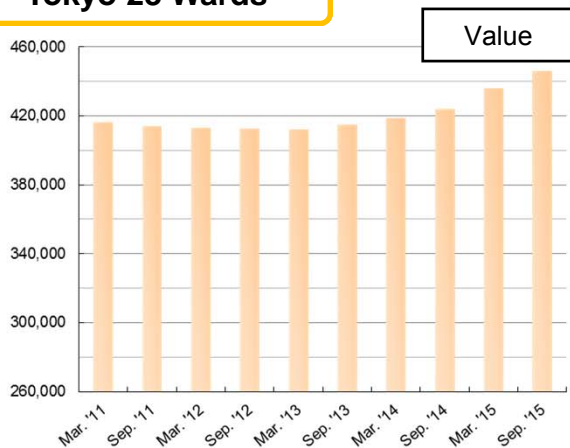
Overall



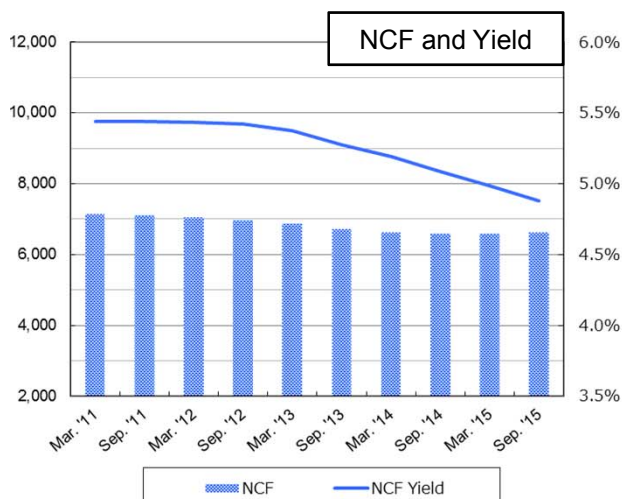
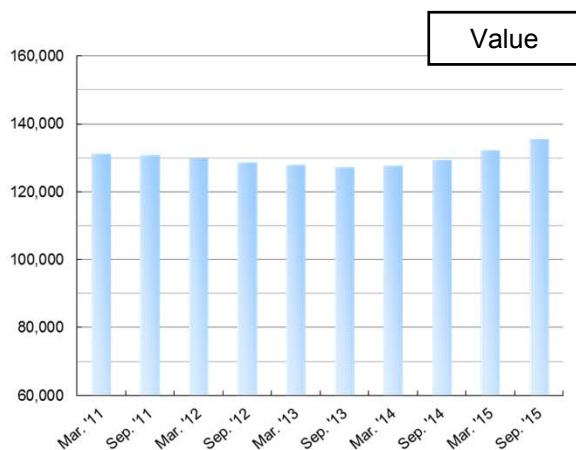
(Value and NCF : In millions of yen)



Tokyo 23 Wards



Other Areas



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: annualized NCF / Value

Portfolio Classification by Area and Floor Space

Floor Size by Area, Property and PM Companies

Blue Italic shows the property acquired in Sep. '15 Period										Red Italic shows the transferred properties										(As of September 30, 2015)	
Area Tsubo per Standard floor (Tsubo≒3.3㎡)	Area												Total Number of Buildings Total Acquisition Price (¥mm) (%)								
	Tokyo 23 Wards				Other Areas																
	3 Central Wards		Other Areas		Tokyo Metropolitan Area (excl. 23 Wards)		Osaka / Kyoto / Kobe		Nagoya		Other										
450 -	Nibancho Garden	1,117	Shinjuku East	1,789	MM Park	828					Kanazawa Park	625	18								
	Shiodome	1,059	Tokyo Opera City	653	Musashi Kosugi STM	619					Lit City	550	524,125								
	Otemachi FCN	709			Queen's	476					Amagasaki Front	517	(56.8%)								
	Harumi Front	693									Higashi Nibancho	468									
	Sanno Grand	666																			
	Harumi Center	648																			
	Akasaka Park	617																			
	Kitanomaru Square	568																			
Mitsubishi UFJ Trust	537																				
300 - 450	Property E		Harmony Tower	413	Hachioji First	335	Shin-Fujita	440	Hirokoji Place	421	8-3 Square Kita	373	15								
	Yurakucho Denki	398	Ebisu Neonato	373			Mdosuji Daiwa	341	Nagoya Hirokoji	333	AER	302	202,294								
	Shiba 2Chome	352	Osaki Front Tower	368							NHK Hiroshima	301	(21.9%)								
	Daimon		TX UENO	329																	
			Shibuya Cross Tower	313																	
200 - 300	Kandabashi Park	212	Property H		Property B		Sakaisujihonmachi	284	Nishiki Park	209	Hinode Tenjin	252	12								
			Otsuka Higashi-kebukuro	273			Shjo Karasuma	264					60,675								
			kebukuro YS	251			Kyoto	223					(6.6%)								
			Yoyogi 1Chome	230			Kawaramachi														
			Shinwa	227																	
			Omori-Eki	218																	
			Higashiguchi																		
		Higashi-Gotanda 1Chome	201																		
150 - 200	Ginza Sanwa	198	Property A		Kawasaki Isago	197	Umeda Square	185	Nagoya Misono	157	Jozenji Park	191	16								
	MD Kanda	198			Saitama Urawa	189					Sendai Honma	179	90,510								
	Genki Medical Plaza	183									Property C		(9.8%)								
	Kyodo (Kayabacho 2Chome)	181									Tosei Tenjin	167									
	Burex Kyobashi	176																			
	Ryoshin Ginza EM	173																			
	Ginza 1Chome	160																			
	Cosmo	160																			
	Kanasugibashi																				
Kodenmachi	150																				
100 - 150	Burex Kojimachi	132	Jingumae MS	146			Property F		Hirokoji Sakae	144	Property D		6								
	Aoyama Crystal	117	da Vinci Harajuku	117							Tenjin Crystal	112	38,445								
			Property G										(4.2%)								
- 100	Clover Shiba-koen	98	kebukuro 2Chome	74									2								
													6,228								
													(0.7%)								
Total Number of Buildings	24	16	6	6	5	12	69														
Total Acquisition Price (¥mm)	479,666	203,515	70,228	65,051	32,445	71,371	922,278														
(%)	(52.0%)	(22.1%)	(7.6%)	(7.1%)	(3.5%)	(7.7%)	(100.0%)														
Number of PM Companies	9	7	3	3	3	5	12														

- Balanced portfolio of properties, mostly large scale and competitive properties.
- The ratio of properties with standard floor area of 200 tsubo is approximately 85% on an acquisition price basis.
- JRE keeps property management agreements with several property management companies in each area with a view to assure fair competition among them and accumulate know-how through them.

Portfolio Classification by Building Age and Location

Building Age and Walking Time from the Nearest Station

shows properties conveniently located where multiple lines are available in Tokyo 23 Wards.

Blue Italic shows the property acquired in Sep. '15 Period

Red Italic shows the transferred properties

(As of September 30, 2015)

Time Building Age	Area								Total Number of Buildings
	Tokyo 23 Wards				Other Areas				Total Acquisition Price (¥mm)
	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	(%)
- 10 years	Otemachi FCN Shinjuku East Kitanomaru Square	TIX UENO Ginza 1Chome <i>Shiodome</i> Clover Shiba-koen	Harumi Front Harumi Center		Shijo Karasuma Higashi Nibancho MM Park 8・3 Square Kita	Amagasaki Front			14 365,277 (39.6%)
10 - 20 years	Burex Kojimachi Mitsubishi UFJ Trust MD Kanda Harmony Tower Tokyo Opera City	Osaki Front Tower Higashi-Gotanda 1Chome Nibancho Garden Yoyogi 1Chome Burex Kyobashi Ryoshin Ginza EM Jingumae MS			Lit City Queen's Hachioji First	Hirokoji Place <i>AER</i>			17 225,502 (24.5%)
20 - 30 years	Ebisu Neonato Kodenmacho Kyodo (Kayabacho 2Chome) <i>Property G</i> Omori-Eki Higashiguchi	Kandabashi Park Akasaka Park Otsuka Higashi-Ikebukuro	Cosmo Kanasugibashi <i>Property A</i> Ikebukuro 2Chome Ikebukuro YS Shinwa da Vinci Harajuku		Nishiki Park NHK Hiroshima Sakaisujihonmachi Sendai Honma Midosuji Daiwa Musashi Kosugi STM	<i>Umeda Square</i> Shin-Fujita Tenjin Crystal Jozenji Park Kanazawa Park Nagoya Misono Kawasaki Isago Saitama Urawa Hirokoji Sakae Hinode Tenjin Nagoya Hirokoji	Tosei Tenjin <i>Property F</i>	<i>Property B</i> <i>Property D</i>	30 231,779 (25.1%)
30 years -	Genki Medical Plaza Ginza Sanwa Yurakucho Denki <i>Property E</i> Sanno Grand	Shiba 2Chome Daimon Aoyama Crystal Shibuya Cross Tower <i>Property H</i>				Kyoto Kawaramachi		<i>Property C</i>	8 99,719 (10.8%)
Total Number of Buildings	16	17	7	0	13	15	1	0	69
Total Acquisition Price (¥mm)	301,483	301,848	79,851	0	120,601	116,944	1,550	0	922,278
(%)	(32.7%)	(32.7%)	(8.7%)	(0.0%)	(13.1%)	(12.7%)	(0.2%)	(0.0%)	(100.0%)

- Properties aged 10 years or less account for approx. 40% of the total properties on an acquisition price basis.
- The ratio of properties located within a five-minute walk from the nearest station is approx. 91% of the total properties on an acquisition price basis.

PML Values

Tokyo 23 Wards

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	1998/02	5.0%
		Kandabashi Park	1993/07	5.0%
		Otemachi FCN	2012/10	0.9%
		Nibancho Garden	2004/04	2.1%
		Mitsubishi UFJ Trust	2003/02	1.4%
		Burex Kojimachi	2005/01	4.1%
		Sanno Grand	1966/09	3.6%
		Yurakucho Denki	1975/09	3.7%
	Chuo	Kodenmacho	1991/11	3.3%
		Kyodo (Kayabacho 2Chome)	1991/04	3.6%
		Burex Kyobashi	2002/02	4.7%
		Ginza 1Chome East	2008/05	2.1%
		Ginza Sanwa	1982/10	3.7%
		Ryoshin Ginza EM	1998/10	2.8%
		Harumi Front	2012/02	2.0%
		Harumi Center	2006/11	3.5%
	Minato	Akasaka Park	1993/07	1.4%
		Aoyama Crystal	1982/12	5.4%
		Clover Shiba-koen	2006/02	4.6%
		Shiodome	2007/12	1.4%
		Shiba 2Chome Daimon	1984/03	3.0%
		Cosmo Kanasugibashi	1992/03	7.3%
	Shinjuku	Shinjuku East	2012/03	1.2%
		Shinwa	1989/11	7.0%
		Tokyo Opera City	1996/07	2.0%
	Taito	TIXTOWER UENO	2010/07	2.0%
	Shinagawa	Higashi-Gotanda 1Chome	2004/07	2.6%
		Osaki Front Tower	2005/06	3.4%
	Ota	Omori-Eki Higashiguchi	1989/07	2.8%
	Shibuya	Yoyogi 1Chome	2003/10	2.2%
		da Vinci Harajuku	1987/12	9.6%
		Jingumae MS	1998/03	3.3%
		Shibuya Cross Tower	1976/04	2.2%
		Ebisu Neonato	1994/10	2.4%
Nakano	Harmony Tower	1997/03	2.0%	
Toshima	Otsuka Higashi-Ikebukuro	1987/11	6.1%	
	Ikebukuro 2Chome	1990/05	3.4%	
	Ikebukuro YS	1989/12	5.7%	

Other Areas

Area		Name	Completion Date	PML Value
Other Areas	Hachioji	Hachioji First	1996/07	3.9%
	Saitama	Saitama Urawa	1990/03	7.2%
	Yokohama	MM Park	2007/12	4.0%
		Queen's	1997/06	3.3%
	Kawasaki	Kawasaki Isago	1990/12	4.1%
		Musashi Kosugi STM	1990/10	3.8%
	Sapporo	8・3 Square Kita	2006/12	1.6%
	Sendai	Jozenji Park	1993/01	3.3%
		Higashi Nibancho Square	2008/07	1.8%
		Sendai Honma	1991/11	2.2%
		AER	1998/03	1.3%
	Kanazawa	Kanazawa Park	1991/10	4.8%
	Nagoya	Nishiki Park	1995/08	2.4%
		Hirokoji Place	2004/12	3.1%
		Hirokoji Sakae	1987/09	5.2%
		Nagoya Hirokoji	1987/05	2.4%
		Nagoya Misono	1991/09	4.1%
	Kyoto	Shijo Karasuma	2010/01	11.7%
		Kyoto Kawaramachi	1982/11	12.1%
	Osaka	Umeda Square	1995/07	7.4%
		Shin-Fujita	1995/04	4.0%
		Sakaisujihonmachi	1992/10	7.4%
		Midosuji Daiwa	1991/09	6.9%
	Amagasaki	Amagasaki Front	2008/10	5.3%
	Okayama	Lit City	2005/06	0.6%
	Hiroshima	NHK Hiroshima	1994/08	1.1%
	Fukuoka	Tosei Tenjin	1992/03	4.3%
		Tenjin Crystal	1993/08	3.1%
		Hinode Tenjin	1987/08	4.2%

* Completion date is the data of construction.

Portfolio PML

1.8%

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).

Key Properties of JRE

(As of September 30, 2015)

Kitanomaru Square
(Chiyoda-ku, Tokyo)



- Acquisition Date February 24, 2006
- Acquisition Price ¥81,555 million
- Area Land: 5,821.03 m²
Building: 57,279.20 m²
- Completion Date January 2006

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



- Acquisition Date March 28, 2007
- Acquisition Price ¥44,700 million
- Area Land: 8,100.39 m²
Building: 108,171.67 m²
(Ownership: 19.38402%)
- Completion Date February 2003

Harumi Front
(Chuo-ku, Tokyo)



- Acquisition Date January 7, 2013
- Acquisition Price ¥31,300 million
- Area Land: 7,250.15 m²
Building: 45,458.90 m²
- Completion Date February 2012

Tokyo Opera City Building
(Shinjuku-ku, Tokyo)



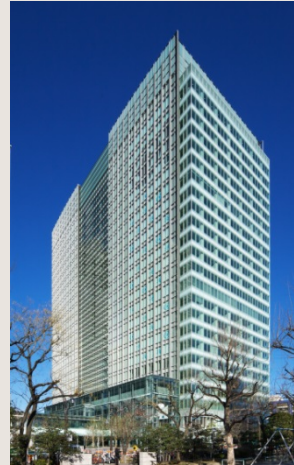
- Acquisition Date September 13, 2005/March 24, 2010
- Acquisition Price ¥31,776 million
- Area Land: 18,236.94 m²
Building: 232,996.81 m²
(Ownership: 31.325%)
- Completion Date July 1996

**Akasaka Park Building
(Minato-ku, Tokyo)**



- Acquisition Date November 15, 2011
- Acquisition Price ¥60,800 million
- Area Land: 14,198.20 m²
Building: 97,489.16m²
- Completion Date July 1993

**Shiodome Building
(Minato-ku, Tokyo)**



- Acquisition Date December 19, 2008/January 15,2010
/May 1, 2015
- Acquisition Price ¥85,950 million
- Area Land: 12,054.22 m²
Building: 115,930.83 m²
(Quasi-co-ownership: 45%
of the trust beneficiary right)
- Completion Date December 2007

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



- Acquisition Date November 30, 2001
- Acquisition Price ¥34,600 million
- Area Land: 5,153.45 m²
Building: 61,862.33 m²
- Completion Date April 1976

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

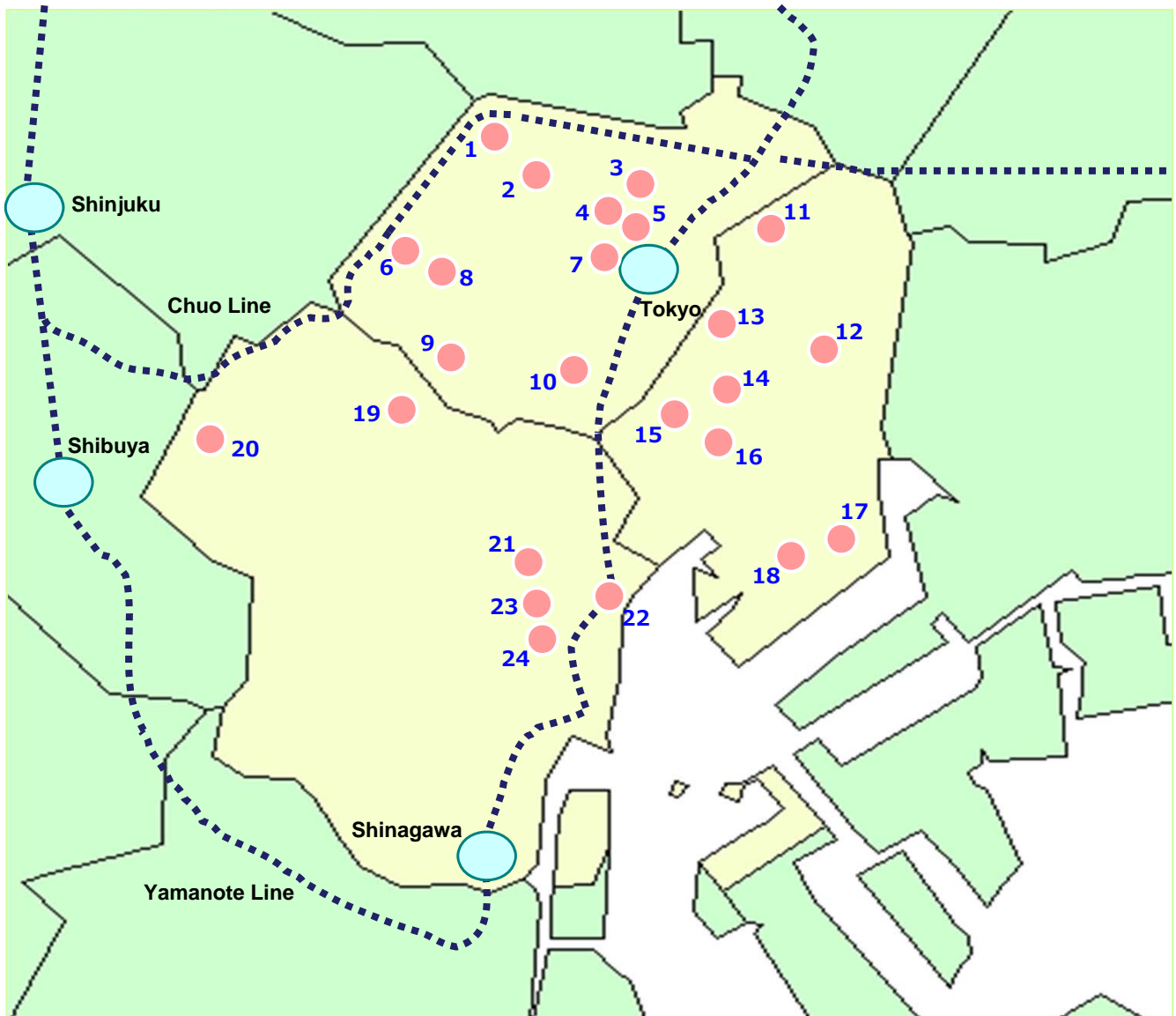


- Acquisition Date March 24, 2008
- Acquisition Price ¥37,400 million
- Area Land: 6,825.77 m²
Building: 49,037.51 m²
- Completion Date December 2007

Portfolio Map

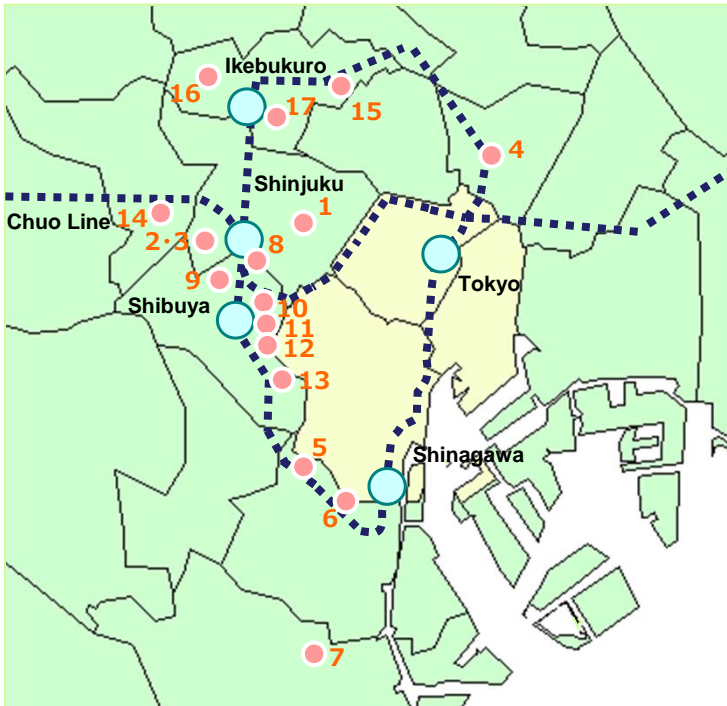
3 Central Wards of Tokyo (Chiyoda/Chuo/Minato)

- | | |
|---|---------------------------------------|
| 1 Genki Medical Plaza | 13 Burex Kyobashi Building |
| 2 Kitanomaru Square | 14 Ginza 1Chome East Building |
| 3 MD Kanda Building | 15 Ginza Sanwa Building |
| 4 Kandabashi Park Building | 16 Ryoshin Ginza East Mirror Building |
| 5 Otemachi Financial City North Tower | 17 Harumi Front |
| 6 Nibancho Garden | 18 Harumi Center Building |
| 7 Mitsubishi UFJ Trust and Banking Building | 19 Akasaka Park Building |
| 8 Burex Kojimachi Building | 20 Aoyama Crystal Building |
| 9 Sanno Grand Building | 21 Clover Shiba-koen |
| 10 Yurakucho Denki Building | 22 Shiodome Building |
| 11 Kodanmacho Shin-Nihonbashi Building | 23 Shiba 2Chome Daimon Building |
| 12 Kyodo Building (Kayabacho 2Chome) | 24 Cosmo Kanasugibashi Building |

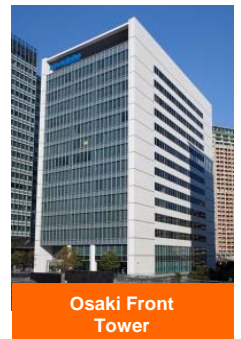
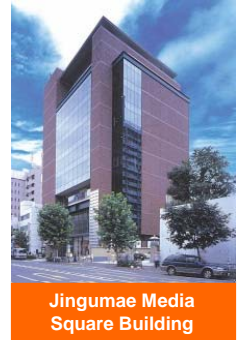


23 Wards of Tokyo (excluding 3 Central Wards)

As of September 30, 2015

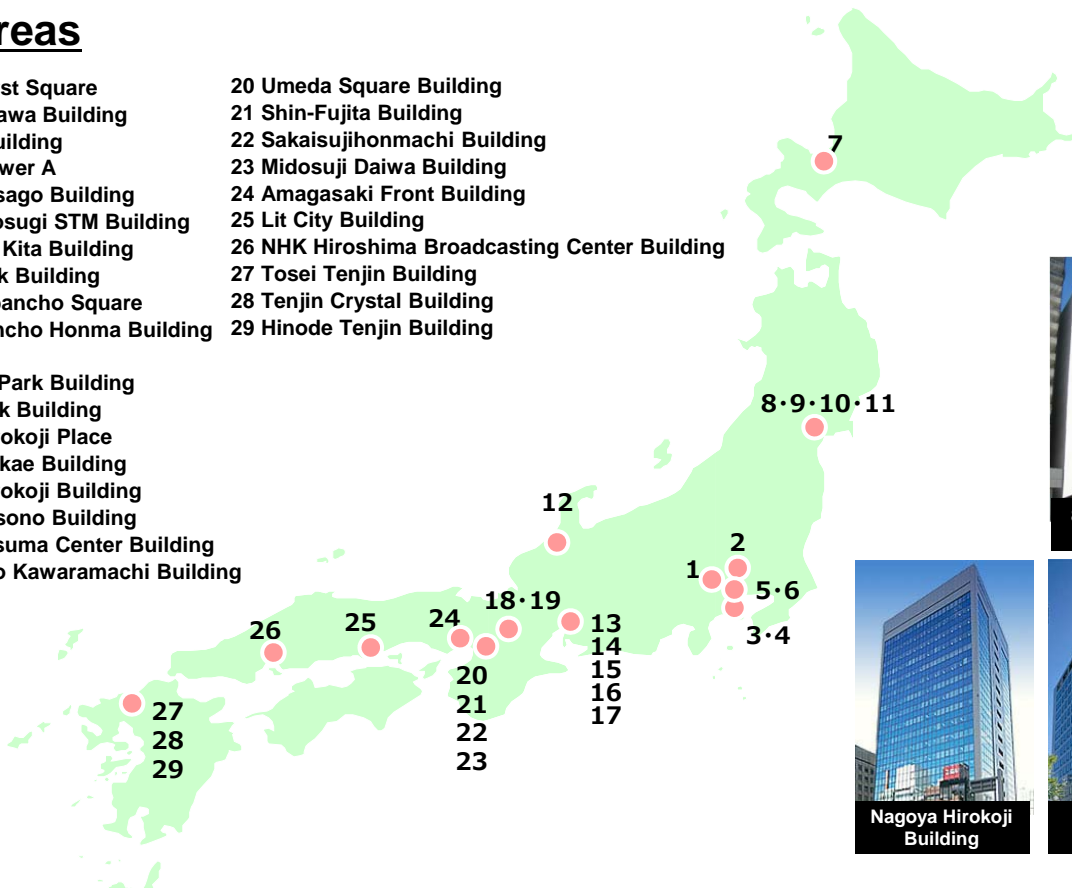


- 1 Shinjuku Eastside Square
- 2 Shinwa Building
- 3 Tokyo Opera City Building
- 4 TIXTOWER UENO
- 5 Higashi-Gotanda 1Chome Building
- 6 Osaki Front Tower
- 7 Omori-Eki Higashiguchi Building
- 8 Nippon Brunswick Building
(Land with leasehold interest)
- 9 Yoyogi 1Chome Building
- 10 da Vinci Harajuku
- 11 Jingumae Media Square Building
- 12 Shibuya Cross Tower
- 13 Ebisu Neonato
- 14 Harmony Tower
- 15 Otsuka Higashi-Ikebukuro Building
- 16 Ikebukuro 2Chome Building
- 17 Ikebukuro YS Building



Other Areas

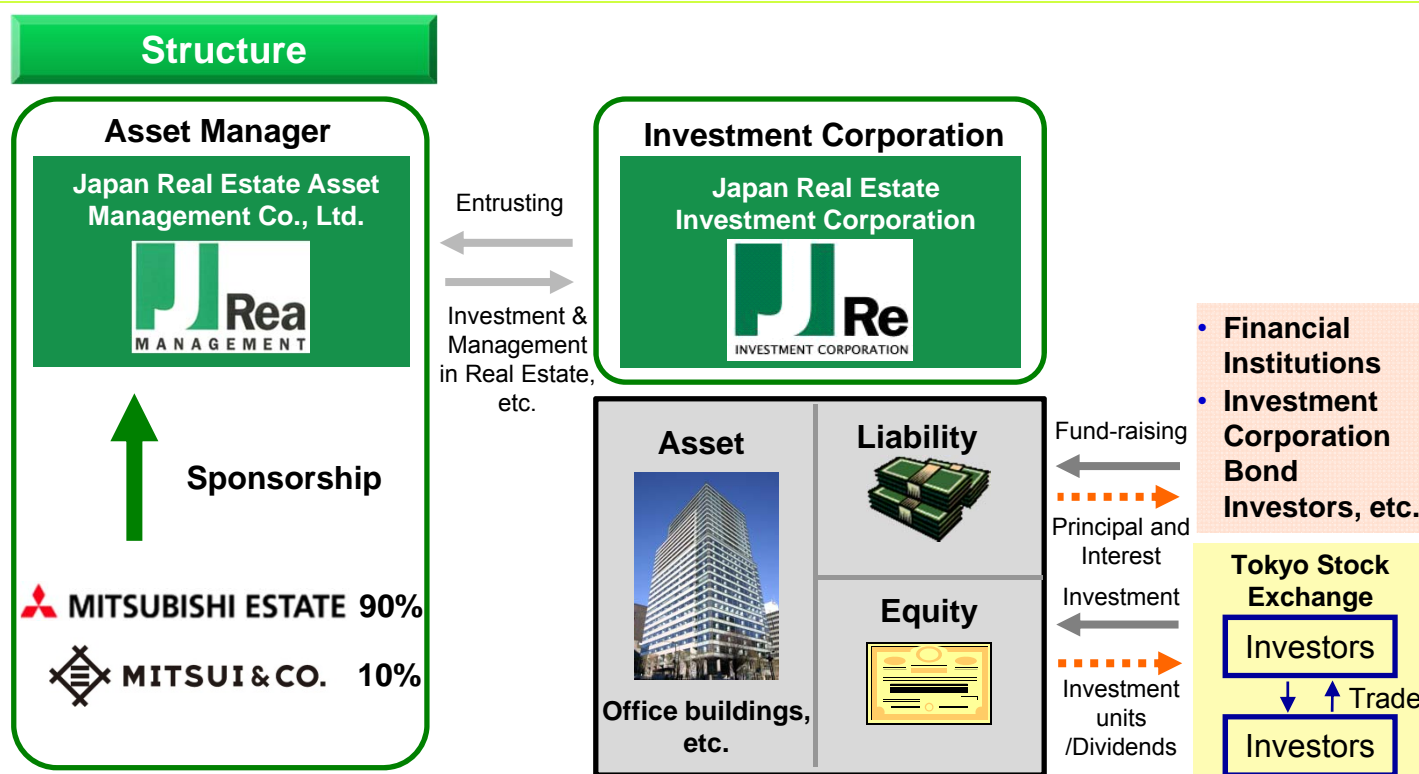
- | | |
|-------------------------------------|---|
| 1 Hachioji First Square | 20 Umeda Square Building |
| 2 Saitama Urawa Building | 21 Shin-Fujita Building |
| 3 MM Park Building | 22 Sakaisujihonmachi Building |
| 4 Queen's Tower A | 23 Midotsuji Daiwa Building |
| 5 Kawasaki Isago Building | 24 Amagasaki Front Building |
| 6 Musashi Kosugi STM Building | 25 Lit City Building |
| 7 8·3 Square Kita Building | 26 NHK Hiroshima Broadcasting Center Building |
| 8 Jozenji Park Building | 27 Tosei Tenjin Building |
| 9 Higashi Nibancho Square | 28 Tenjin Crystal Building |
| 10 Sendai Honcho Honma Building | 29 Hinode Tenjin Building |
| 11 AER | |
| 12 Kanazawa Park Building | |
| 13 Nishiki Park Building | |
| 14 Nagoya Hirokoji Place | |
| 15 Hirokoji Sakae Building | |
| 16 Nagoya Hirokoji Building | |
| 17 Nagoya Misono Building | |
| 18 Shijo Karasuma Center Building | |
| 19 Kyoto Shijo Kawaramachi Building | |



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3. Appendix

Outline of Japan Real Estate Investment Corporation



Points

- J-Rea specializes in managing office building portfolios
- Expertise of Mitsubishi Estate 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 payable gain is paid out

The Strengths of Japan Real Estate Investment Corporation

(As of September 30, 2015)

① Collaboration with the sponsors:

Property pipeline support

- Providing properties
- Property information, etc.

Operating support

- Providing expertise on attracting tenants
- Property management, etc.

Human resource support

- Sending experienced professionals

<Protection against conflicts of interest>

Compliance Committee including external expert as members serves as protection against conflicts of interest.

② Investment Corporation **focused on office buildings**

(70 office buildings, total acquisition price: ¥927 billion*)

③ **The first listed J-REIT**, showing steady performance for 28 consecutive periods

④ **Sound financial strength**

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

*not excluding the acquisition price related to the transfer of the part of Jingumae MS site

Compliance Structure

Basic Principle of Compliance for the Investment Corporation

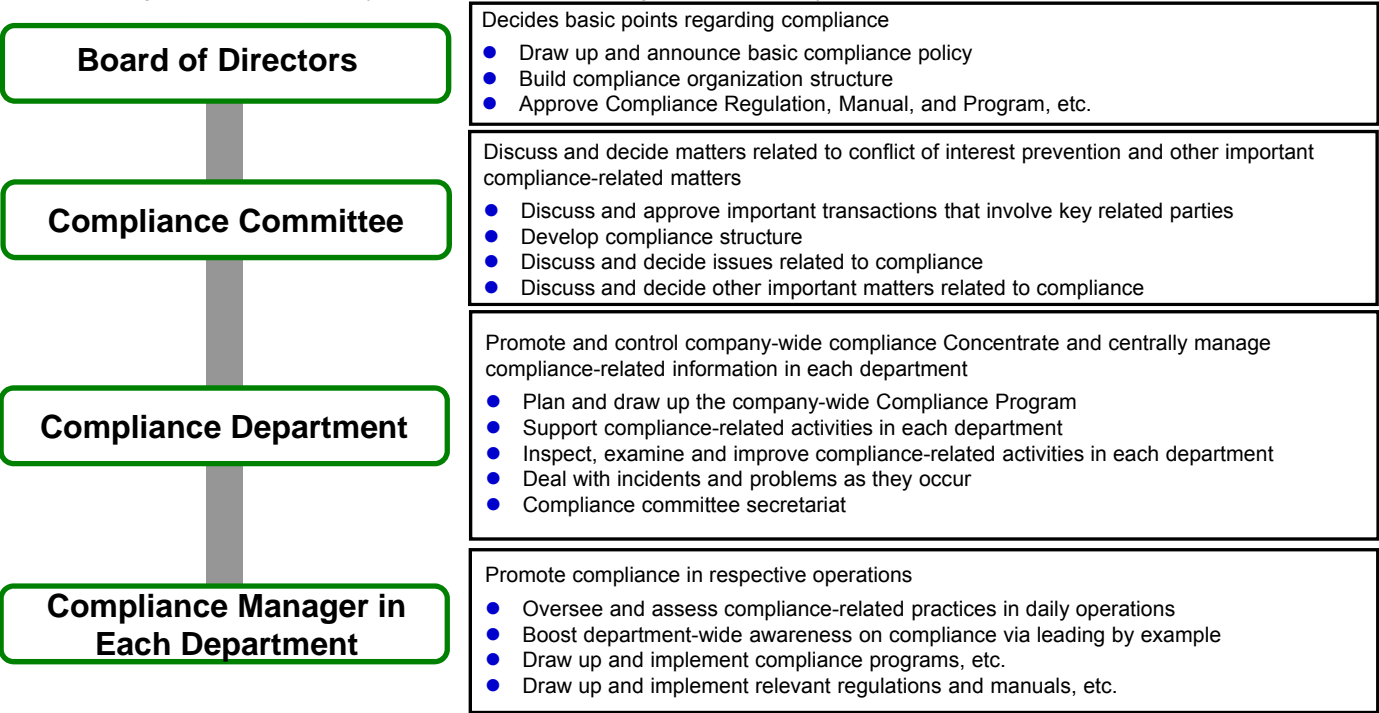
JRE's basic principle of compliance is to thoroughly observe legal and other relevant norms in regard to the business operation as well as to respond to the requirements from society. This means that the Investment Corporation administers and oversees the outsourcing companies from the same standpoint,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

Basic Principle of Compliance for the Asset Management Company

- Ensuring thorough compliance is our basic management principle, since we understand that any insufficiency in compliance would affect even our management base
- 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
- We, the Asset Management Company for REIT, are jointly managed by Mitsubishi Estate Co., LTD., and Mitsui & Co., Ltd. across business boundaries—they are Japan's leading companies in real estate, finance, and risk management. We therefore promote a sophisticated compliance system as a key member of these companies
- We are determined to achieve a reputation for quality among our investors by promoting compliance activities, and thereby gain the trust of a wide spectrum of society

Compliance Promotion System

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



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

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

Although the compliance manager in each department plays a central role in the compliance promotion activities, it is understood that each member of 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.

Structure and Past Record of Fees to Asset Management Company

Structure of Fees to Asset Management Company

Term fee

(As of September 30, 2015)

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

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

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

[Formula]*

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

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

For the portion of the CF that is more than 4 billion yen, the amount equivalent to such portion is multiplied by 3.0%

* Reduction in term-fee rates was agreed upon at the unitholders' meeting held on March 28, 2003. The new rates above apply from Sep. '03 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 larger than that of the previous fiscal period, and (ii) the CF per Unit for the relevant fiscal period with respect to when the incentive fee is calculated, increases from that in the previous fiscal period, the following formula applies:

[Formula]

([CF per Unit as of the last day of the relevant fiscal period] - [CF per Unit as of the last day of the immediately preceding fiscal period]) x (Total number of outstanding Units as of the last day of the relevant fiscal period) x 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]

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

CF per Unit shall be calculated by dividing the CF by the total number of outstanding Units as at the end of each fiscal period; provided, however, that if either of the below events come into force and the total number of outstanding Units increases or decreases during the recent six fiscal periods including the relevant fiscal period, in order to exclude the effects on CF per Unit by such increase or decrease in the number of Units, the figure of CF per Unit during the recent six consecutive fiscal periods shall be adjusted and calculated.

(i) Consolidation or Split of Units

(ii) Issuance of New Units upon Exercise of New Units Acquisition Rights concerning Allotment without Consideration for Unitholders

If the Investment Corporation acquires Own Units and holds Own Units that are not disposed or canceled as at the end of each fiscal period, the figure obtained by subtracting the number of Own Units held from the total number of outstanding Units as at the end of each fiscal period shall be deemed as the total number of outstanding Units as at the end of each fiscal period.

Calculation of the incentive fee shall be based on the CF before deduction of any incentive fee.

* The structure of the incentive fee was revised in accordance with a resolution passed at the unitholders' meeting held on February 19, 2014 and March 17, 2015.

Acquisition fee

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

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

Transfer fee

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

Merger fee

In the case of a merger by the Investment Corporation, an amount equivalent to the valuation of real estate, etc. at the time of the merger succeeded to by the investment corporation, which is a counterparty to the merger multiplied by a rate no higher than 0.5%

* The structure of the merger fee was established in accordance with a resolution passed at the unitholders' meeting held on February 19, 2014.

Asset Management Fees Paid to the Asset Management Company

	→New Asset Management fee Rate (reduction)														
	Mar. '02 Period	Sep. '02 Period	Mar. '03 Period	Sep. '03 Period	Mar. '04 Period	Sep. '04 Period	Mar. '05 Period	Sep. '05 Period	Mar. '06 Period	Sep. '06 Period	Mar. '07 Period	Sep. '07 Period	Mar. '08 Period	Sep. '08 Period	Mar. '09 Period
Term Fee (*a)	389	382	408	312	325	330	342	392	410	422	452	476	713	531	537
Incentive Fee (*a)	0	0	24	80	0	32	134	0	160	230	0	185	1,860	0	0
Acquisition Fee (*b)	649	88	185	90	192	213	464	180	475	33	134	71	386	78	53
Transfer Fee (*c)	0	0	0	0	0	0	0	0	0	20	154	8	0	0	0
Total AM Fee	1,038	470	617	484	518	576	941	573	1,046	707	741	741	2,960	609	591

(In millions of yen)

Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973	449,643	527,537	542,920	565,022
Amount of Acquisition Price during the Period	144,697	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850	7,100	72,029	24,000	21,250
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003	41,900	1,770	0	0	0

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%	0.10%	0.10%
Incentive Fee / Total Assets	—	—	0.01%	0.04%	—	0.01%	0.04%	—	0.04%	0.05%	—	0.04%	0.35%	—	—
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%	0.33%	0.25%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	—	—	—	—	—	0.29%	0.37%	0.50%	—	—	—
Total AM Fee/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%	0.11%	0.10%

→New Asset Management Fee Rate (change of acquisition)

	Sep. '09 Period	Mar. '10 Period	Sep. '10 Period	Mar. '11 Period	Sep. '11 Period	Mar. '12 Period	Sep. '12 Period	Mar. '13 Period	Sep. '13 Period	Mar. '14 Period	Sep. '14 Period	Mar. '15 Period	Sep. '15 Period	Average after Sep. '03 Period	
	Period	Period	Period	Period	Period	Period	Period	Period	Period	Period	Period	Period	Period	per Period	per Year
Term Fee (*a)	540	529	542	538	546	579	571	592	613	617	638	647	687	515	1,031
Incentive Fee (*a)	0	0	0	0	0	0	0	0	8	57	0	124	238	124	249
Acquisition Fee (*b)	0	373	0	83	0	277	110	208	64	215	3	227	221	166	332
Transfer Fee (*c)	0	7	0	0	15	0	0	0	6	0	0	0	0	8	17
Total AM Fee	540	910	542	622	562	856	681	800	692	891	641	999	1,147	815	1,630

Total Assets	564,523	637,326	634,974	646,847	643,949	703,085	724,851	765,628	775,066	817,130	813,931	852,679	899,938	570,942(*2)	
Amount of Acquisition Price during the Period	0	77,026	0(*3)	16,710	0	60,800	22,000	41,770	12,967	43,174	650	45,459	44,263	31,236	62,472
Amount of Transfer Price during the Period	0	1,507	0	0	3,160	0	0	0	1,220	0	0	0	0	2,262	4,524

Term Fee / Total Assets	0.10%	0.08%	0.09%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.09%	0.18%
Incentive Fee / Total Assets	—	—	—	—	—	—	—	—	0.00%	0.01%	—	0.01%	0.03%	0.02%	0.04%
Acquisition Fee / Amount of Acquisition Price during the Period	—	0.49%	—	0.50%	—	0.46%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.53%	0.53%
Transfer Fee / Amount of Transfer Price during the Period	—	0.50%	—	—	0.50%	—	—	—	0.50%	—	—	—	—	0.38%	0.38%
Total AM Fee/Total Assets	0.10%	0.14%	0.09%	0.10%	0.09%	0.12%	0.09%	0.10%	0.09%	0.11%	0.08%	0.12%	0.13%	0.14%	0.29%

(*1) Accounting treatment of asset management fees

(*a) Expense (Administrative expenses)

(*b) Capitalized for asset

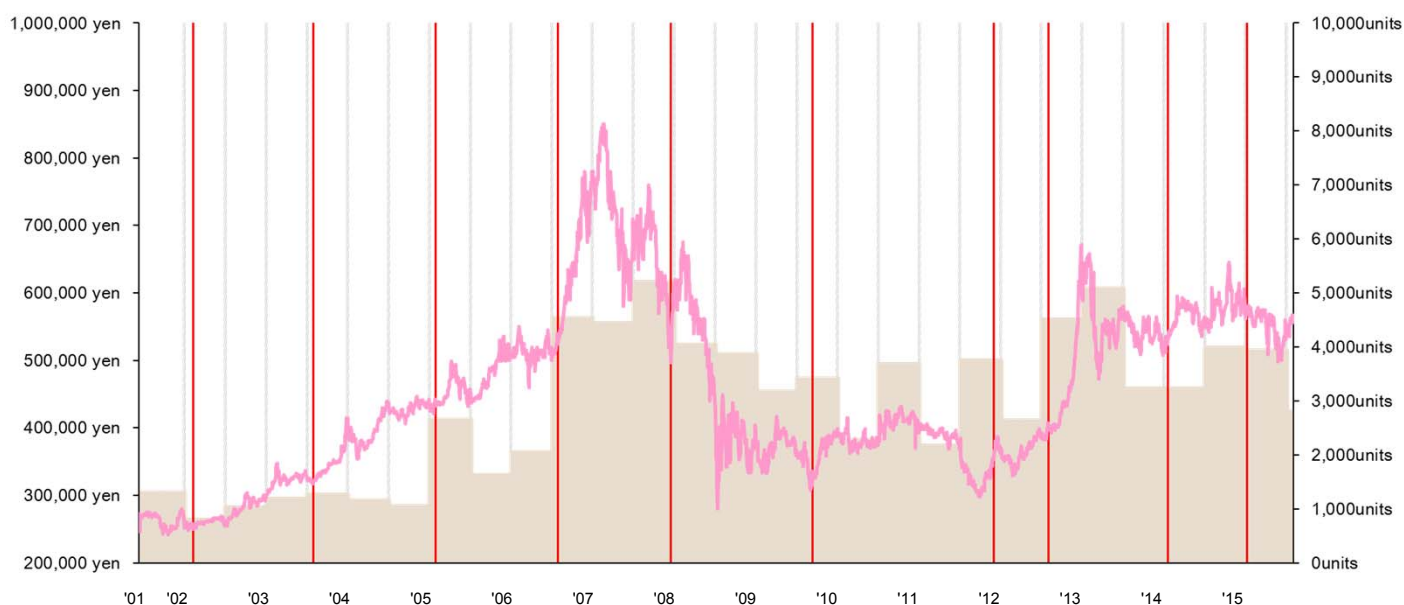
(*c) Expense (reflected in capital gain/loss as transfer expense)

(*2) Total assets are a simple average at the end of each period.

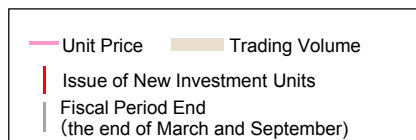
(*3) On the chart above, acquisition of extended building of Ryoshin Ginza East Mirror Building is not included in 'Amount of Acquisition Price during the Period' since it is not subject to Acquisition Fee.

Unit Price Performance ① (After IPO)

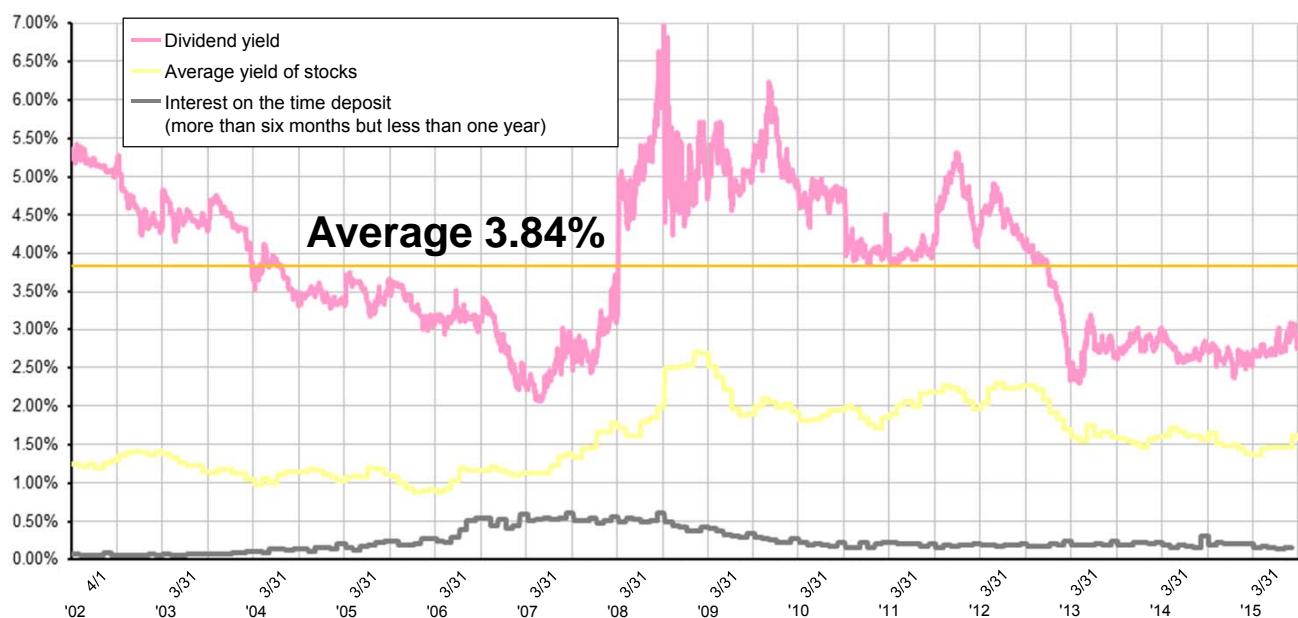
◆ Unit Price Performance



- * Unit prices are based on daily closing prices.
- * JRE has conducted 2-for-1 investment unit split on January 1, 2014.
- * Unit prices are all noted after the split.
- * Trading volume shows average volume during each fiscal period.



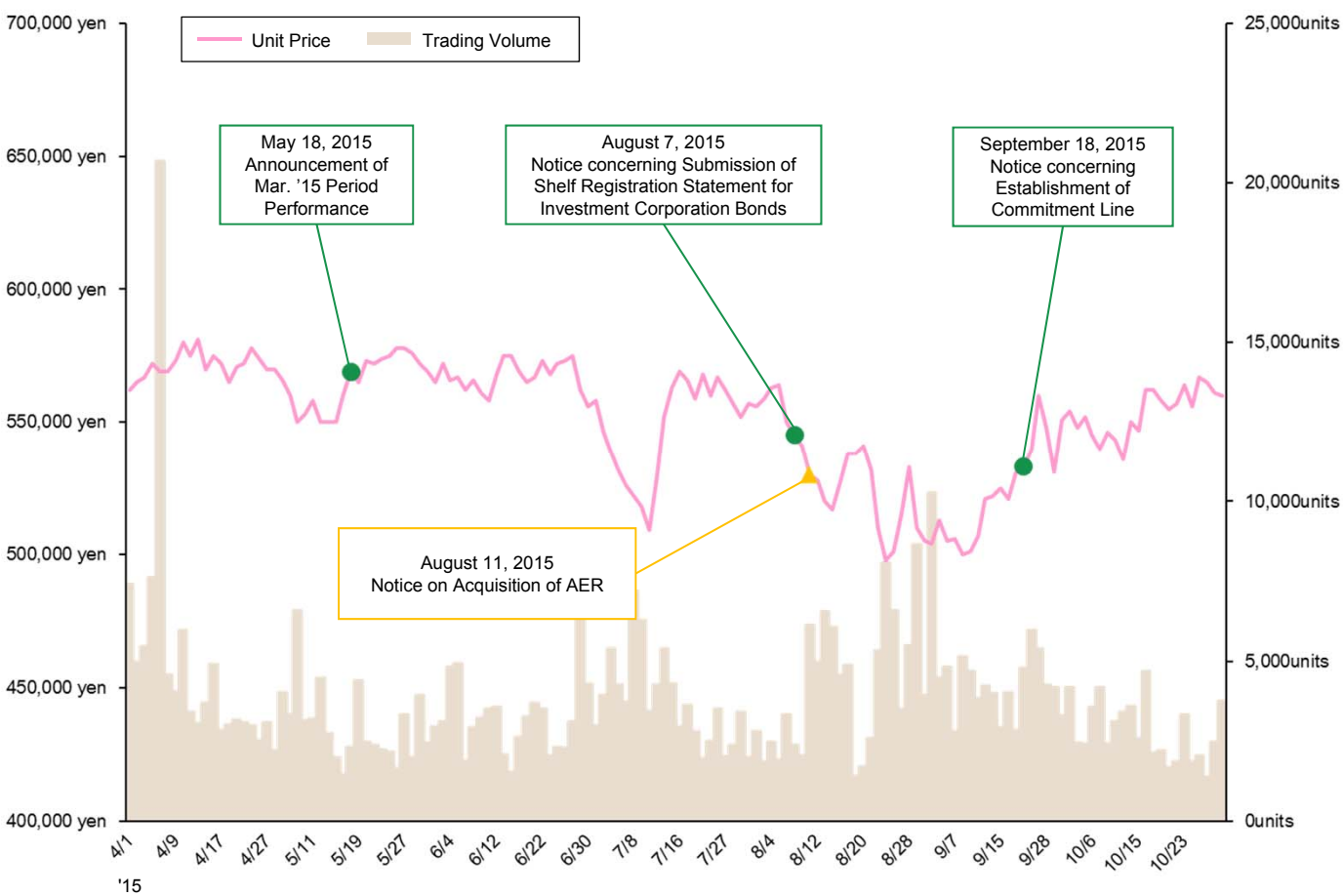
◆ Historical Dividend Yield of JRE Unit



- * The Dividend yield is calculated by dividing annualized actual dividend by unit price (daily closing price from April 1, 2002 to October 30, 2015).
- * The average yield of stocks is based on fixed dividends and is simple average of dividend yield of stocks listed on the 1st section of TSE on a monthly basis as of October 30, 2015.
- * Interest on the time deposit (more than six months but less than one year) is on a monthly basis as of August 2015.
- * Gray lines show ex-dividend dates.
- * Source: Bank of Japan, Tokyo Stock Exchange

Unit Price Performance ② (From Sep. '15 Period to Date)

As of October 30, 2015

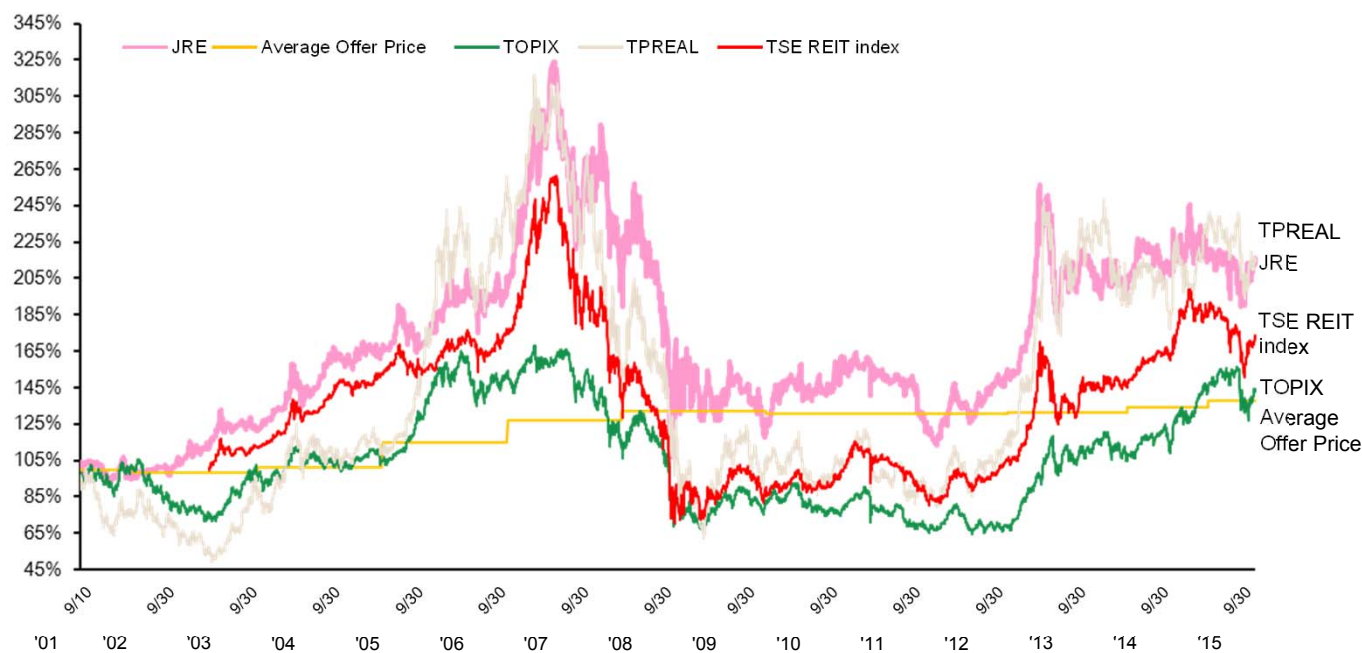


* Circles (●) show announcements of JRE's events.
* Triangles (▲) show announcements of acquisition and transfer.

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Unit Price Performance ③ (Relative to Major Indices)

◆ Unit Price Performance (As of October 30, 2015)



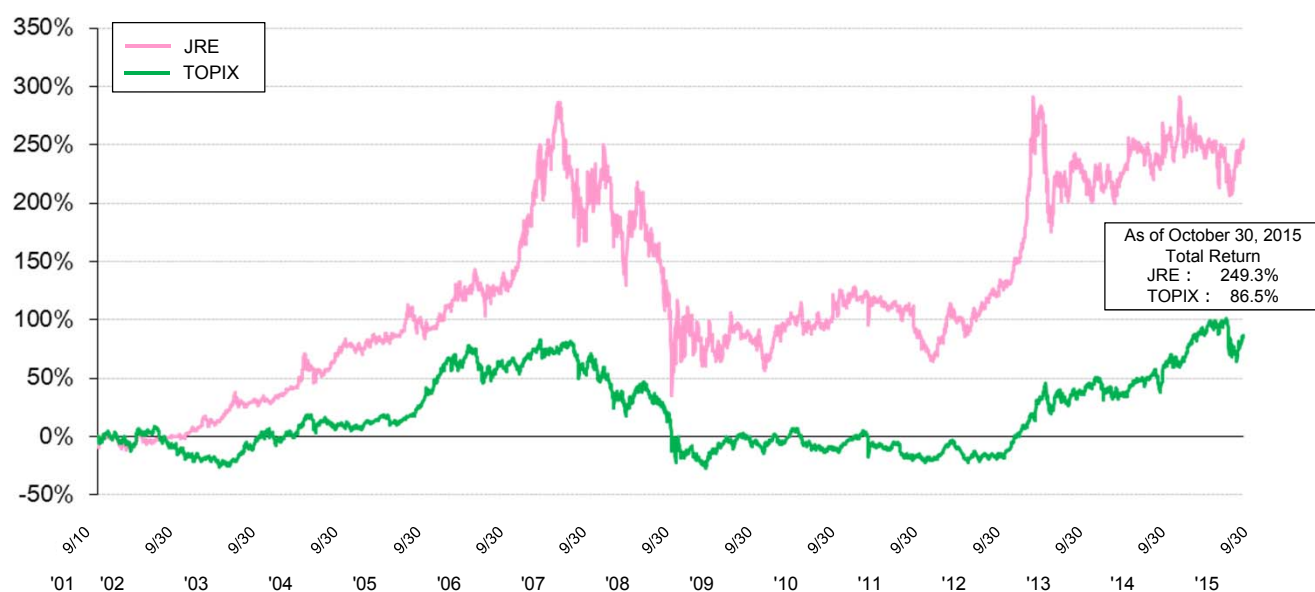
* Stock performance is measured based on the offer price of 262,500 yen (after the split) for JRE and the closing prices of 1,080.83 for TOPIX and 770.21 for TPREAL on September 7, 2001. The TSE REIT index is a ratio against the closing price on March 31, 2003.

* 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.

◆ Total Return Performance (As of October 30, 2015)



* Total return is the rate of return on investment in JRE from September 10, 2001 to the end of each holding period. Total return consists of capital gains and income gains under the assumption of reinvestment of dividends.

Total return = $((\text{the number of units acquired by reinvestment of dividends} + 1) \times (\text{the last closing price} / \text{the closing price on September 10, 2001}) - 1) \times 100$

* Total return is calculated from September 10, 2001 to October 30, 2015 on a daily basis.

* Source : Bloomberg

Yield Spread Comparison

◆ JRE Dividend Yield Spread against JGB

(As of October 30, 2015)



* Source: Bloomberg (Dividend yield is based on the actual performance.)

◆ TSE REIT Dividend Yield Spread against JGB

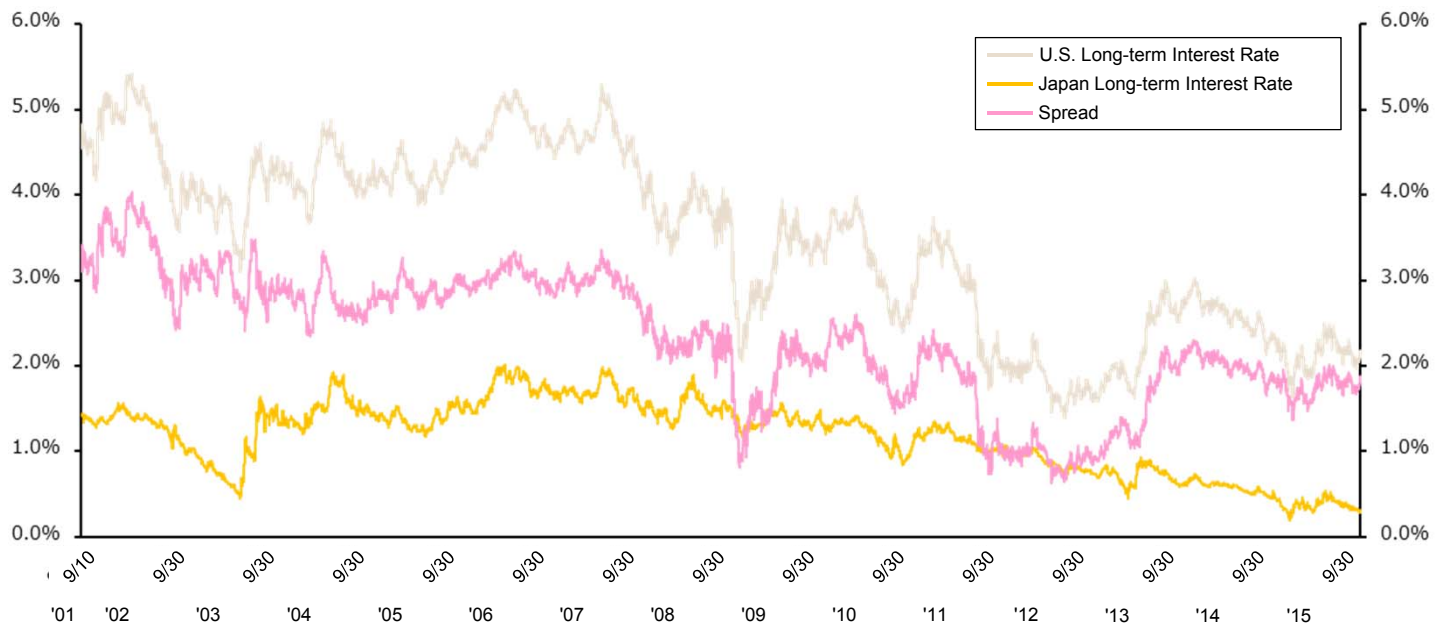
(As of October 30, 2015)



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

Interest Rate Comparison of Japan and U.S.

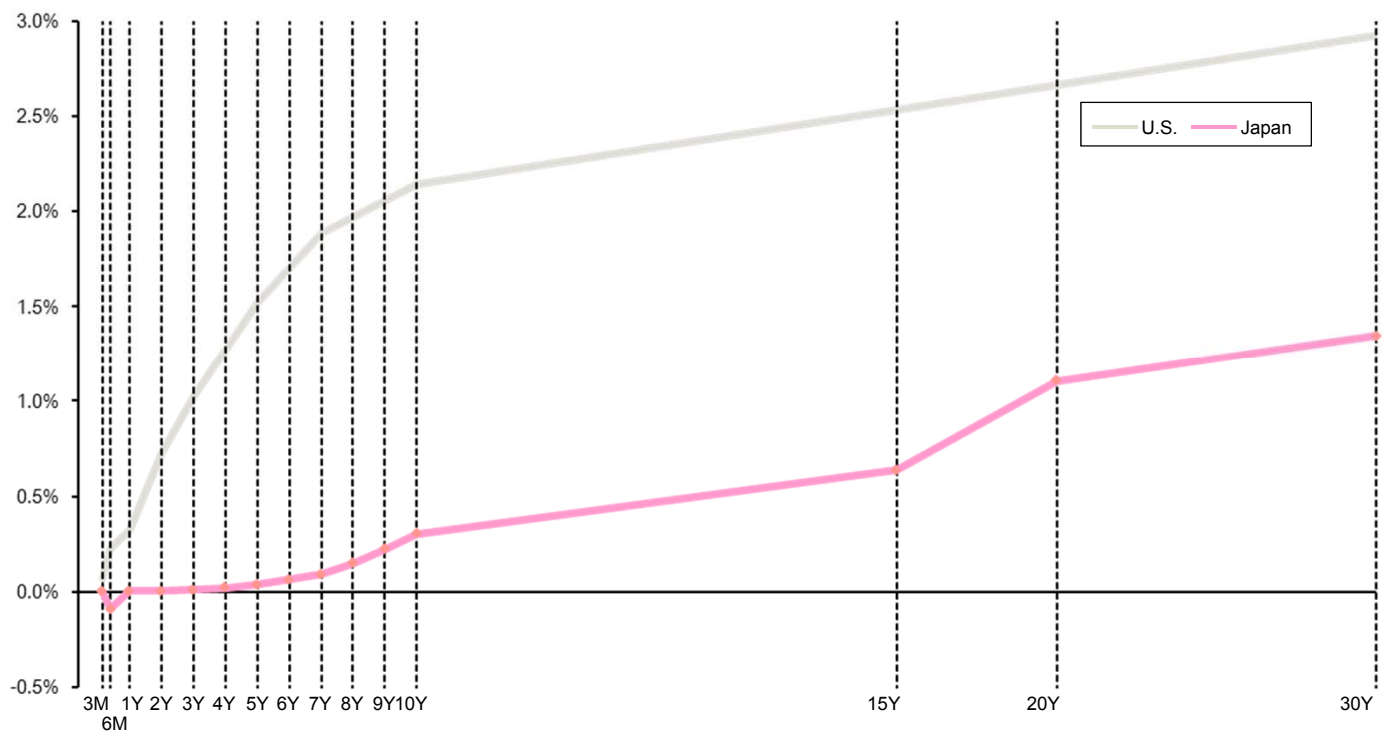
◆ Long-term Interest Rate Comparison of Japan and U.S. (As of October 30, 2015)



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

*Source: Bloomberg

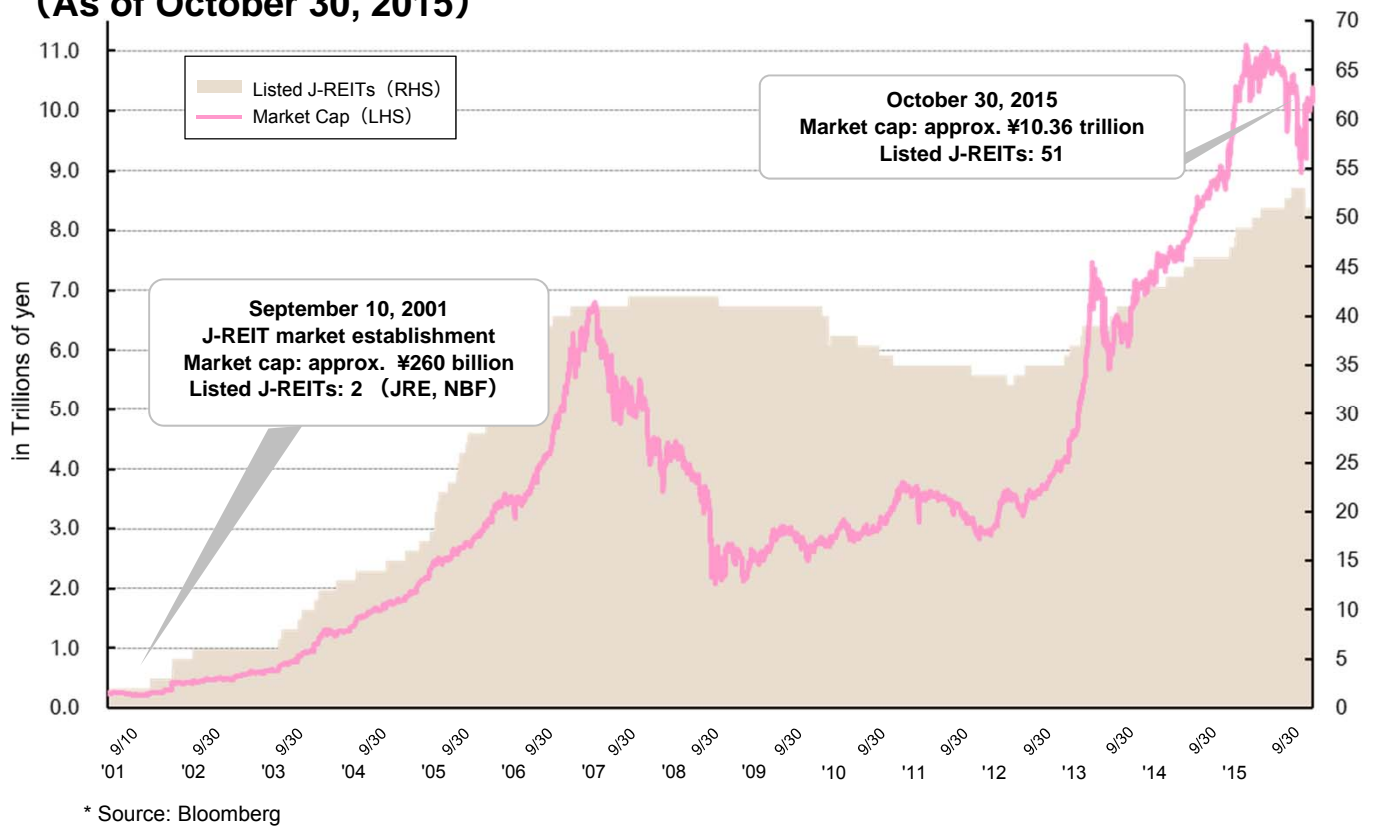
◆ Yield Curve Comparison of Japan and U.S. (As of October 30, 2015)



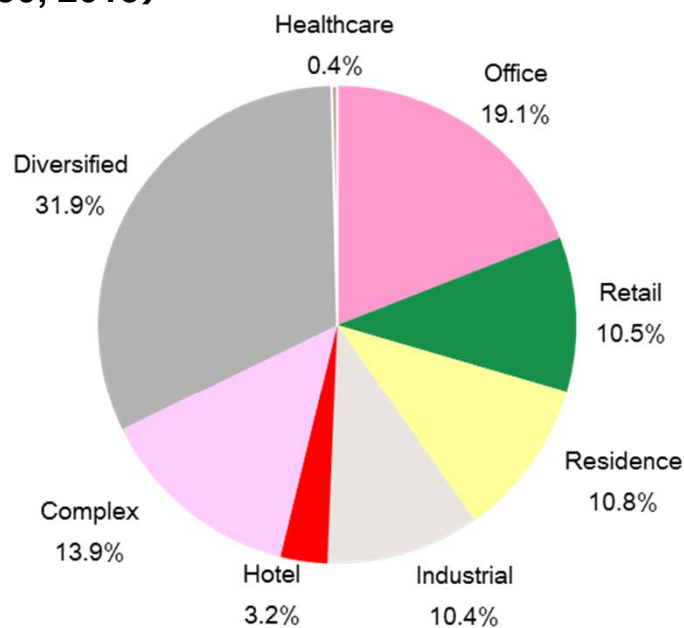
*Source: Bloomberg

J-REIT Market

◆ J-REIT Market Capitalization and the Number of Listed J-REITs (As of October 30, 2015)



◆ Sector Breakdown by Market Capitalization (As of October 30, 2015)



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

* "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.

Introduction of JRE Website

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

<Main Functions>



"JRE Information" contains organizational structure and management policy, "Portfolio Information" includes locations of properties and occupancy rate, and "Investor Relations" contains news releases and other disclosure information.



The latest data is always shown on the right. You can easily check the latest information on forecast dividends, etc

To Individual Investors

- Strength of JRE
- Financial Results/Dividends
- Occupancy Rate

The 27th Period Performance Review

- Announcement of Fiscal Period Results (To be prepared)
- Performance Review (To be prepared)
- Memorandum of Q&A at the Presentation (To be prepared)

What's New

- Back Issues
- 2015.05.27 News Notice concerning New Loans (77.6KB)
- 2015.05.20 News Financial results for the 27th fiscal period ended March 31, 2015 (618.5KB)
- 2015.05.13 News Notice concerning Distribution Claims (69.9KB)
- 2015.05.07 News Notice concerning Pre-payment of Loans (75.9KB)
- 2015.05.07 Update Occupancy rate as of the end of March 2015 has been up.
- 2015.05.01 News Notice regarding determination of Number of Units for Issuance of New units by Third-party Allocation (75.4KB)

JRE Latest Data as of May 18, 2015	
Number of Properties	69
Asset Size	¥909,138 million (Total Acquisition Price)
Occupancy Rate	as of March 31, 2015 97.8%
Dividend per Unit	
28th Period (September 30, 2015)	Dividend (Forecast) ¥7,840
27th Period (March 31, 2015)	Dividend (Actual) ¥7,681

Stock Quotation
(TSE code 8952)

Property Data
Download 815KB

JRE's disclosed data can be downloaded in Excel file format.

Disclaimer concerning Forecasts

This presentation contains information regarding forecasts based on the plans and outlook of Japan Real Estate Investment Corporation (JRE). All data contained herein, other than those that describe current or historical data, are based on such forecasts. These forecasts are based on the assumptions, judgment, and data currently available from Japan Real Estate Asset Management (J-Rea) and JRE.

These data may contain known and unknown risks, uncertainty, and other factors not accounted for. The forecasts herein may be affected by known and unknown risks, uncertainty, or other factors, particularly with respect to JRE's internal and external growth and profitability-per-unit targets.

The aforementioned risks, uncertainty, and other factors may result in significantly different results regarding JRE's future performance, management, and financial data implicitly or explicitly presented herein. JRE shall assume no obligation to update or further disclose data regarding these forecasts after the date of this presentation.

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