



# Japan Real Estate Investment Corporation

Performance Review for the 21st Period (March 2012)

May 17, 2012



Japan Real Estate Asset Management Co., Ltd.

# Table of Contents

## Executive Summary

● Financial Summary for the 21st Period and Forecast	2•3
● Performance Comparison (the 20th Period vs the 21st Period)	4•5
● Unitholder Data	6•7
● Property Acquisition in the 21st Period	8
● Property Acquisition in the 22nd Period (Scheduled)	9
● Financial Summary ① (Summary of Debt)	10•11
● Financial Summary ② (LTV)	12
● Image of Growth	13
● Asset Size and Occupancy Rate	14
● Improvement of Portfolio Quality	15
● Property Data	16•17
● Historical Appraisal Value at the End of Period	18
● Historical NOI Yield (Investment Yield)	19
● Contract Rent Increase and Reduction	20•21
● Management Policies	22•23

## 1. Details of the 21st Period

● Income Statement for the 21st Period	26•27
● Balance Sheet for the 21st Period	28•29
● Cash Flow and Dividend Statement for the 21st Period	30
● Financial Ratios	31

## 2. Overview of Property Portfolio

● Tenant Data ① (Diversification)	34
● Tenant Data ② (Major Tenants)	35
● Tenant Data ③ (Trend in New Rent [Market Rent] Levels)	36
● Tenant Data ④ (Comparison of Portfolio Rent vs Market Rent)	37
● Tenant Data ⑤ (Tenant Turnover)	38•39
● Tenant Data ⑥ (Trend of Rent Revision)	40
● Tenant Data ⑦ (Changes in Average Rent Level)	41
● Tenant Data ⑧ (Vacancy Rates)	42

● Trend in Property Management Costs and Utilities Expenses	43
● Past Record and Plan for Renovation Work	44-45
● External Growth ① (Deal Sources)	46-47
● External Growth ② (Due Diligence for Properties)	48
● Portfolio Map	49

### 3. Business Forecasts

● Income Statement and Forecast	52-53
● Balance Sheet Forecast for the 22nd Period	54-55

### 4. Appendix

● Structure of JRE	58
● Compliance Structure	59
● Achievement after IPO and Forecast	60-61
● Structure of Fees to Asset Management Company	62-63
● Key Properties	64-65
● Summary of Appraisal Values at the End of Period	66
● Performance (Operating Results of Each Property in the 21st Period)	67
● Property Data ① (Occupancy Rates at the End of the 21st Period, etc.)	68
● Property Data ② (Occupancy Rates Forecast for the End of the 22nd Period, etc.)	69
● Property Data ③ (Classification)	70-71
● PML Values	72
● Progress of Long-term Refurbishment Plan for Shibuya Cross Tower	73
● Unit Price Performance ① (After IPO)	74
● Unit Price Performance ② (the 21st Period to Date)	75
● Unit Price Performance ③ (Relative to Major Indices)	76
● Interest Rate Comparison of Japan and U.S.	77
● Yield Spread Comparison	78
● J-REIT Market	79
● Introduction of JRE Website	80
● Disclaimer on Forecasts and Disclaimer on Translation	81

## Terms used in this report

- (1) All numerical data are expressed by rounding the numbers down to their respective units. Percentages, including those for occupancy rates, and interest-bearing debt/total assets ratio are rounded to the first decimal point.
- (2) The figures for "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- (3) "Average occupancy rate" is calculated by dividing total leased space by total leasable space at the end of every month during the period.
- (4) "Leasable space" and "Leased space" do not include the area used for or leased as rental meeting rooms and maintenance/stock rooms.
- (5) The data pertaining to the residential portions are not included in "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" for "Kitanomaru Square," "Nibancho Garden," "Akasaka Park Building," "Ebisu Neonato" 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.
- (17) "Sponsors" refers to the following three shareholders of Japan Real Estate Asset Management Co., Ltd. (J-Rea): Mitsubishi Estate Co., Ltd.; The Dai-ichi Life Insurance Company, Limited; and Mitsui & Co., Ltd.
- (18) The abbreviated property name is reflected on certain pages. (The abbreviations are shown in the chart below.)

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

# **Executive Summary**

# Financial Summary for the 21st Period and Forecast

## Comments on the 21st Period

### ◆ Property acquisition

- Akasaka Park Building (Acquisition date: November 15, 2011; Acquisition price: ¥60,800 million)

### ◆ Property management

- Occupancy rate at the end of the 21st Period was 94.7% (20th Period: 94.6%)
- Rent revisions during the period: net decreased by ¥34 million (Monthly rent base)

### ◆ Financial condition

- Issuance of new investment units

Number of units issued: 59,840 units <public offering:54,400 units / third-party allocation:5,440 units>

Aggregate amount of issue price: approx. ¥39,000 million

- LTV (Interest-bearing debts / Total assets) at the end of the 21st Period: 40.4%

- The Long-term, fixed-interest debt ratio (\*) stood at 95.3%

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

- JRE's credit ratings:

S&P	Moody's	R&I
A+	A1	AA
(Stable)	(Negative)	(Stable)

(As of May 17, 2012)

## Comments on the 22nd and the 23rd Periods

### ◆ Property acquisition

- TIXTOWER UENO (Acquisition date: June 15, 2012 (scheduled); Acquisition price: ¥22,000 million)

- ◆ The occupancy rate at the end of the 22nd Period is estimated to be 95.2%

## Financial Summary for the 21st Period and Forecast

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

	20th Period Performance (Sep 30, 2011) Apr 2011-Sep 2011	21st Period Performance (Mar 31, 2012) Oct 2011-Mar 2012	22nd Period Forecast (Sep 30, 2012) Apr 2012-Sep 2012	23rd Period Forecast (Mar 31, 2013) Oct 2012-Mar 2013
Operating Revenues	22,829	24,059	24,050	24,370
(% change from the preceding period)	(+3.1%)	(+5.4%)	(-0.0%)	(+1.3%)
(variance from the previous forecast)	(+0.1%)	(+0.1%)	(-0.1%)	
Previous Forecast	22,800	24,040	24,080	
Property-related Revenues	22,283	24,059	24,050	24,370
(% change from the preceding period)	(+0.7%)	(+8.0%)	(-0.0%)	(+1.3%)
(variance from the previous forecast)	(+0.1%)	(+0.1%)	(-0.1%)	
Previous Forecast	22,250	24,040	24,080	
Gain on Sale of Properties	546	-	-	-
Operating Income	10,380	10,786	10,220	10,240
(% change from the preceding period)	(+5.9%)	(+3.9%)	(-5.2%)	(+0.2%)
(variance from the previous forecast)	(+2.9%)	(+0.4%)	(-0.5%)	
Previous Forecast	10,090	10,740	10,270	
Ordinary Income	8,603	8,863	8,350	8,330
(% change from the preceding period)	(+8.4%)	(+3.0%)	(-5.8%)	(-0.2%)
(variance from the previous forecast)	(+4.2%)	(+1.1%)	(-1.4%)	
Previous Forecast	8,260	8,770	8,470	
Net Income	8,268	8,934	8,430	8,310
(% change from the preceding period)	(+8.1%)	(+8.1%)	(-5.6%)	(-1.4%)
(variance from the previous forecast)	(+3.0%)	(+1.2%)	(-1.1%)	
Previous Forecast	8,030	8,830	8,520	
Units Outstanding	489,200 units	549,040 units	549,040 units	549,040 units
Dividend per Unit	15,850 yen	16,190 yen	15,700 yen	15,140 yen
Balance of Internal Reserve at Period-end (per unit)	909 1,858 yen	909 1,656 yen	620 1,140 yen	620 1,140 yen
Total Assets	643,949	703,085	-	-
Net Assets	332,670	372,869	-	-
Total Liabilities	311,279	330,215	-	-
Interest-bearing Debts	269,350	284,300	-	-
LTV	41.8%	40.4%	-	-
Unit Price	754,000 yen	729,000 yen	-	-
Market Capitalization	368,856	400,250	-	-
Number of Properties	56 buildings	57 buildings	58 buildings	58 buildings
Total Leasable Space	584,964 m <sup>2</sup>	629,761 m <sup>2</sup>	645,731 m <sup>2</sup>	645,731 m <sup>2</sup>
Occupancy Rate at Period-end	94.6%	94.7%	95.2%	-

\* Information as of each fiscal period end

\* The previous forecast for the 20th Period means the 20th Period performance forecast announced on May 17, 2011, for the 21st Period, adjusted performance forecast of the 21st Period's operating condition announced on February 13, 2012, and for the 22nd Period, the 22nd Period performance forecast announced on November 21, 2011.

\* Assumptions for performance forecast

- Performance forecast is based on the 57 properties held as of March 31, 2012 and the TIXTOWER UENO which is scheduled to be acquired as of June 15, 2012.
- The risk of decreasing revenues due to return of leased space and reduced rent is assumed, in addition to the increases and decreases already confirmed. Vacant spaces due to termination of agreements will be leased gradually after a certain period of time.

• Dividend per unit for the 22nd Period is based on the premise of reversal of internal reserves (\*) amounting to 280 million yen.

\* The total of 909 million yen consists of the amount apportioned to internal reserves from the gain on sale of land as a result of the sale of the Takanawadai Building as of April 1, 2011 under the application of the Special Provisions for Taxation in the case of Advanced Acquisition of Land, etc. in 2009 and 2010 (total of 878 million yen which consists of reserve for reduction entry and associated income taxes deferred) and retained earnings of 30 million yen.

The above assumptions will apply to all forecasts hereinafter.

# Performance Comparison (the 20th Period vs the 21st Period)

## Overall Performance

(The total of asset groups A through C below)



## (Factor Analysis)

### Asset Group A

56 properties operated all through the 20th and 21st Periods without any changes in shares of ownership

<Main factors that increased/decreased Repairing Expenses>

Shibuya Cross Tower	165
Mitsubishi UFJ Trust	29
NHK Hiroshima	15
Shinwa	-87
Nagoya Hirokoji	-24
Ryoshin Ginza EM	-15

(In millions of yen)

	20th Period (Apr 2011-Sep 2011)	21st Period (Oct 2011-Mar 2012)	Change	% Change
Property -related Revenues	22,283	24,060	1,776	8.0%
Property -related Expenses *	11,595	12,389	793	6.8%
Property -related Profits and Losses	10,688	11,671	983	9.2%
NOI *	15,121	16,362	1,241	8.2%
Occupancy Rate at End of Period	94.6%	94.7%	0.1%	
Average Occupancy Rate during Period	93.9%	94.2%	0.3%	

\*Property-related Expenses include Depreciation.

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

(Note) Overall performance includes the data for Group C (transfer of the Takanawadai Building during the 20th period).

(Change in property-related revenues: -0, change in property-related expenses: -8, change in property-related profits and losses: 7)


	20th Period (Apr 2011-Sep 2011)	21st Period (Oct 2011-Mar 2012)	Change	% Change
Property -related Revenues	22,283	22,063	-220	-1.0%
Property -related Expenses	11,588	11,758	170	1.5%
Property Management Expenses	2,573	2,683	110	4.3%
Property Management Costs	2,534	2,610	76	3.0%
Brokerage Fees, etc.	39	74	34	87.5%
Utilities Expenses	1,685	1,711	26	1.5%
Property and Other Taxes	2,075	2,075	-0	0.0%
Casualty Insurance	48	48	-0	-0.6%
Repairing Expenses	585	696	110	18.9%
Other Expenses	188	204	16	8.3%
Depreciation	4,433	4,341	-92	-2.1%
Property -related Profits and Losses	10,695	10,305	-390	-3.6%
NOI	15,129	14,647	-482	-3.2%
Occupancy Rate at End of Period	94.6%	94.9%	0.3%	
Average Occupancy Rate during Period	93.9%	93.9%	0.0%	

### Asset Group B

One property acquired during the 21st Period (Akasaka Park Building)

	20th Period (Apr 2011-Sep 2011)	21st Period (Oct 2011-Mar 2012)	Change	% Change
Property -related Revenues	0	1,997	1,997	-
Property -related Expenses	0	631	631	-
Property Management Expenses	0	181	181	-
Property Management Costs	0	175	175	-
Brokerage Fees, etc.	0	6	6	-
Utilities Expenses	0	92	92	-
Property and Other Taxes	0	0	0	-
Casualty Insurance	0	4	4	-
Repairing Expenses	0	5	5	-
Other Expenses	0	0	0	-
Ground Rent	0	0	0	-
Others	0	0	0	-
Depreciation	0	349	349	-
Property -related Profits and Losses	0	1,366	1,366	-
NOI	0	1,715	1,715	-

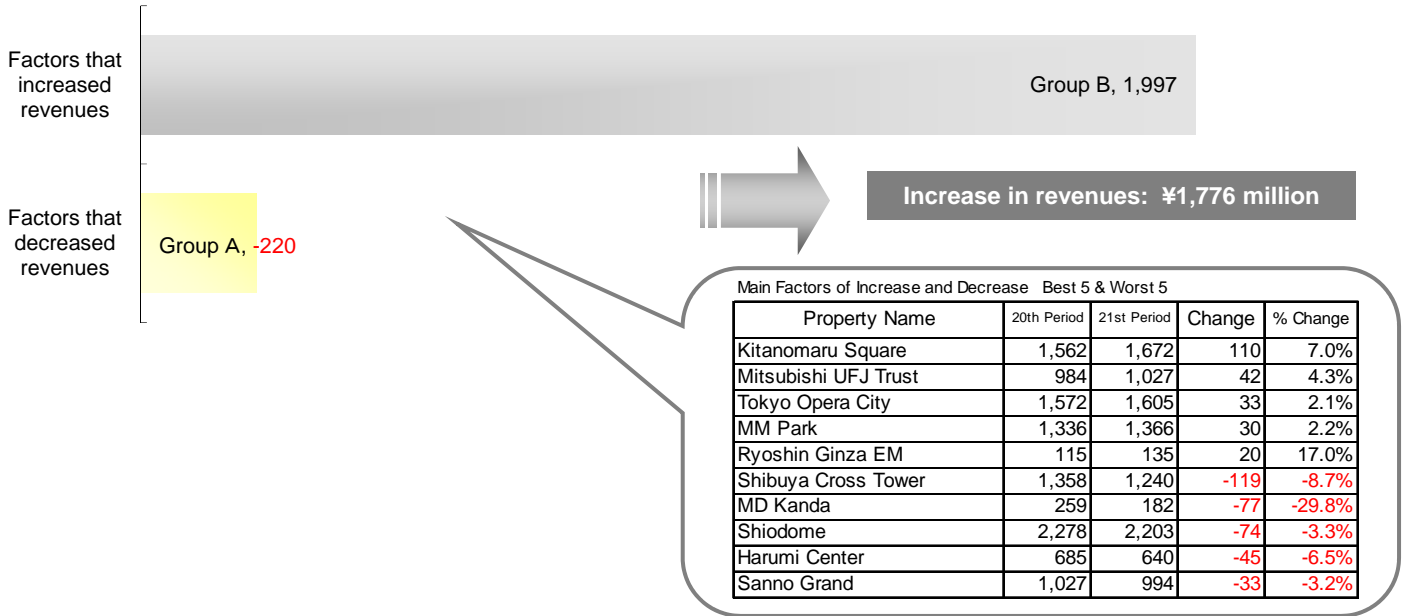
\*Refer to 4. Appendix (pages 67) for performance comparison, by building, of the 21st Period, or "Property Data" (excel file)

downloadable from  on the JRE website (<http://www.j-re.co.jp/english/>).

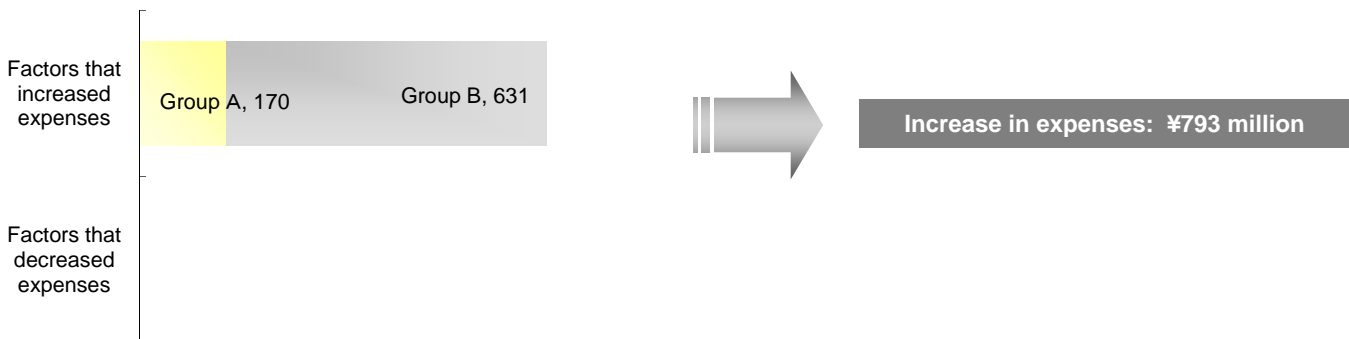


## Factors that brought changes in property-related revenues

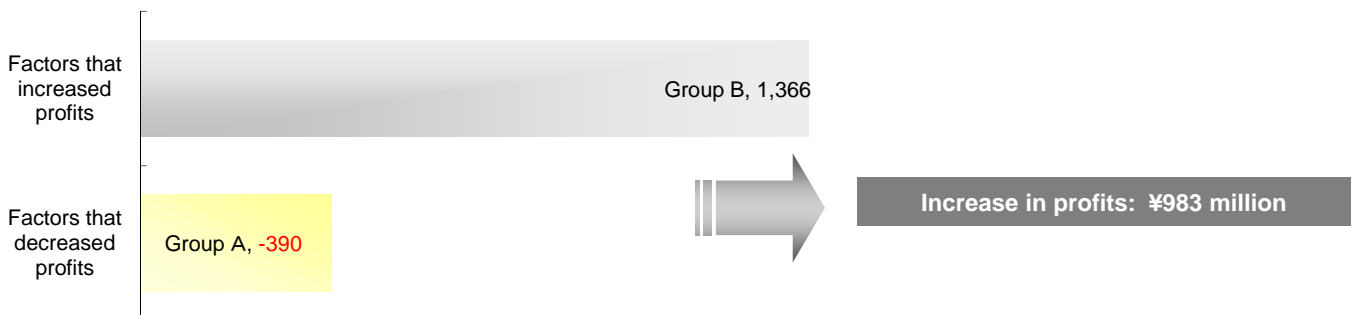
(In millions of yen)



## Factors that brought changes in property-related expenses

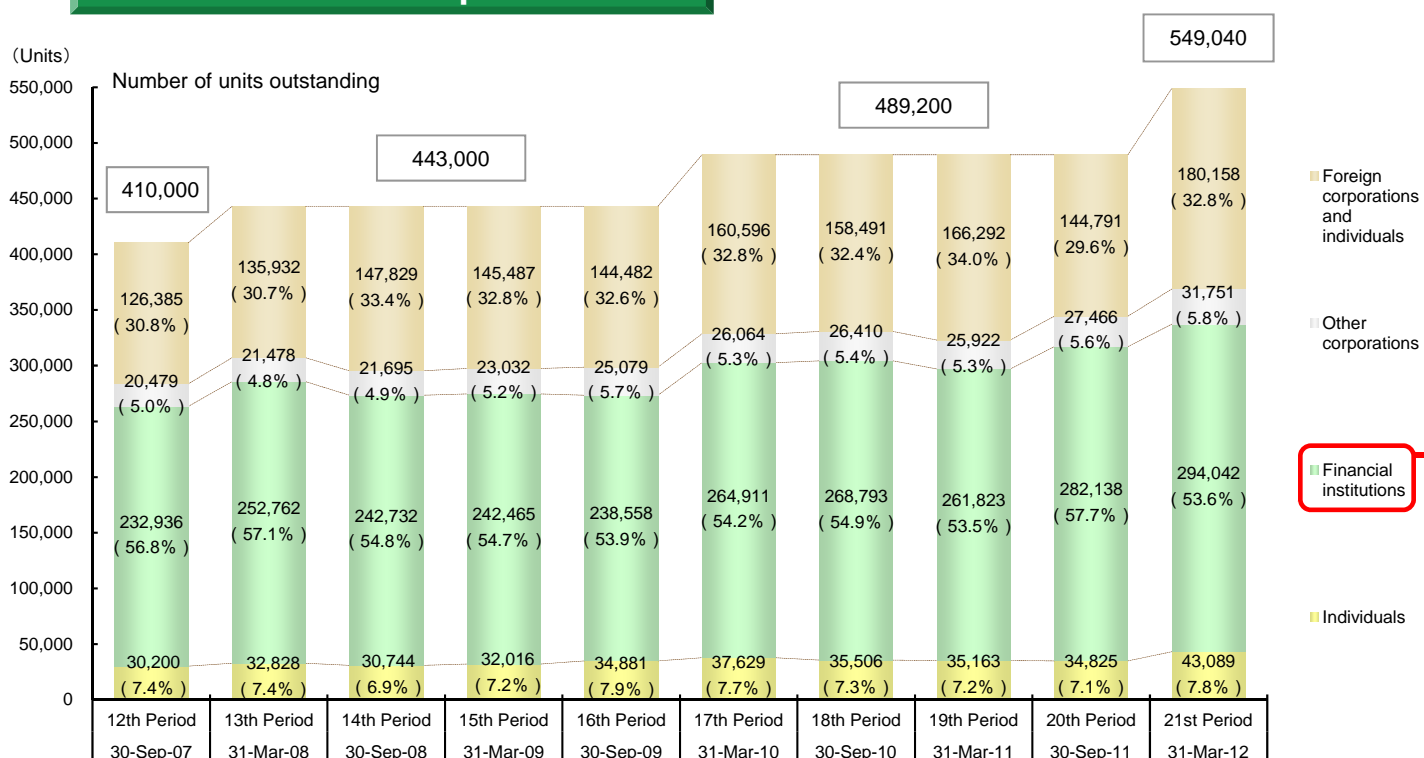


## Factors that brought changes in property-related profits and losses



# Unitholder Data

## Unitholder Composition



## Top 10 Unitholders

### 21st Period

Company	Units	% of Total Units Outstanding
1 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	75,869	13.82%
2 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	39,182	7.14%
3 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	37,403	6.81%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	18,171	3.31%
5 NOMURA BANK (LUXEMBOURG) S.A.	15,668	2.85%
6 Mitsubishi Estate Co., Ltd.	10,160	1.85%
7 STATE STREET BANK AND TRUST COMPANY 505223	8,796	1.60%
8 THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	8,652	1.58%
9 The Chugoku Bank, Ltd.	8,474	1.54%
10 The Gibraltar Life Insurance Co., Ltd. (General Account J-REIT)	7,976	1.45%

### 20th Period

Company	Units	% of Total Units Outstanding
Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	72,842	14.89%
The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	39,106	7.99%
Trust & Custody Services Bank, Ltd. (Toshin Acc.)	36,508	7.46%
The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	16,960	3.47%
NOMURA BANK (LUXEMBOURG) S.A.	11,471	2.34%
Mitsubishi Estate Co., Ltd.	10,160	2.08%
THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	9,430	1.93%
The Chugoku Bank, Ltd.	8,534	1.74%
BBH FOR MATTHEWS ASIAN GROWTH AND INCOME FUND	8,039	1.64%
North Pacific Bank, Ltd.	7,493	1.53%

The Dai-ichi Life Insurance Company, Limited	4,920	0.90%
Mitsui & Co., Ltd.	1,600	0.29%

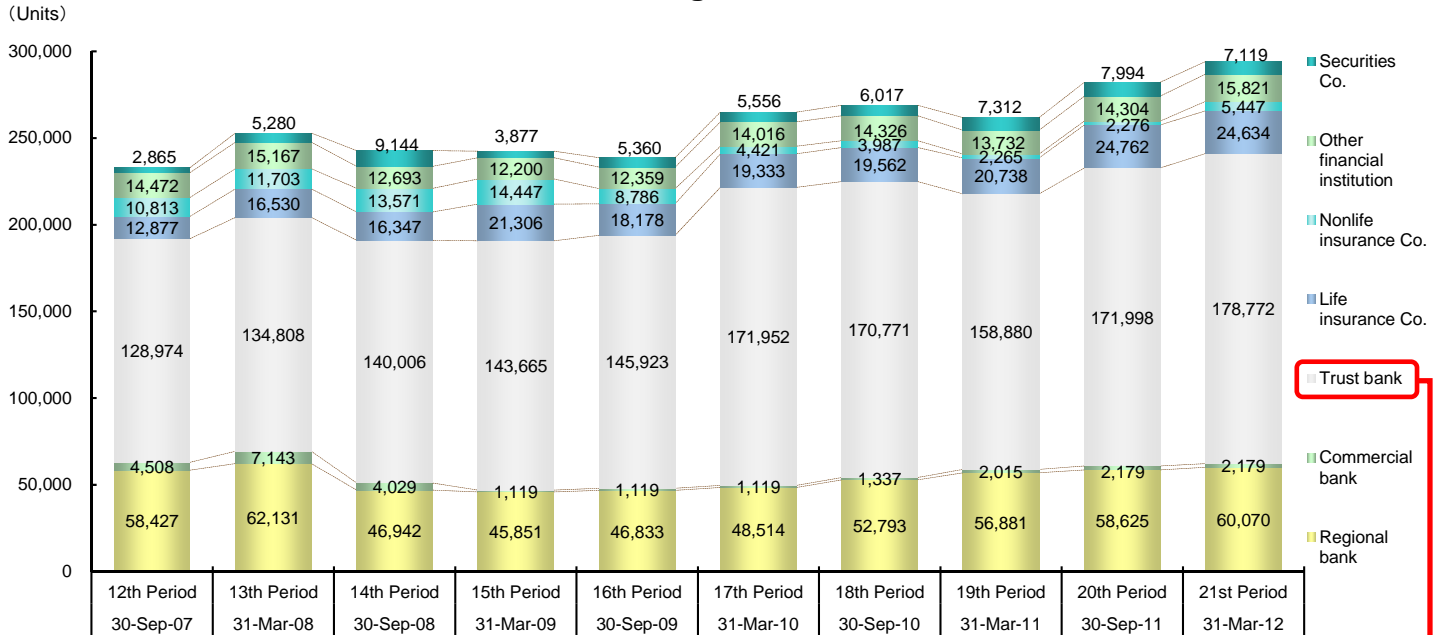
The Dai-ichi Life Insurance Company, Limited	4,920	1.01%
Mitsui & Co., Ltd.	1,600	0.33%

## Number of Unitholders by Sector

	21st Period (Mar-12)		20th Period (Sep-11)	
	Unitholders	%	Unitholders	%
Individuals	15,224	94.0%	12,647	93.7%
Financial institutions	196	1.2%	183	1.4%
Other corporations	420	2.6%	331	2.5%
Foreign corporations/individuals	362	2.2%	343	2.5%
Total	16,202	100.0%	13,504	100.0%

## Financial Institutions

### ◆ Distribution of Total Units Outstanding

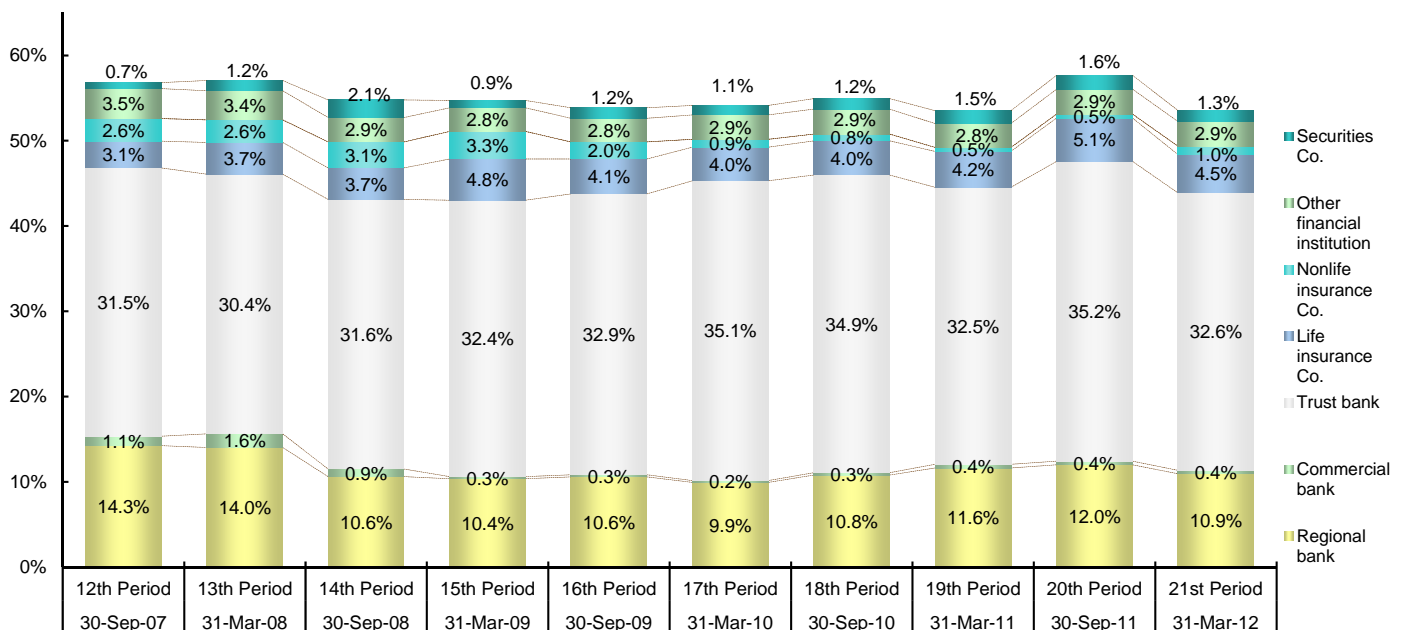


### < Number of investment trust units >

(Units)

	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10	19th Period 31-Mar-11	20th Period 30-Sep-11	21st Period 31-Mar-12
Number of units outstanding	410,000	443,000	443,000	443,000	443,000	489,200	489,200	489,200	489,200	549,040
Trust banks	128,974	134,808	140,006	143,665	145,923	171,952	170,771	158,880	171,998	178,772
Investment trust	113,841	120,106	124,433	132,107	135,826	160,016	157,548	141,155	144,117	142,925
% against total units outstanding	27.8%	27.1%	28.1%	29.8%	30.7%	32.7%	32.2%	28.9%	29.5%	26.0%
% against units owned by trust banks	88.3%	89.1%	88.9%	92.0%	93.1%	93.1%	92.3%	88.8%	83.8%	79.9%

### ◆ Proportion of Total Units Outstanding



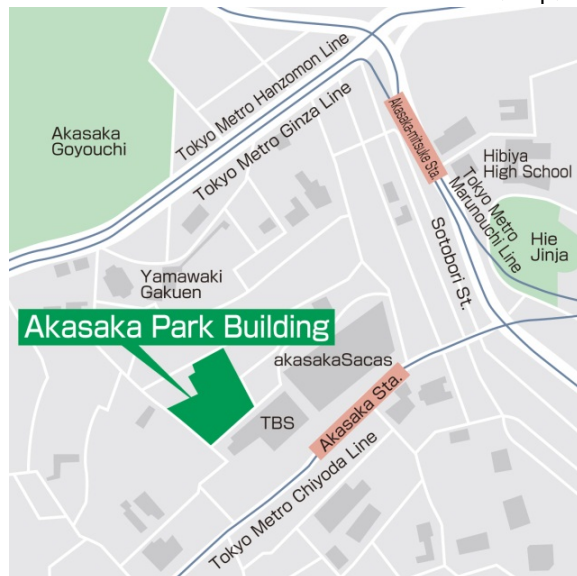
# Property Acquisition in the 21st Period

## Akasaka Park Building

<Exterior>



<Map>



### Property Summary

- Address: 5-2-20 Akasaka, Minato-ku, Tokyo
- Area: <Land> 14,198.20 m<sup>2</sup> <Building> 97,489.16 m<sup>2</sup>
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof  
Above ground: 30 floors Below ground: 2 floors
- Completion date: July 1993
- Type of ownership: Real property <Land/Building> Ownership
- Leasable space: 45,009m<sup>2</sup> (as of March 31, 2012/excluding residential portions)
- Occupancy rate: 91.5% (as of March 31, 2012/excluding residential portions)

### Transaction Summary

- Seller: Mitsubishi Estate Co., Ltd.
- Acquisition price: ¥60,800 million
- Appraisal value: ¥62,500 million  
(as of March 31, 2012)
- Acquisition date: November 15, 2011

### Estimation of NOI and Depreciation

<Estimated NOI> ¥2,833 million per year  
(Estimated under normal leasing operation)

<Estimated Depreciation> ¥743 million per year  
(Estimated under normal leasing operation)



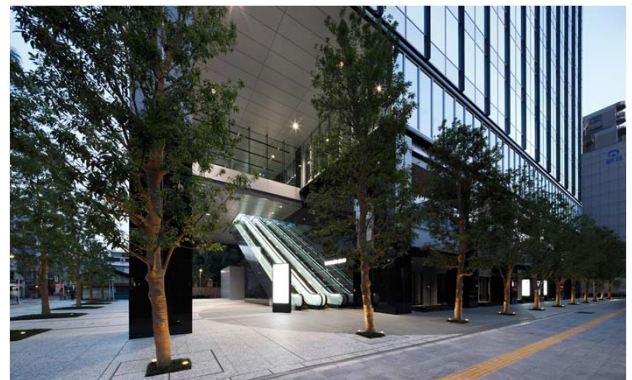
# Property Acquisition in the 22nd Period (Scheduled)

## TIXTOWER UENO

<Exterior>



<Map>



### Property Summary

- Address: 4-8-1 Higashi-Ueno, Taito-ku, Tokyo
- Area: <Land> 2,412.80 m<sup>2</sup> <Building> 23,727.48 m<sup>2</sup>
- Structure: Steel-framed reinforced concrete, steel-framed structure, flat roof  
Above ground: 18 floors Below ground: 1 floor
- Completion date: July 2010
- Type of ownership: Real property <Land> Ownership, Right of land  
<Building> Compartmentalized building units \* Ratio of ownership share: 94.04%
- Leasable space: 15,020m<sup>2</sup> (as of May 17, 2012, projections as of the scheduled acquisition date)
- Occupancy rate: 98.9% (as of May 17, 2012, projections as of the scheduled acquisition date)

### Transaction Summary

- Seller: Tokyo Tatemono Co., Ltd.  
ITOCHU Property Development, Ltd.  
Tokyo Kaihatsu K Special Purpose Company(TMK)
- Acquisition price: ¥22,000 million
- Appraisal value: ¥22,300 million  
(as of April 1, 2012)
- Acquisition date: June 15, 2012 (Scheduled)

### Estimation of NOI and Depreciation

<Estimated NOI>

¥1,006 million per year  
(Estimated under normal leasing operation)

<Estimated Depreciation>

¥470 million per year  
(Estimated under normal leasing operation)

# Financial Summary ① (Summary of Debt)

21st Period (as of March 31, 2012)

(In millions of yen)

Short-term loans	13,500
Current portion of long-term loans	50,100
Long-term loans	165,700
<b>Total amount of loans</b>	<b>229,300</b>
Current portion of investment corporation bonds	10,000
Investment corporation bonds	45,000
<b>Total amount of investment corporation bonds</b>	<b>55,000</b>
<b>Total amount of interest-bearing debts</b>	<b>284,300</b>

## <Outstanding balance of loans by financial institutions>

(In millions of yen)

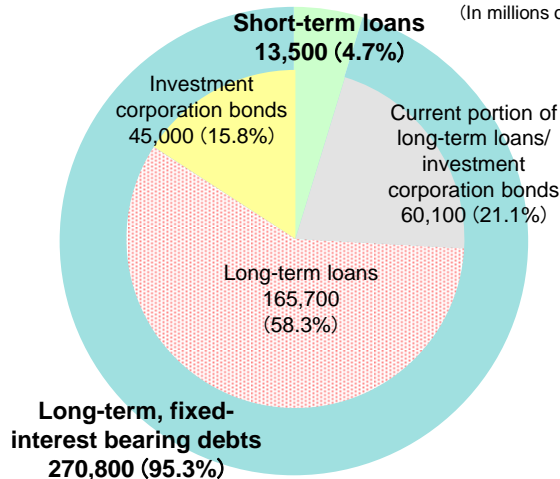
Mitsubishi UFJ Trust and Banking Corporation	54,500
Mizuho Corporate Bank, Ltd.	36,000
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	36,000
Sumitomo Mitsui Trust Bank, Limited (*1)	25,500
Shinkin Central Bank	16,000
The Dai-ichi Life Insurance Company, Limited	10,000
Resona Bank, Ltd.	7,000
The Bank of Fukuoka, Ltd.	5,000
The Hiroshima Bank, Ltd.	5,000
The Chugoku Bank, Ltd.	5,000
Taiyo Life Insurance Company	4,500
Development Bank of Japan Inc. (*2)	3,800
The Hachijuni Bank, Ltd.	3,000
The Iyo Bank, Ltd.	3,000
Shinsei Bank, Limited	3,000
Sumitomo Mitsui Banking Corporation	3,000
Nippon Life Insurance Company	2,000
The Gunma Bank, Ltd.	2,000
Mitsui Life Insurance Co., Ltd.	2,000
The Yamanashi Chuo Bank, Ltd.	2,000
The 77 Bank, Ltd.	1,000

(\*1) The Sumitomo Trust & Banking, Co., Ltd. has changed its name to Sumitomo Mitsui Trust Bank, Limited on April 1, 2012. (the same shall apply hereinafter)

(\*2) The 2,000-million-yen loan dated March 24, 2010 (principal outstanding: 1,800 million yen as of the end of March 2012) 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.

## <Component ratio of long-term and short-term loans/bonds>

(In millions of yen)



## <Interest rate and duration (years)>

Weighted average interest rate: 1.26%

Average duration of total interest-bearing debts: 3.59 years

	Average interest rate	Duration (year)
Short-term loans	0.35%	0.68
Current portion of long-term loans/investment corporation bonds	1.21%	0.70
Long-term loans/investment corporation bonds	1.33%	4.60

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

## <Outline of commitment line agreement>

### Commitment line (1)

- Borrowing limit: ¥40 billion
- Expiry of the contract: September 19, 2014
- Participating financial institutions:  
Mizuho Corporate Bank, Ltd.  
The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
Sumitomo Mitsui Trust Bank, Limited  
Mitsubishi UFJ Trust and Banking Corporation

### Commitment line (2)

- Borrowing limit: ¥3 billion
- Expiry of the contract: September 18, 2015
- Lender: Shinsei Bank, Limited

There is no outstanding balance as of the end of the 21st Period.

## Overview of the Interest-bearing Debt (as of March 31, 2012)

### <Short-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Mizuho Corporate Bank, Ltd.	'11/06/01	1,000	0.38	'12/06/01 (1-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/08/01	1,500	0.38	'12/08/01 (1-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/08/01	1,500	0.38	'12/08/01 (1-year)
Mizuho Corporate Bank, Ltd.	'11/08/01	1,000	0.38	'12/08/01 (1-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/09/01	500	0.38	'12/09/03 (1-year)
Sumitomo Mitsui Trust Bank, Limited	'11/11/01	1,000	0.33	'12/11/01 (1-year)
Mizuho Corporate Bank, Ltd.	'12/03/26	4,000	0.33	'13/03/26 (1-year)
Shinkin Central Bank	'12/03/26	2,000	0.33	'13/03/26 (1-year)
The 77 Bank, Ltd.	'12/03/26	1,000	0.33	'13/03/26 (1-year)
<b>Total</b>		<b>13,500</b>		

### <Long-term Loans>

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

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
The Dai-ichi Life Insurance Company, Limited	'07/05/31	5,000	1.86875	'15/05/29 (8-year)
Taiyo Life Insurance Company	'07/05/31	1,500	1.86875	'15/05/29 (8-year)
Taiyo Life Insurance Company	'08/04/24	1,000	1.595	'16/04/25 (8-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
Shinkin Central Bank	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
Mizuho Corporate Bank, Ltd.	'08/04/24	3,000	1.42375	'13/04/24 (5-year)
Sumitomo Mitsui Trust Bank, Limited	'08/09/01	5,000	1.4875	'13/09/02 (5-year)
Shinkin Central Bank	'08/09/01	3,000	1.4875	'13/09/02 (5-year)
Development Bank of Japan Inc.	'08/09/01	2,000	1.65	'15/09/01 (7-year)
The Iyo Bank, Ltd.	'09/03/24	2,000	1.31	'14/03/24 (5-year)
The Dai-ichi Life Insurance Company, Limited	'09/03/30	5,000	1.54375	'17/03/30 (8-year)
Mizuho Corporate Bank, Ltd.	'10/03/24	2,000	1.2625	'14/03/24 (4-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'10/03/24	2,000	1.2625	'14/03/24 (4-year)
Mitsubishi UFJ Trust and Banking Corporation	'10/03/24	2,000	1.2625	'14/03/24 (4-year)
Sumitomo Mitsui Trust Bank, Limited	'10/03/24	2,000	1.2625	'14/03/24 (4-year)
Resona Bank, Ltd.	'10/03/24	2,000	1.2625	'14/03/24 (4-year)
The Gunma Bank, Ltd.	'10/03/24	1,000	1.2375	'14/03/24 (4-year)
The Bank of Fukuoka, Ltd.	'10/03/24	2,000	1.39875	'15/03/24 (5-year)
Development Bank of Japan Inc.	'10/03/24	1,700	1.665	'17/03/24 (7-year)
The Hiroshima Bank, Ltd.	'10/06/14	3,000	1.1875	'15/06/15 (5-year)
The Chugoku Bank, Ltd.	'10/06/15	3,000	1.20875	'15/06/15 (5-year)
Mizuho Corporate Bank, Ltd.	'10/12/21	5,000	1.30625	'16/12/21 (6-year)
Sumitomo Mitsui Trust Bank, Limited	'11/01/17	3,000	1.43375	'18/01/17 (7-year)
Nippon Life Insurance Company	'11/03/01	2,000	1.465	'18/03/01 (7-year)
Resona Bank, Ltd.	'11/03/01	2,000	1.255	'17/03/01 (6-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/03/24	2,000	1.3975	'18/03/26 (7-year)
Taiyo Life Insurance Company	'11/03/30	2,000	1.39625	'18/03/30 (7-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.0325	'16/04/04 (5-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.205	'17/04/04 (6-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	12,000	1.12625	'17/06/01 (6-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	10,000	1.31125	'18/06/01 (7-year)
Mizuho Corporate Bank, Ltd.	'11/06/23	6,000	0.90875	'16/06/23 (5-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/06/23	6,000	0.90875	'16/06/23 (5-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/06/23	6,000	0.90875	'16/06/23 (5-year)
Sumitomo Mitsui Trust Bank, Limited	'11/06/23	6,000	0.90875	'16/06/23 (5-year)
Shinsei Bank, Limited	'11/08/31	3,000	1.0475	'18/08/31 (7-year)
The Bank of Fukuoka, Ltd.	'11/08/31	2,000	0.9025	'17/08/31 (6-year)
Sumitomo Mitsui Trust Bank, Limited	'11/09/26	5,500	1.16	'19/09/26 (8-year)
Mizuho Corporate Bank, Ltd.	'11/11/01	6,000	1.2075	'19/11/01 (8-year)
The Gunma Bank, Ltd.	'11/11/15	1,000	0.615	'14/11/17 (3-year)
Shinkin Central Bank	'11/11/15	1,000	0.7525	'16/11/15 (5-year)
Sumitomo Mitsui Trust Bank, Limited	'11/11/15	3,000	0.98375	'18/11/15 (7-year)
Sumitomo Mitsui Banking Corporation	'11/11/15	3,000	0.98375	'18/11/15 (7-year)
Mizuho Corporate Bank, Ltd.	'11/11/15	3,000	1.13875	'19/11/15 (8-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/11/15	3,000	1.13875	'19/11/15 (8-year)
Mitsubishi UFJ Trust and Banking Corporation	'11/11/15	3,000	1.13875	'19/11/15 (8-year)
The Yamanashi Chuo Bank, Ltd.	'11/12/15	2,000	0.645	'14/12/15 (3-year)
<b>Total</b>		<b>165,700</b>		

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

Lender / Bond Name	Borrowing / Issue Date	EOB	Interest	Repayment / Maturity Date (period)
The Bank of Fukuoka, Ltd.	'07/08/31	1,000	1.4925	'12/08/31 (5-year)
Mitsui Life Insurance Co., Ltd.	'04/10/29	2,000	1.55	'12/10/29 (8-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'09/12/21	5,000	1.0925	'12/12/21 (3-year)
Mitsubishi UFJ Trust and Banking Corporation	'09/12/21	5,000	1.0925	'12/12/21 (3-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'10/01/15	11,000	1.085	'13/01/15 (3-year)
Mizuho Corporate Bank, Ltd.	'10/01/15	5,000	1.135	'13/01/15 (3-year)
Mitsubishi UFJ Trust and Banking Corporation	'10/01/15	5,000	1.135	'13/01/15 (3-year)
Shinkin Central Bank	'10/01/15	5,000	1.135	'13/01/15 (3-year)
The Iyo Bank, Ltd.	'10/01/15	1,000	1.06	'13/01/15 (3-year)
The Hachijuni Bank, Ltd.	'10/01/15	1,000	1.06	'13/01/15 (3-year)
The Hachijuni Bank, Ltd.	'10/12/20	1,000	0.73625	'12/12/20 (2-year)
The Chugoku Bank, Ltd.	'10/03/24	2,000	1.0475	'13/03/25 (3-year)
The Hiroshima Bank, Ltd.	'10/03/24	2,000	1.0475	'13/03/25 (3-year)
Resona Bank, Ltd.	'10/03/24	3,000	1.0475	'13/03/25 (3-year)
The Hachijuni Bank, Ltd.	'10/03/24	1,000	1.0475	'13/03/25 (3-year)
5th Investment Corporation Bond	'07/06/18	10,000	1.67	'12/06/18 (5-year)
Development Bank of Japan Inc.	'10/03/24	100	1.665	'17/03/24 (7-year)
<b>Total</b>		<b>60,100</b>		

### <Investment Corporation Bonds>

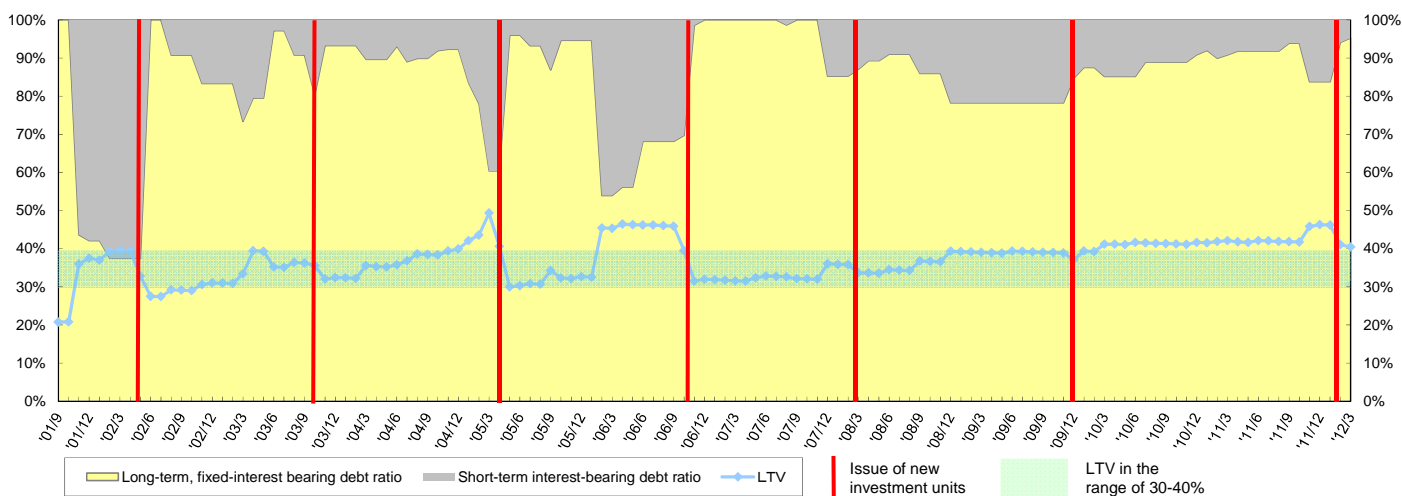
Bond Name	Issue Date	EOB	Interest	Maturity Date (period)
4th Investment Corporation Bond	'05/09/29	10,000	2.56	'25/09/29 (20-year)
6th Investment Corporation Bond	'07/06/18	15,000	1.91	'14/06/18 (7-year)
7th Investment Corporation Bond	'10/04/23	10,000	1.26	'15/04/23 (5-year)
8th Investment Corporation Bond	'10/07/23	10,000	1.05	'15/07/23 (5-year)
<b>Total</b>		<b>45,000</b>		

Total amount of interest-bearing debts as of March 31, 2012

284,300 million yen

# Financial Summary ② (LTV)

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



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

\*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

## Debt Capacity

(As of end of March 2012)

(In millions of yen)

Total assets	Interest-bearing debt	LTV	Borrowable amount	
			Up to 40% of LTV	Up to 45% of LTV
703,085	284,300	40.4%	-5,109	58,342

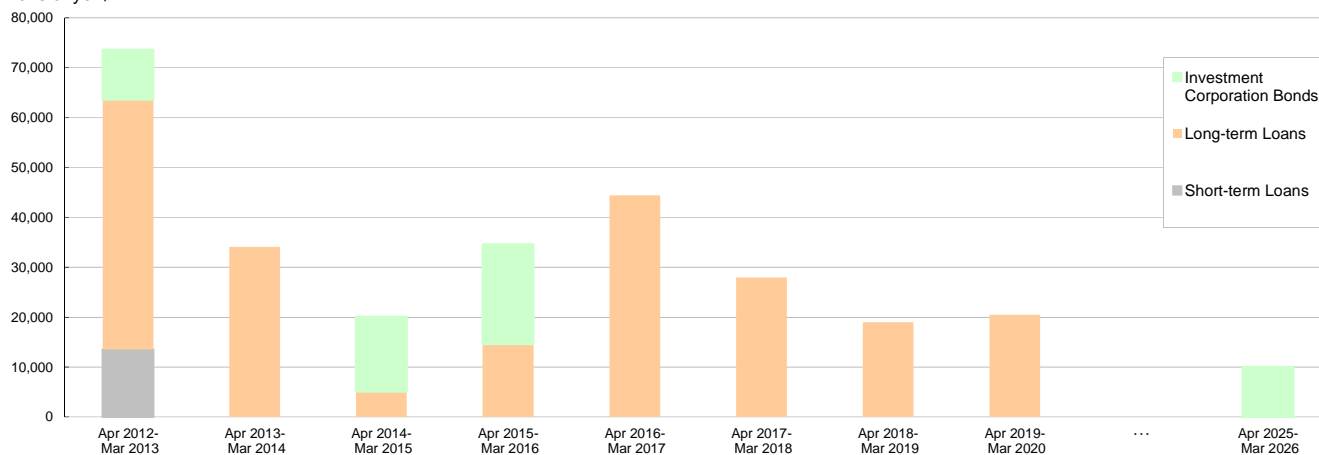
## Diversification of Repayment Dates

(As of end of March 2012)

(In millions of yen)

	Apr 2012-Mar 2013 (within 1 year)	Apr 2013-Mar 2014 (within 2 years)	Apr 2014-Mar 2015 (within 3 years)	Apr 2015-Mar 2016 (within 4 years)	Apr 2016-Mar 2017 (within 5 years)	Apr 2017-Mar 2018 (within 6 years)	Apr 2018-Mar 2019 (within 7 years)	Apr 2019-Mar 2020 (within 8 years)	...	Apr 2025-Mar 2026 (within 14 years)	Total
Short-term Loans	13,500	0	0	0	0	0	0	0	...	0	13,500
Long-term Loans	50,100	34,100	5,100	14,600	44,400	28,000	19,000	20,500	...	0	215,800
Investment Corporation Bonds	10,000	0	15,000	20,000	0	0	0	0	...	10,000	55,000
<b>Total</b>	<b>73,600</b>	<b>34,100</b>	<b>20,100</b>	<b>34,600</b>	<b>44,400</b>	<b>28,000</b>	<b>19,000</b>	<b>20,500</b>	...	<b>10,000</b>	<b>284,300</b>

(In millions of yen)

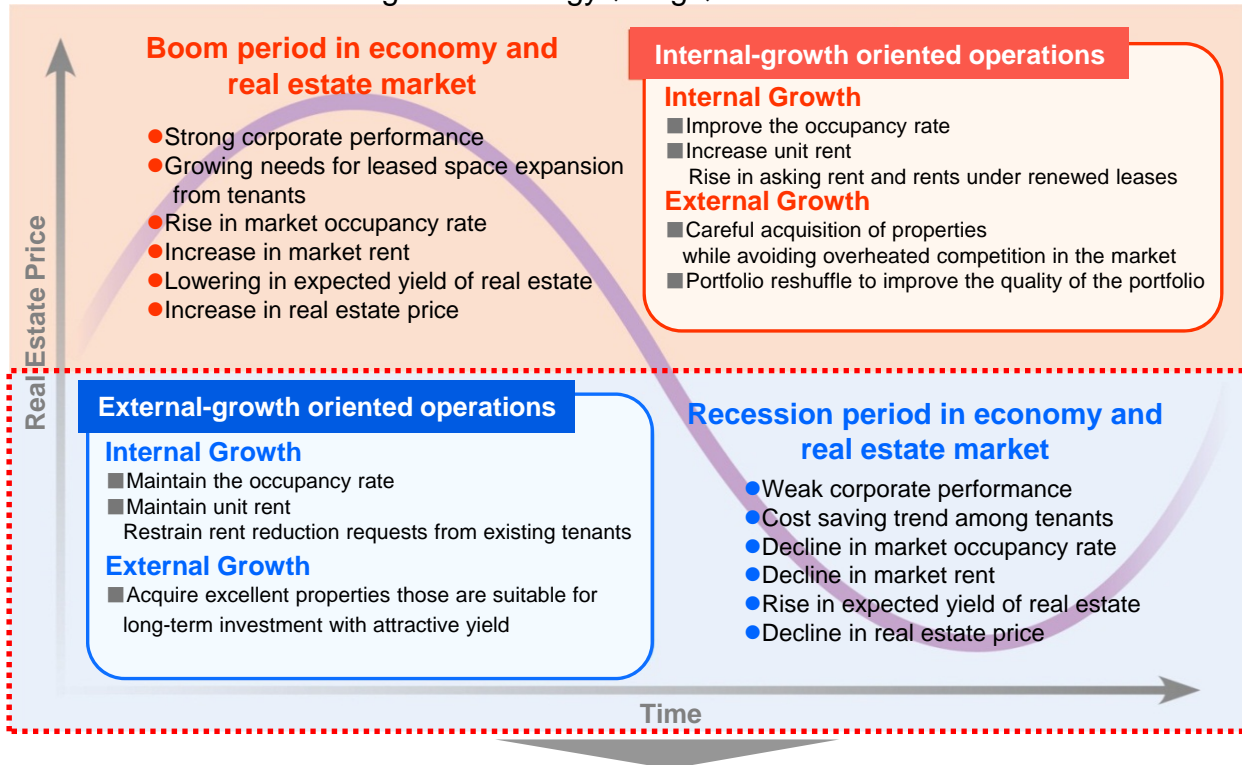




# Image of Growth

**Aim at stable future dividends by shifting focus to “external-growth oriented operations”, viewing the weak real estate market as an opportunity**

<Market environment and growth strategy (image)>

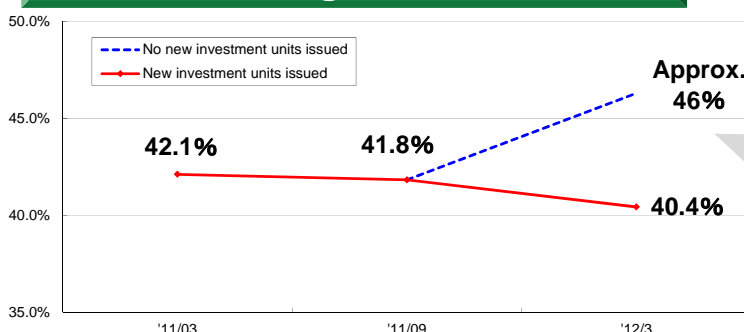


**November 2011 Acquisition of Akasaka Park Building, February 2012 Execution of public offering  
⇒ Aim at further external growth by leveraging sound financial position**

## Summary of Investment Unit Issue

Number of units issued	: 59,840 units (public offering: 54,400 units / third-party allocation: 5,440 units)
(Number of units outstanding after offering)	: 549,040 units
Aggregate amount of issue price	: Approx. ¥39,000 million
Launch date	: February 13, 2012 (Monday)
Price determination date	: February 21, 2012 (Tuesday)
Payment date	: Public offering February 28, 2012 (Tuesday) Third-party allocation March 27, 2012 (Tuesday)

## Change in LTV

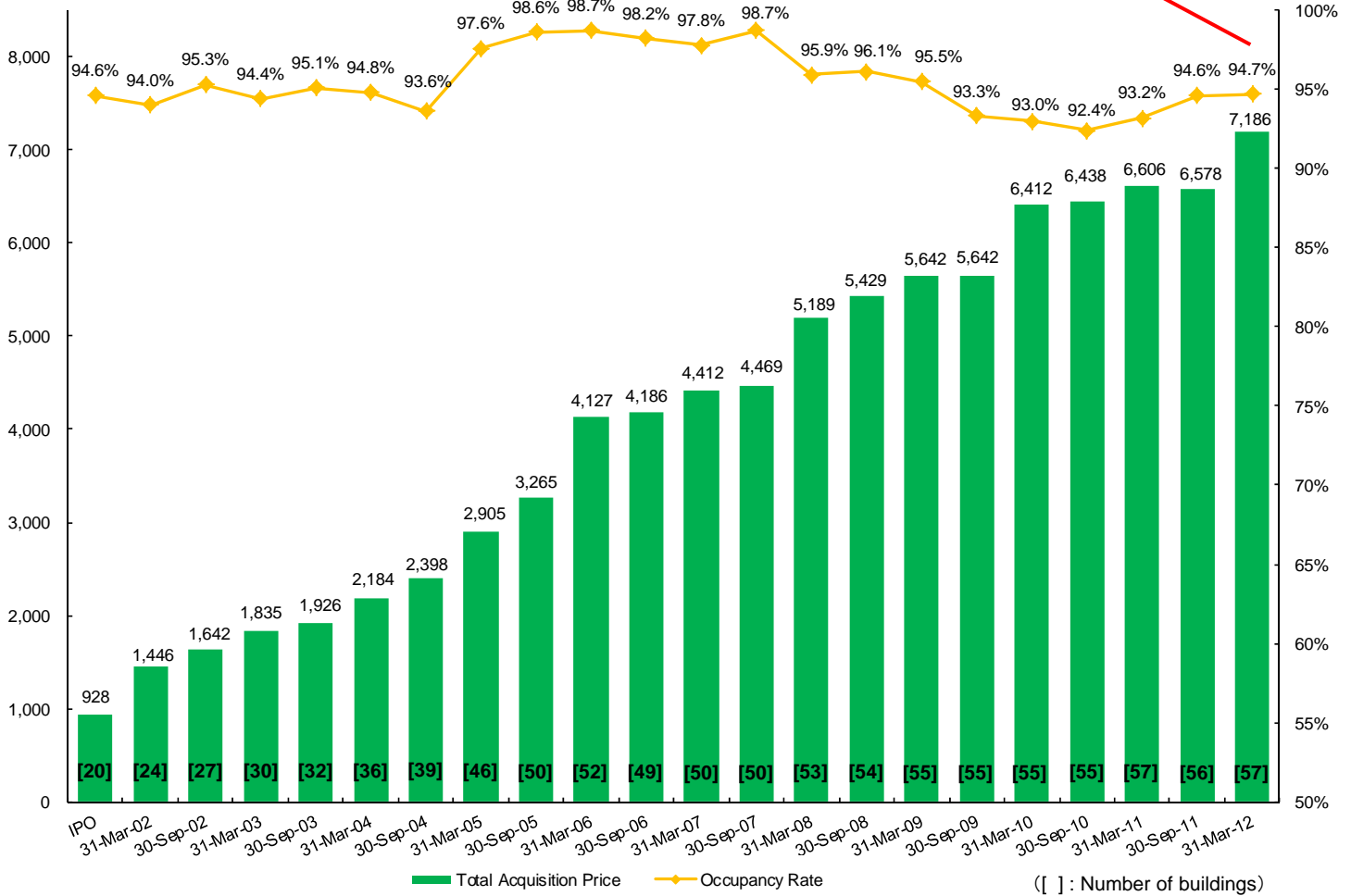


**Further growth capacity is secured through leverage control by the issue of new investment units. Borrowable amount with LTV up to 45% is approx. ¥58,000 million.**

# Asset Size and Occupancy Rate

Aim at maintaining stable occupancy rate

(In 100 millions of yen)



\*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.

## ◆ Performance of property acquisition and transfer

(In millions of yen)

	At IPO ~'01/09	1st Period '01/10~'02/03	2nd Period '02/04~'02/09	3rd Period '02/10~'03/03	4th Period '03/04~'03/09	5th Period '03/10~'04/03	6th Period '04/04~'04/09	7th Period '04/10~'05/03	8th Period '05/04~'05/09	9th Period '05/10~'06/03	10th Period '06/04~'06/09	11th Period '06/10~'07/03
Acquisition	92,845	51,852	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850
Transfer	-	-	-	-	-	-	-	-	-	-	7,003	41,900

	12th Period '07/04~'07/09	13th Period '07/10~'08/03	14th Period '08/04~'08/09	15th Period '08/10~'09/03	16th Period '09/04~'09/09	17th Period '09/10~'10/03	18th Period '10/04~'10/09	19th Period '10/10~'11/03	20th Period '11/04~'11/09	21st Period '11/10~'12/03	Total
Acquisition	7,100	72,029	24,000	21,250	-	77,026	2,645	16,710	-	60,800	756,807
Transfer	1,770	-	-	-	-	1,507	-	-	3,160	0	55,340

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

Achieved steady growth since IPO and established a portfolio worth over ¥720 billion (total acquisition price)

# Improvement of Portfolio Quality

In the 10.5 years following IPO, the quality of the portfolio has further improved.

At IPO (End of September 2001):  
20 properties

After 10.5 years

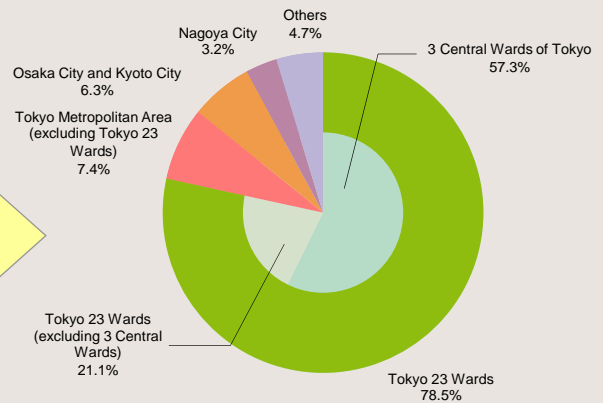
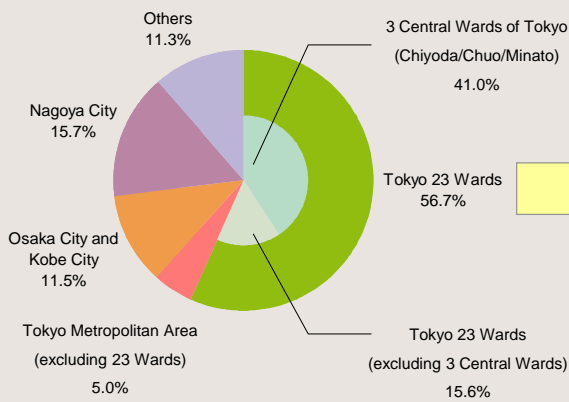
As of end of March 2012:  
57 properties

## Geographical Diversification

\* Acquisition price basis  
\* Tokyo metropolitan area represents Tokyo, Saitama, Chiba, and Kanagawa prefectures.

Asset size : ¥92,845 million

Asset size : ¥718,663 million



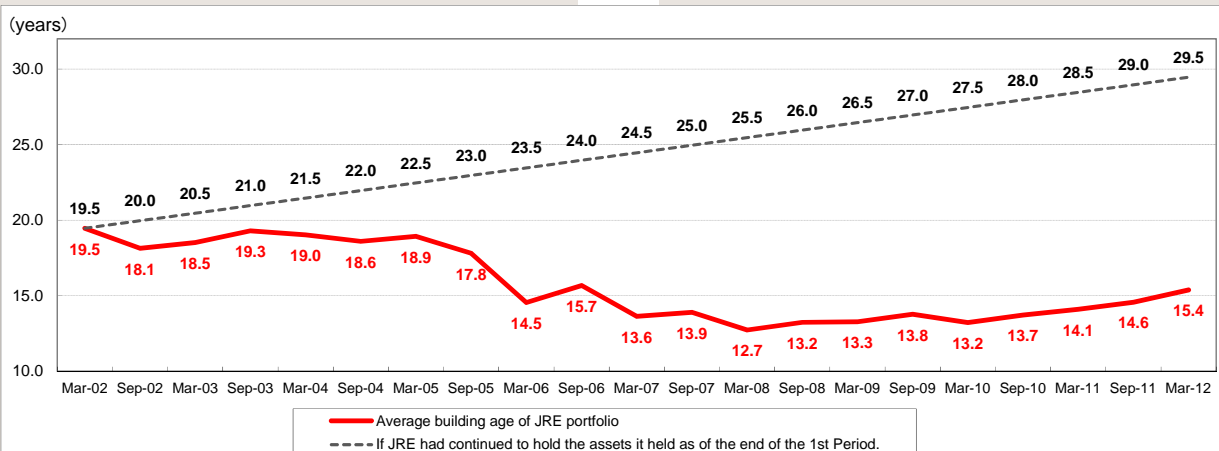
Highly liquid portfolio, mainly concentrated in Tokyo 23 Wards

## Building Age

\* Weighted average based on acquisition prices

Entire portfolio:  
17.9 years

Entire portfolio:  
15.4 years



Even after 10.5 years since IPO, overall building age is lower in the current portfolio

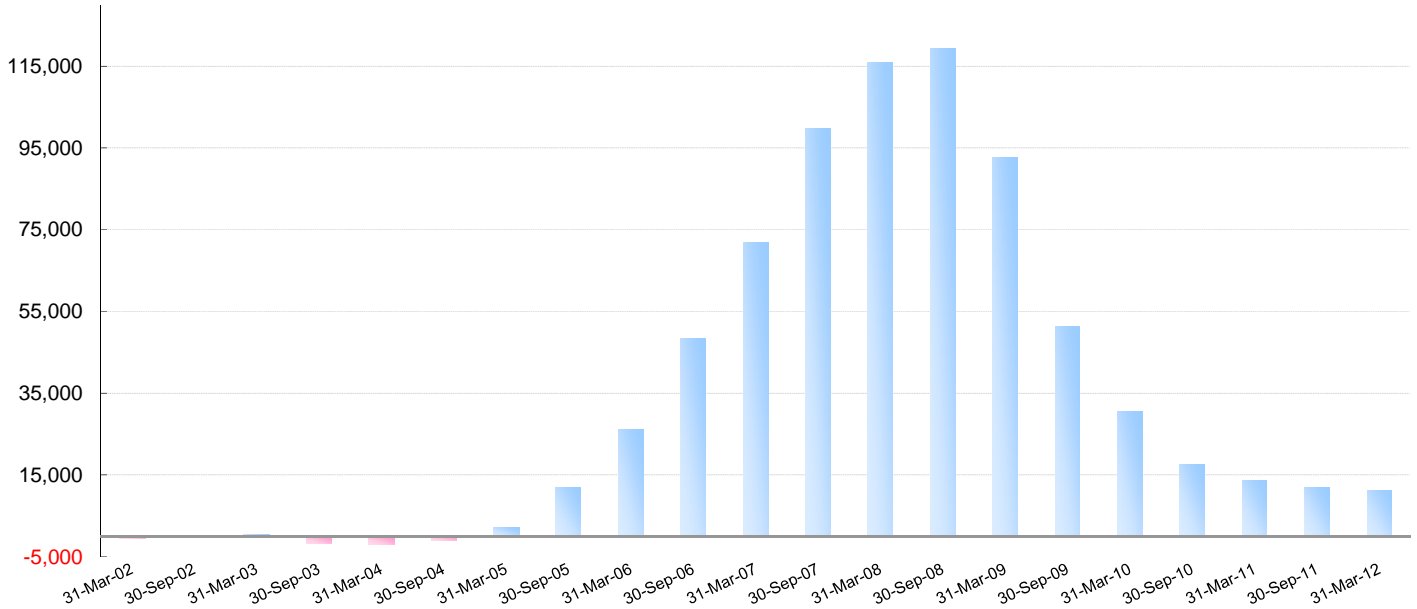
# Property Data

(In millions of yen)

Area		Name	21st Period Appraisal Value (Mar 31, 12)	20th Period Appraisal Value (Sep 30, 11)	Amount of Difference	21st Period Book Value (Mar 31, 12)	21st Period Appraisal Value – Book Value	Acquisition Price	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,160	6,100	60	4,958	1,201	5,000	
		Kitanomaru Square	68,700	68,700	0	76,921	-8,221	81,555	
		MD Kanda	7,810	8,750	-940	8,782	-972	9,520	
		Kandabashi Park	4,290	4,560	-270	4,566	-276	4,810	
		Nibancho Garden	16,300	16,300	0	13,442	2,857	14,700	
		Mitsubishi UFJ Trust	45,800	46,500	-700	29,760	16,039	44,700	
		Burex Kojimachi	6,390	6,220	170	6,273	116	7,000	
		Sanno Grand	29,600	29,000	600	21,369	8,230	20,900	
		Yurakucho Denki	7,430	7,430	0	7,828	-398	7,200	
	Chuo	Kodenmachi	2,980	3,110	-130	2,808	171	3,173	
		Kyodo (Kayabacho 2Chome)	4,780	4,710	70	4,403	376	4,410	
		Burex Kyobashi	6,330	6,170	160	4,775	1,554	5,250	
		Ginza Sanwa	14,600	14,600	0	17,044	-2,444	16,830	
		Ryoshin Ginza EM	5,040	5,300	-260	7,753	-2,713	7,999	
		Harumi Center	20,000	20,300	-300	24,865	-4,865	26,800	
	Minato	Aoyama Crystal	7,240	7,460	-220	7,331	-91	7,680	
		Shiodome	78,000	78,000	0	74,884	3,115	75,850	
		Shiba 2Chome Daimon	5,910	6,060	-150	4,809	1,100	4,859	
		Cosmo Kanasugibashi	2,610	2,730	-120	2,565	44	2,808	
	Shinjuku	Shinwa	5,740	5,980	-240	7,590	-1,850	7,830	
		Tokyo Opera City	30,400	30,900	-500	30,447	-47	31,776	
	Shinagawa	Higashi-Gotanda 1Chome	5,600	5,650	-50	4,907	692	5,500	
		Osaki Front Tower	15,170	15,180	-10	12,135	3,034	12,300	
	Ota	Omor-Eki Higashiguchi	5,330	5,250	80	4,563	766	5,123	
	Shibuya	Nippon Brunswick	6,730	7,040	-310	6,867	-137	6,670	
		Yoyogi 1Chome	9,870	9,990	-120	7,674	2,195	8,700	
		da Vinci Harajuku	6,120	6,090	30	4,930	1,189	4,885	
		Jingumae MS	10,200	10,400	-200	10,956	-756	12,200	
		Shibuya Cross Tower	42,000	40,800	1,200	38,438	3,561	34,600	
	Nakano	Ebisu Neonato	2,740	2,800	-60	3,559	-819	4,100	
		Harmony Tower	9,630	9,450	180	7,828	1,801	8,500	
	Toshima	Otsuka Higashi-Ikebukuro	3,820	3,820	0	3,551	268	3,541	
		Ikebukuro 2Chome	1,610	1,580	30	1,618	-8	1,728	
		Ikebukuro YS	4,120	4,230	-110	4,415	-295	4,500	
	Other Areas	Hachioji	Hachioji First	4,170	4,450	-280	5,179	-1,009	5,679
			Saitama	2,030	2,070	-40	2,521	-491	2,574
		Yokohama	MM Park	35,600	35,900	-300	35,329	270	37,400
		Kawasaki	Kawasaki Isago	2,730	2,720	10	2,856	-126	3,375
			Musashi Kosugi STM	3,560	3,510	50	3,860	-300	4,000
		Sapporo	8-3 Square Kita	6,630	6,630	0	6,709	-79	7,100
		Sendai	Jozenji Park	880	887	-7	970	-90	1,000
			Sendai Honma	2,470	2,480	-10	2,757	-287	3,174
		Kanazawa	Kanazawa Park	5,330	5,330	0	4,089	1,240	4,580
		Nagoya	Nishiki Park	3,620	3,660	-40	4,637	-1,017	5,150
			Hirokoji Sakae	1,310	1,330	-20	1,710	-400	1,680
			Nagoya Hirokoji	12,600	12,600	0	14,959	-2,359	14,533
			Nagoya Misono	1,040	1,080	-40	1,456	-416	1,865
Kyoto		Kyoto Kawaramachi	1,770	1,720	50	2,678	-908	2,650	
Osaka		Shin-Fujita	16,300	16,400	-100	22,789	-6,489	24,000	
		Sakaisujihonmachi	3,580	3,620	-40	3,813	-233	4,164	
		Midosuji Daiwa	14,100	14,100	0	13,402	697	14,314	
Okayama		Lit City	4,200	4,220	-20	3,874	325	4,650	
Hiroshima		NHK Hiroshima	2,280	2,980	-700	2,543	-263	2,770	
Fukuoka		Tosei Tenjin	1,290	1,320	-30	1,322	-32	1,550	
		Tenjin Crystal	2,470	2,470	0	4,454	-1,984	5,000	
		Hinode Tenjin	3,720	3,720	0	3,482	237	3,657	
Properties held as of the end of the 20th and 21st Periods during which the shares of ownership remain unchanged		Tokyo 23 Wards	499,050	501,160	-2,110	474,634	24,415	502,998	
		Other Areas	131,680	133,197	-1,517	145,399	-13,719	154,865	
		Total (56 properties)	630,730	634,357	-3,627	620,033	10,696	657,863	
Property acquired during the 21st Period									
Tokyo 23 Wards		Minato	Akasaka Park	62,500	—	—	61,936	563	60,800
57 properties held as of the end of the 21st Period									
		Tokyo 23 Wards	561,550	—	—	536,571	24,978	563,798	
		Other Areas	131,680	—	—	145,399	-13,719	154,865	
		Total (57 properties)	693,230	—	—	681,970	11,259	718,663	

## Trend of Unrealized Gain or Loss

(In millions of yen)



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

		1st Period 31-Mar-02	2nd Period 30-Sep-02	3rd Period 31-Mar-03	4th Period 30-Sep-03	5th Period 31-Mar-04	6th Period 30-Sep-04	7th Period 31-Mar-05
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961	293,342
Book value	B	145,580	165,088	184,304	193,058	219,032	240,134	291,350
Unrealized gain or loss	A-B=C	-640	162	399	-1,787	-1,882	-1,173	1,991
<Reference>								
Units outstanding	D	160,400 units	225,400 units	225,400 units	225,400 units	260,400 units	260,400 units	260,400 units
Unrealized gain or loss per unit	C/D=E	-3,990 yen	719 yen	1,774 yen	-7,930 yen	-7,229 yen	-4,505 yen	7,647 yen
Net asset value per unit	F	521,591 yen	510,424 yen	512,026 yen	512,688 yen	527,077 yen	527,185 yen	528,299 yen
Adjusted net asset value per unit	E+F=G	517,601 yen	511,143 yen	513,800 yen	504,758 yen	519,847 yen	522,680 yen	535,946 yen
Unit price at the end of period	H	530,000 yen	511,000 yen	592,000 yen	648,000 yen	830,000 yen	875,000 yen	875,000 yen
H/G		1.02 times	1.00 times	1.15 times	1.28 times	1.60 times	1.67 times	1.63 times

		8th Period 30-Sep-05	9th Period 31-Mar-06	10th period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08
Appraisal value at the end of period	A	339,029	439,799	467,001	498,741	531,100	619,160	644,700
Book value	B	327,005	413,708	418,607	427,013	431,463	503,376	525,503
Unrealized gain or loss	A-B=C	12,023	26,090	48,393	71,727	99,636	115,783	119,196
<Reference>								
Units outstanding	D	345,400 units	345,400 units	345,400 units	410,000 units	410,000 units	443,000 units	443,000 units
Unrealized gain or loss per unit	C/D=E	34,811 yen	75,537 yen	140,107 yen	174,944 yen	243,015 yen	261,363 yen	269,067 yen
Net asset value per unit	F	599,254 yen	599,475 yen	600,605 yen	663,091 yen	664,071 yen	701,009 yen	690,858 yen
Adjusted net asset value per unit	E+F=G	634,065 yen	675,013 yen	740,713 yen	838,036 yen	907,086 yen	962,372 yen	959,925 yen
Unit price at the end of period	H	915,000 yen	1,020,000 yen	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen	836,000 yen
H/G		1.44 times	1.51 times	1.35 times	1.86 times	1.52 times	1.21 times	0.87 times

		15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10	19th Period 31-Mar-11	20th Period 30-Sep-11	21st Period 31-Mar-12
Appraisal value at the end of period	A	636,770	591,920	645,239	632,112	642,220	634,357	693,230
Book value	B	544,245	540,709	614,734	614,593	628,689	622,542	681,970
Unrealized gain or loss	A-B=C	92,524	51,210	30,504	17,518	13,530	11,814	11,259
<Reference>								
Units outstanding	D	443,000 units	443,000 units	489,200 units	489,200 units	489,200 units	489,200 units	549,040 units
Unrealized gain or loss per unit	C/D=E	208,858 yen	115,598 yen	62,355 yen	35,810 yen	27,657 yen	24,150 yen	20,506 yen
Net asset value per unit	F	690,806 yen	690,984 yen	681,170 yen	679,755 yen	678,770 yen	680,029 yen	679,130 yen
Adjusted net asset value per unit	E+F=G	899,665 yen	806,582 yen	743,526 yen	715,566 yen	706,427 yen	704,179 yen	699,637 yen
Unit price at the end of period	H	756,000 yen	734,000 yen	797,000 yen	759,000 yen	787,000 yen	754,000 yen	729,000 yen
H/G		0.84 times	0.91 times	1.07 times	1.06 times	1.11 times	1.07 times	1.04 times

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

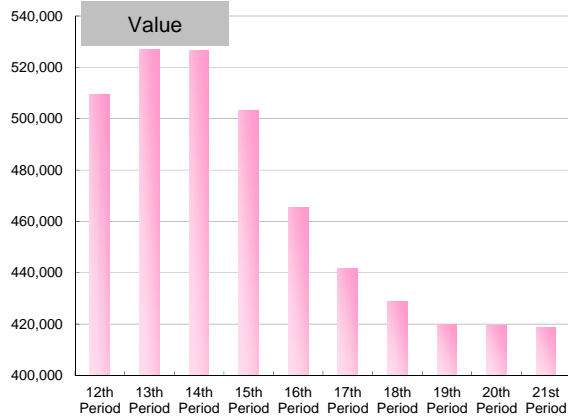
\* Appraisal values at the end of period are survey values determined by institutional appraisers for the 1st Period through 9th Period, or appraisal values determined by institutional appraisers for the 10th Period through 21st Period, at the end of each fiscal period.

# Historical Appraisal Value at the End of Period

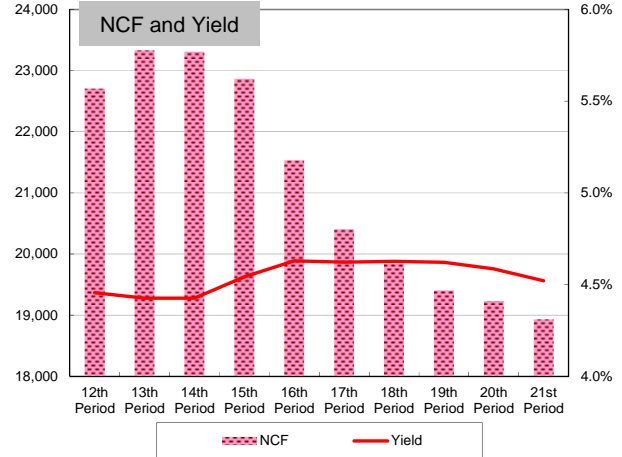
JRE's portfolio of 44 properties with constantly held ownership without increase or decrease of share between the end of the 12th Period and the end of the 21st Period.

## Overall

(In millions of yen)

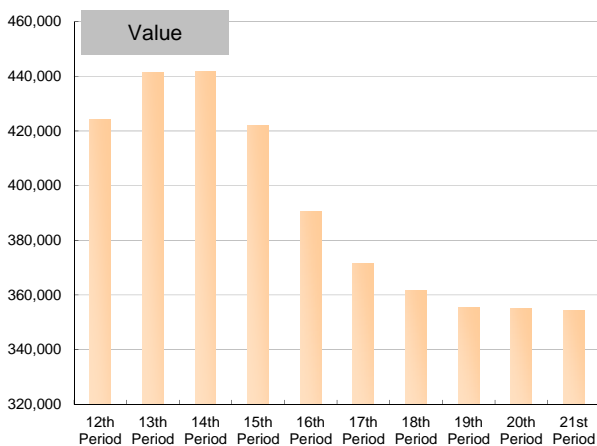


(In millions of yen)

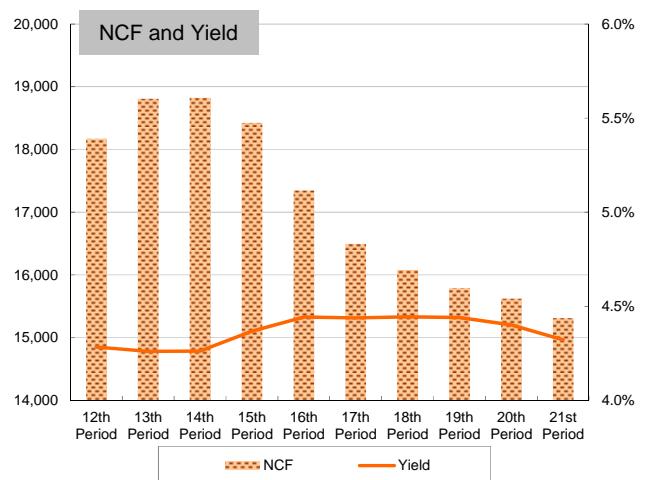


## Tokyo 23 Wards

(In millions of yen)

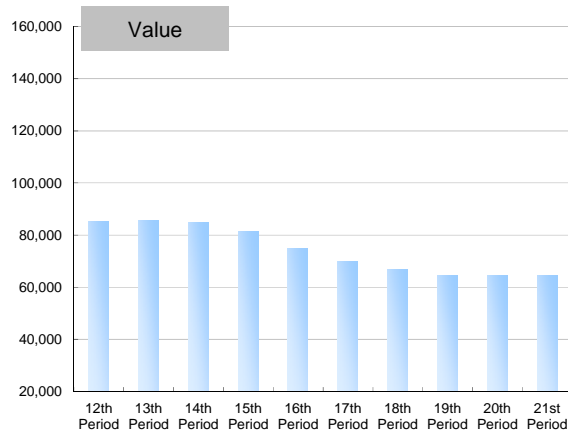


(In millions of yen)

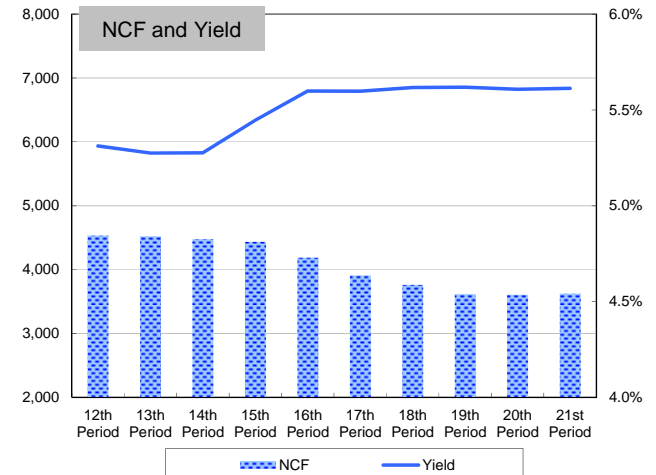


## Other Areas

(In millions of yen)



(In millions of yen)



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

# Historical NOI Yield (Investment Yield)

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

\* NOI Yield = Annualized NOI/Acquisition Price

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

		12th Period Sep-07	13th Period Mar-08	14th Period Sep-08	15th Period Mar-09	16th Period Sep-09	17th Period Mar-10	18th Period Sep-10	19th Period Mar-11	20th Period Sep-11	21st Period Mar-12
43 properties held as of the beginning of the 12th Period Acquisition price:¥373.0 billion	Property-related revenues	100.0	100.4	101.1	98.2	97.7	94.0	87.9	87.2	86.4	84.8
	Average occupancy rate during period	98.1%	98.0%	97.0%	95.1%	94.2%	92.5%	91.5%	92.0%	93.2%	93.2%
	NOI yield	5.55%	5.35%	5.68%	5.39%	5.08%	5.10%	4.52%	4.51%	4.57%	4.36%
51 properties held as of the beginning of the 16th Period Acquisition price:¥525.5 billion	Property-related revenues					100.0	96.3	92.0	90.7	90.1	88.9
	Average occupancy rate during period					94.3%	92.4%	92.2%	92.7%	93.6%	93.6%
	NOI yield					4.93%	4.89%	4.48%	4.42%	4.48%	4.31%
51 properties held as of the beginning of the 18th Period Acquisition price:¥525.5 billion	Property-related revenues							100.0	98.6	97.9	96.7
	Average occupancy rate during period							92.2%	92.7%	93.6%	93.6%
	NOI yield							4.48%	4.42%	4.48%	4.31%
54 properties held as of the beginning of the 20th Period Acquisition price:¥641.1 billion	Property-related revenues									100.0	98.9
	Average occupancy rate during period									93.7%	93.7%
	NOI yield									4.53%	4.37%

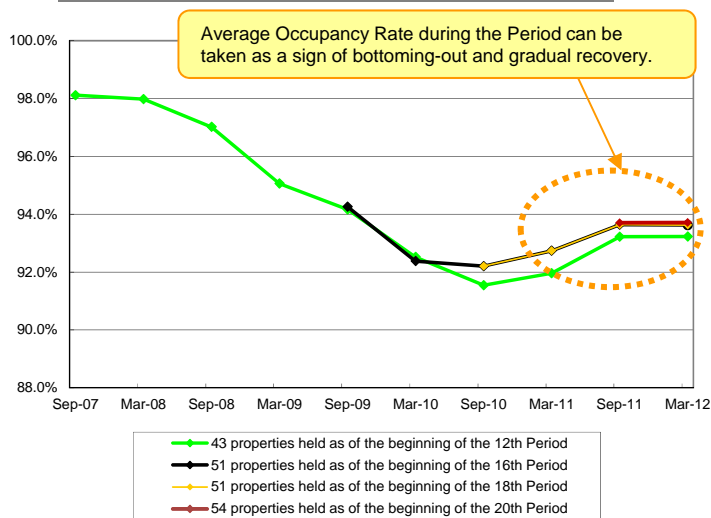
43 properties (12th Period) Excluding 2 properties already transferred and NHK Hiroshima, Ryoshin Ginza EM, Hachioji First, Tokyo Opera City and Mitsubishi UFJ Trust from 50 properties at the beginning of the 12th Period

51 properties (16th Period) Excluding 1 property already transferred and Ryoshin Ginza EM, Tokyo Opera City and Shiodome from 55 properties at the beginning of the 16th Period

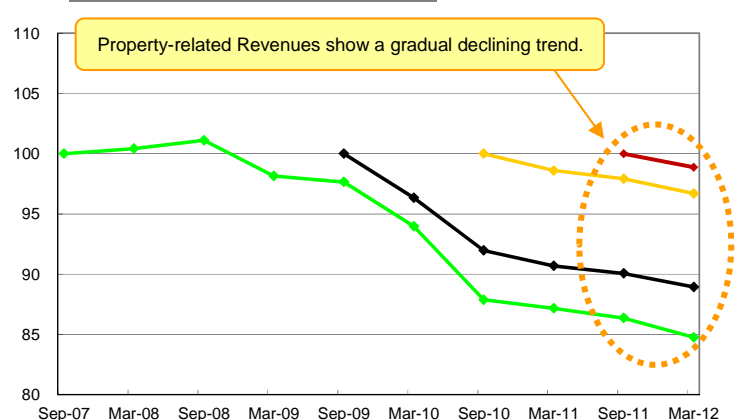
51 properties (18th Period) Excluding 1 property already transferred and Ryoshin Ginza EM, Tokyo Opera City and Shiodome from 55 properties at the beginning of the 18th Period

54 properties (20th Period) Excluding 1 property already transferred and Osaki Front Tower and Kyodo (Kayabacho 2Chome) from 57 properties at the beginning of the 20th Period

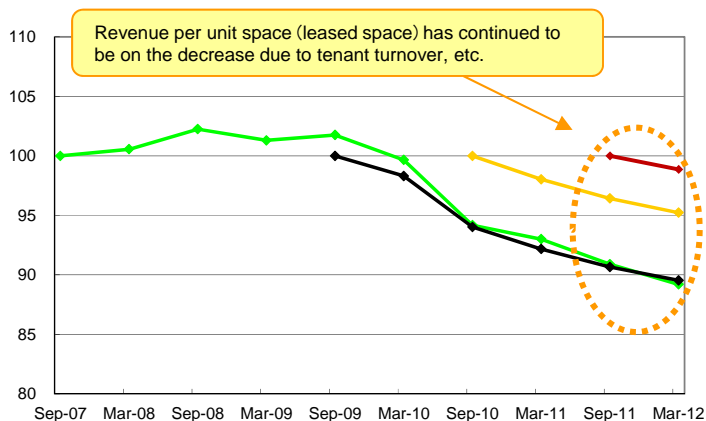
Average Occupancy Rate during the Period



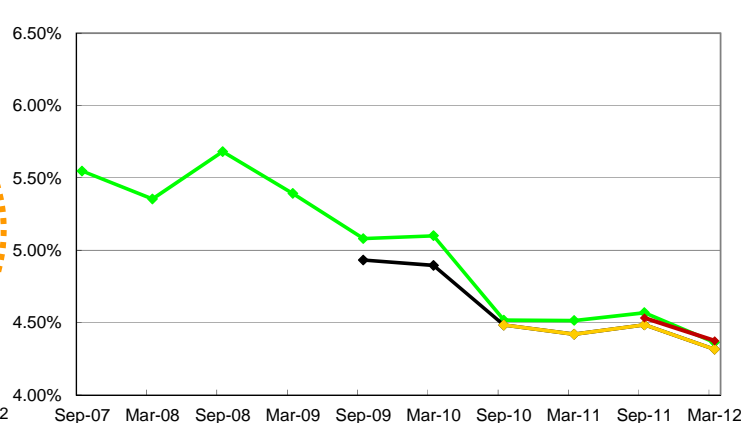
Property-related Revenues



Revenues / Average Occupancy Rate during the Period



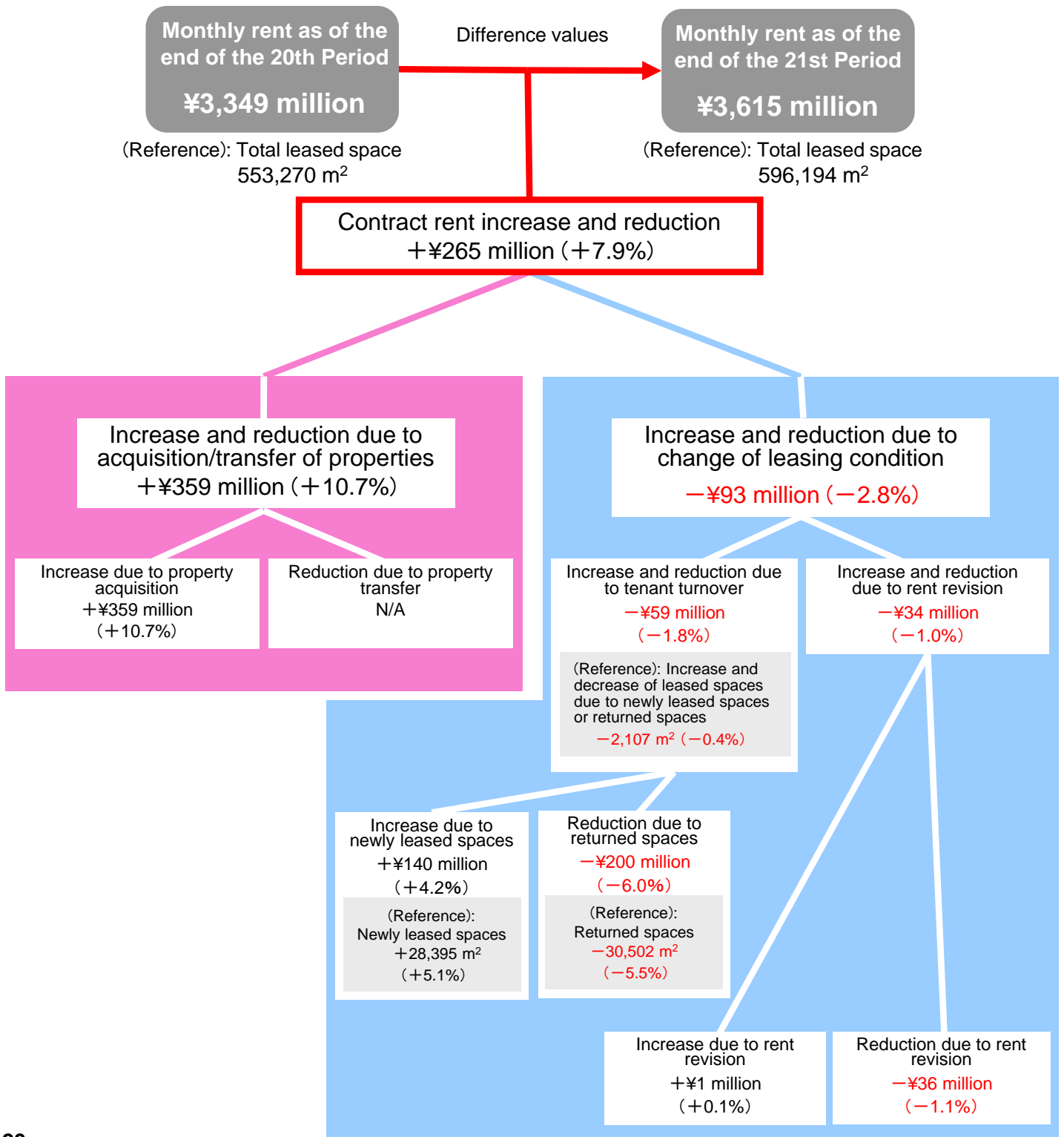
NOI Yield



# Contract Rent Increase and Reduction

## Contract Rent Increase and Reduction (21st Period)

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



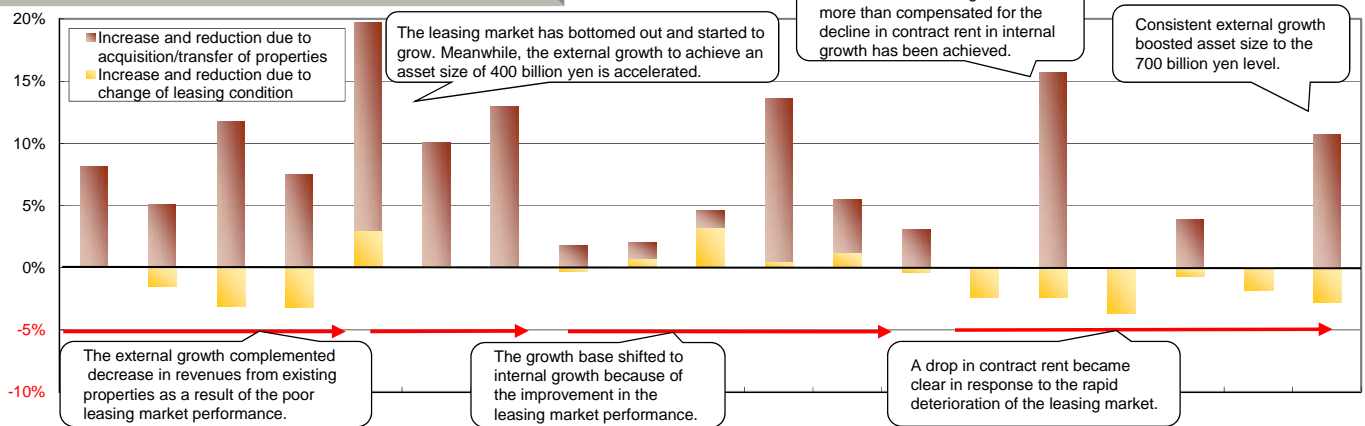


# Contract Rent Increase and Reduction (Trend)

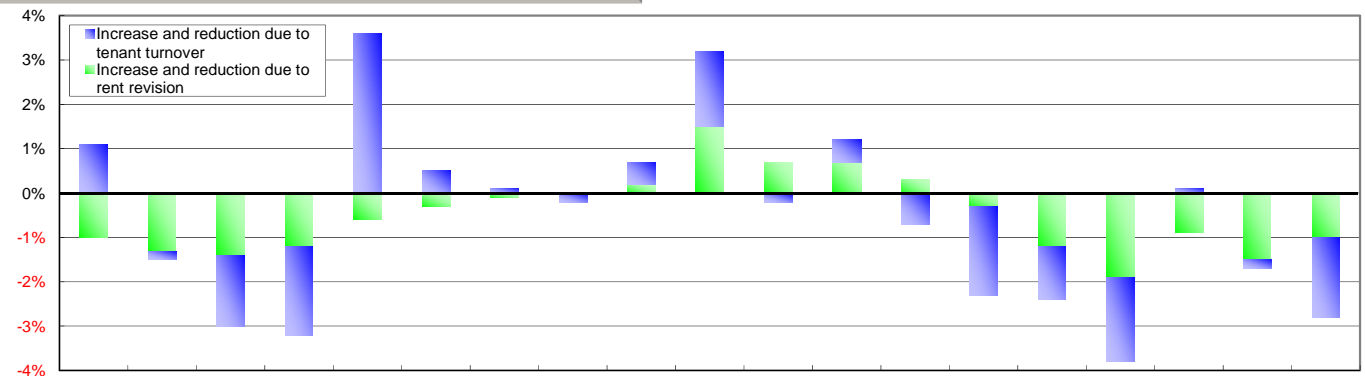
Percentages represent the rates of rent increase and reduction over monthly total portfolio contract rent (including common service charges) as of the end of the previous period (prior six months). Data for residential portions are excluded.

	3rd Period Oct 02- Mar 03	4th Period Apr 03- Sep 03	5th Period Oct 03- Mar 04	6th Period Apr 04- Sep 04	7th Period Oct 04- Mar 05	8th Period Apr 05- Sep 05	9th Period Oct 05- Mar 06	10th Period Apr 06- Sep 06	11th Period Oct 06- Mar 07	12th Period Apr 07- Sep 07	13th Period Oct 07- Mar 08	14th Period Apr 08- Sep 08	15th Period Oct 08- Mar 09	16th Period Apr 09- Sep 09	17th Period Oct 09- Mar 10	18th Period Apr 10- Sep 10	19th Period Oct 10- Mar 11	20th Period Apr 11- Sep 11	21st Period Oct 11- Mar 12
Rate of rent increase and reduction over the end of the previous period ... I + II	8.1%	3.6%	8.7%	4.3%	19.7%	10.1%	13.0%	1.5%	2.0%	4.6%	13.6%	5.5%	2.7%	-2.4%	13.3%	-3.7%	3.2%	-1.8%	7.9%
Increase and reduction due to acquisition/transfer of properties ... I (=①+②)	8.0%	5.1%	11.8%	7.5%	16.7%	9.9%	13.0%	1.8%	1.3%	1.4%	13.1%	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%
Increase due to property acquisition ... ①	8.0%	5.1%	11.8%	7.5%	16.7%	9.9%	13.0%	3.9%	8.2%	1.8%	13.1%	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%
Reduction due to property transfer ... ②	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.1%	-7.0%	-0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Increase and reduction due to change of leasing condition ... II (=③+④)	0.1%	-1.5%	-3.1%	-3.2%	3.0%	0.2%	0.0%	-0.3%	0.7%	3.2%	0.5%	1.2%	-0.4%	-2.4%	-2.4%	-3.7%	-0.7%	-1.8%	-2.8%
Increase and reduction due to tenant turnover ... ③ (=a+b)	1.1%	-0.2%	-1.6%	-2.0%	3.6%	0.5%	0.1%	-0.2%	0.5%	1.7%	-0.2%	0.5%	-0.7%	-2.0%	-1.2%	-1.9%	0.1%	-0.2%	-1.8%
Increase due to newly leased spaces ... a	5.0%	3.0%	6.4%	5.0%	7.4%	3.1%	3.5%	3.5%	3.8%	5.7%	4.4%	4.0%	4.5%	2.6%	3.5%	3.9%	3.5%	6.7%	4.2%
Reduction due to returned spaces ... b	-4.0%	-3.2%	-8.0%	-7.0%	-3.8%	-2.6%	-3.4%	-3.7%	-3.3%	-4.1%	-4.5%	-3.5%	-5.2%	-4.8%	-4.7%	-5.8%	-3.4%	-7.0%	-6.0%
Increase and reduction due to rent revision ... ④ (=c+d)	-1.0%	-1.3%	-1.4%	-1.2%	-0.6%	-0.3%	-0.1%	0.0%	0.2%	1.5%	0.7%	0.7%	0.3%	-0.3%	-1.2%	-1.9%	-0.9%	-1.5%	-1.0%
Increase due to rent revision ... c	0.0%	0.1%	0.0%	0.8%	0.0%	0.0%	0.0%	0.1%	0.2%	1.5%	0.7%	0.7%	0.4%	0.3%	0.0%	0.0%	0.0%	0.1%	0.1%
Reduction due to rent revision ... d	-1.0%	-1.4%	-1.4%	-2.0%	-0.6%	-0.3%	-0.1%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%	-0.6%	-1.3%	-1.9%	-0.9%	-1.6%	-1.1%

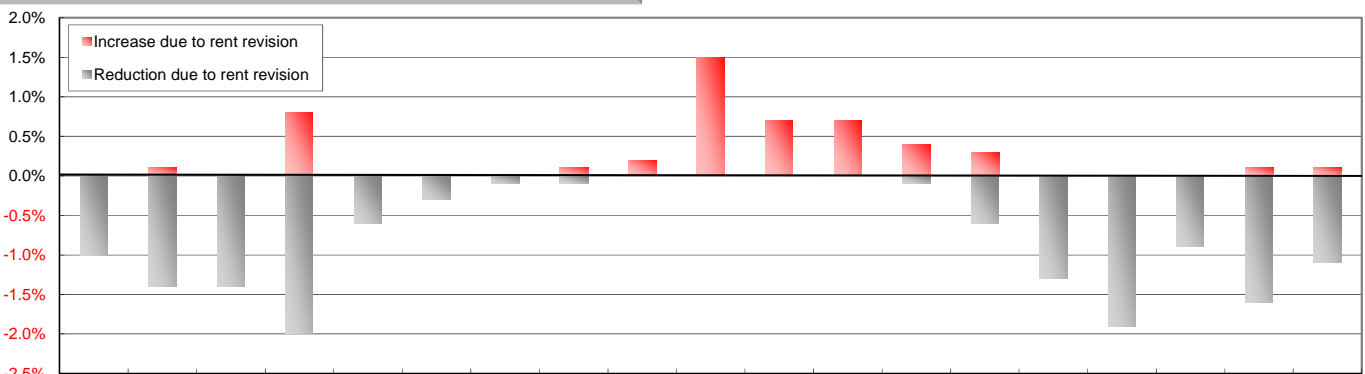
## Factors for rent increase and reduction



## Increase and reduction due to change of leasing condition



## Increase and reduction due to rent revision

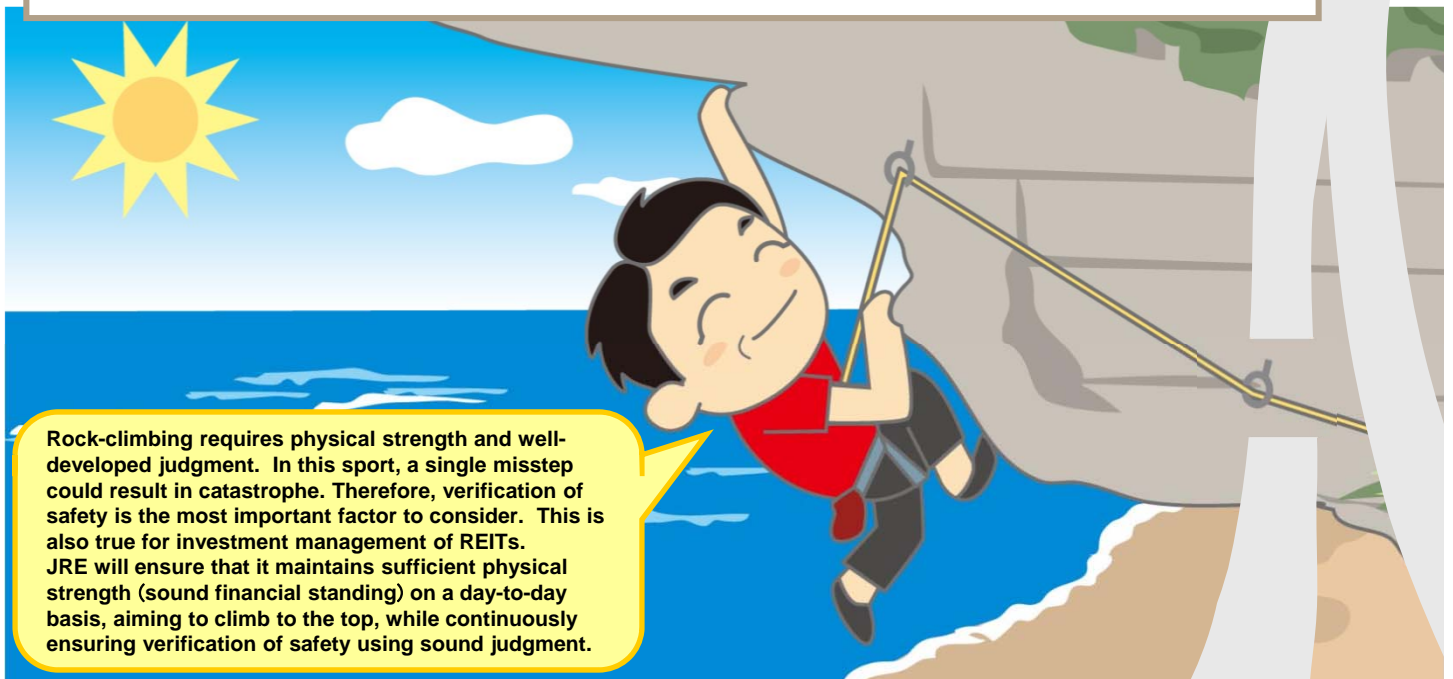


## Management Policies

### External Growth

#### Steady external growth with a focus on quality improvement

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



Rock-climbing requires physical strength and well-developed judgment. In this sport, a single misstep could result in catastrophe. Therefore, verification of safety is the most important factor to consider. This is also true for investment management of REITs. JRE will ensure that it maintains sufficient physical strength (sound financial standing) on a day-to-day basis, aiming to climb to the top, while continuously ensuring verification of safety using sound judgment.

### Internal Growth

#### Internal growth by our continuous efforts since IPO

- **Continue to keep stable occupancy rates**
  - Proper awareness of tenant needs
  - Implement a constructive leasing strategy to meet the characteristics of each building and changes in the market
- **Enhance rental incomes**
  - Continuous efforts to maintain 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



## Financial Strategy

### Sustain and enhance financial soundness

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



## MEMO

# **1. Details of the 21st Period**

# Income Statement for the 21st Period

Term	(In millions of yen; Dividend per unit in yen)								
	20th Period (Sep 30, 2011)		→ change →		21st Period (Mar 31, 2012)		← change ←		21st Period (Mar 31, 2012)
	Actual/Forecast	Actual	(amount)	(%)	Actual	(amount)	(%)	Previous Forecast (*1)	
Operating Revenues		22,829	1,229	5.4%	24,059	19	0.1%	24,040	
Property-related Revenues		22,283	1,776	8.0%	24,059	19	0.1%	24,040	
Rental Revenues		22,187			23,775				
Non-rental Revenues		95			284				
Gain on Sale of Properties (*2)		546	-546	-100.0%	-	-		-	
Operating Expenses		12,449	823	6.6%	13,273	-		-	
Property-related Expenses (*3)		7,162	535	7.5%	7,697	-		-	
Property Management Expenses		2,573	291	11.3%	2,864				
Property Management Costs		2,533			2,784				
Brokerage Fees, etc.		39			80				
Utilities Expenses		1,686	116	6.9%	1,802				
Property and Other Taxes		2,081	-7	-0.3%	2,074				
Casualty Insurance		47	3	7.0%	51				
Repairing Expenses		585	115	19.8%	700				
Other Expenses		187	15	8.3%	203				
NOI (*4)		15,121	1,240	8.2%	16,361	-		-	
Depreciation		4,433	257	5.8%	4,690	-		-	
Property-related Profits and Losses (*4)		10,687	983	9.2%	11,671	-		-	
Gross Operating Income		11,234	436	3.9%	11,671	-		-	
Administrative Expenses		854	30	3.6%	884	-		-	
Asset Management Fees		546	32	6.0%	579	-		-	
Other Administrative Expenses		307			305				
Operating Income		10,380	405	3.9%	10,786	46	0.4%	10,740	
Non-operating Revenues		30			5				
Interest Income		6			5				
Other Non-operating Revenues		24			0				
Non-operating Expenses		1,807			1,928				
Interest Expense		1,295	48	3.7%	1,343	-		-	
Interest Expense on Investment Corporation Bonds		471	-1	-0.4%	469				
Amortization of Investment Corporation Bond Issuance Costs		21			21				
Other Non-operating Expenses		18			93				
Ordinary Income		8,603	259	3.0%	8,863	93	1.1%	8,770	
Income before Income Taxes		8,614			8,904				
Income Taxes		346			-30				
Net Income		8,268	666	8.1%	8,934	104	1.2%	8,830	
Retained Earnings at Period-end		8,317			8,964				
FFO (*5)		12,154	1,470	12.1%	13,625				
Dividend per Unit		15,850	340	2.1%	16,190	190	1.2%	16,000	

\*1 The previous forecast means adjusted performance forecast of the 21st Period's operating condition announced on February 13, 2012.

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

\*3 Excluding Depreciation

\*4 Excluding Gain on sale of properties

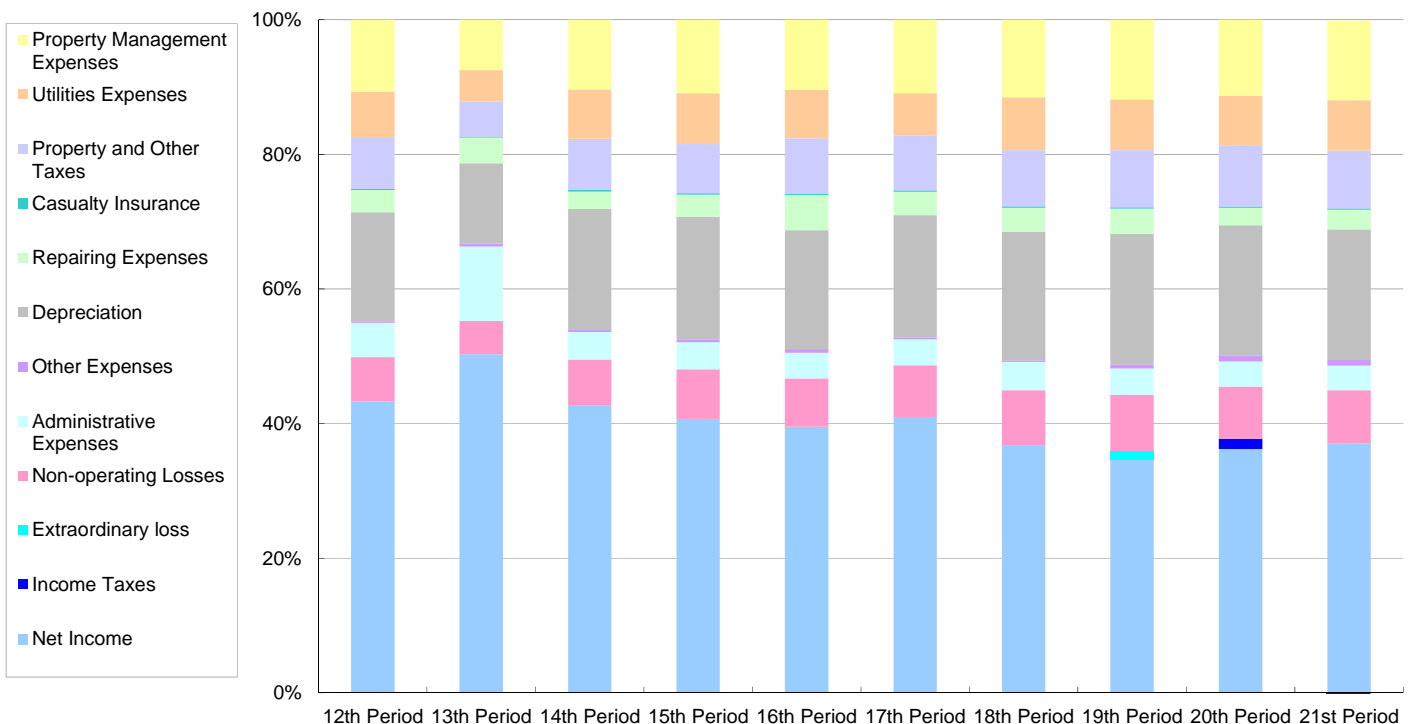
\*5 Net income + Depreciation - Gain on sale of properties

## <Breakdown of Operating Revenues>

	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10	19th Period 31-Mar-11	20th Period 30-Sep-11	21st Period 31-Mar-12
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	10.7%	7.5%	10.4%	10.9%	10.4%	10.9%	11.5%	11.9%	11.3%	11.9%
Utilities Expenses	6.7%	4.7%	7.3%	7.6%	7.2%	6.3%	7.9%	7.5%	7.4%	7.5%
Property and Other Taxes	7.7%	5.2%	7.6%	7.3%	8.2%	8.2%	8.3%	8.5%	9.1%	8.6%
Casualty Insurance	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Repairing Expenses	3.3%	3.8%	2.6%	3.3%	5.2%	3.5%	3.6%	3.8%	2.6%	2.9%
Depreciation	16.2%	11.9%	18.0%	18.3%	17.7%	18.2%	19.1%	19.4%	19.4%	19.5%
Other Expenses	0.2%	0.4%	0.3%	0.4%	0.5%	0.2%	0.2%	0.6%	0.8%	0.8%
Administrative Expenses	5.1%	11.1%	4.1%	4.0%	3.8%	3.9%	4.2%	3.9%	3.7%	3.7%
Non-operating Losses	6.6%	4.9%	6.9%	7.4%	7.2%	7.7%	8.2%	8.4%	7.8%	8.0%
Extraordinary loss	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%
Income Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	-0.1%
Net Income	43.3%	50.3%	42.7%	40.7%	39.5%	41.0%	36.8%	34.6%	36.2%	37.1%

\*In Operating revenues, Gain on sale of properties is included in the 12th Period, Dividends earned are included in the 13th Period, Gain on transfer of development rights of floor area is included in the 16th Period, Gain on sale of properties and Compensation for the property transfer are included in the 17th Period, Gain on sale of properties and Extraordinary income are included in the 20th Period, and Extraordinary income is included in the 21st Period.

\*Tax effect adjustment related to the revision of corporate tax rates is included in Income taxes during the 21st Period.



## Balance Sheet for the 21st Period

(In millions of yen)

Item	20th Period (Sep 30, 2011)	21st Period (Mar 31, 2012)	Change	Reason for change
<b>Assets</b>				
<b>I Current Assets</b>				
Cash and Bank Deposits	19,366	18,661	-704	Increased due to refundable consumption taxes, etc.
Other Current Assets	256	699	442	
<b>Total Current Assets</b>	<b>19,623</b>	<b>19,360</b>	<b>-262</b>	
<b>II Fixed Assets</b>				
Property and Equipment				Increased due to capital expenditure and the acquisition of property
Buildings (including those held in trust)	235,336	251,144	15,808	
Structures (including those held in trust)	2,590	2,957	366	
Machinery and Equipment (including that held in trust)	3,213	3,277	64	
Land (including that held in trust)	424,833	472,709	47,876	
Accumulated Depreciation	-50,887	-55,559	-4,671	
<b>Total Property and Equipment</b>	<b>615,085</b>	<b>674,530</b>	<b>59,444</b>	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	7,456	7,440	-15	
<b>Total Intangible Assets</b>	<b>7,456</b>	<b>7,440</b>	<b>-15</b>	
Investments and Other Assets				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	1,088	1,079	-8	
<b>Total Investments and Other Assets</b>	<b>1,665</b>	<b>1,656</b>	<b>-8</b>	
<b>Total Fixed Assets</b>	<b>624,207</b>	<b>683,627</b>	<b>59,419</b>	
<b>III Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	118	96	-21	
<b>Total Deferred Assets</b>	<b>118</b>	<b>96</b>	<b>-21</b>	
<b>Total Assets</b>	<b>643,949</b>	<b>703,085</b>	<b>59,135</b>	



(In millions of yen)

Item	20th Period (Sep 30, 2011)	21st Period (Mar 31, 2012)	Change	Reason for change
<b>Liabilities</b>				
<b>I Current Liabilities</b>				
Short-term Loans	16,500	13,500	-3,000	Increased due to the new loan for property acquisition and decreased due to repayment of short-term loans by net proceeds of capital increase
Current Portion of Long-term Loans	8,100	50,100	42,000	Increase due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	10,000	10,000	-	Decreased due to refinancing to long-term loans, etc.
Rent Received in Advance	2,477	3,156	679	Increased due to property acquisition, etc.
Other Current Liabilities	3,019	2,535	-484	
<b>Total Current Liabilities</b>	<b>40,097</b>	<b>79,292</b>	<b>39,195</b>	
<b>II Long-term Liabilities</b>				
Investment Corporation Bonds	45,000	45,000	-	
Long-term Loans	189,750	165,700	-24,050	Increased due to the new loan for property acquisition and decreased due to the transfer to the current portion of long-term loans.
Deposits Received from Tenants	35,788	39,622	3,833	Increased due to property acquisition, etc.
Other Long-term Liabilities	642	600	-42	Decreased due to adjusted balance of deferred tax liabilities related to the revision of corporate tax rates
<b>Total Long-term Liabilities</b>	<b>271,181</b>	<b>250,922</b>	<b>-20,258</b>	
<b>Total Liabilities</b>	<b>311,279</b>	<b>330,215</b>	<b>18,936</b>	
<b>Net Assets</b>				Increased due to investment units issuance
Unitholders' Capital	324,353	363,371	39,018	Increased due to reserve for reduction entry
Reserve for Reduction Entry	-	533	533	
Retained Earnings	8,317	8,964	647	
<b>Total Net Assets</b>	<b>332,670</b>	<b>372,869</b>	<b>40,199</b>	
<b>Total Liabilities and Net Assets</b>	<b>643,949</b>	<b>703,085</b>	<b>59,135</b>	

## Cash Flow and Dividend Statement for the 21st Period

### Cash Flow Statement

(In millions of yen)

Item	21st Period (183 days)
Cash Flow from Operating Activities	12,744
Income before income taxes	8,904
Depreciation	4,690
Other	-850
Cash Flow from Investing Activities	-57,617
Cash Flow from Financial Activities	46,167
Proceeds from short-term loans	45,500
Repayment of short-term loans	-48,500
Proceeds from long-term loans	25,000
Repayment of long-term loans	-7,050
Proceeds from investment corporation bonds	-
Redemption of investment corporation bonds	-
Payments of investment corporation bond issuance costs	-
Proceeds from issuance of units	39,018
Payment of new unit issuance costs	-49
Dividends to unitholders	-7,751
Net Change in Cash and Cash Equivalents	1,295
Cash and Cash Equivalents at Beginning of Period	11,366
Cash and Cash Equivalents at End of Period	12,661

### Dividend Statement

(In yen)

Item	21st Period (183 days)
Retained Earnings at End of Period	8,964,963,822
Total Amount of Dividends	8,888,957,600
Reserve for Reduction Entry	45,434,956
Retained Earnings	30,571,266

Dividend per unit: **16,190 yen** (20th Period: 15,850 yen)

■JRE has decided to maintain the reserve for reduction entry within retained earnings and associated income taxes deferred allocated for the 20th Period in accordance with stipulations under Article 67-15 of the Special Taxation Measures Law of Japan, as well as through the utilization of the “Special Provisions for Taxation in the case of Advance Acquisition of Land, etc. in 2009 and 2010” under Article 66-2 of said law, in order to ensure that a stable cash dividend level is maintained. In addition, JRE has also decided to pay dividends for the 21st Period in the amount of ¥8,888,957,600, which is an integral multiple of 549,040—the number of units outstanding, out of the amount of unappropriated retained earnings at the end of the period after the provision of adjusted balance of deferred tax liabilities related to the revision of corporate tax rates into the reserve for reduction entry.

## Financial Ratios

Period	17th Period Ended Mar 31, 2010 182days	18th Period Ended Sep 30, 2010 183days	19th Period Ended Mar 31, 2011 182days	20th Period Ended Sep 30, 2011 183days	21st Period Ended Mar 31, 2012 183days
Return on Assets (ROA) (annualized)	1.5% 3.0%	1.3% 2.6%	1.2% 2.5%	1.3% 2.7%	1.3% 2.6%
Return on Equity (ROE) (annualized)	2.7% 5.5%	2.4% 4.9%	2.3% 4.6%	2.5% 5.0%	2.6% 5.3%
EOP Equity Ratio	52.3%	52.4%	51.3%	51.7%	53.0%
LTV (1)	41.2%	41.3%	42.1%	41.8%	40.4%
LTV (2)	44.7%	44.7%	45.6%	45.4%	43.9%
LTV (3)	40.9%	40.8%	41.2%	40.9%	39.6%
LTV (4)	40.7%	41.5%	42.4%	42.5%	41.0%
EOP Long-term Debt to Capitalization	109.2%	116.4%	116.7%	104.8%	111.3%
Debt Service Coverage Ratio (DSCR)	9.0 times	7.8 times	7.5 times	8.4 times	8.5 times
NOI (In millions of yen)	14,414	15,091	14,950	15,121	16,361
FFO (In millions of yen)	11,914	12,353	11,938	12,154	13,625

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

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

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

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

How ever, if the new units are issued during the period, the following formula is used to calculate the average, with the number of days from the beginning of the period to the day prior to the day of new unit issuance assumed to be A days and from the day of new unit issuance to the end of the period to be B days:

(Net assets at the beginning of the period x A days + net assets at the end of the period x B days)/operating days (A + B days).

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

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

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

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

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

( The appraisal value of the land adjacent to Ryoshin Ginza East Mirror Building is not included in the total property appraisal values at period-end up to the 17th Period. )

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

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

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

\* FFO = Net income + Depreciation – Gain on sale of properties – Gain on transfer of development rights of floor area  
– Compensation for the property transfer



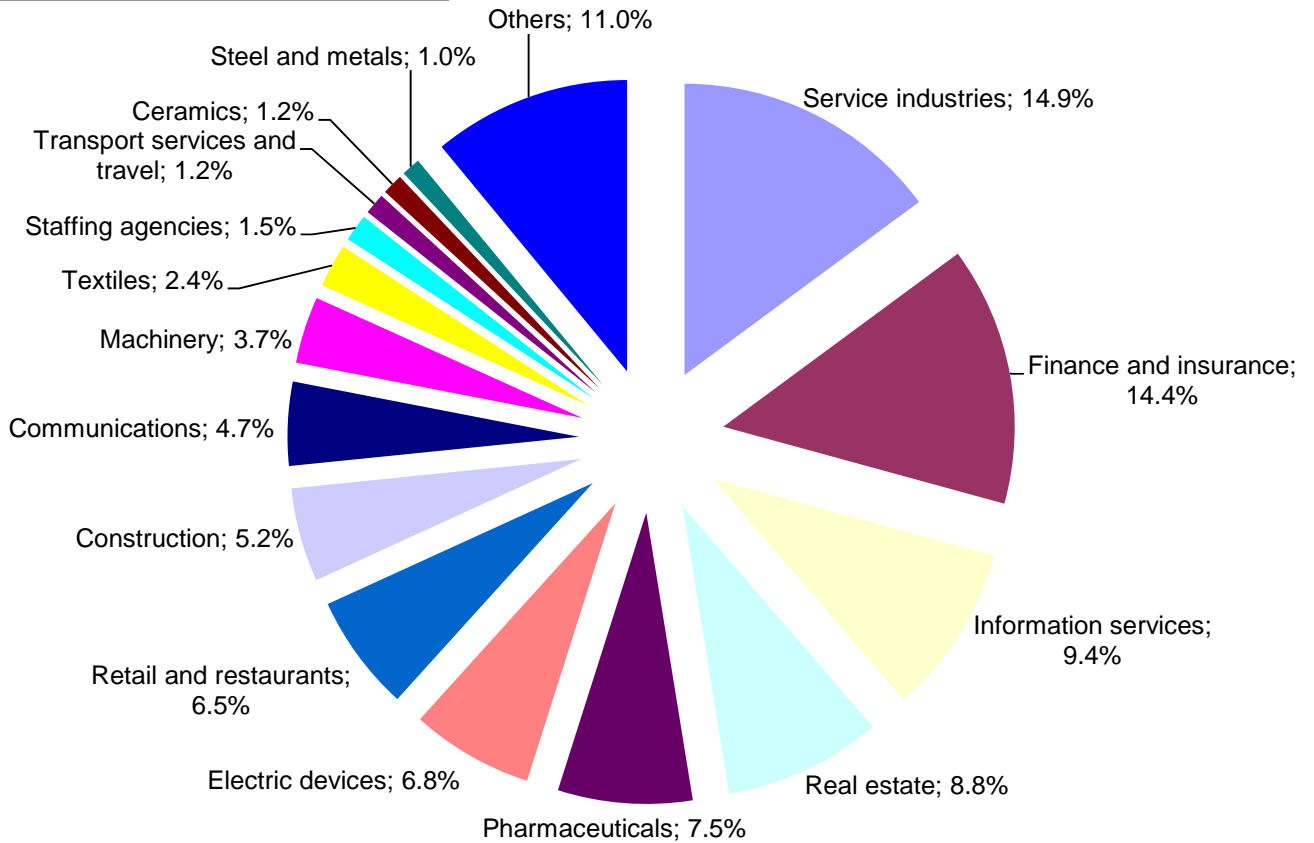
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## **2. Overview of Property Portfolio**

# Tenant Data ① (Diversification)

## Tenant Diversification

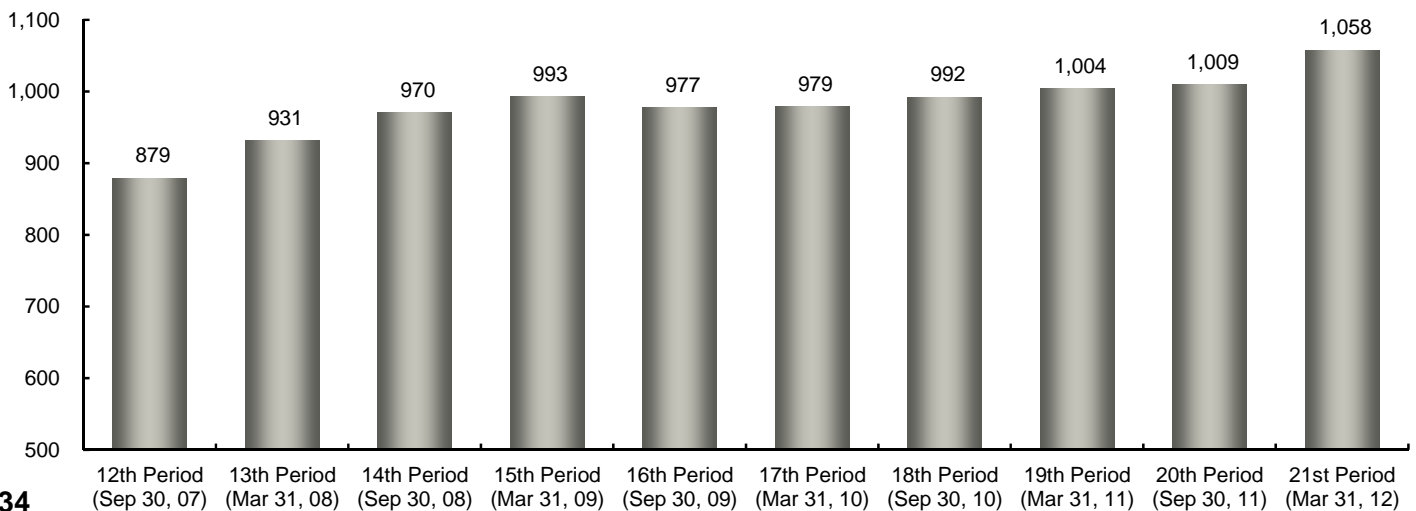
57 properties as of March 31, 2012  
Based on the leased space



## Number of Tenants

Gross number of tenants

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



## Tenant Data ② (Major Tenants)

### Major Tenants (Top 10)

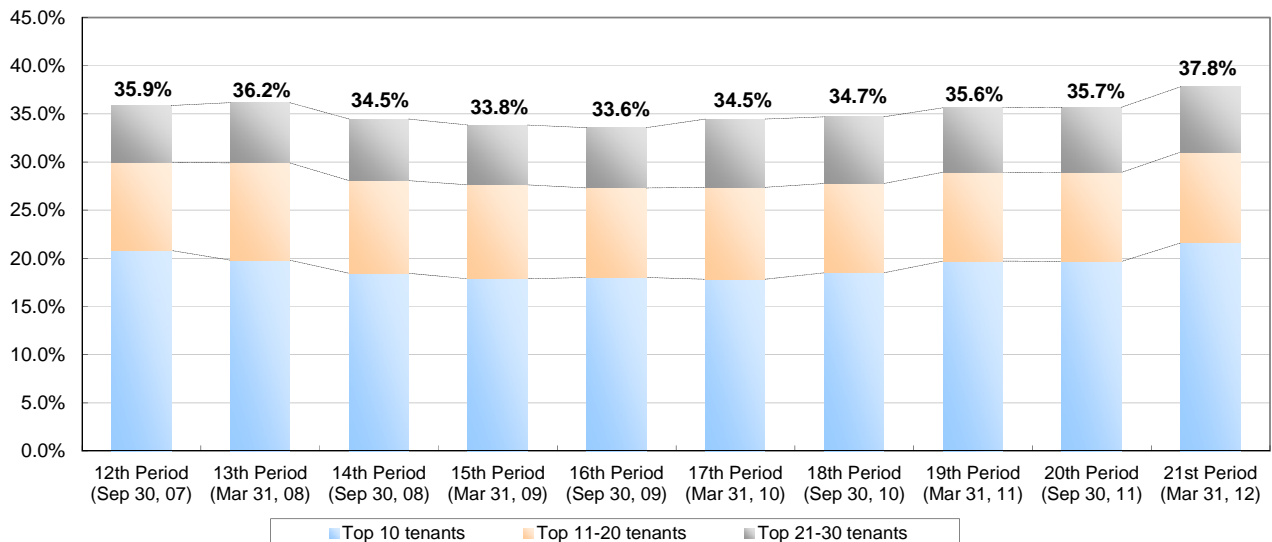
57 properties as of March 31, 2012 Based on the leased space

21st Period-end					20th Period-end		Leased Space Change (m <sup>2</sup> )
Rank	Tenant	Property	Leased Space (m <sup>2</sup> )	% of Total Leased Space	Rank	Leased Space (m <sup>2</sup> )	
1	MSD K.K.	Kitanomaru Square (also includes 1 other building)	25,491	4.3%	1	23,695	1,796
2	General Electric Company	Akasaka Park Building	18,842	3.2%	-	-	-
3	Mitsubishi Estate Co., Ltd.	Osaki Front Tower (also includes 1 other building)	17,213	2.9%	2	16,856	356
4	NTT Communications Corporation	Shiodome Building	11,813	2.0%	3	11,813	0
5	HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building	11,059	1.9%	-	-	-
6	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598	1.8%	4	10,598	0
7	Seven & i Holdings Co., Ltd.	Nibancho Garden	9,316	1.6%	5	9,316	0
8	Space Design, Inc.	Burex Kojimachi Building (also includes 1 other building)	8,774	1.5%	6	8,774	0
9	JSOL Corporation	Harumi Center Building	8,567	1.4%	7	8,567	0
10	(Note)	MM Park Building (also includes 2 other buildings)	7,150	1.2%	8	7,027	122
11	Company A		6,938	1.2%	13	5,560	1,378
12	Company B		6,118	1.0%	9	6,118	0
13	Company C		6,045	1.0%	10	6,045	0
14	Company D		5,935	1.0%	11	5,935	0
15	Company E		5,820	1.0%	12	5,820	0

(Note) Not disclosed due to tenant's request

### Percentage of Major Tenants

57 properties as of March 31, 2012 Based on the leased space



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

- ◆ With regard to the new rent data\* assessed by CBRE K.K. (CBRE), the trend shows the price as of December 31, 2011 set at 100.
- ◆ The assessment was made for 51 properties. 6 properties in unusual situations, including single-tenant leased properties, are excluded from the 57 properties held in total as of March 31, 2012.

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

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits:index) at time of survey																	
		'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		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza																	
		Kitanomaru Square																	
		MD Kanda	139	144	150	150	172	172	188	194	175	156	131	119	109	109	103	100	
		Kandabashi Park	131	138	144	147	182	182	200	200	188	165	141	126	118	109	103	100	
		Nibancho Garden																	
		Mitsubishi UFJ Trust																	
	Chuo	Burex Kojimachi																	
		Sanno Grand		123	130	148	170	175	185	185	178	155	130	120	110	105	105	100	
		Yurakucho Denki	111	123	132	145	166	174	196	196	187	155	123	115	109	106	104	100	
		Kodenmachi	107	111	119	119	126	126	159	170	163	152	137	122	107	107	104	100	
		Kyodo (Kayabacho 2Chome)																	
		Burex Kyobashi																	
	Minato	Ginza Sanwa			140	150	157	164	176	176	174	136	119	119	107	102	100	100	
		Ryoshin Ginza EM			156	156	163	172	181	181	172	159	138	122	109	109	103	100	
		Harumi Center								174	174	167	148	137	122	119	115	100	
		Akasaka Park																	
		Aoyama Crystal	123	130	143	155	158	170	178	178	173	155	128	115	108	108	105	100	
		Shiodome											124	112	106	102	100	100	
	Shinjuku	Shiba 2Chome Daimon	131	146	162	165	173	177	185	188	188	177	154	131	112	104	104	100	
		Cosmo Kanasugibashi	129	138	150	158	167	175	183	192	192	167	138	129	113	104	104	100	
		Shinwa		129	135	142	168	181	187	187	187	161	129	123	119	106	106	100	
		Tokyo Opera City				150	164	171	176	176	171	145	119	114	110	110	107	100	
Higashi-Gotanda 1Chome		137	152	152	156	156	163	170	170	170	156	141	126	115	111	107	100		
Osaki Front Tower																			
Shibuya	Omori-Eki Higashiguchi	123	123	123	123	123	135	142	150	150	131	127	112	112	104	100	100		
	Nippon Brunswick	122	122	122	128	131	153	153	153	153	150	119	116	109	103	103	100		
	Yoyogi 1Chome			138	153	169	175	178	181	181	156	125	119	116	109	103	100		
	da Vinci Harajuku	129	129	129	146	146	146	146	146	146	140	114	106	103	100	100	100		
	Jingumae MS	118	118	121	145	153	163	163	168	163	153	118	111	108	105	100	100		
	Shibuya Cross Tower	114	129	136	155	179	179	183	183	171	150	110	105	105	105	105	100		
Nakano	Ebisu Neonato	117	129	138	155	167	174	181	181	171	143	110	107	105	100	100	100		
	Harmony Tower			133	139	145	158	164	164	164	152	127	112	112	106	103	100		
	Otsuka Higashi-Ikebukuro	110	110	110	110	110	115	135	135	140	140	135	125	125	125	115	100		
	Ikebukuro 2Chome	98	98	100	100	104	104	112	112	112	112	108	100	100	100	100	100		
	Ikebukuro YS		107	114	121	131	138	141	141	141	134	114	107	107	100	100	100		
	Harmony Tower																		
Other Areas	Hachioji	Hachioji First			125	125	125	125	130	130	125	115	110	110	110	110	100		
		Saitama	90	90	110	110	119	124	129	129	129	119	100	100	100	100	100		
	Yokohama	MM Park									141	137	119	104	104	104	100		
		Kawasaki	139	139	139	139	139	139	144	144	144	139	128	128	128	128	117	100	
	Sapporo	Musashi Kosugi STM									122	115	107	107	107	107	100		
		8.3 Square Kita								104	108	108	104	104	104	104	104	100	
	Sendai	Jozenji Park			121	124	132	132	134	134	134	118	111	105	105	105	100		
		Sendai Honma	144	144	147	156	156	156	159	159	159	144	131	125	113	106	106	100	
	Kanazawa	Kanazawa Park	114	114	114	112	126	126	126	126	124	114	105	100	100	100	100	100	
		Nagoya	Nishiki Park							146	146	146	142	138	129	121	104	104	100
	Hirokoji Sakae								142	137	137	137	137	137	132	121	121	105	100
	Nagoya Hirokoji		129	129	129	138	138	138	138	138	138	133	129	125	104	104	100	100	
	Nagoya Misono		134	134	134	142	137	137	137	137	137	132	132	126	111	111	100	100	
	Kyoto	Kyoto Kawaramachi	103	103	103	103	109	115	121	121	115	103	103	100	100	100	100	100	
		Osaka	Shin-Fujita										132	128	112	100	100	100	
	Sakaisujihonmachi		122	122	128	139	150	161	161	161	156	144	128	117	106	106	100	100	
	Okayama	Midosuji Daiwa	108	108	116	124	148	148	152	148	148	132	108	100	100	100	100	100	
		Lit City					108	108	108	108	108	108	104	104	100	100	100	100	
	Hiroshima	NHK Hiroshima	95	95	95	98	109	109	109	113	113	113	105	102	102	102	100	100	
		Tosai Tenjin	109	109	109	114	114	120	120	120	120	120	109	103	103	103	100	100	
	Fukuoka	Tenjin Crystal			137	137	142	142	142	142	142	137	121	111	100	100	100	100	
		Hinode Tenjin	105	105	105	110	119	119	119	119	119	119	119	110	105	105	105	100	

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



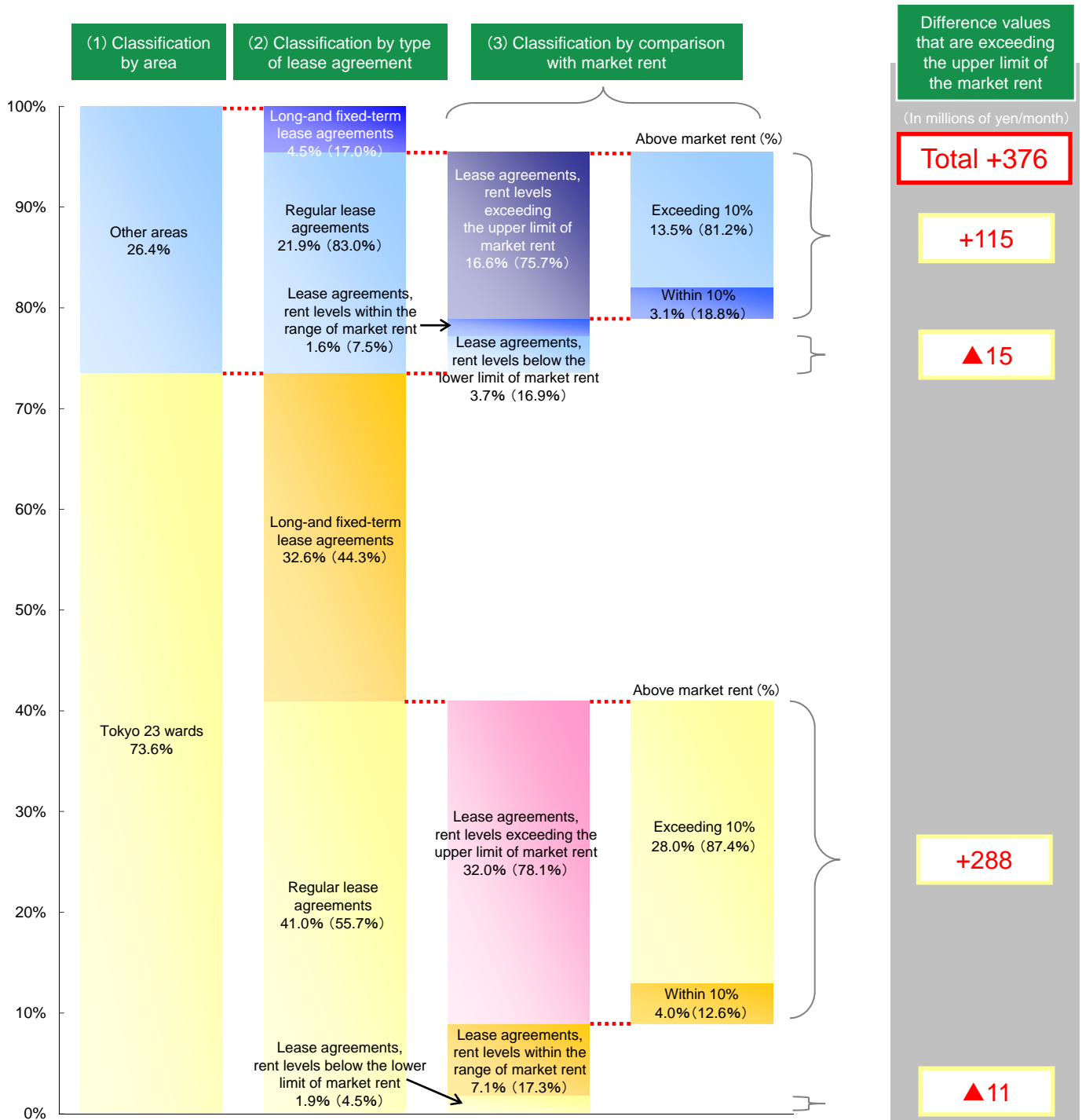
# Tenant Data ④ (Comparison of Portfolio Rent vs Market Rent)

## Classification of Lease Agreements

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

57 properties held as of March 31, 2012. The data is calculated on a **monthly rent** basis including common service charges.

Monthly rent in the entire portfolio, including common service charges: **¥3,615 million**



\*Long- and fixed-term lease agreements are contracts in which revenues are promised for a period of one year or longer from the end of the 21st Period.

\*Regular lease agreements are contracts other than the long- and fixed-term lease agreements.

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

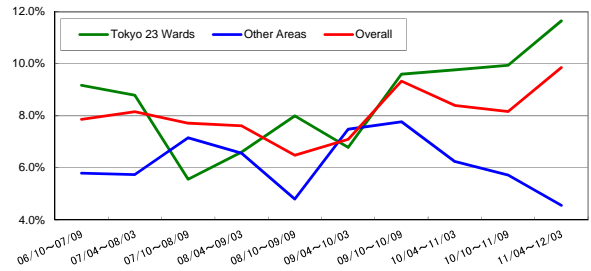
# Tenant Data ⑤ (Tenant Turnover)

## Ratio of Annual Tenant Turnover

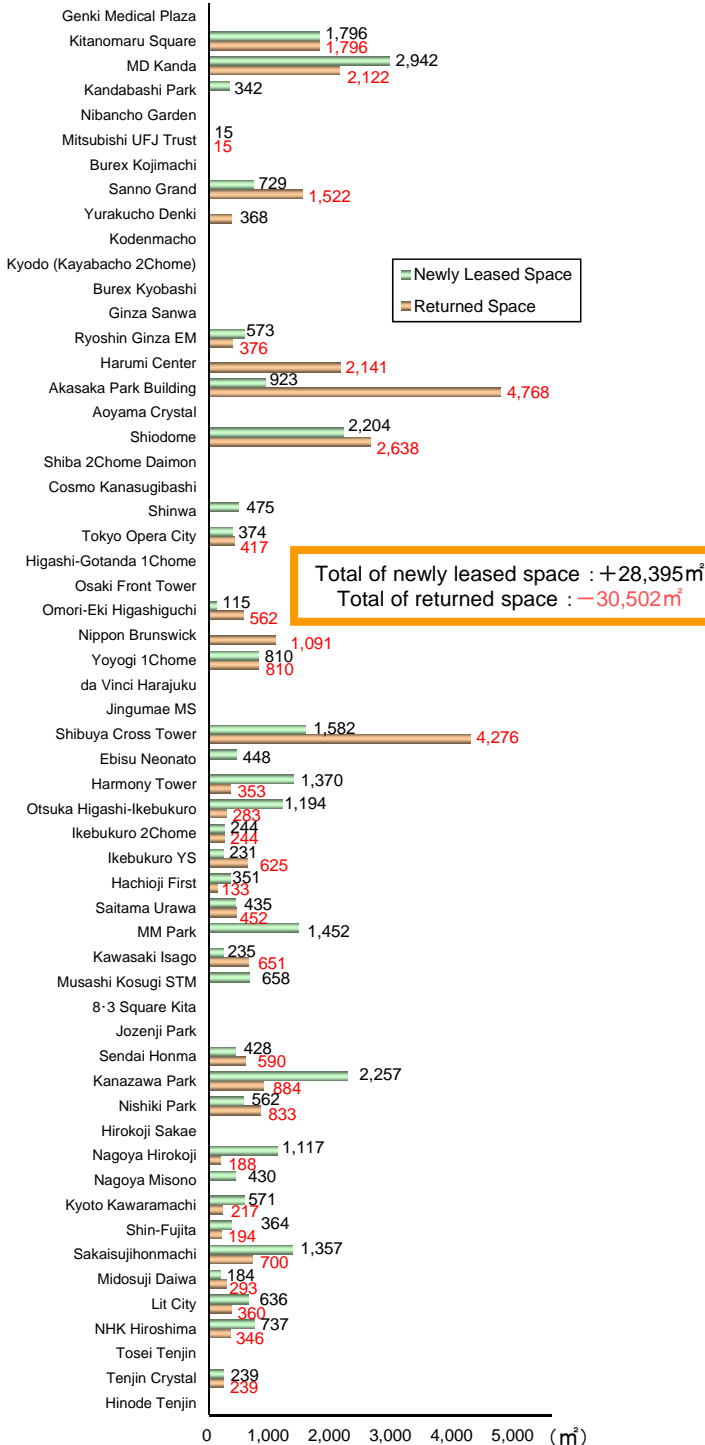
Ratio of Annual Tenant Turnover (\*)

	06/10~ 07/09	07/04~ 08/03	07/10~ 08/09	08/04~ 09/03	08/10~ 09/09	09/04~ 10/03	09/10~ 10/09	10/04~ 11/03	10/10~ 11/09	11/04~ 12/03
Tokyo 23 Wards	9.2%	8.8%	5.6%	6.6%	8.0%	6.8%	9.6%	9.8%	9.9%	11.7%
Other Areas	5.8%	5.7%	7.2%	6.6%	4.8%	7.5%	7.8%	6.2%	5.7%	4.6%
Overall	7.9%	8.2%	7.7%	7.6%	6.5%	7.1%	9.3%	8.4%	8.2%	9.9%

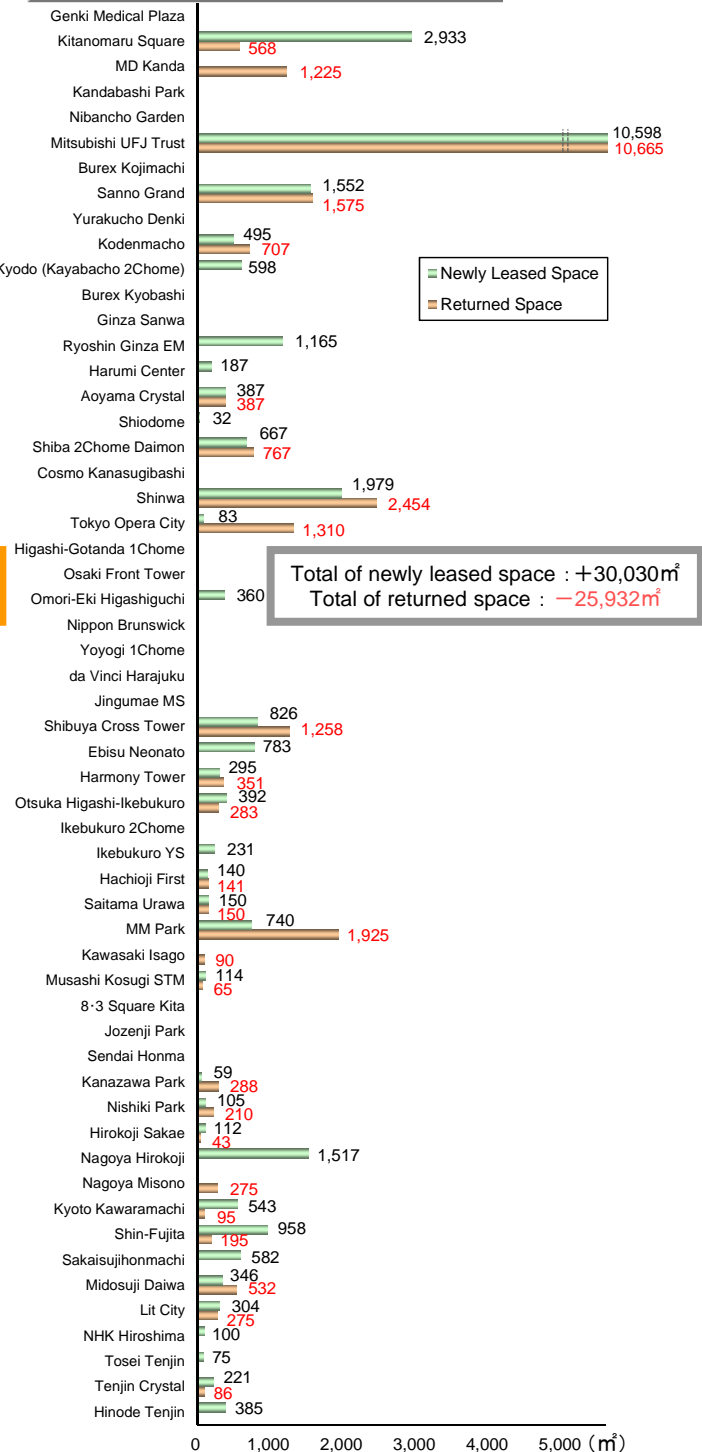
\*Ratio of Annual Tenant Turnover is calculated using the following formula: the area for which tenants changed (the smaller of either the leased space or returned space during the year) ÷ ((area of leased space at the end of the period + area of leased space at the end of the period before the preceding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



## 21st Period

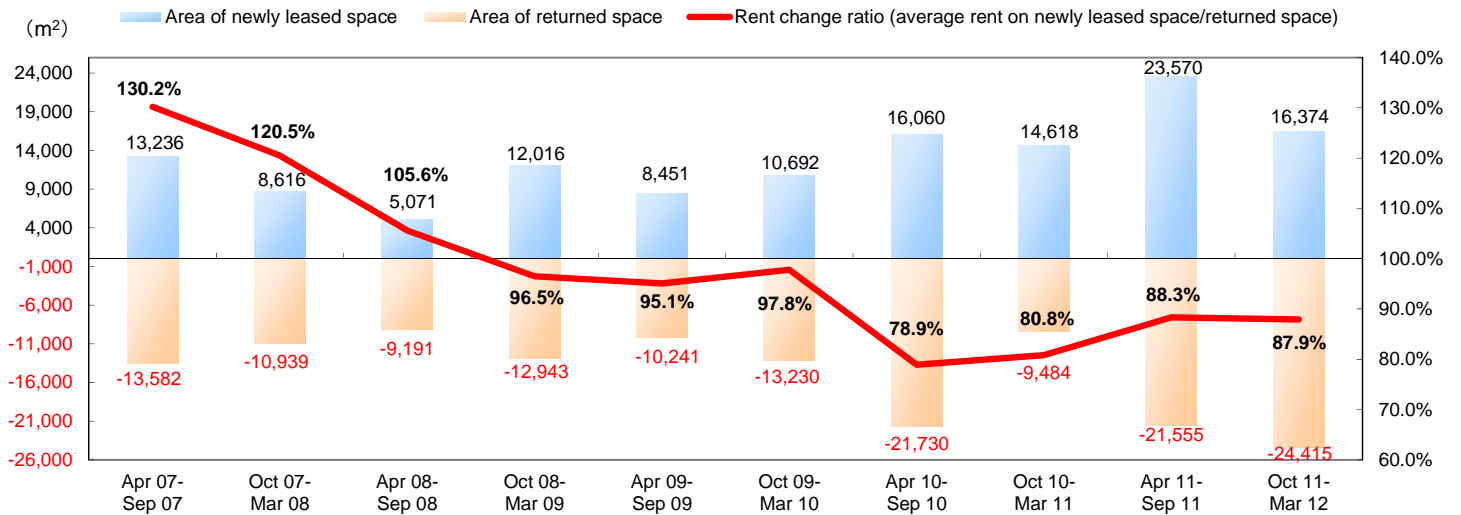


## 20th Period

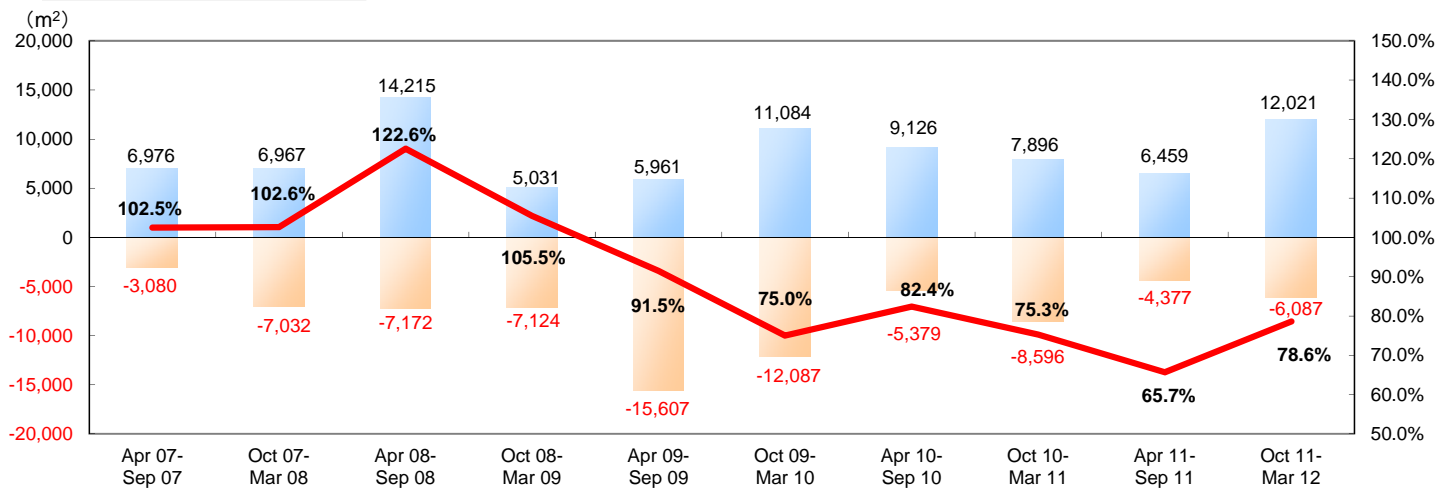


# Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

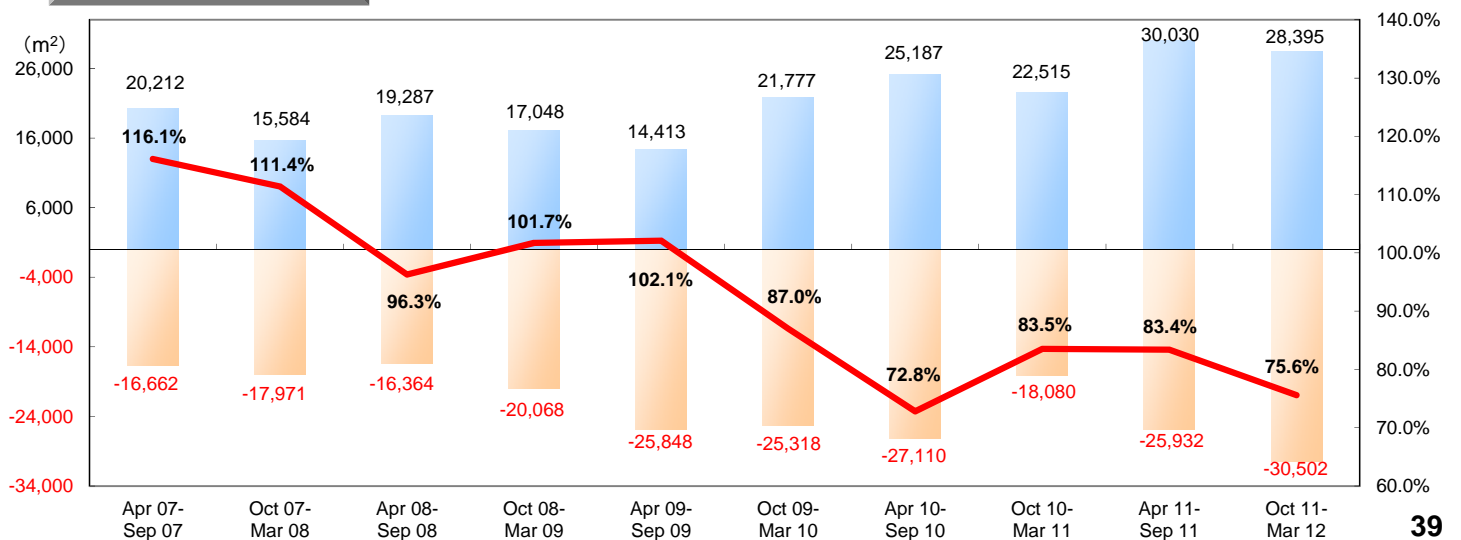
## Tokyo 23 Wards



## Other Areas



## Overall



## Tenant Data ⑥ (Trend of Rent Revision)

### Existing Tenants: Trend of Rent Increase and Reduction

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

#### <Rent increase on revision of monthly rent>

(In thousands of yen/month)

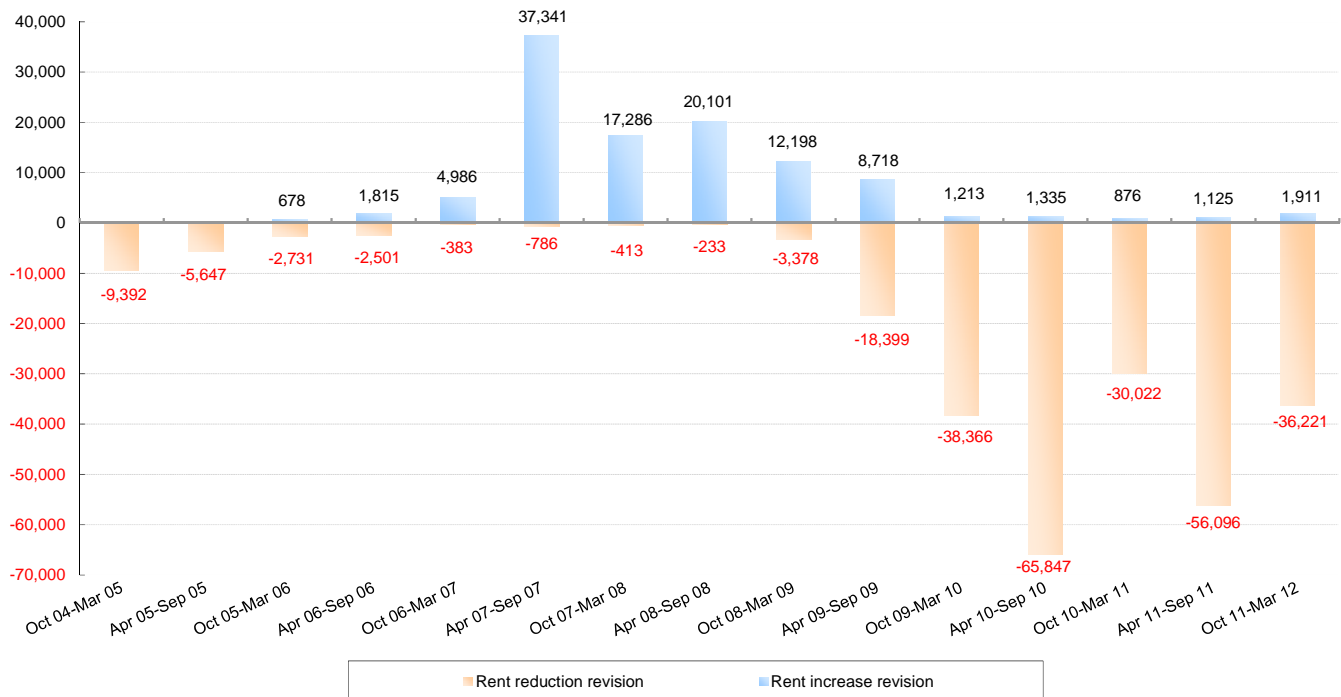
	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10	Oct 10-Mar 11	Apr 11-Sep 11	Oct 11-Mar 12
Tokyo 23 Wards			646	1,706	4,979	35,780	15,600	17,771	11,006	4,326	258	1,169	288	1,004	443
Other Areas			32	109	6	1,560	1,685	2,329	1,191	4,391	954	165	588	121	1,467
Overall			678	1,815	4,986	37,341	17,286	20,101	12,198	8,718	1,213	1,335	876	1,125	1,911

#### <Rent reduction on revision of monthly rent>

	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10	Oct 10-Mar 11	Apr 11-Sep 11	Oct 11-Mar 12
Tokyo 23 Wards	-2,179	-3,311	-393	-89	0	-22	-350	-26	-2,218	-10,806	-27,211	-49,726	-22,157	-44,791	-25,312
Other Areas	-7,213	-2,335	-2,337	-2,412	-383	-763	-63	-207	-1,159	-7,592	-11,155	-16,121	-7,865	-11,304	-10,908
Overall	-9,392	-5,647	-2,731	-2,501	-383	-786	-413	-233	-3,378	-18,399	-38,366	-65,847	-30,022	-56,096	-36,221

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

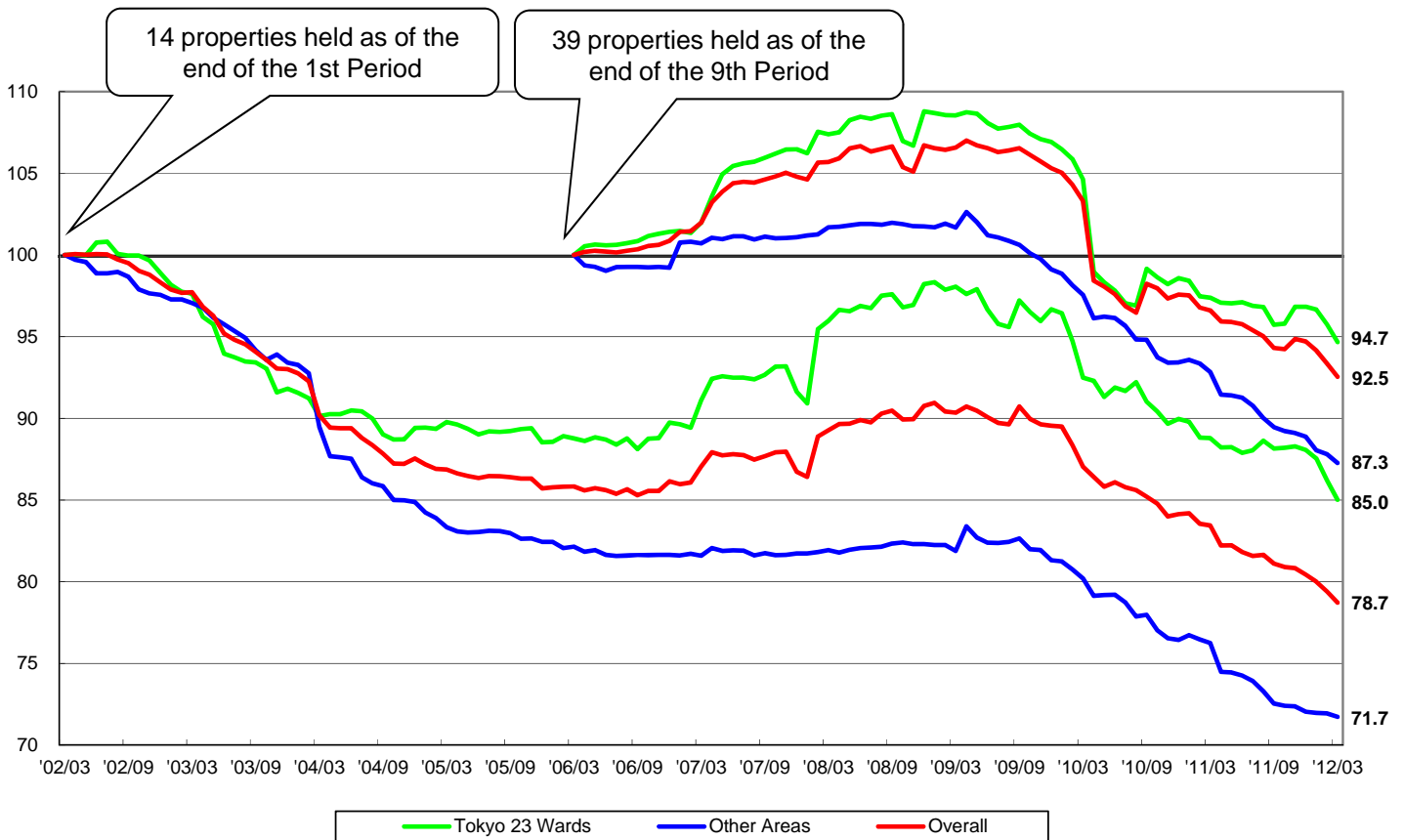
(In thousands of yen)



## Tenant Data ⑦ (Changes in Average Rent Level)

### Changes in Average Rent Level (2002/03~2012/03)

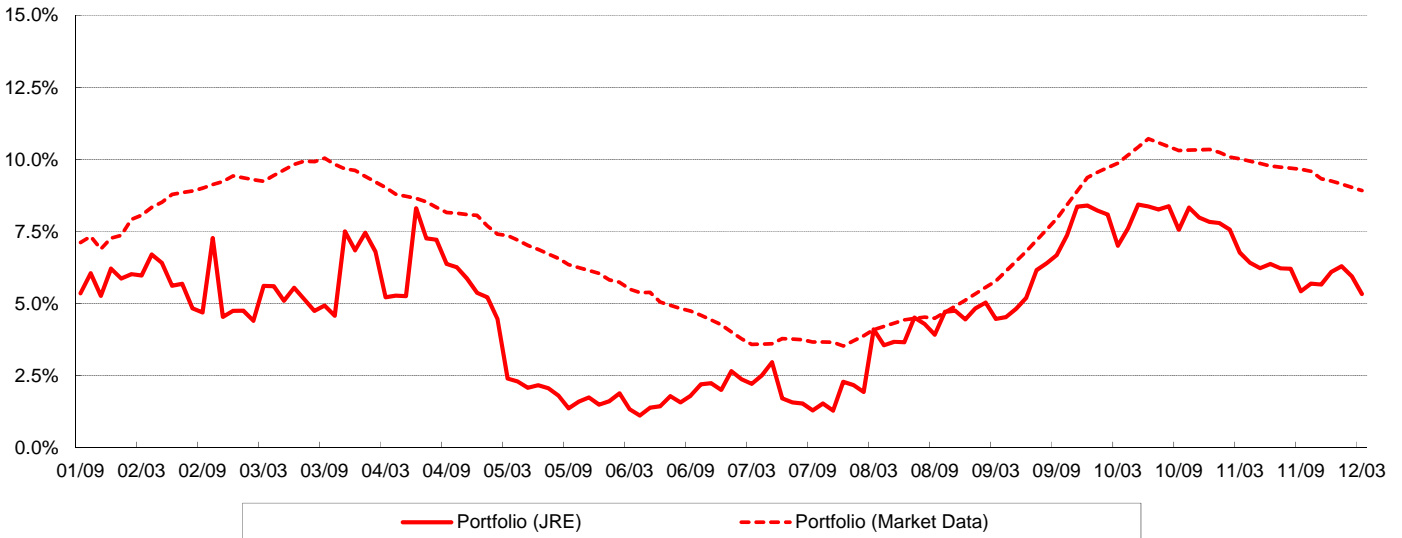
- Comparison of JRE's portfolio of properties with constantly held shares of ownership in which no increase or decrease (including transfer) of shares has been seen since the ends of the 1st and the 9th Periods.
- The trend sets the average rent as of the ends of the 1st and 9th Periods (the start of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



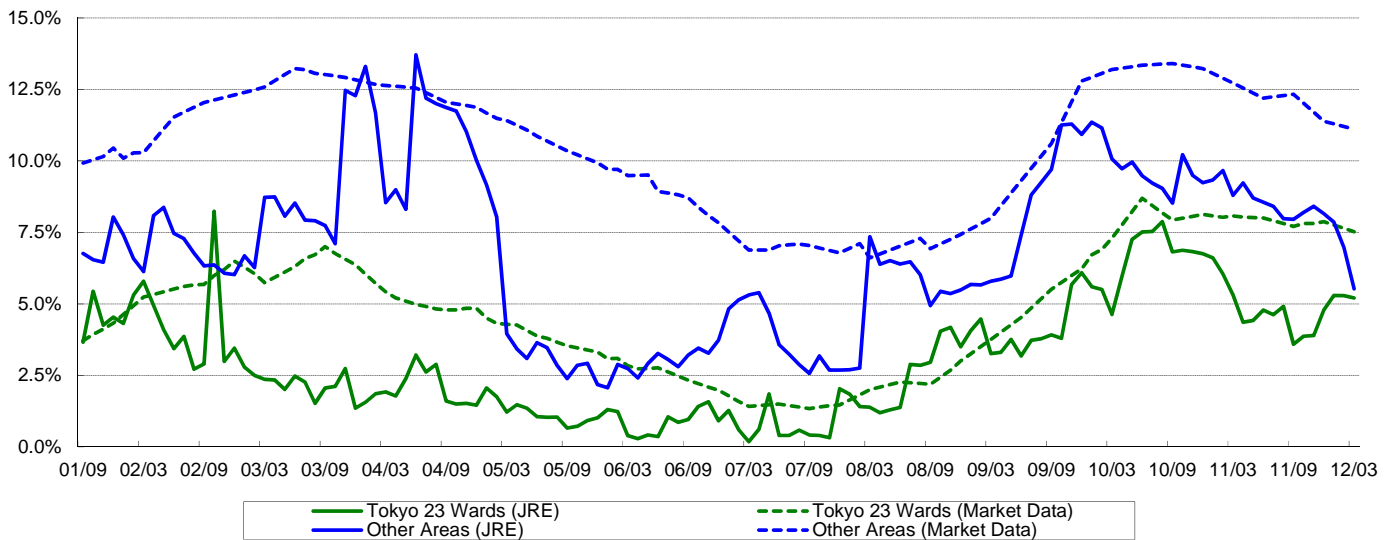
# Tenant Data ⑧ (Vacancy Rates)

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

### Overall



### Tokyo 23 Wards/Other Areas



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

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

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

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

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

\* Replacing the "Office Market Report", the "Japan Office Market View" has been newly issued since 3Q 2011. Accordingly, data collection subject has changed from all office building properties to those with a total floor space of 500 tsubo or larger.

**Maintaining lower vacancy rate than the market**

# Trend in Property Management Costs and Utilities Expenses

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

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



## Past Record and Plan for Renovation Work

### JRE's Renovation Work

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

### Trend in Construction Costs and Depreciation Expenses

(In millions of yen)

	1st Period May 01-Mar 02	2nd Period Apr 02-Sep 02	3rd Period Oct 02-Mar 03	4th Period Apr 03-Sep 03	5th Period Oct 03-Mar 04	6th Period Apr 04-Sep 04	7th Period Oct 04-Mar 05	8th Period Apr 05-Sep 05	9th Period Oct 05-Mar 06	10th Period Apr 06-Sep 06	11th Period Oct 06-Mar 07
Construction costs	794	453	933	841	1,585	1,161	1,178	1,025	1,728	1,654	2,857
Repairing expenses (reported as expense)	321	152	323	289	365	363	471	474	528	513	916
Capital expenditure (capitalized as asset)	472	301	609	552	1,219	797	706	550	1,200	1,141	1,940
Depreciation	1,100	1,194	1,310	1,393	1,498	1,657	1,641	2,017	2,359	2,682	2,717
Total assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973
Property-related revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169	16,500

	12th Period Apr 07-Sep 07	13th Period Oct 07-Mar 08	14th Period Apr 08-Sep 08	15th Period Oct 08-Mar 09	16th Period Apr 09-Sep 09	17th Period Oct 09-Mar 10	18th Period Apr 10-Sep 10	19th Period Oct 10-Mar 11	20th Period Apr 11-Sep 11	21st Period Oct 11-Mar 12
Construction costs	1,520	2,760	1,138	1,721	2,313	2,074	1,563	2,315	1,328	2,493
Repairing expenses (reported as expense)	580	991	511	676	1,119	756	790	833	585	700
Capital expenditure (capitalized as asset)	939	1,769	627	1,044	1,193	1,318	773	1,481	743	1,792
Depreciation	2,835	3,068	3,560	3,788	3,801	3,945	4,218	4,286	4,433	4,690
Total assets	449,643	527,537	542,920	565,022	564,528	637,326	634,974	646,847	643,949	703,085
Property-related revenues	17,132	17,807	19,805	20,716	20,795	20,758	22,112	22,135	22,283	24,059

\* Property-related revenues for the 10th through the 13th Periods, and the 16th through the 21st Periods, do not include gain on transfer of properties, dividends earned on preferred capital contributions, gain on the transfer of development rights of floor area and compensation for property transfer.

### 5-Year Plan for Renovation Work

(In 100 millions of yen)

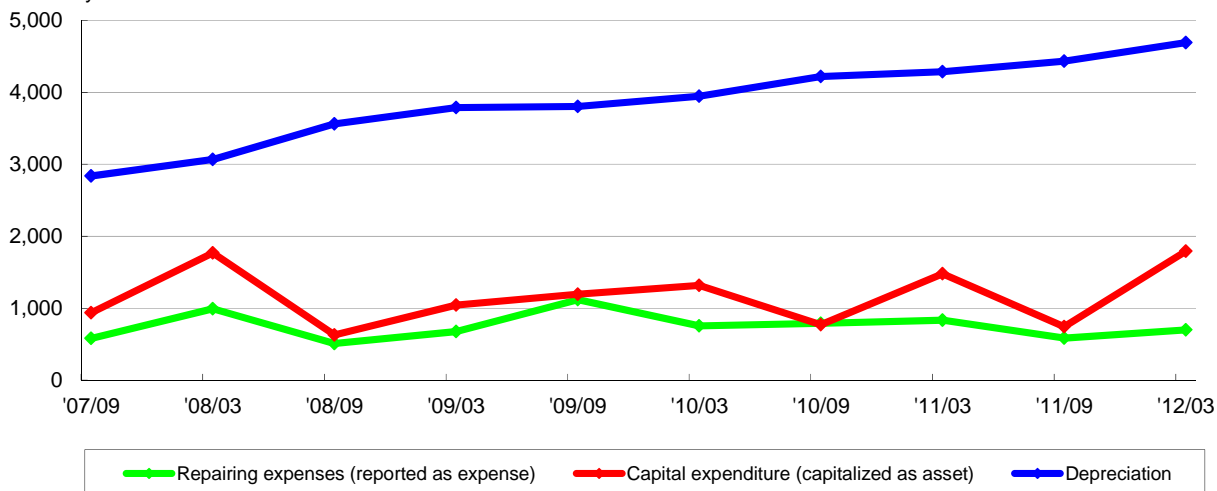
	Apr 11-Mar 12	Apr 12-Mar 13	Apr 13-Mar 14	Apr 14-Mar 15	Apr 15-Mar 16	Total
Work capitalization as asset	25	36	59	46	41	210
Depreciation	91	98	98	95	94	478

\* 58 properties consisting of 57 properties held as of March 31, 2012 and the TIXTOWER UENO which is scheduled to be acquired as of June 15, 2012

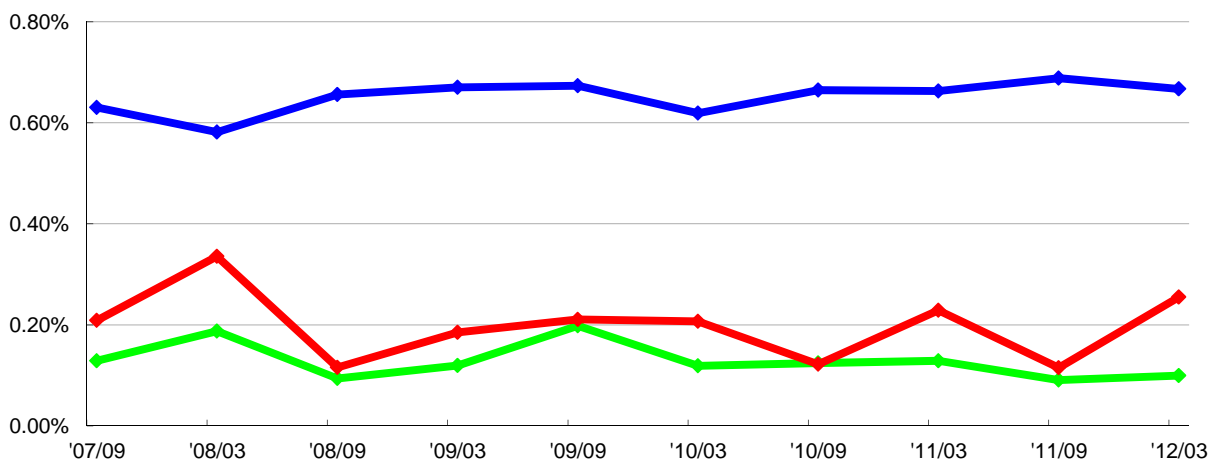


## Trend in construction costs and depreciation

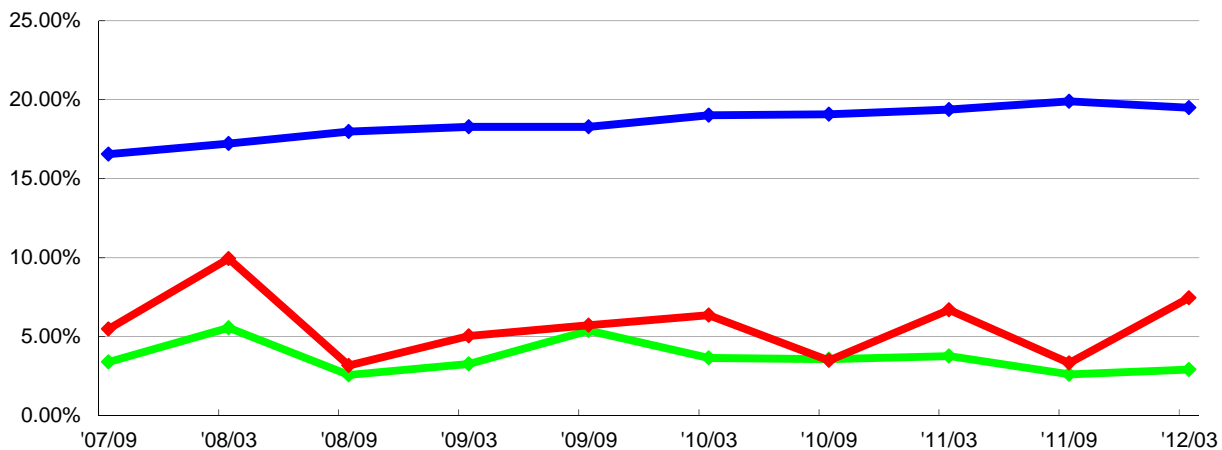
(In millions of yen)



## % against total assets



## % against property-related revenues



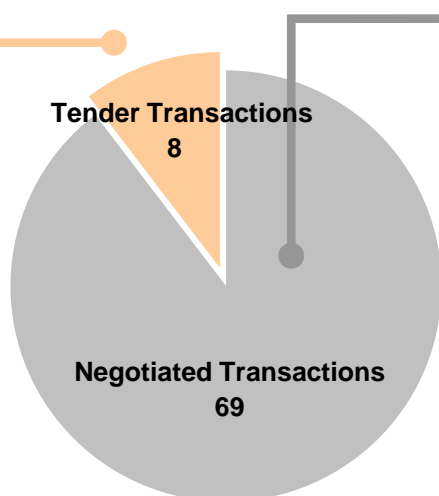
## External Growth ① (Deal Sources)

### Deal Sources

Based on 77 deals in total, in regard to properties acquired between IPO and the end of the Mar-12 Period (An additional share acquisition of existing property is also counted as one deal. The said 77 deals cover the acquisition of transferred properties. The extension to Ryoshin Ginza East Mirror Building is also counted as one deal, and the total expenses for the extension are calculated as an acquisition price.)

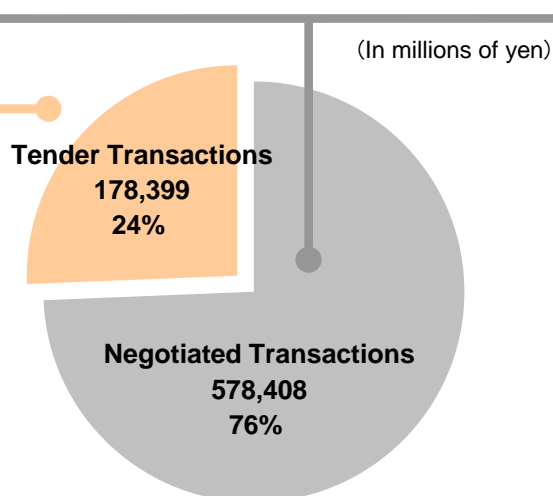
Based on the number of transactions

77 deals in total



Based on acquisition price

¥756,807 million in total



Type of transaction	Number of deals	Amount (In 100 millions of yen)
Negotiated Transactions	69 (89.6%)	5,784 (76.4%)
Acquisition from sponsors, etc.	35 (45.5%)	3,312 (43.8%)
Acquisition through sponsors' introduction	10 (13.0%)	766 (10.1%)
Others	24 (31.2%)	1,704 (22.5%)
Tender Transactions	8 (10.4%)	1,783 (23.6%)
Acquisition from sponsors, etc.	2 (2.6%)	407 (5.4%)
Acquisition through sponsors' introduction	2 (2.6%)	1,161 (15.3%)
Others	4 (5.2%)	215 (2.8%)
Total	77 (100.0%)	7,568 (100.0%)

- Of those 77 deals, 8 deals were closed through tender transactions.
- From the viewpoint of acquisition price, 76% of properties were purchased through negotiated transactions, including those developed and owned by the sponsors.

**Strong relations with deal sources**

## Breakdown of Negotiated Transactions

Acquisition  
from sponsors,  
etc.<sup>(\*1)</sup>

35<sup>(\*2)</sup>

¥331,269 million

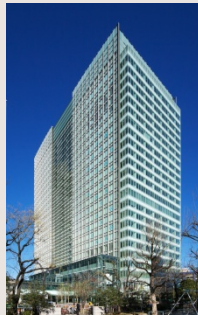


Akasaka Park Building

Acquisition  
through  
sponsors'  
introduction

10

¥76,662 million



Shiodome Building  
(The share acquired in December 2008)

Others

24

¥170,477 million



Tokyo Opera City Building  
(The share acquired in March 2010)

## Breakdown of Tender Transactions

Acquisition  
from sponsors,  
etc.

2

¥40,700 million

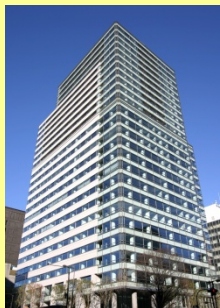


MM Park Building

Acquisition  
through  
sponsors'  
introduction

2

¥116,155 million



Kitanomaru Square

Others

4

¥21,543 million



Yurakucho Denki Building

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

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

## External Growth ② (Due Diligence for Properties)

### Investment Criteria for Property Acquisition

#### Geographic Diversification

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

#### Structure

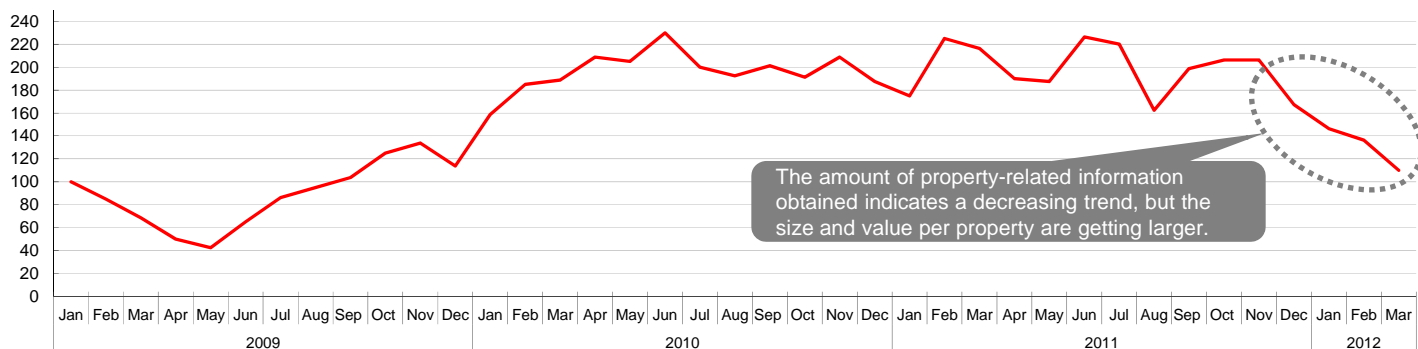
Adaptation to new earthquake-resistance standards (Earthquake Resistant Design Standard under Building Standard Law enforced in 1981) or equivalent structure/strength

#### Size of Property

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

### Trend of Properties Undergoing Research

- The trend 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 2008 the value of 100.



#### Apr 2010-Mar 2011

Area	18th Period							19th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	41	7	24	28	22	17	139	31	21	10	16	62	10	150	289	86.5%
Other Major Cities	3	1	4	7	4	3	22	5	1	1	9	4	3	23	45	13.5%
<b>Total</b>	<b>44</b>	<b>8</b>	<b>28</b>	<b>35</b>	<b>26</b>	<b>20</b>	<b>161</b>	<b>36</b>	<b>22</b>	<b>11</b>	<b>25</b>	<b>66</b>	<b>13</b>	<b>173</b>	<b>334</b>	<b>100.0%</b>

#### Apr 2011-Mar 2012

Area	20th Period							21st Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	10	8	35	17	13	19	102	16	20	6	3	11	14	70	172	69.6%
Other Major Cities	5	12	7	3	7	23	57	5	0	5	0	1	7	18	75	30.4%
<b>Total</b>	<b>15</b>	<b>20</b>	<b>42</b>	<b>20</b>	<b>20</b>	<b>42</b>	<b>159</b>	<b>21</b>	<b>20</b>	<b>11</b>	<b>3</b>	<b>12</b>	<b>21</b>	<b>88</b>	<b>247</b>	<b>100.0%</b>

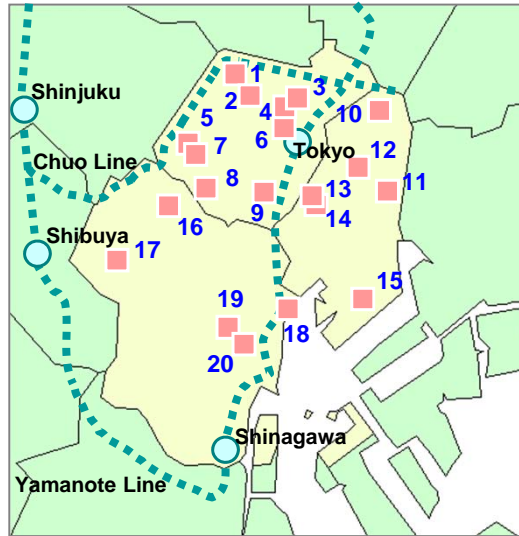
Properties valued at ¥50 billion are under specific review (multiple properties).

# Portfolio Map

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

As of March 31, 2012

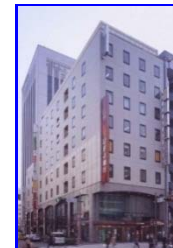
- 1 Genki Medical Plaza
- 2 Kitanomaru Square
- 3 MD Kanda Building
- 4 Kandabashi Park Building
- 5 Nibancho Garden
- 6 Mitsubishi UFJ Trust and Banking Building
- 7 Burex Kojimachi Building
- 8 Sanno Grand Building
- 9 Yurakucho Denki Building
- 10 Kodenmachi Shin-Nihonbashi Building
- 11 Kyodo Building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



Nibancho Garden

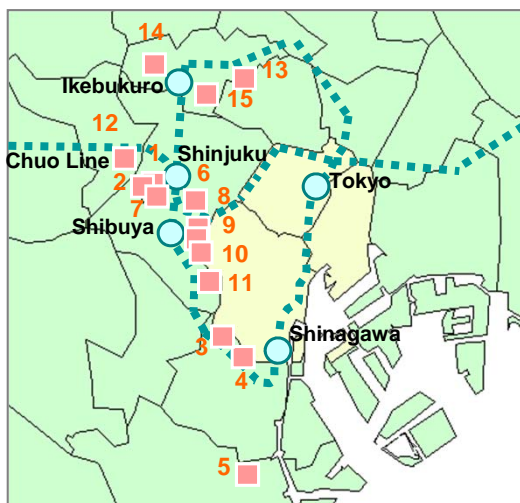


Sanno Grand Building



Ginza Sanwa Building

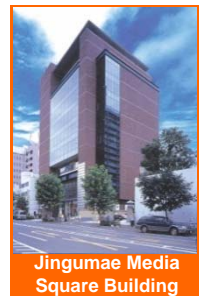
## 23 Wards of Tokyo (excluding 3 Central Wards)



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



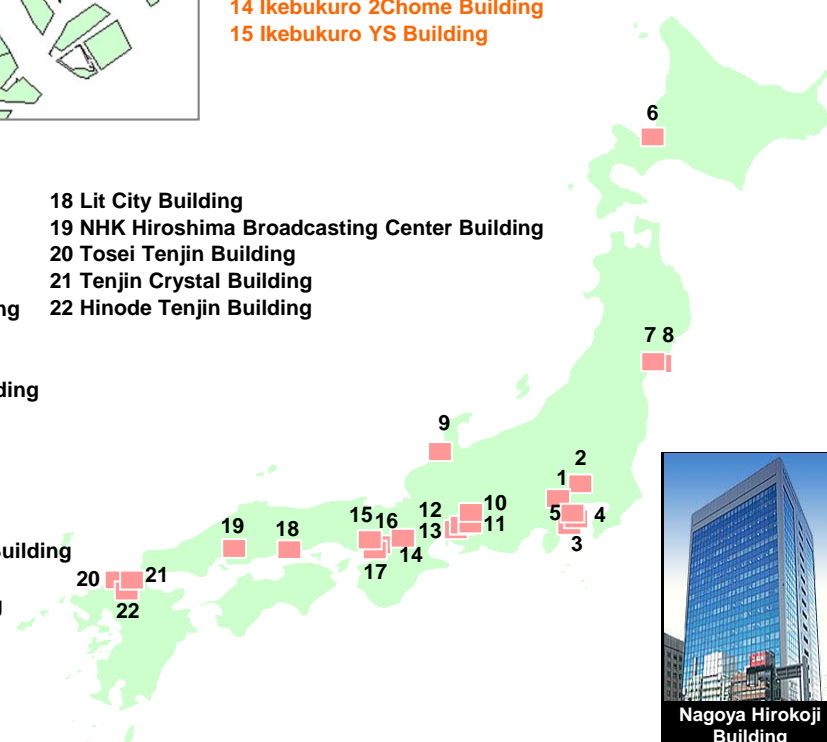
Osaki Front Tower



Jingumae Media Square Building

## Other Areas

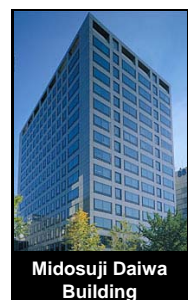
- |                                     |   |
|-------------------------------------|---|
| 1 Hachioji First Square             | 18 Lit City Building                          |
| 2 Saitama Urawa Building            | 19 NHK Hiroshima Broadcasting Center Building |
| 3 MM Park Building                  | 20 Tosei Tenjin Building                      |
| 4 Kawasaki Isago Building           | 21 Tenjin Crystal Building                    |
| 5 Musashi Kosugi STM Building       | 22 Hinode Tenjin Building                     |
| 6 8·3 Square Kita Building          |   |
| 7 Jozenji Park Building             |   |
| 8 Sendai Honcho Honma Building      |   |
| 9 Kanazawa Park Building            |   |
| 10 Nishiki Park Building            |   |
| 11 Hirokoji Sakae Building          |   |
| 12 Nagoya Hirokoji Building         |   |
| 13 Nagoya Misono Building           |   |
| 14 Kyoto Shijo Kawaramachi Building |   |
| 15 Shin-Fujita Building             |   |
| 16 Sakaisujihonmachi Building       |   |
| 17 Midosuji Daiwa Building          |   |



8·3 Square Kita Building



Nagoya Hirokoji Building



Midosuji Daiwa Building



## MEMO

### **3. Business Forecasts**

# Income Statement and Forecast

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

Term	20th Period		21st Period		22nd Period		23rd Period	
	Ended Sep 30, 2011		Ended Mar 31, 2012		Ending Sep 30, 2012		Ending Mar 31, 2013	
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast	
Number of Properties	56		57		58		58	
Number of Days	(183 days)		(183 days)		(183 days)		(182 days)	
Operating Revenues	22,829	+1,229	24,059	-9	24,050	+320	24,370	
Property-related Revenues	22,283	+1,776	24,059	-9	24,050	+320	24,370	
Gain on Sale of Properties	546	-546	-		-		-	
Operating Expenses	12,449	+823	13,273	+556	13,830	+290	14,120	
Property-related Expenses (excluding Depreciation)	7,162	+535	7,697	+342	8,040	+220	8,260	
Depreciation	4,433	+257	4,690	+209	4,900	+40	4,940	
Administrative Expenses	854	+30	884	-4	880	+30	910	
(Asset Management Fees (*1))	(546)	(+32)	(579)	(-9)	(570)		(570)	
NOI (*2)	15,121	+1,240	16,361	-361	16,000	+100	16,100	
Property-related Profits and Losses (*2)	10,687	+983	11,671	-571	11,100	+60	11,160	
Gross Operating Income	11,234	+436	11,671	-571	11,100	+60	11,160	
Operating Income	10,380	+405	10,786	-566	10,220	+20	10,240	
Non-operating Profits and Losses	-1,776	-146	-1,922	+62	-1,860	-50	-1,910	
(Interest Expense)	(-1,766)	(-46)	(-1,813)	(-36)	(-1,850)	(-30)	(-1,880)	
Ordinary Income	8,603	+259	8,863	-513	8,350	-20	8,330	
Net Income	8,268	+666	8,934	-504	8,430	-120	8,310	
Units Outstanding	489,200 units	+59,840 units	549,040 units		549,040 units		549,040 units	
Dividend per Unit	15,850 yen	+340 yen	16,190 yen	-490 yen	15,700 yen	-560 yen	15,140 yen	
Occupancy Rate at Period-end	94.6%	+0.1%	94.7%	+0.5%	95.2%			

\*1 Term fee and Incentive fee

\*2 Excluding Gain on transfer of properties

\*3 Expected Cash Distribution for the 22nd Period is based on reversal of the internal reserve of 280 million yen.

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

- 21st→22nd Period: Increase due to operation of the property acquired in the 22nd Period (TIXTOWER UENO);  
Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 21st and the 22nd Periods
- 22nd→23rd Period: Increase due to operation of the property acquired in the 22nd Period (TIXTOWER UENO) throughout the 23rd Period;  
Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 22nd and the 23rd Periods

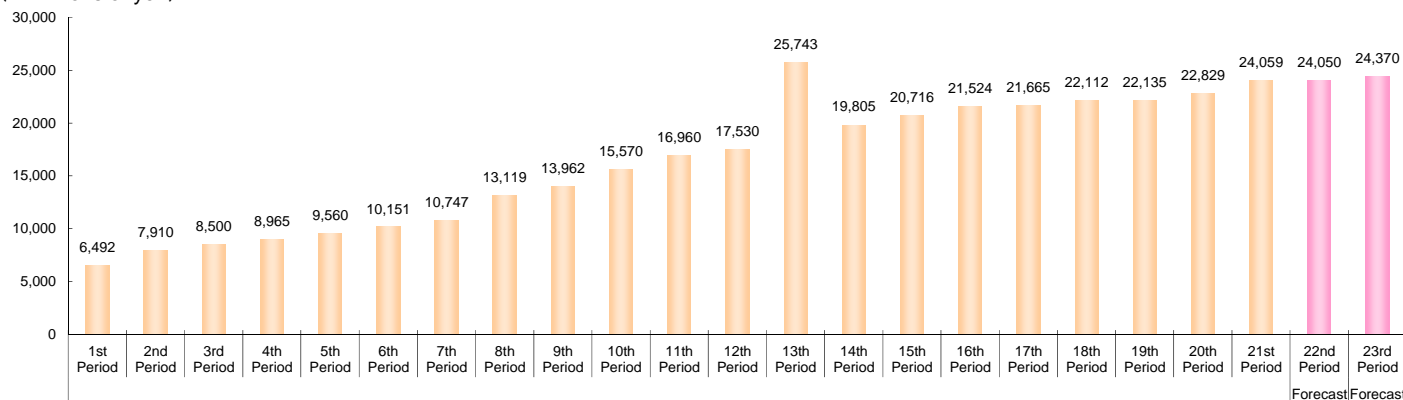
## <Factors that may increase or decrease property-related expenses (excluding depreciation)>

- 21st→22nd Period: Increase due to operation of the property acquired in the 22nd Period (TIXTOWER UENO);  
Increase in utilities expenses and property and other taxes, etc.
- 22nd→23rd Period: Increase due to operation of the property acquired in the 22nd Period (TIXTOWER UENO) throughout the 23rd Period;  
Increase in property management expenses and brokerage fees, etc.



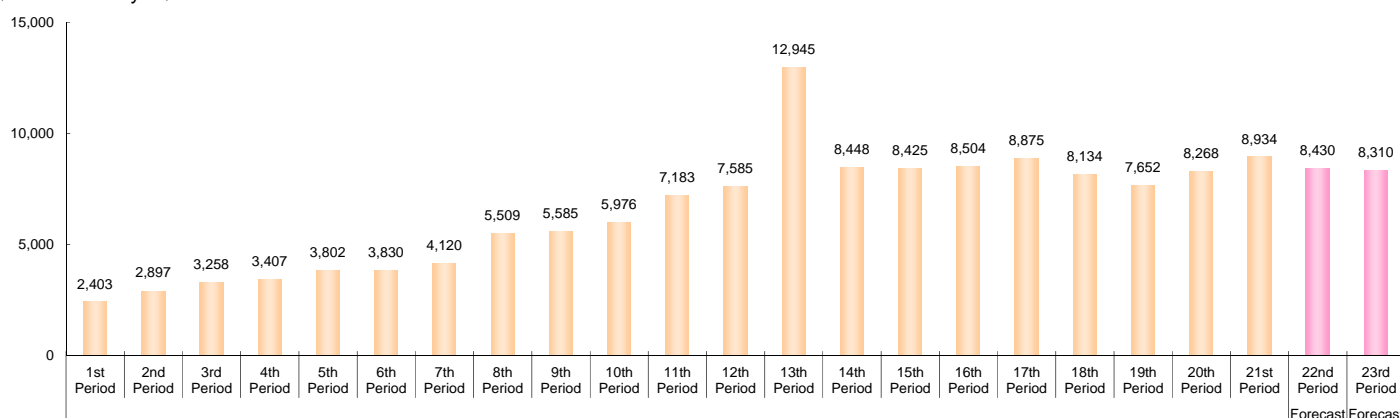
## Operating Revenues

(In millions of yen)



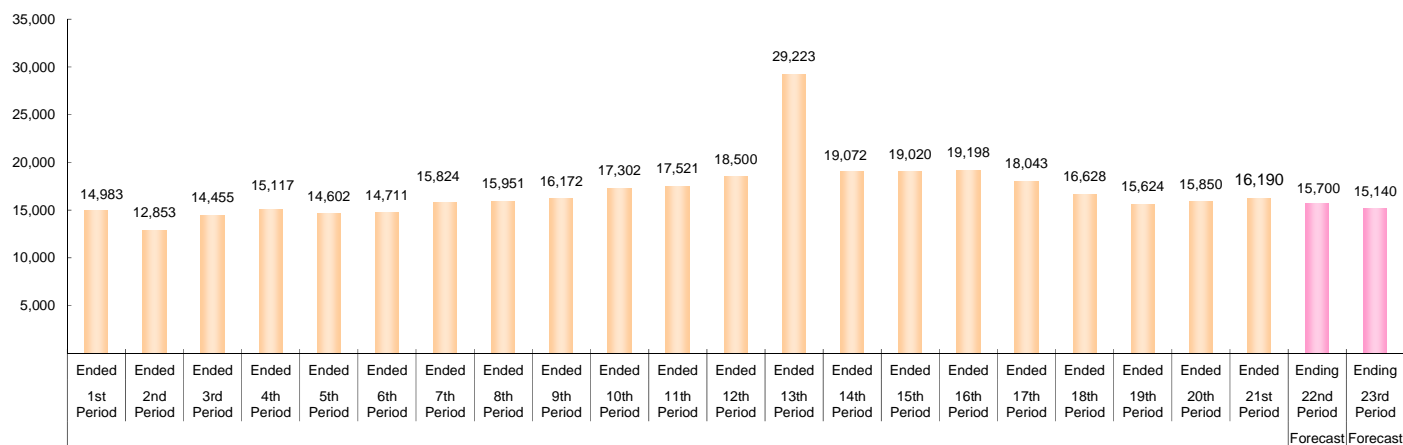
## Net Income

(In millions of yen)



## Dividend per Unit

(In yen)



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

## Balance Sheet Forecast for the 22nd Period

(In millions of yen)

Item	22nd Period-end (Sep 30, 2012)	21st Period-end (Mar 31, 2012)	Change	Reason for change
<b>Current Assets</b>				
Cash and Bank Deposits	21,854	18,661	3,193	Increase due to rent revenues, etc.
Other Current Assets	156	699	-543	Decrease due to payment of refundable consumption taxes, etc.
<b>Total Current Assets</b>	<b>22,010</b>	<b>19,360</b>	<b>2,650</b>	
<b>Fixed Assets</b>				
<b>Property and Equipment</b>				
Buildings (including those held in trust)	264,089	251,144	12,945	} Increase due to capital expenditure and the acquisition of property
Structures (including those held in trust)	2,975	2,957	18	
Machinery and Equipment (including that held in trust)	3,297	3,277	20	
Land (including that held in trust)	483,614	472,709	10,905	
Accumulated Depreciation	-60,463	-55,559	-4,904	
<b>Total Property and Equipment</b>	<b>693,512</b>	<b>674,530</b>	<b>18,982</b>	
<b>Intangible Assets</b>				
Leasehold rights, etc. (including those held in trust)	7,425	7,440	-15	
<b>Total Intangible Assets</b>	<b>7,425</b>	<b>7,440</b>	<b>-15</b>	
<b>Investments and Other Assets</b>				
Investment Securities	577	577	0	
Long-term Prepaid Expenses, etc.	1,076	1,079	-3	
<b>Total Investments and Other Assets</b>	<b>1,653</b>	<b>1,656</b>	<b>-3</b>	
<b>Total Fixed Assets</b>	<b>702,590</b>	<b>683,627</b>	<b>18,963</b>	
<b>Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	77	96	-19	
<b>Total Deferred Assets</b>	<b>77</b>	<b>96</b>	<b>-19</b>	
<b>Total Assets</b>	<b>724,677</b>	<b>703,085</b>	<b>21,592</b>	

(In millions of yen)

Item	22nd Period-end (Sep 30, 2012)	21st Period-end (Mar 31, 2012)	Change	Reason for change
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Short-term Loans	13,500	13,500	0	
Current Portion of Long-term Loans	70,100	50,100	20,000	Increase due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	0	10,000	-10,000	Decrease due to redemption at maturity
Rent Received in Advance	3,180	3,156	24	
Other Current Liabilities	2,935	2,535	400	Increase in interest payable due to an increase in loans Increase due to accrued consumption taxes
<b>Total Current Liabilities</b>	<b>89,715</b>	<b>79,292</b>	<b>10,423</b>	
<b>Long-term Liabilities</b>				
Investment Corporation Bonds	45,000	45,000	0	
Long-term Loans	177,650	165,700	11,950	Increase due to new loans and decrease due to the transfer to the current portion of long-term loans
Deposits Received from Tenants	39,390	39,622	-232	
Other Long-term Liabilities	507	600	-93	Decrease due to reversal of deferred tax liabilities related to the revision of corporate tax rates
<b>Total Long-term Liabilities</b>	<b>262,547</b>	<b>250,922</b>	<b>11,625</b>	
<b>Total Liabilities</b>	<b>352,262</b>	<b>330,215</b>	<b>22,047</b>	
<b>Net Assets</b>				
Unitholders' Capital	363,371	363,371	0	
Reserve for Reduction Entry	579	533	46	Accumulation of reversal of deferred tax liabilities related to the revision of corporate tax rates
Retained Earnings	8,465	8,964	-499	
<b>Total Net Assets</b>	<b>372,415</b>	<b>372,869</b>	<b>-454</b>	
<b>Total Liabilities and Net Assets</b>	<b>724,677</b>	<b>703,085</b>	<b>21,592</b>	



## MEMO

## **4. Appendix**

# Structure of JRE

## Structure



### Points

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

## The Strengths of Japan Real Estate Investment Corporation

(As of May 17, 2012)

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

<Support from three sponsors>

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

<Protection against conflicts of interest>

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

- ② **Investment Corporation focused on office buildings** (57 office buildings, total acquisition price: ¥718.6 billion\*)
- ③ **The first listed J-REIT**, showing steady performance for 21 consecutive periods
- ④ **Sound financial strength**
- Conservative LTV (cruising speed of 30%- 40% level)
  - **Highest credit ratings** in J-REIT (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

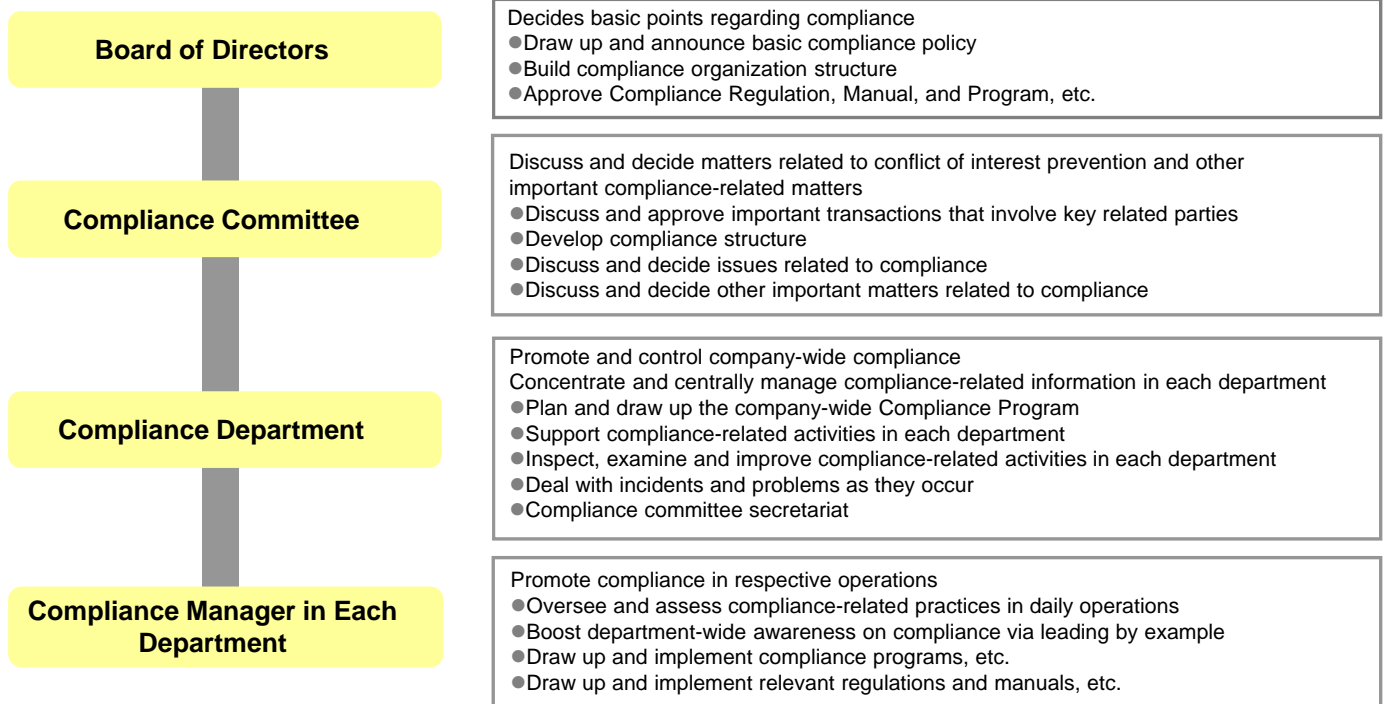
JRE's basic principle of compliance is a thoroughly observe legal and other relevant norms in regard to the business operation as well as to respond to the requirements from society. This means that the investment corporation administers and oversees the outsourcing companies from the same standpoint,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

## Basic Principle of Compliance for the Asset Management Company

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

## Compliance Promotion System

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



- J-Rea has entered into a contracts with four law firms with different specialized areas as its corporate lawyers in order to complement our knowledge of legal tasks in the company, and consults them, as necessary, depending on the content of issues.
- It has also concluded 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.

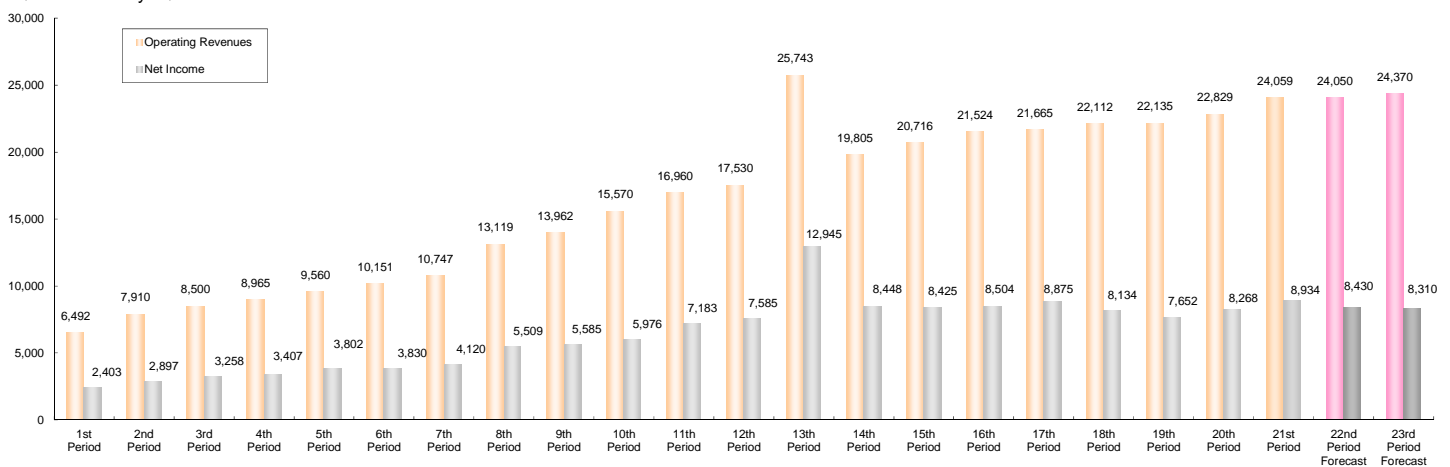
Although the compliance manager in each department plays a central role in the compliance promotion activities, it is understood that each member of J-Rea staff must be a leader in compliance promotion. Therefore, they are highly alert to compliance issues in performing their tasks, and maintain sound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

# Achievement after IPO and Forecast

\* 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 14th Period - 17th Period. The acquisition price related to the transfer of the part of Jingumae Media Square Building site is not excluded.

	1st Period Mar 31, 2002 May 2001-Mar 2002	2nd Period Sep 30, 2002 Apr 2002-Sep 2002	3rd Period Mar 31, 2003 Oct 2002-Mar 2003	4th Period Sep 30, 2003 Apr 2003-Sep 2003	5th Period Mar 31, 2004 Oct 2003-Mar 2004	6th Period Sep 30, 2004 Apr 2004-Sep 2004	7th Period Mar 31, 2005 Oct 2004-Mar 2005	8th Period Sep 30, 2005 Apr 2005-Sep 2005	9th Period Mar 31, 2006 Oct 2005-Mar 2006	10th Period Sep 30, 2006 Apr 2006-Sep 2006	11th Period Mar 31, 2007 Oct 2006-Mar 2007
Operating Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,570	16,960
(% change from the preceding period)	--	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+11.5%)	(+8.9%)
Property-related Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169	16,500
(% change from the preceding period)	--	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+8.6%)	(+8.8%)
Gain on Transfer of Unused Development Rights of Floor Area	--	--	--	--	--	--	--	--	--	--	--
Gain on Transfer of Properties	--	--	--	--	--	--	--	--	--	400	459
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	7,041	8,304
(% change from the preceding period)	--	(+14.4%)	(+8.9%)	(+5.7%)	(+11.4%)	(+0.4%)	(+7.9%)	(+32.4%)	(+1.5%)	(+11.4%)	(+17.9%)
Ordinary Income	2,405	2,898	3,259	3,408	3,803	3,831	4,121	5,510	5,586	5,977	7,184
(% change from the preceding period)	--	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)	(+20.2%)
Net Income	2,403	2,897	3,258	3,407	3,802	3,830	4,120	5,509	5,585	5,976	7,183
(% change from the preceding period)	--	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)	(+20.2%)
Units Outstanding	160,400 units	225,400 units	225,400 units	225,400 units	260,400 units	260,400 units	260,400 units	345,400 units	345,400 units	345,400 units	410,000 units
Dividend per Unit	14,983 yen	12,853 yen	14,455 yen	15,117 yen	14,602 yen	14,711 yen	15,824 yen	15,951 yen	16,172 yen	17,302 yen	17,521 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
Net Assets	83,663	115,049	115,410	115,559	137,250	137,279	137,569	206,982	207,058	207,449	271,867
Net Assets per Unit	521,591 yen	510,424 yen	512,026 yen	512,688 yen	527,077 yen	527,185 yen	528,299 yen	599,254 yen	599,475 yen	600,605 yen	663,091 yen
Total Liabilities	78,146	70,347	84,611	94,021	107,272	120,093	184,789	148,985	226,493	233,714	172,105
Interest-bearing Debts	64,000	54,000	66,800	76,000	87,000	99,000	159,000	122,000	196,500	202,500	140,000
LTV	39.6%	29.1%	33.4%	36.3%	35.6%	38.5%	49.3%	34.3%	45.3%	45.9%	31.5%
Unit Price (period-end)	530,000 yen	511,000 yen	592,000 yen	648,000 yen	830,000 yen	875,000 yen	875,000 yen	915,000 yen	1,020,000 yen	1,000,000 yen	1,560,000 yen
Market Capitalization	85,012	115,179	133,436	146,059	216,132	227,850	227,850	316,041	352,308	345,400	639,600
Number of Properties	24	27	30	32	36	39	46	50	52	49	50
Total Acquisition Price of Properties	144,697	164,277	183,542	192,607	218,437	239,827	290,510	326,560	412,766	418,693	441,276
Leasable Space	201,884m <sup>2</sup>	215,928m <sup>2</sup>	236,693m <sup>2</sup>	246,062m <sup>2</sup>	273,157m <sup>2</sup>	293,105m <sup>2</sup>	336,026m <sup>2</sup>	364,610m <sup>2</sup>	400,090m <sup>2</sup>	396,173m <sup>2</sup>	397,928m <sup>2</sup>
Occupancy Rate	94.0%	95.3%	94.4%	95.1%	94.8%	93.6%	97.6%	98.6%	98.7%	98.2%	97.8%
Public Offerings of New Units											
Number of Newly Issued Units	--	65,000 units	--	--	35,000 units	--	--	85,000 units	--	--	64,600 units
Offer Price	--	490,980 yen	--	--	629,000 yen	--	--	826,000 yen	--	--	1,009,400 yen
Aggregate Amount of Offer Price	--	31,913	--	--	22,015	--	--	70,210	--	--	65,207
Issue Price	--	475,268 yen	--	--	608,456 yen	--	--	800,288 yen	--	--	978,500 yen
Aggregate Amount of Issue Price	--	30,892	--	--	21,295	--	--	68,024	--	--	63,211
Payment Date	--	2002/5/7	--	--	2003/10/24	--	--	2005/4/26	--	--	2006/10/24

(In millions of yen)

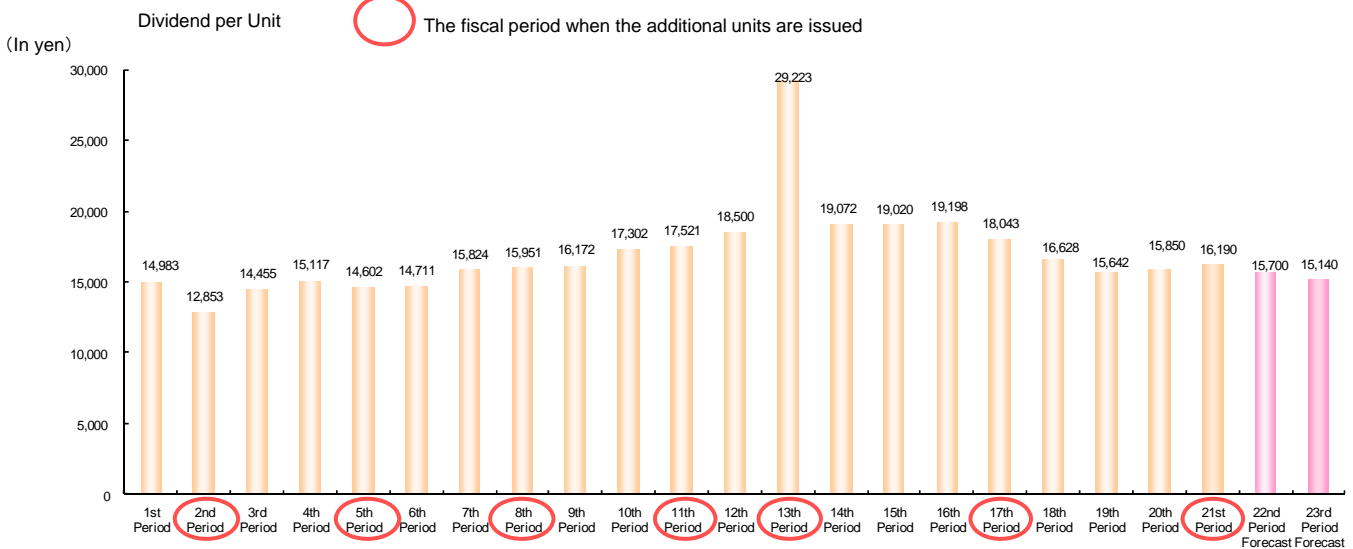




(In millions of yen [excluding items where the unit is specified])

12th Period Sep 30, 2007 Apr 2007-Sep 2007	13th Period Mar 31, 2008 Oct 2007-Mar 2008	14th Period Sep 30, 2008 Apr 2008-Sep 2008	15th Period Mar 31, 2009 Oct 2008-Mar 2009	16th Period Sep 30, 2009 Apr 2009-Sep 2009	17th Period Mar 31, 2010 Oct 2009-Mar 2010	18th Period Sep 30, 2010 Apr 2010-Sep 2010	19th Period Mar 31, 2011 Oct 2010-Mar 2011	20th Period Sep 30, 2011 Apr 2011-Sep 2011	21st Period Mar 31, 2012 Oct 2011-Mar 2012	22nd Period Forecast Sep 30, 2012 Apr 2012-Sep 2012	23rd Period Forecast Mar 31, 2013 Oct 2012-Mar 2013
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%)	24,059 (+5.4%)	24,050 (-0.0%)	24,370 (+1.3%)
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%)	24,059 (+8.0%)	24,050 (-0.0%)	24,370 (+1.3%)
--	--	--	--	728	--	--	--	--	--	--	--
397	--	--	--	--	885	--	--	546	--	--	--
--	7,935	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	21	--	--	--	--	--	--
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%)	10,786 (+3.9%)	10,220 (-5.2%)	10,240 (+0.2%)
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%)	8,863 (+3.0%)	8,350 (-5.8%)	8,330 (-0.2%)
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%)	8,934 (+8.1%)	8,430 (-5.6%)	8,310 (-1.4%)
410,000 units 18,500 yen	443,000 units 29,223 yen	443,000 units 19,072 yen	443,000 units 19,020 yen	443,000 units 19,198 yen	489,200 units 18,043 yen	489,200 units 16,628 yen	489,200 units 15,642 yen	489,200 units 15,850 yen	549,040 units 16,190 yen	549,040 units 15,700 yen	549,040 units 15,140 yen
449,643	527,537	542,920	565,022	564,528	637,326	634,974	646,847	643,949	703,085	--	--
272,269	310,547	306,050	306,027	306,106	333,228	332,536	332,054	332,670	372,869	--	--
664,071 yen	701,009 yen	690,858 yen	690,806 yen	690,984 yen	681,170 yen	679,755 yen	678,770 yen	680,029 yen	679,130 yen	--	--
177,374	216,990	236,869	258,994	258,422	304,097	302,437	314,793	311,279	330,215	--	--
144,500	177,500	199,500	220,500	220,500	262,500	262,450	272,400	269,350	284,300	--	--
32.1%	33.6%	36.7%	39.0%	39.1%	41.2%	41.3%	42.1%	41.8%	40.4%	--	--
1,380,000 yen	1,160,000 yen	836,000 yen	756,000 yen	734,000 yen	797,000 yen	759,000 yen	787,000 yen	754,000 yen	729,000 yen	--	--
565,800	513,880	370,348	334,908	325,162	389,892	371,302	385,000	368,856	400,250	--	--
50	53	54	55	55	55	55	57	56	57	58	58
446,940	518,969	542,969	564,219	564,219	641,245	643,891	660,601	657,863	718,663	740,663	740,663
406,605m <sup>2</sup>	479,877m <sup>2</sup>	508,296m <sup>2</sup>	516,411m <sup>2</sup>	516,421m <sup>2</sup>	566,277m <sup>2</sup>	567,612m <sup>2</sup>	589,002m <sup>2</sup>	584,982m <sup>2</sup>	629,761m <sup>2</sup>	645,731m <sup>2</sup>	645,731m <sup>2</sup>
98.7%	95.9%	96.1%	95.5%	93.3%	93.0%	92.4%	93.2%	94.6%	94.7%	95.2%	--
--	33,000 units	--	--	--	46,200 units	--	--	--	59,840 units	--	--
--	1,029,000 yen	--	--	--	597,520 yen	--	--	--	672,750 yen	--	--
--	33,957	--	--	--	(*) 25,095	--	--	--	(**) 36,597	--	--
--	997,500 yen	--	--	--	579,040 yen	--	--	--	652,050 yen	--	--
--	32,917	--	--	--	26,751	--	--	--	39,018	--	--
--	2008/3/12	--	--	--	2009/12/8	--	--	--	2012/2/28	--	--
--	--	--	--	--	2009/12/22	--	--	--	2012/3/27	--	--

(\*1) Aggregate amount of offer price by the public offering of 42,000 new units  
 (\*2) Aggregate amount of offer price by the public offering of 54,400 new units



# Structure of Fees to Asset Management Company

## Term fee

(As of March 31, 2012)

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

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

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

[Formula]\*

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

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

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

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

## Incentive fee

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

[Formula]

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

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

[Formula]

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

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

## Acquisition fee

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

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

## Transfer fee

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

## Asset Management Fees Paid to the Asset Management Company

→New Asset Management Fee Rate (reduction)

(In millions of yen)

	1st Period Mar-02	2nd Period Sep-02	3rd Period Mar-03	4th Period Sep-03	5th Period Mar-04	6th Period Sep-04	7th Period Mar-05	8th Period Sep-05	9th Period Mar-06	10th Period Sep-06	11th Period Mar-07	12th Period Sep-07
Term Fee (*a)	389	382	408	312	325	330	342	392	410	422	452	476
Incentive Fee (*a)	0	0	24	80	0	32	134	0	160	230	0	185
Acquisition Fee (*b)	649	88	185	90	192	213	464	180	475	33	134	71
Transfer Fee (*c)	0	0	0	0	0	0	0	0	0	20	154	8
<b>Total AM Fee</b>	<b>1,038</b>	<b>470</b>	<b>617</b>	<b>484</b>	<b>518</b>	<b>576</b>	<b>941</b>	<b>573</b>	<b>1,046</b>	<b>707</b>	<b>741</b>	<b>741</b>

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
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
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003	41,900	1,770

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%
Incentive Fee / Total Assets	—	—	0.01%	0.04%	—	0.01%	0.04%	—	0.04%	0.05%	—	0.04%
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%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	—	—	—	—	—	0.29%	0.37%	0.50%
<b>Total AM Fee / Total Assets</b>	<b>0.64%</b>	<b>0.25%</b>	<b>0.31%</b>	<b>0.23%</b>	<b>0.21%</b>	<b>0.22%</b>	<b>0.29%</b>	<b>0.16%</b>	<b>0.24%</b>	<b>0.16%</b>	<b>0.17%</b>	<b>0.16%</b>

→New Asset Management Fee Rate (change of acquisition fee)

	13th Period Mar-08	14th Period Sep-08	15th Period Mar-09	16th Period Sep-09	17th Period Mar-10	18th Period Sep-10	19th Period Mar-11	20th Period Sep-11	21st Period Mar-12	Average after 4th Period	
											per period
Term Fee (*a)	713	531	537	540	529	542	538	546	579	475	950
Incentive Fee (*a)	1,860	0	0	0	0	0	0	0	0	149	298
Acquisition Fee (*b)	386	78	53	0	373	0	83	0	277	172	345
Transfer Fee (*c)	0	0	0	0	7	0	0	15	0	11	23
<b>Total AM Fee</b>	<b>2,960</b>	<b>609</b>	<b>591</b>	<b>540</b>	<b>910</b>	<b>542</b>	<b>622</b>	<b>562</b>	<b>856</b>	<b>808</b>	<b>1,617</b>

Total Assets	527,537	542,920	565,022	564,523	637,326	634,974	646,847	643,949	703,085	479,129(*2)	
Amount of Acquisition Price during the Period	72,029	24,000	21,250	0	77,026	0(*3)	16,710	0	60,800	31,701	63,402
Amount of Transfer Price during the Period	0	0	0	0	1,507	0	0	3,160	0	3,074	6,148

Term Fee / Total Assets	0.14%	0.10%	0.10%	0.10%	0.08%	0.09%	0.08%	0.08%	0.08%	0.10%	0.20%
Incentive Fee / Total Assets	0.35%	—	—	—	—	—	—	—	—	0.03%	0.06%
Acquisition Fee / Amount of Acquisition Price during the Period	0.54%	0.33%	0.25%	—	0.49%	—	0.50%	—	0.46%	0.54%	0.54%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	0.50%	—	—	0.50%	—	0.37%	0.37%
<b>Total AM Fee / Total Assets</b>	<b>0.56%</b>	<b>0.11%</b>	<b>0.10%</b>	<b>0.10%</b>	<b>0.14%</b>	<b>0.09%</b>	<b>0.10%</b>	<b>0.09%</b>	<b>0.12%</b>	<b>0.17%</b>	<b>0.34%</b>

(\*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.

# Key Properties

(As of March 31, 2012)

## Kitanomaru Square (Chiyoda-ku, Tokyo)



- Acquisition Date February 24, 2006
- Acquisition Price ¥81,555.5 million
- Area Land: 5,821.03 m<sup>2</sup>  
Building: 57,279.20 m<sup>2</sup>
- Completion Date January 2006

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



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

## Harumi Center Building (Chuo-ku, Tokyo)



- Acquisition Date December 18, 2007
- Acquisition Price ¥26,800.0 million
- Area Land: 4,664.63 m<sup>2</sup>  
Building: 26,447.27 m<sup>2</sup>
- Completion Date November 2006

## Tokyo Opera City Building (Shinjuku-ku, Tokyo)



- Acquisition Date September 13, 2005/  
March 24, 2010
- Acquisition Price ¥31,776.8 million
- Area Land: 18,236.94 m<sup>2</sup>  
Building: 232,996.81 m<sup>2</sup>  
(Ownership: 31.325%)
- Completion Date July 1996

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



- Acquisition Date November 15, 2011
- Acquisition Price ¥60,800.0million
- Area Land: 14,198.20 m<sup>2</sup>  
Building: 97,489.16m<sup>2</sup>
- Completion Date July 1993

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



- Acquisition Date December 19, 2008/  
January 15, 2010
- Acquisition Price ¥75,850.0million
- Area Land: approx. 12,046 m<sup>2</sup>  
Building: 115,930.83 m<sup>2</sup>  
(Quasi-co-ownership: 40.0%  
of the trust beneficiary right)
- Completion Date December 2007

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



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

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



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



# Summary of Appraisal Values at the End of Period

(In millions of yen)

Name	Acquisition Price	Appraisal Value as of the End of Period															
		20th Period					21st Period					Change					
		Appraisal Value	DCF(*1)		DCF(*2)		Appraisal Value	DCF(*1)		DCF(*2)		Appraisal Value	Change in Value	DCF(*1)		DCF(*2)	
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	6,100	5.40%	336	5.00%	5.80%	6,160	5.40%	336	5.00%	5.70%	60	1.0%	0.00%	0.1%	0.00%	-0.10%
Kitanomaru Square	81,555	68,700	4.20%	2,977	4.00%	4.40%	68,700	4.20%	2,977	4.00%	4.40%	0	0.0%	0.00%	0.0%	0.00%	0.00%
MD Kanda	9,520	8,750	4.60%	411	4.40%	4.80%	7,810	4.50%	369	4.30%	4.70%	-940	-10.7%	-0.10%	-10.3%	-0.10%	-0.10%
Kandabashi Park	4,810	4,560	4.60%	214	4.40%	4.80%	4,290	4.60%	203	4.40%	4.80%	-270	-5.9%	0.00%	-5.4%	0.00%	0.00%
Nbancho Garden	14,700	16,300	4.60%	772	4.40%	4.80%	16,300	4.60%	771	4.40%	4.80%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Mitsubishi UFJ Trust	44,700	46,500	3.60%	1,701	3.30%	3.70%	45,800	3.50%	1,637	3.20%	3.60%	-700	-1.5%	-0.10%	-3.8%	-0.10%	-0.10%
Burex Kojimachi	7,000	6,220	4.30%	273	4.10%	4.50%	6,390	4.20%	273	4.00%	4.40%	170	2.7%	-0.10%	0.2%	-0.10%	-0.10%
Sanno Grand	20,900	29,000	4.50%	1,313	4.20%	4.60%	29,600	4.40%	1,315	4.10%	4.50%	600	2.1%	-0.10%	0.2%	-0.10%	-0.10%
Yurakucho Denki	7,200	7,430	4.50%	342	4.30%	4.70%	7,430	4.40%	334	4.20%	4.60%	0	0.0%	-0.10%	-2.3%	-0.10%	-0.10%
Kodenmachi	3,173	3,110	5.00%	159	4.80%	5.20%	2,980	5.00%	153	4.80%	5.20%	-130	-4.2%	0.00%	-3.9%	0.00%	0.00%
Kyodo (Kayabacho 2Chome)	4,410	4,710	4.70%	220	4.50%	4.90%	4,780	4.60%	218	4.40%	4.80%	70	1.5%	-0.10%	-0.8%	-0.10%	-0.10%
Burex Kyobashi	5,250	6,170	4.30%	271	4.10%	4.50%	6,330	4.20%	271	4.00%	4.40%	160	2.6%	-0.10%	0.2%	-0.10%	-0.10%
Ginza Sarwa	16,830	14,600	3.80%	577	3.70%	3.90%	14,600	3.80%	578	3.70%	3.90%	0	0.0%	0.00%	0.2%	0.00%	0.00%
Ryoshin Ginza EM	7,999	5,300	4.60%	251	4.40%	4.80%	5,040	4.50%	234	4.30%	4.70%	-260	-4.9%	-0.10%	-6.9%	-0.10%	-0.10%
Harumi Center	26,800	20,300	4.90%	1,023	4.70%	5.10%	20,000	4.80%	987	4.60%	5.00%	-300	-1.5%	-0.10%	-3.5%	-0.10%	-0.10%
Aoyama Crystal	7,680	7,460	4.40%	337	4.20%	4.60%	7,240	4.30%	320	4.10%	4.50%	-220	-2.9%	-0.10%	-5.0%	-0.10%	-0.10%
Shiodome	75,850	78,000	4.10%	3,200	3.90%	4.30%	78,000	4.10%	3,233	3.90%	4.30%	0	0.0%	0.00%	1.0%	0.00%	0.00%
Shiba 2Chome Daimon	4,859	6,060	5.00%	310	4.80%	5.20%	5,910	4.90%	295	4.70%	5.10%	-150	-2.5%	-0.10%	-4.7%	-0.10%	-0.10%
Cosmo Kanazugibashi	2,808	2,730	5.00%	138	4.80%	5.20%	2,610	5.00%	132	4.70%	5.20%	-120	-4.4%	0.00%	-4.4%	0.00%	0.00%
Shinwa	7,830	5,980	4.80%	300	4.60%	5.00%	5,740	4.70%	279	4.50%	4.90%	-240	-4.0%	-0.10%	-6.8%	-0.10%	-0.10%
Tokyo Opera City	31,776	30,900	4.90%	1,555	4.70%	5.10%	30,400	4.80%	1,518	4.60%	5.00%	-500	-1.6%	-0.10%	-2.4%	-0.10%	-0.10%
Higashi-Gotanda 1Chome	5,500	5,650	4.80%	273	4.50%	4.90%	5,600	4.70%	263	4.40%	4.80%	-50	-0.9%	-0.10%	-3.5%	-0.10%	-0.10%
Osaki Front Tow er	12,300	15,180	5.10%	944	4.80%	5.30%	15,170	5.10%	944	4.80%	5.30%	-10	-0.1%	0.00%	0.0%	0.00%	0.00%
Omori-Eki Higashiguchi	5,123	5,250	5.50%	291	5.30%	5.70%	5,330	5.40%	292	5.20%	5.60%	80	1.5%	-0.10%	0.3%	-0.10%	-0.10%
Nippon Brunsw ick	6,670	7,040	4.90%	355	4.60%	5.10%	6,730	4.80%	329	4.50%	5.00%	-310	-4.4%	-0.10%	-7.2%	-0.10%	-0.10%
Yoyogi 1Chome	8,700	9,990	4.60%	474	4.40%	4.80%	9,870	4.50%	460	4.30%	4.70%	-120	-1.2%	-0.10%	-3.0%	-0.10%	-0.10%
da Vinci Harajuku	4,885	6,090	4.80%	292	4.50%	4.90%	6,120	4.70%	288	4.40%	4.80%	30	0.5%	-0.10%	-1.5%	-0.10%	-0.10%
Jingumae MS	12,200	10,400	4.50%	478	4.30%	4.70%	10,200	4.40%	460	4.20%	4.60%	-200	-1.9%	-0.10%	-3.7%	-0.10%	-0.10%
Shibuya Cross Tow er	34,600	40,800	4.50%	1,883	4.30%	4.70%	42,000	4.30%	1,847	4.10%	4.50%	1,200	2.9%	-0.20%	-1.9%	-0.20%	-0.20%
Ebisu Neonato	4,100	2,800	4.50%	129	4.30%	4.70%	2,740	4.50%	126	4.30%	4.70%	-60	-2.1%	0.00%	-2.1%	0.00%	0.00%
Harmony Tow er	8,500	9,450	4.80%	464	4.60%	5.00%	9,630	4.70%	465	4.50%	4.90%	180	1.9%	-0.10%	0.4%	-0.10%	-0.10%
Otsuka Higashi-Ikebukuro	3,541	3,820	5.90%	225	5.60%	6.00%	3,820	5.70%	218	5.40%	5.80%	0	0.0%	-0.20%	-3.3%	-0.20%	-0.20%
Kebukuro 2Chome	1,728	1,580	5.60%	90	5.40%	5.80%	1,610	5.40%	88	5.20%	5.60%	30	1.9%	-0.20%	-1.8%	-0.20%	-0.20%
Kebukuro YS	4,500	4,230	5.30%	225	5.10%	5.50%	4,120	5.20%	214	5.00%	5.40%	-110	-2.6%	-0.10%	-4.6%	-0.10%	-0.10%
Hachioji First	5,679	4,450	5.60%	252	5.40%	5.80%	4,170	5.60%	237	5.40%	5.80%	-280	-6.3%	0.00%	-6.0%	0.00%	0.00%
Saitama Uraw a	2,574	2,070	6.00%	126	5.80%	6.20%	2,030	6.00%	126	5.80%	6.20%	-40	-1.9%	0.00%	0.4%	0.00%	0.00%
NM Park	37,400	35,900	5.10%	1,838	4.90%	5.30%	35,600	5.10%	1,812	4.90%	5.30%	-300	-0.8%	0.00%	-1.4%	0.00%	0.00%
Kaw asaki Isago	3,375	2,720	5.80%	159	5.60%	6.00%	2,730	5.70%	160	5.50%	5.90%	10	0.4%	-0.10%	0.4%	-0.10%	-0.10%
Musashi Kosugi STM	4,000	3,510	5.70%	200	5.50%	5.90%	3,560	5.60%	200	5.40%	5.80%	50	1.4%	-0.10%	0.1%	-0.10%	-0.10%
8-3 Square Kita	7,100	6,630	5.70%	382	5.60%	5.90%	6,630	5.70%	383	5.60%	5.90%	0	0.0%	0.00%	0.1%	0.00%	0.00%
Jozenji Park	1,000	887	6.20%	55	6.10%	6.40%	880	6.20%	55	6.10%	6.40%	-7	-0.8%	0.00%	-0.6%	0.00%	0.00%
Sendai Honma	3,174	2,480	5.90%	149	5.80%	6.10%	2,470	5.90%	149	5.80%	6.10%	-10	-0.4%	0.00%	0.1%	0.00%	0.00%
Kanazawa Park	4,580	5,330	6.70%	356	6.60%	6.90%	5,330	6.70%	366	6.60%	6.90%	0	0.0%	0.00%	2.7%	0.00%	0.00%
Nishiki Park	5,150	3,660	5.30%	197	5.10%	5.50%	3,620	5.30%	197	5.10%	5.50%	-40	-1.1%	0.00%	0.1%	0.00%	0.00%
Hirokoji Sakae	1,680	1,330	5.50%	74	5.30%	5.70%	1,310	5.50%	73	5.30%	5.70%	-20	-1.5%	0.00%	-0.4%	0.00%	0.00%
Nagoya Hirokoji	14,533	12,600	5.40%	696	5.20%	5.60%	12,600	5.40%	698	5.20%	5.60%	0	0.0%	0.00%	0.3%	0.00%	0.00%
Nagoya Msono	1,865	1,080	5.80%	64	5.60%	6.00%	1,040	5.80%	62	5.60%	6.00%	-40	-3.7%	0.00%	-3.8%	0.00%	0.00%
Kyoto Kaw aramachi	2,650	1,720	6.10%	106	6.00%	6.30%	1,770	6.10%	109	6.00%	6.30%	50	2.9%	0.00%	2.9%	0.00%	0.00%
Shin-Fujita	24,000	16,400	5.10%	847	4.90%	5.30%	16,300	5.10%	853	4.90%	5.30%	-100	-0.6%	0.00%	0.6%	0.00%	0.00%
Sakaisujionmachi	4,164	3,620	5.50%	202	5.30%	5.70%	3,580	5.50%	201	5.30%	5.70%	-40	-1.1%	0.00%	-0.3%	0.00%	0.00%
Midosuji Daiw a	14,314	14,100	4.90%	703	4.70%	5.10%	14,100	4.90%	706	4.70%	5.10%	0	0.0%	0.00%	0.4%	0.00%	0.00%
Lit City	4,650	4,220	6.40%	274	6.30%	6.60%	4,200	6.40%	274	6.30%	6.60%	-20	-0.5%	0.00%	0.0%	0.00%	0.00%
NHK Hiroshima	2,770	2,980	6.30%	188	6.20%	6.50%	2,280	6.30%	145	6.20%	6.50%	-700	-23.5%	0.00%	-22.9%	0.00%	0.00%
Tosei Tenjin	1,550	1,320	6.20%	82	6.10%	6.40%	1,290	6.20%	81	6.10%	6.40%	-30	-2.3%	0.00%	-1.1%	0.00%	0.00%
Tenjin Crystall	5,000	2,470	5.70%	142	5.60%	5.90%	2,470	5.70%	142	5.60%	5.90%	0	0.0%	0.00%	-0.1%	0.00%	0.00%
Hinode Tenjin	3,657	3,720	5.80%	214	5.50%	5.80%	3,720	5.80%	214	5.50%	5.80%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Subtotal (56 properties)	657,863	634,357					630,730					-3,627	-0.6%				
Akasaka Park	60,800						62,500	4.20%	2,681	4.00%	4.40%						
Total (57 properties)	718,663						693,230										

\*1 Direct capitalization method  
 \*2 Discounted cash flow method

# Performance (Operating Results of Each Property in the 21st Period)

(In millions of yen)

Name	Performance (October 1, 2011-March 31, 2012)										(2) Property-related Profits and Losses	(3) NOI (1) + (2)	(4) Capex(*)	NCF (3) - (4)
	Property-related Revenues	Property-related Expenses					Other Expenses	Property-related Profits and Losses	(3) NOI (1) + (2)	(4) Capex(*)				
		Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	Depreciation (1)	Other Expenses	(2) Property-related Profits and Losses	(3) NOI (1) + (2)	(4) Capex(*)	NCF (3) - (4)		
Genki Medical Plaza	223	71	12	15	18	0	2	20	2	151	171	-	171	
Kitanomaru Square	1,671	769	147	60	96	2	17	444	-	902	1,346	2	1,344	
MD Kanda	181	104	20	14	21	0	3	43	-	77	120	2	118	
Kandabashi Park	121	42	3	-	17	0	5	15	-	78	94	24	70	
Nibancho Garden	479	249	57	26	56	0	4	104	-	230	335	2	332	
Mitsubishi UFJ Trust	1,026	373	51	55	126	1	32	102	3	653	756	72	683	
Burex Kojimachi	162	83	-	-	15	0	1	66	-	78	145	-	145	
Sanno Grand	993	382	103	57	105	1	37	76	0	611	688	64	624	
Yurakucho Denki	240	129	32	18	41	0	8	28	-	110	138	62	76	
Kodenmachi	114	61	12	7	12	0	7	16	3	53	70	75	-4	
Kyodo (Kayabacho 2Chome)	161	48	9	10	0	0	2	25	-	112	138	1	136	
Burex Kyobashi	150	51	-	-	12	0	1	37	-	98	135	1	134	
Ginza Sanwa	369	123	28	17	52	0	9	13	-	245	259	59	199	
Ryoshin Ginza EM	135	102	17	13	16	0	2	52	0	33	85	2	82	
Harumi Center	639	428	73	37	51	1	3	261	0	211	473	3	470	
Akasaka Park	1,996	631	180	91	0	3	5	349	-	1,365	1,715	-	1,715	
Aoyama Crystal	218	90	14	14	28	0	2	29	0	128	157	2	155	
Shiodome	2,203	669	151	97	117	2	4	291	4	1,533	1,825	1	1,823	
Shiba 2Chome Daimon	296	128	37	26	39	0	3	21	0	168	189	11	178	
Cosmo Kanasugibashi	117	48	9	7	13	0	6	10	-	69	79	54	24	
Shinwa	169	82	16	17	20	0	3	23	-	87	110	0	110	
Tokyo Opera City	1,604	1,143	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	461	Undisclosed	72	Undisclosed	
Higashi-Gotanda 1Chome	192	91	15	16	15	0	0	44	-	100	144	-	144	
Osaki Front Tower	669	504	68	51	0	0	9	282	91	165	447	0	447	
Omor-Eki Higashiguchi	248	102	27	20	26	0	4	22	0	145	168	22	146	
Nippon Brunswick	282	136	34	22	29	0	9	39	-	146	185	67	117	
Yoyogi 1Chome	293	140	25	19	25	0	0	67	-	153	221	-	221	
da Vinci Harajuku	192	49	10	9	15	0	0	13	-	142	156	3	153	
Jingumae MS	342	136	22	26	33	0	1	52	-	206	258	0	258	
Shibuya Cross Tower	1,239	1,027	171	108	137	3	219	374	13	211	585	479	105	
Ebisu Neonato	75	61	16	4	11	0	3	25	-	13	38	-	38	
Harmony Tower	347	246	105	-	48	1	9	82	-	101	183	-	183	
Otsuka Higashi-Ikebukuro	174	103	24	21	13	0	11	32	0	70	102	43	59	
Ikebukuro 2Chome	71	28	9	5	5	0	0	6	0	43	50	6	43	
Ikebukuro YS	186	80	17	14	15	0	2	30	-	106	136	2	133	
Hachioji First	235	135	50	-	27	0	6	50	-	100	150	1	149	
Saitama Urawa	109	55	15	8	9	0	8	12	-	53	65	81	-15	
MM Park	1,365	729	150	170	60	2	8	337	-	636	973	-	973	
Kawasaki Isago	140	81	23	12	14	0	13	16	0	59	75	27	47	
Musashi Kosugi STM	145	61	23	1	10	0	4	20	-	83	103	6	97	
8 - 3 Square Kita	322	190	28	54	23	0	2	79	-	132	212	6	205	
Jozenji Park	66	39	9	8	7	0	5	8	-	27	35	0	35	
Sendai Honma	118	64	18	13	16	0	2	13	0	53	66	5	60	
Kanazawa Park	435	320	107	53	69	1	32	46	8	115	161	54	107	
Nishiki Park	225	205	44	19	21	0	67	45	6	19	65	12	52	
Hirokoji Sakae	87	49	14	11	12	0	2	8	0	37	46	27	18	
Nagoya Hirokoji	592	346	91	60	64	1	28	100	0	246	346	190	156	
Nagoya Msono	64	45	12	6	6	0	0	19	-	19	39	5	33	
Kyoto Kawaramachi	103	71	19	11	11	0	0	27	0	31	59	8	51	
Shin-Fujita	730	495	95	84	85	2	22	205	0	235	440	13	427	
Sakaisujihonmachi	224	138	42	25	40	0	5	22	-	85	108	71	37	
Midosuji Daiwa	573	251	63	40	83	1	6	56	-	321	377	10	366	
Lit City	255	153	34	19	21	1	5	71	0	101	173	-	173	
NHK Hiroshima	254	188	53	27	25	0	24	31	26	65	97	42	54	
Tosei Tenjin	86	41	13	8	8	0	0	10	-	45	55	4	51	
Tenjin Crystal	148	127	23	16	20	0	8	57	0	20	78	59	18	
Hinode Tenjin	176	69	20	14	15	0	0	18	-	106	124	14	110	
Total	24,059	12,388	2,864	1,802	2,074	51	700	4,690	203	11,671	16,361	1,792	14,569	

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

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

# Property Data ① (Occupancy Rates at the End of the 21st Period, etc.)

Area	Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Number of Tenants		
							End of 21st Period	Variation from End of 20th Period	End of 21st Period	Variation from End of 20th 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%		4	
		MD Kanda	'02/05/31	-	100.0%	6,269	5,613	655	-819	89.5%	13.1%	7	
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,561	126	-342	96.6%	9.3%	10	
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1	
		Mitsubishi UFJ Trust	'07/03/28	-	19.38402%	11,855	11,855	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%	20,871	19,540	1,331	793	93.6%	-3.8%	38
	Chuo	Yurakucho Denki	'03/08/01	-	10.78%	4,694	3,727	967	368	79.4%	-7.8%	12	
		Kodenmachi	'01/09/25	-	100.0%	3,897	3,686	211		94.6%		9	
		Kyodo (Kayabacho 2Chome)	'11/03/01	-	100.0%	4,538	4,336	202		95.5%		9	
		Burex Kyobashi	'02/07/22	-	100.0%	4,279	4,279	0		100.0%		1	
		Ginza Sanwa	'05/03/10	-	70.95%	4,329	4,290	39		99.1%		10	
		Ryoshin Ginza EM	'05/03/15	'10/05/24		100.0%	4,255	4,255	0	-196	100.0%	4.6%	12
		Harumi Center	'07/12/18	-	100.0%	20,812	18,470	2,341	2,141	88.7%	-10.3%	6	
		Minato	Akasaka Park	'11/11/15	-	100.0%	45,009	41,187	3,822		91.5%		23
	Aoyama Crystal		'03/03/14	-	100.0%	4,898	4,898	0		100.0%		6	
	Shiodome		'08/12/19	'10/01/15		40.0%	32,155	31,650	504	433	98.4%	-1.3%	32
	Shiba 2Chome Daimon		'01/09/10	-	100.0%	9,606	9,401	205		97.9%		20	
	Cosmo Kanasugibashi		'01/09/25	-	100.0%	4,062	4,062	0		100.0%		8	
	Shinjuku	Shinwa	'04/09/01	-	100.0%	6,134	6,134	0	-475	100.0%	7.7%	10	
		Tokyo Opera City	'05/09/13	'10/03/24		31.325%	35,043	31,493	3,549	42	89.9%	-0.1%	93
	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%	7,754	7,306	447	447	94.2%	-5.8%	16	
	Shibuya	Nippon Brunswick	'04/03/24	-	100.0%	7,356	6,264	1,091	1,091	85.2%	-14.8%	19	
		Yoyogi 1Chome	'04/04/01	-	100.0%	7,745	7,745	0		100.0%		9	
		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%		7	
		Shibuya Cross Tower	'01/11/30	-	100.0%	29,660	26,236	3,423	2,508	88.5%	-8.5%	56	
	Nakano	Ebisu Neonato	'03/11/14	'04/04/01		12.29939%	2,462	2,462	0	-448	100.0%	18.2%	5
		Harmony Tower	'05/02/28	-	29.253305%	10,929	10,334	594	-1,017	94.6%	9.3%	14	
	Toshima	Otsuka Higashi-kebukuro	'01/09/25	-	100.0%	7,215	7,215	0	-889	100.0%	12.4%	7	
Ikebukuro 2Chome		'01/09/25	-	100.0%	2,186	2,186	0		100.0%		9		
Ikebukuro YS		'04/08/02	-	100.0%	5,932	5,537	394	394	93.4%	-6.6%	11		
Other Areas	Hachioji	Hachioji First	'05/03/31	'08/03/19		80.4%	10,068	9,433	634	-218	93.7%	2.2%	39
	Saitama	Saitama Urawa	'01/09/25	'01/10/11		100.0%	4,510	4,492	17	17	99.6%	-0.4%	14
	Yokohama	MM Park	'08/03/24	-	100.0%	38,496	37,550	946	-1,452	97.5%	3.8%	26	
		Kawasaki	Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,325	506	416	92.6%	-6.1%	13
	Musashi Kosugi STM	'08/03/25	-	34.32%	5,378	5,378	0	-658	100.0%	12.2%	23		
		Sapporo	8-3 Square Kita	'07/06/01	-	100.0%	12,265	12,265	0		100.0%		8
	Sendai	Zojenji Park	'05/01/31	-	50.0%	2,518	2,518	0		100.0%		18	
		Sendai Honma	'01/09/25	'06/06/28		100.0%	6,241	5,286	955	161	84.7%	-2.6%	18
	Kanazawa	Kanazawa Park	'02/02/28	'03/03/03		89.0%	20,820	18,419	2,400	-1,400	88.5%	6.7%	73
	Nagoya	Nishiki Park	'06/10/02	'06/11/01		57.04651%	8,056	7,468	588	271	92.7%	-3.4%	56
		Hirokoji Sakae	'06/09/22	-	100.0%	3,911	3,121	790		79.8%		12	
		Nagoya Hirokoji	'01/09/10	-	100.0%	21,624	20,963	661	-928	96.9%	4.3%	29	
		Nagoya Misono	'03/08/08	-	100.0%	3,448	2,992	455	-452	86.8%	12.9%	13	
	Kyoto	Kyoto Kawaramachi	'01/12/20	-	100.0%	6,802	5,514	1,288	-353	81.1%	5.2%	30	
	Osaka	Shin-Fujita	'08/09/01	-	100.0%	28,414	26,178	2,236	-170	92.1%	0.6%	41	
		Sakaisujihonmachi	'01/09/25	'03/12/26		100.0%	11,556	11,350	205	-657	98.2%	5.7%	20
		Midosuji Daiwa	'01/09/25	'02/02/28		100.0%	20,450	19,054	1,395	109	93.2%	-0.5%	33
	Okayama	Lit City	'06/02/01	-	27.7488%	9,965	9,591	374	-275	96.2%	2.8%	41	
	Hiroshima	NHK Hiroshima	'04/03/25	'08/03/03		48.753%	9,860	9,860	0	-391	100.0%	4.0%	12
		Fukuoka	Tosei Tenjin	'01/09/25	-	100.0%	4,000	4,000	0		100.0%		19
	Tenjin Crystal		'05/06/01	-	100.0%	5,973	5,773	200		96.6%		29	
	Hinode Tenjin	'01/09/10	-	74.4844%	5,868	5,868	0		100.0%		6		
	Tokyo 23 Wards						382,695	362,786	19,908	7,853	94.8%	-1.6%	485
Other Areas						247,065	233,407	13,657	-5,981	94.5%	2.4%	573	
Portfolio						629,761	596,194	33,566	1,872	94.7%	0.1%	1,058	

\* The above-mentioned occupancy rates do not include the residential portions. Leasable space and occupancy rates of the residential portions as of the end of the 21st Period are 11,694 ㎡·94.1% of Kitanomaru Square, 10,780 ㎡·66.3% of Akasaka Park Building, 1,686 ㎡·100.0% of Nibancho Garden, 954 ㎡·86.7% of Nishiki Park Building.

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



# Property Data ② (Occupancy Rates Forecast for the End of the 22nd Period, etc.)

Area	Name	Floor Area (Whole Building) (㎡)	Vacant Area (㎡)		Occupancy Rate		Property Management Company		
			End of 22nd Period	Variation from End of 21st Period	End of 22nd Period	Variation from End of 21st Period			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,722.02	0		100.0%	Mitsubishi Jisho Property Management Co., Ltd.		
		Kitanomaru Square	57,279.20	0		100.0%	Mitsubishi Jisho Property Management Co., Ltd.		
		MD Kanda	8,185.11	249	-405	96.0%	6.5%	Bussan Real Estate Co., Ltd.	
		Kandabashi Park	9,370.25	0	-126	100.0%	3.4%	Mitsubishi Estate Co., Ltd.	
		Nibancho Garden	57,031.06	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Mitsubishi UFJ Trust	108,171.67	0		100.0%		Mitsubishi Estate Co., Ltd.	
		Burex Kojimachi	6,526.64	0		100.0%		Space Design, Inc.	
		Sanno Grand	33,875.95	416	-915	98.0%	4.4%	Mitsubishi Estate Co., Ltd.	
		Yurakucho Denki	70,287.65	1,068	101	77.2%	-2.2%	Yuden Building Kanri Co., Ltd.	
	Chuo	Kodenmachi	5,822.88	211		94.6%		The Dai-Ichi Building Co., Ltd.	
		Kyodo (Kayabacho 2Chome)	5,505.80	0	-202	100.0%	4.5%	Bussan Real Estate Co., Ltd.	
		Burex Kyobashi	5,470.54	0		100.0%		Space Design, Inc.	
		Ginza Sanwa	8,851.00	39		99.1%		Mitsubishi Jisho Property Management Co., Ltd.	
		Ryoshin Ginza EM	5,751.68	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Harumi Center	26,447.27	199	-2,141	99.0%	10.3%	Mitsubishi Estate Co., Ltd.	
	Minato	Akasaka Park	97,489.16	1,222	-2,600	97.3%	5.8%	Mitsubishi Estate Co., Ltd.	
		Aoyama Crystal	8,094.36	0		100.0%		Xymax Axis Corporation	
		Shiodome	115,930.83	469	-35	98.5%	0.1%	Mitsubishi Jisho Property Management Co., Ltd.	
		Shiba 2Chome Daimon	16,235.10	205		97.9%		Tokio Marine & Nichido Facilities, Inc.	
		Cosmo Kanasugibashi	5,420.93	181	181	95.5%	-4.5%	The Dai-Ichi Building Co., Ltd.	
	Shinjuku	Shinwa	8,291.69	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
		Tokyo Opera City	232,996.81	3,660	110	89.6%	-0.3%	Tokyo Operacity Property Management co., Ltd.	
	Taito	TIx UENO	23,727.48	167	-	98.9%	-	The Dai-Ichi Building Co., Ltd.	
	Shinagawa	Higashi-Gotanda 1Chome	6,460.39	0		100.0%		Sohgo Housing Co., Ltd.	
		Osaki Front Tower	23,673.92	0		100.0%		Mitsubishi Estate Co., Ltd.	
	Ota	Omori-Eki Higashiguchi	14,095.34	447		94.2%		Tokio Marine & Nichido Facilities, Inc.	
	Shibuya	Nippon Brunswick	11,957.38	484	-606	93.4%	8.2%	Mitsubishi Jisho Property Management Co., Ltd.	
		Yoyogi 1Chome	10,778.10	405	405	94.8%	-5.2%	Tokio Marine & Nichido Facilities, Inc.	
		da Vinci Harajuku	4,359.20	0		100.0%		Xymax Axis Corporation	
		Jingumae MS	9,420.42	483	483	91.3%	-8.7%	The Dai-Ichi Building Co., Ltd.	
		Shibuya Cross Tower	61,862.33	4,272	848	86.0%	-2.5%	Mitsubishi Jisho Property Management Co., Ltd.	
		Ebisu Neonato	36,598.38	0		100.0%		Tokio Marine & Nichido Facilities, Inc.	
	Nakano	Harmony Tower	72,729.31	705	110	93.5%	-1.0%	Mitsubishi Jisho Property Management Co., Ltd.	
	Toshima	Otsuka Higashi-kebukuro	9,531.28	998	998	86.2%	-13.8%	Sohgo Housing Co., Ltd.	
		Ikebukuro 2Chome	3,157.51	0		100.0%		Sohgo Housing Co., Ltd.	
		Ikebukuro YS	7,464.64	0	-394	100.0%	6.6%	Xymax Axis Corporation	
	Other Areas	Hachioji	Hachioji First	18,329.98	634		93.7%		Sohgo Housing Co., Ltd.
		Saitama	Saitama Urawa	6,258.59	91	74	98.0%	-1.6%	The Dai-Ichi Building Co., Ltd.
		Yokohama	MM Park	49,037.51	946		97.5%		Mitsubishi Estate Co., Ltd.
		Kawasaki	Kawasaki Isago	9,623.83	506		92.6%		Sohgo Housing Co., Ltd.
			Musashi Kosugi STM	22,839.61	0		100.0%		Sohgo Housing Co., Ltd.
		Sapporo	8-3 Square Kita	16,096.97	0		100.0%		Mitsubishi Jisho Property Management Co., Ltd.
		Sendai	Jozenji Park	7,648.33	0		100.0%		Mitsubishi Estate Co., Ltd.
			Sendai Honma	8,247.50	955		84.7%		The Dai-Ichi Building Co., Ltd.
		Kanazawa	Kanazawa Park	43,481.20	2,754	353	86.8%	-1.7%	Mitsubishi Estate Co., Ltd.
		Nagoya	Nishiki Park	25,091.91	582	-6	92.8%	0.1%	Mitsubishi Estate Co., Ltd.
			Hirokoji Sakae	6,445.08	790		79.8%		Tokio Marine & Nichido Facilities, Inc.
Nagoya Hirokoji			33,377.73	1,395	734	93.5%	-3.4%	Mitsubishi Jisho Property Management Co., Ltd.	
Nagoya Misono			5,348.00	455		86.8%		Tokio Marine & Nichido Facilities, Inc.	
Kyoto		Kyoto Kawaramachi	9,701.04	1,310	22	80.7%	-0.3%	Xymax Axis Corporation	
Osaka		Shin-Fujita	45,411.31	2,041	-194	92.8%	0.7%	Mitsubishi Jisho Property Management Co., Ltd.	
		Sakaisujihonmachi	17,145.59	205		98.2%		The Dai-Ichi Building Co., Ltd.	
		Midouji Daiwa	31,213.27	1,395		93.2%		The Dai-Ichi Building Co., Ltd.	
Okayama		Lit City	52,653.19	172	-201	98.3%	2.0%	Yuraku Real Estate Co., Ltd.	
Hiroshima		NHK Hiroshima	35,217.28	0		100.0%		Mitsubishi Estate Co., Ltd.	
Fukuoka		Tosei Tenjin	5,588.57	0		100.0%		The Dai-Ichi Building Co., Ltd.	
		Tenjin Crystal	10,432.04	348	148	94.2%	-2.5%	The Dai-Ichi Building Co., Ltd.	
		Hinode Tenjin	12,527.07	335	335	94.3%	-5.7%	Tokio Marine & Nichido Facilities, Inc.	
Tokyo 23 Wards				15,888	-4,020	96.0%	1.2%		
Other Areas			14,923	1,265	94.0%	-0.5%			
Portfolio			30,811	-2,754	95.2%	0.6%			

## Property Data ③ (Classification)

### Floor Size by Area, Property and PM Companies

*Red Italic shows the transferred properties*

(As of March 31, 2012)

Tsubo per Standard floor (Tsubo ≒ 3.3 m <sup>2</sup> )	Area							Total Number of Buildings	Total Acquisition Price (¥mm) (%)		
	Tokyo 23 Wards				Other Areas						
	3 Central Wards		Other Area		Tokyo Metropolitan Area (excl. 23 Wards)	Osaka / Kyoto / Kobe	Nagoya			Other	
450 -	Nibancho Garden	1,117	Tokyo Opera City	653	MM Park	828			Kanazawa Park	625	12 407,712 (56.7%)
	Shiodome	1,059			Musashi Kosugi STM	619			Lit City	550	
	Sanno Grand	666									
	Harumi Center	648									
	Akasaka Park	617									
	Kitanomaru Square	568									
Mitsubishi UFJ Trust	537										
300 - 450	<i>Property E</i>		Harmony Tower	413	Hachioji First	335	Shin-Fujita	440	Nagoya Hirokoji	333	12 139,955 (19.5%)
	Yurakucho Denki	398	Ebisu Neonato	373			Midosuji Daiwa	341			
	Shiba 2Chome	352	Osaki Front Tower	368					8-3 Square Kita	373	
			Shibuya Cross Tower	313					NHK Hiroshima	301	
200 - 300	Kandabashi Park	212	Nippon Brunswick	286	<i>Property B</i>		Sakaisujihonmachi	284	Nishiki Park	209	12 62,295 (8.7%)
			Otsuka Higashi-Ikebukuro	273			Kyoto Kawaramachi	223			
			Ikebukuro YS	251							
			Yoyogi 1Chome	230							
			Shinwa	227							
			Omori-Eki Higashiguchi	218							
			Higashi-Gotanda 1Chome	201							
150 - 200	Ginza Sanwa	198	<i>Property A</i>		Kawasaki Isago	197			Nagoya Misono	157	14 68,528 (9.5%)
	MD Kanda	198			Saitama Urawa	189					
	Geriki Medical Plaza	183							Jozeji Park	191	
	Kyodo (Kayabacho 2Chome)	181							Sendai Honma	179	
	Burex Kyobashi	176							<i>Property C</i>		
	Ryoshin Ginza EM	173							Tosei Tenjin	167	
	Cosmo Kanasujibashi	160									
	Kodenmacho	150									
100 - 150	Burex Kojimachi	132	Jingumae MS	146			<i>Property F</i>		Hirokoji Sakae	144	6 38,445 (5.3%)
	Aoyama Crystal	117	da Vinci Harajuku	117					<i>Property D</i>		
			<i>Property G</i>						Tenjin Crystal	112	
- 100			Ikebukuro 2Chome	74							1 1,728 (0.2%)
Total Number of Buildings	20	15	5	4	4	4	9	57			
Total Acquisition Price (¥mm) (%)	411,844 (57.3%)	151,953 (21.1%)	53,028 (7.4%)	45,128 (6.3%)	23,228 (3.2%)	33,481 (4.7%)	718,663 (100.0%)				
Number of PM Companies	8	7	3	3	3	5	11				

- **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.**

## Building Age and Walking Time from the Nearest Station

shows properties conveniently located where multiple lines are available in Tokyo 23 Wards.  
*Red Italic shows the transferred properties.*

(As of March 31, 2012)

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	Kitanomaru Square Burex Kojimachi Mitsubishi UFJ Trust	Shiodome Osaka Front Tower Higashi-Gotanda 1Chome Nibancho Garden Yoyogi 1Chome	Harumi Center		MM Park 8-3 Square Kita Lit City				12 326,255 (45.4%)	
10 - 20 years	MD Kanda Harmony Tower Tokyo Opera City Ebisu Neonato	Burex Kyobashi Ryoshin Ginza EM Jingumae MS Kandabashi Park Akasaka Park			Hachioji First Nishiki Park NHK Hiroshima Sakaishijonmachi	Shin-Fujita Tenjin Crystal Jozenji Park		<i>Property B</i>	16 192,719 (26.8%)	
20 - 30 years	Kodenmachi Kyodo (Kayabacho 2Chome) <i>Property G</i> Omori-Eki Higashiguchi Genki Medical Plaza Ginza Sarwa	Otsuka Higashi-Ikebukuro Shiba 2Chome Daimon Aoyama Crystal	Cosmo Kanasugibashi <i>Property A</i> Ikebukuro 2Chome Ikebukuro YS Shirwa da Vinci Harajuku		Sendai Honma Midosuji Daiwa Musashi Kosugi STM	Kanazawa Park Nagoya Misono Kawasaki Isago Saitama Urawa Hirotoji Satae Hinode Tenjin Nagoya Hirotoji Kyoto Kawaramachi	Tosei Tenjin <i>Property F</i>	<i>Property D</i> <i>Property C</i>	25 130,319 (18.1%)	
30 years -	Yurakucho Denki <i>Property E</i> Sanno Grand	Shibuya Cross Tower Nippon Brunswick							4 69,370 (9.7%)	
Total Number of Buildings	14	15	6	0	10	11	1	0	57	
Total Acquisition Price (¥mm) (%)	249,788 (34.8%)	265,459 (36.9%)	48,551 (6.8%)	0 (0.0%)	88,401 (12.3%)	64,914 (9.0%)	1,550 (0.2%)	0 (0.0%)	718,663 (100.0%)	

- Properties aged 10 years or less account for approx. 45% of the total properties (on an acquisition price basis).
- Approx. 93% of the total properties are located within a five-minute walk from the nearest station (on an acquisition price basis).

# PML Values

Area	Name	Completion Date	PML Value	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	1985/09	3.4%
		Kitanomaru Square	2006/01	1.6%
		MD Kanda	1998/02	5.0%
		Kandabashi Park	1993/07	5.0%
		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 Sanwa	1982/10	3.7%
		Ryoshin Ginza EM	1998/10	2.8%
	Minato	Harumi Center	2006/11	3.5%
		Akasaka Park	1993/07	1.4%
		Aoyama Crystal	1982/12	5.4%
		Shiodome	2007/12	1.4%
	Shinjuku	Shiba 2Chome Daimon	1984/03	3.0%
		Cosmo Kanasugibashi	1992/03	7.3%
		Shinwa	1989/11	7.0%
	Shinagawa	Tokyo Opera City	1996/07	2.0%
		Higashi-Gotanda 1Chome	2004/07	2.6%
	Ota	Osaki Front Tower	2005/06	3.4%
		Omor-Eki Higashiguchi	1989/07	2.8%
	Shibuya	Nippon Brunswick	1974/03	4.0%
		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%
	Nakano	Ebisu Neonato	1994/10	2.4%
		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	Hachioji	Hachioji First	1996/07	3.9%
	Saitama	Saitama Urawa	1990/03	7.2%
	Yokohama	MM Park	2007/12	4.0%
	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%
		Sendai Honma	1991/11	2.2%
	Kanazawa	Kanazawa Park	1991/10	4.8%
	Nagoya	Nishiki Park	1995/08	2.4%
		Hirokoji Sakae	1987/09	5.2%
		Nagoya Hirokoji	1987/05	2.4%
		Nagoya Misono	1991/09	4.1%
	Kyoto	Kyoto Kawaramachi	1982/11	12.1%
	Osaka	Shin-Fujita	1995/04	4.0%
		Sakaisujihonmachi	1992/10	7.4%
		Midosuji Daiwa	1991/09	6.9%
	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%
		Portfolio PML		1.9%

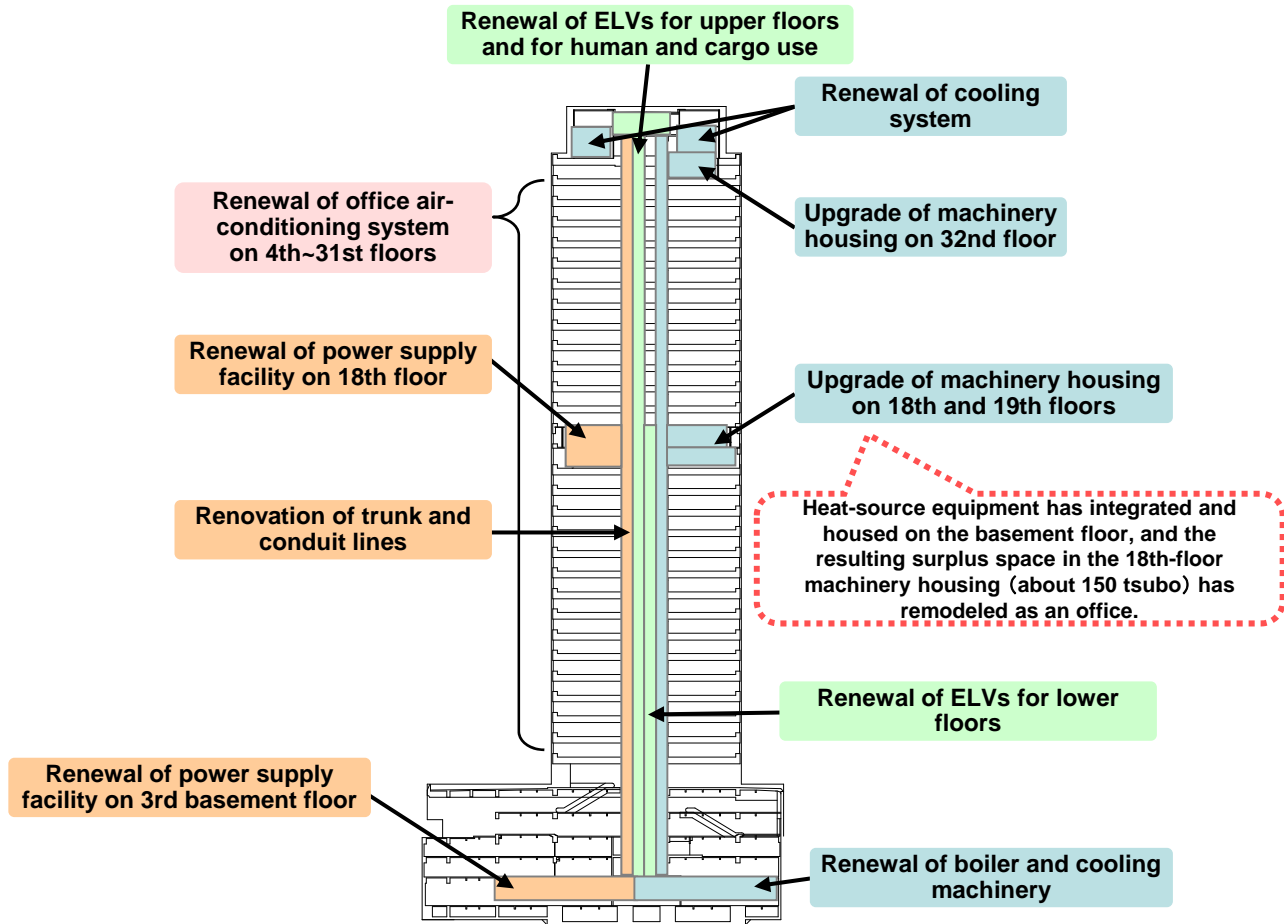
\* Completion date is the date of construction.

### \*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).

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

## Long-term Refurbishment Plan for Shibuya Cross Tower



(In millions of yen)

<Work already ordered>		Work												already		completed	
Name	Amount (*1)	8th Period 05/4-05/9	9th Period 05/10-06/3	10th Period 06/4-06/9	11th Period 06/10-07/3	12th Period 07/4-07/9	13th Period 07/10-08/3	14th Period 08/4-08/9	15th Period 08/10-09/3	16th Period 09/4-09/9	17th Period 09/10-10/3	18th Period 10/4-10/9	19th Period 10/10-11/3	20th Period 11/4-11/9	21st Period 11/10-12/3		
<b>[Power supply systems total]</b>	<b>Construction cost</b>	<b>1,324</b>	9	13	957	0	0	0	0	32	104	207	0	0	0	0	0
Renewal of power supply facility	Completed work breakdown: Capital expenditure	1,157	6	13	876	0	0	0	32	103	126	0	0	0	0	0	0
Renovation of trunk and conduit lines	Completed work breakdown: Repairing expense	166	3	0	81	0	0	0	0	0	81	0	0	0	0	0	0
Renewal of distribution board (1st-5th phases)																	
<b>[Heat-source systems total]</b>	<b>Construction cost</b>	<b>2,065</b>	0	488	0	89	340	26	26	116	978	0	0	0	0	0	0
Renewal of heat-source equipment (1st-7th phases)	Completed work breakdown: Capital expenditure	1,468	0	414	0	80	269	16	26	105	553	0	0	0	0	0	0
	Completed work breakdown: Repairing expense	597	0	73	0	8	70	9	0	10	424	0	0	0	0	0	0
<b>[Air-conditioning systems total]</b>	<b>Construction cost</b>	<b>1,396</b>	0	0	0	0	0	0	0	0	0	642	0	685	0	88	
Renewal of office air-conditioning systems (1st-3rd phases)	Completed work breakdown: Capital expenditure	1,228	0	0	0	0	0	0	0	0	0	569	0	582	0	76	
	Completed work breakdown: Repairing expense	167	0	0	0	0	0	0	0	0	0	72	0	82	0	11	
<b>[ELVs total]</b>	<b>Construction cost</b>	<b>862</b>	0	13	0	760	0	0	87	0	0	0	0	0	0	0	0
Renewal of ELVs for upper and lower floors and those for human and cargo use	Completed work breakdown: Capital expenditure	657	0	13	0	593	0	0	50	0	0	0	0	0	0	0	0
	Completed work breakdown: Repairing expense	205	0	0	0	166	0	0	37	0	0	0	0	0	0	0	0
<b>[Total work already ordered]</b>	<b>Construction cost</b>	<b>5,649</b>	9	515	957	849	340	26	146	220	1,185	642	0	685	0	88	
	Completed work breakdown: Capital expenditure	4,511	6	441	876	674	269	16	109	209	679	569	0	582	0	76	
	Completed work breakdown: Repairing expense	1,137	3	74	81	175	70	9	37	11	505	72	0	82	0	11	

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

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

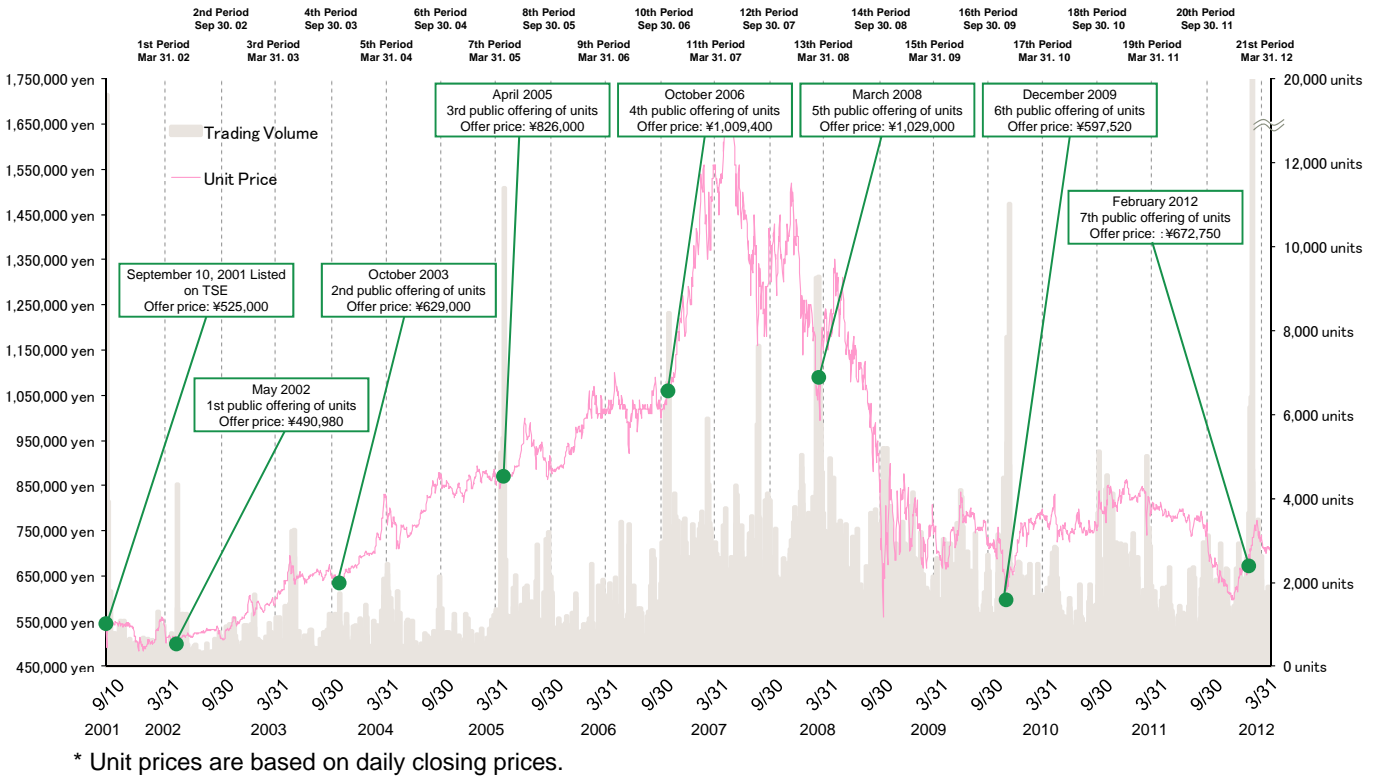
(\*3) For renovation work with payments made on time, the amounts shall be capitalized for assets as construction in progress upon each payment.

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

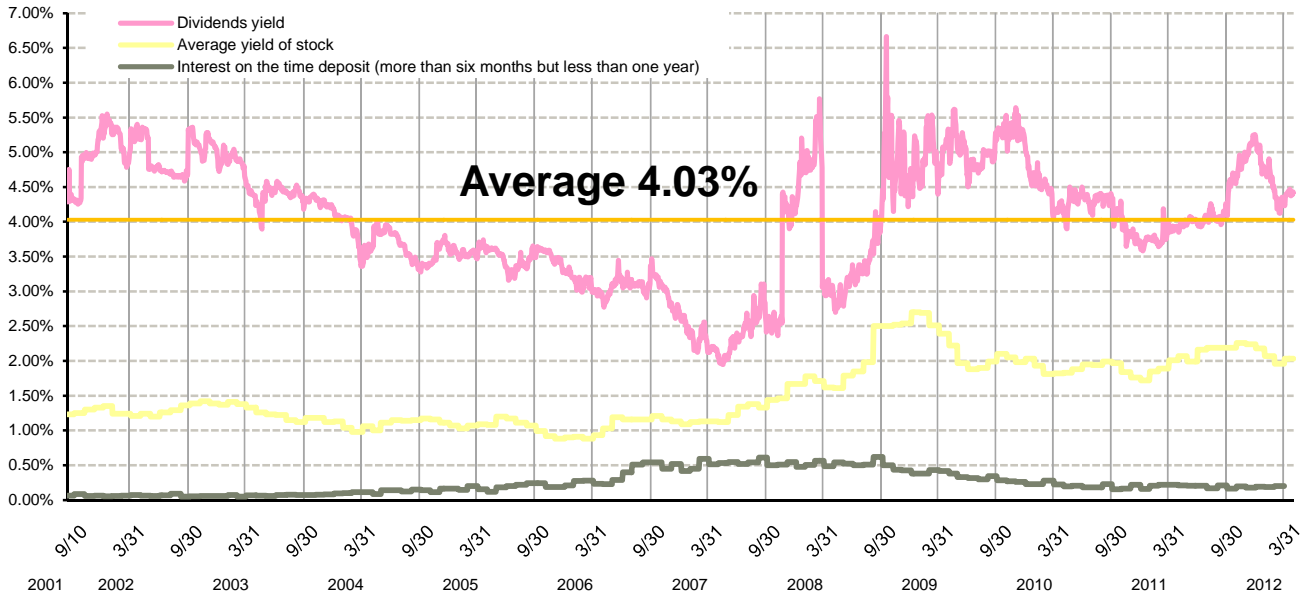
Name	Amount
Remodeling of the machinery housing as office space (18th floor, approx. 153 tsubo space to be remodeled as an office)	195

# Unit Price Performance ① (After IPO)

## ◆ Unit Price Performance



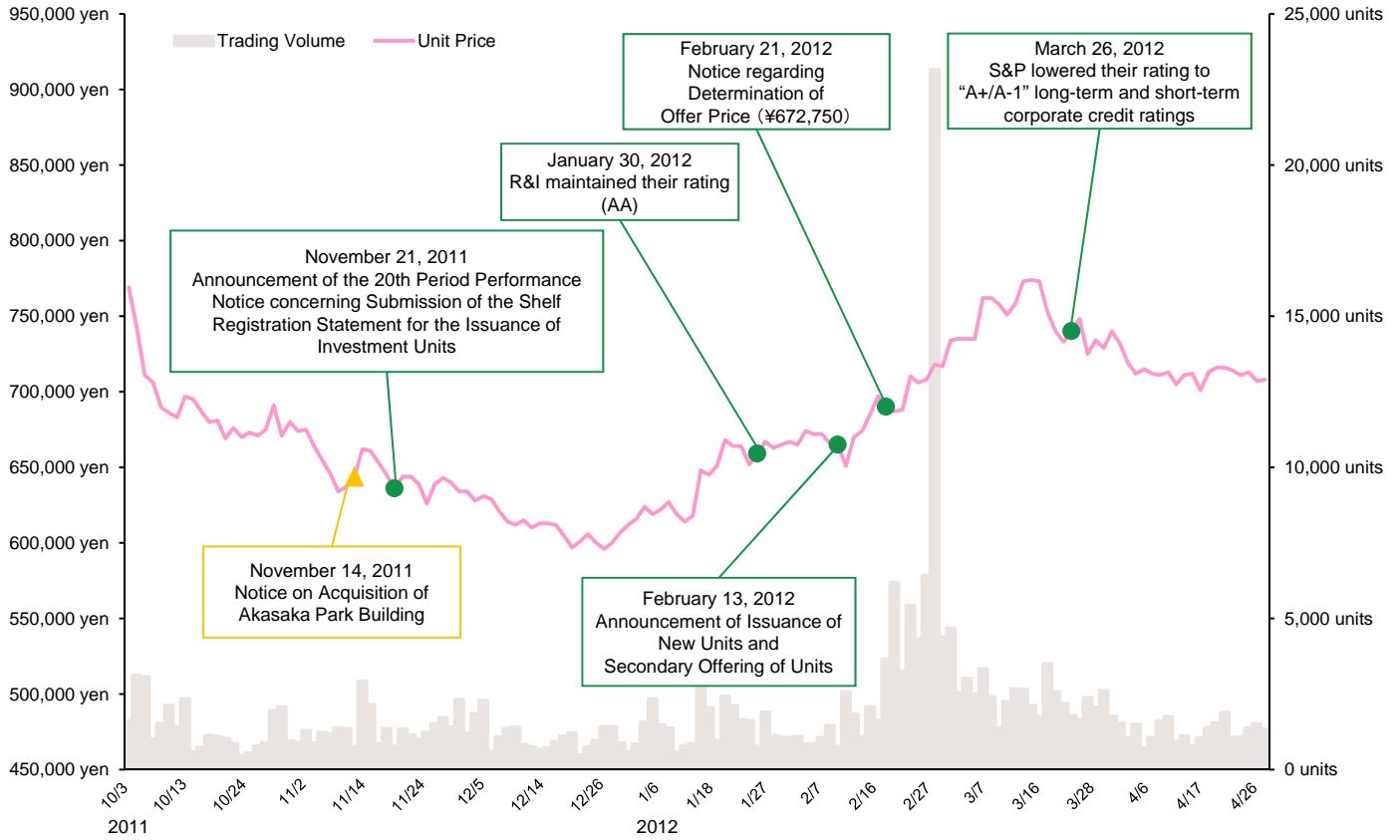
## ◆ Historical Dividend Yield of JRE Unit



- \* The Dividends yield is computed by annualizing the disclosed projected dividend per unit divided by the unit price (daily closing price from September 10, 2001 to April 27, 2012).
- \* The average yield of stocks is based on fixed dividends and is simple average of dividends yield of stocks listed on the 1st section of TSE on a monthly basis as of April 2012.
- \* Interest on the time deposit (more than six months but less than one year) is on a monthly basis as of February 2012.
- \* Gray lines show ex-dividend dates.
- \* Source: Bank of Japan, Tokyo Stock Exchange

## Unit Price Performance ② (the 21st Period to Date)

As of April 27, 2012



\* Unit prices are based on daily closing prices.

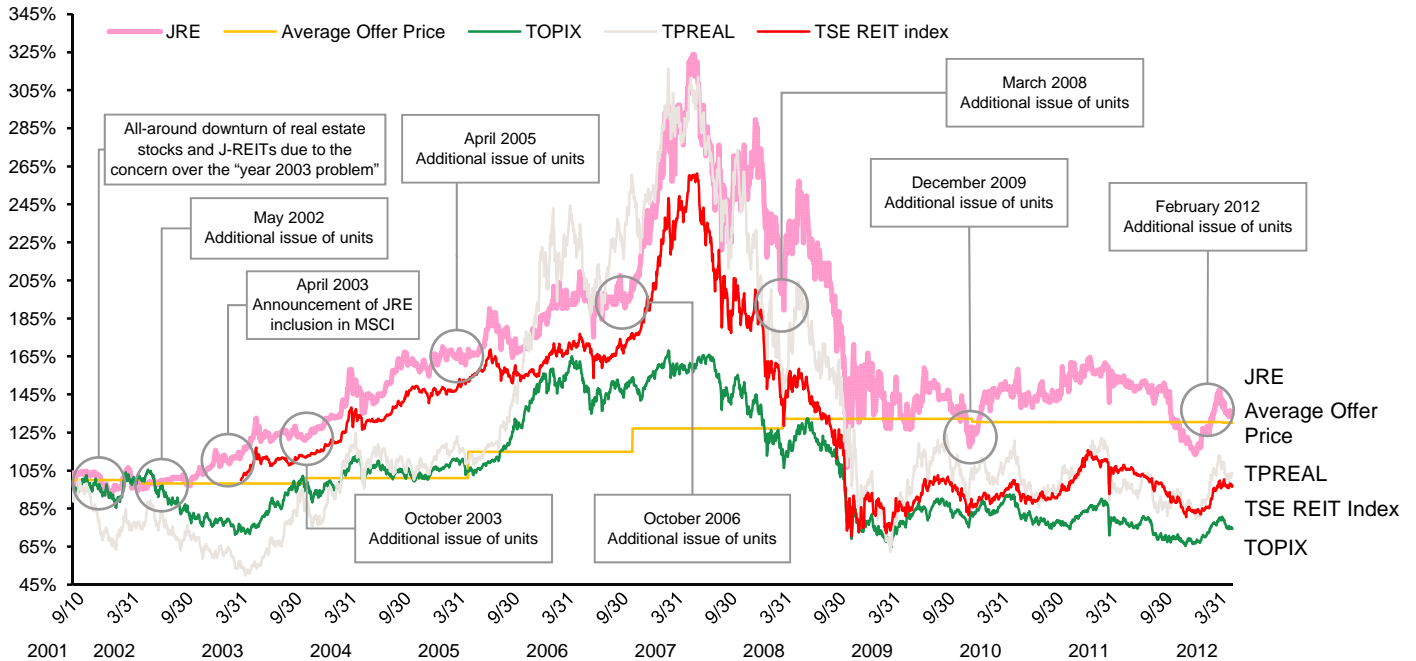
\* Circles (●) show announcements of JRE's events.

\* Triangles (▲) show announcements of acquisition.

### MEMO

## Unit Price Performance ③ (Relative to Major Indices)

### ◆ Unit Price Performance (as of April 27, 2012)



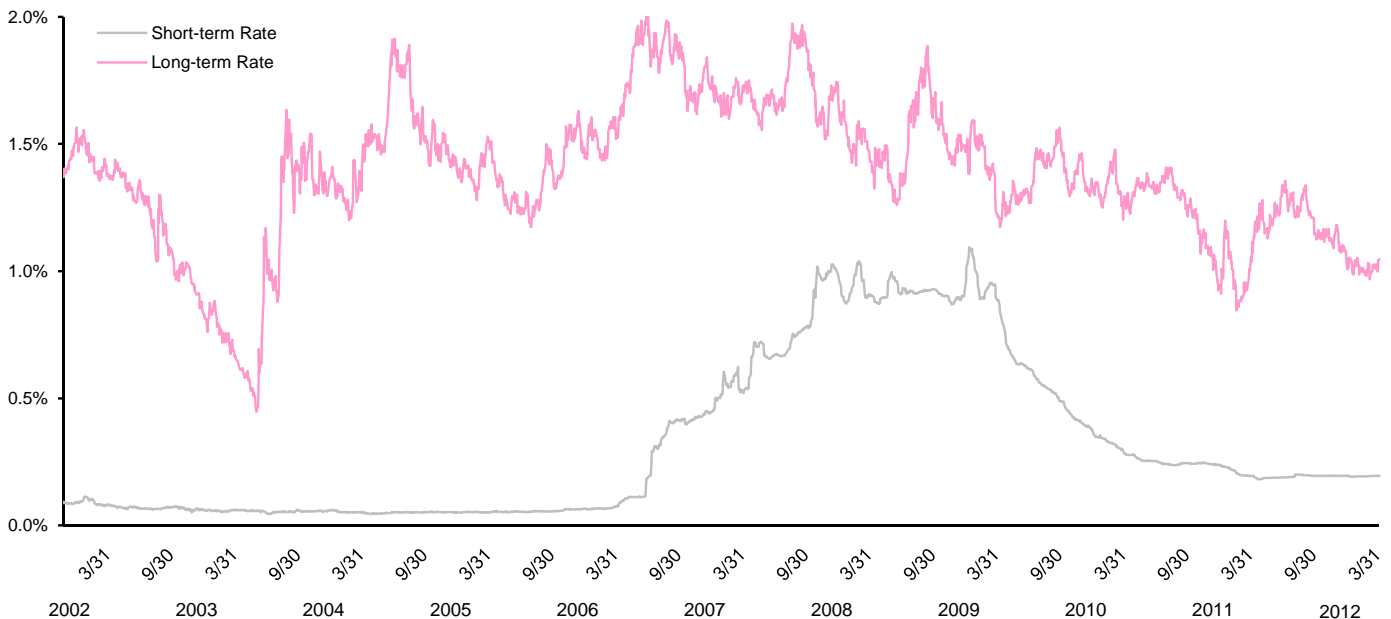
\* Stock performance is measured based on the offer price of 525,000 yen for JRE and the closing prices of 1,080.83 yen for TOPIX and 770.21 yen for TPREAL on September 7, 2001. The TSE REIT index is a ratio against the closing price on March 31, 2003.

\* TPREAL (TOPIX Real Estate Index) is a weighted index designed to measure the performance of the real estate sector of the TOPIX index.

\* Stock prices are based on the closing prices of each day.

\* The stock price performance above is historical and not an indication of future performance.

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



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



# Interest Rate Comparison of Japan and U.S.

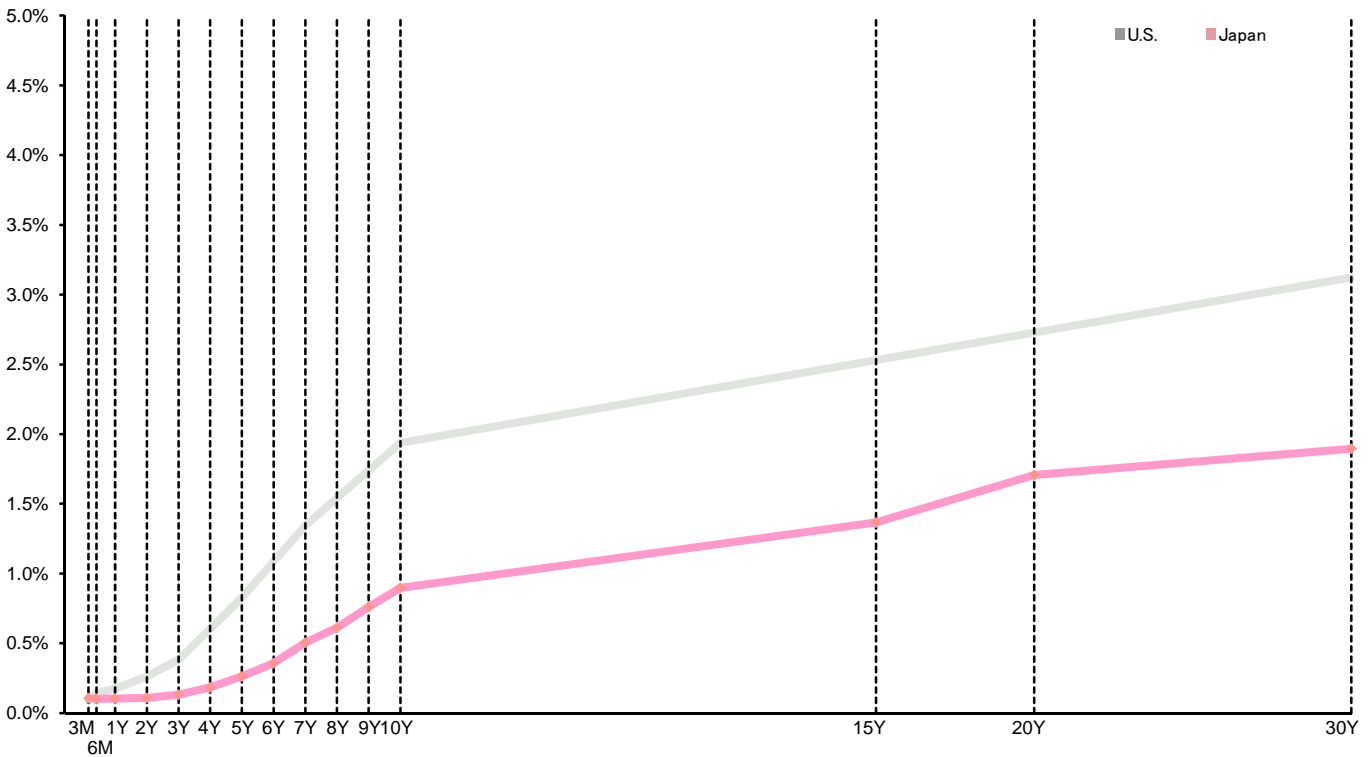
## ◆ Long-term Interest Rate Comparison of Japan and U.S. (as of April 27, 2012)



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

\* Source: Bloomberg

## ◆ Yield Curve Comparison of Japan and U.S. (as of April 27, 2012)

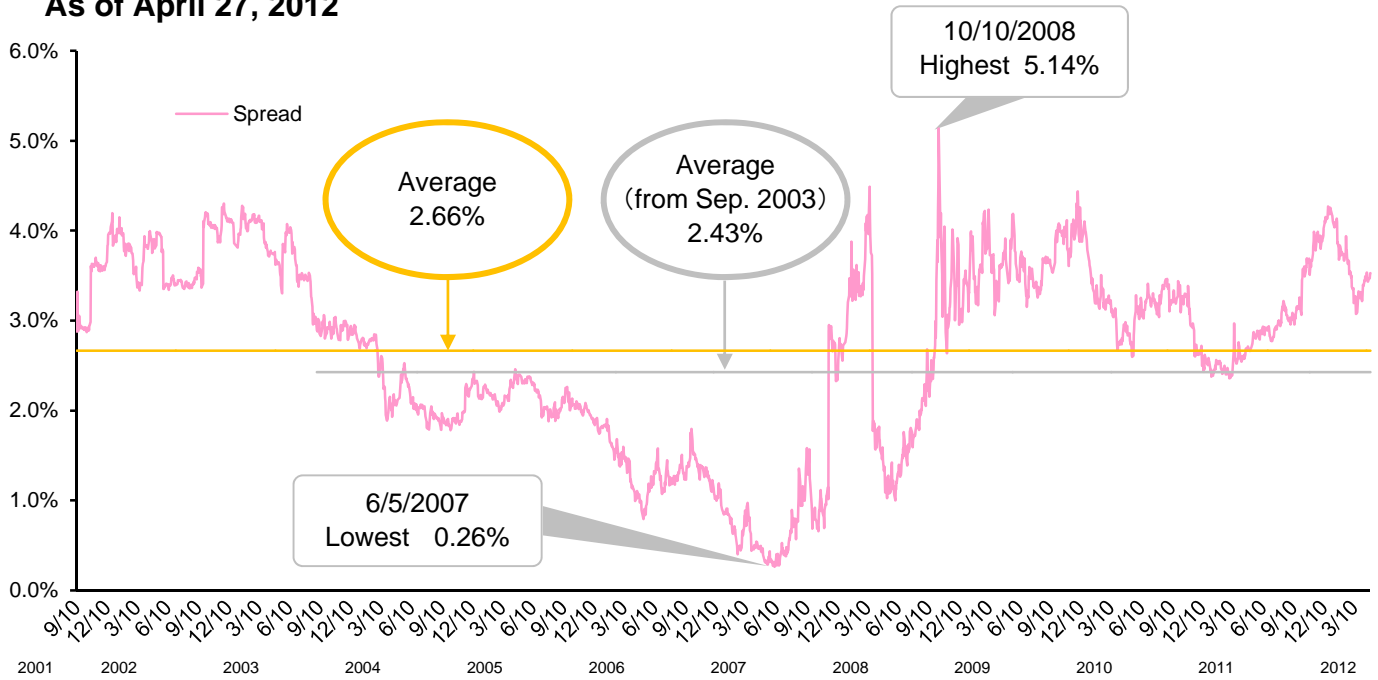


\* Source: Bloomberg

# Yield Spread Comparison

## ◆ JRE Dividend Yield Spread against JGB

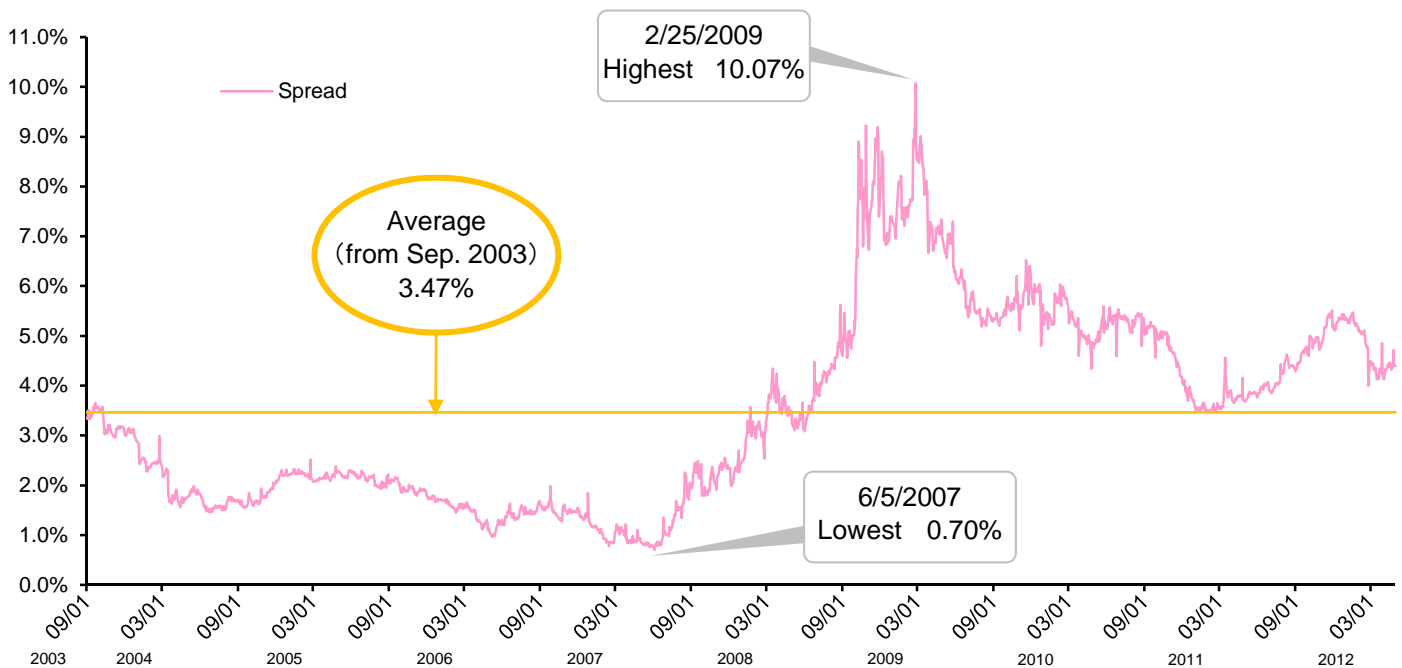
As of April 27, 2012



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

## ◆ TSE REIT Dividend Yield Spread against JGB

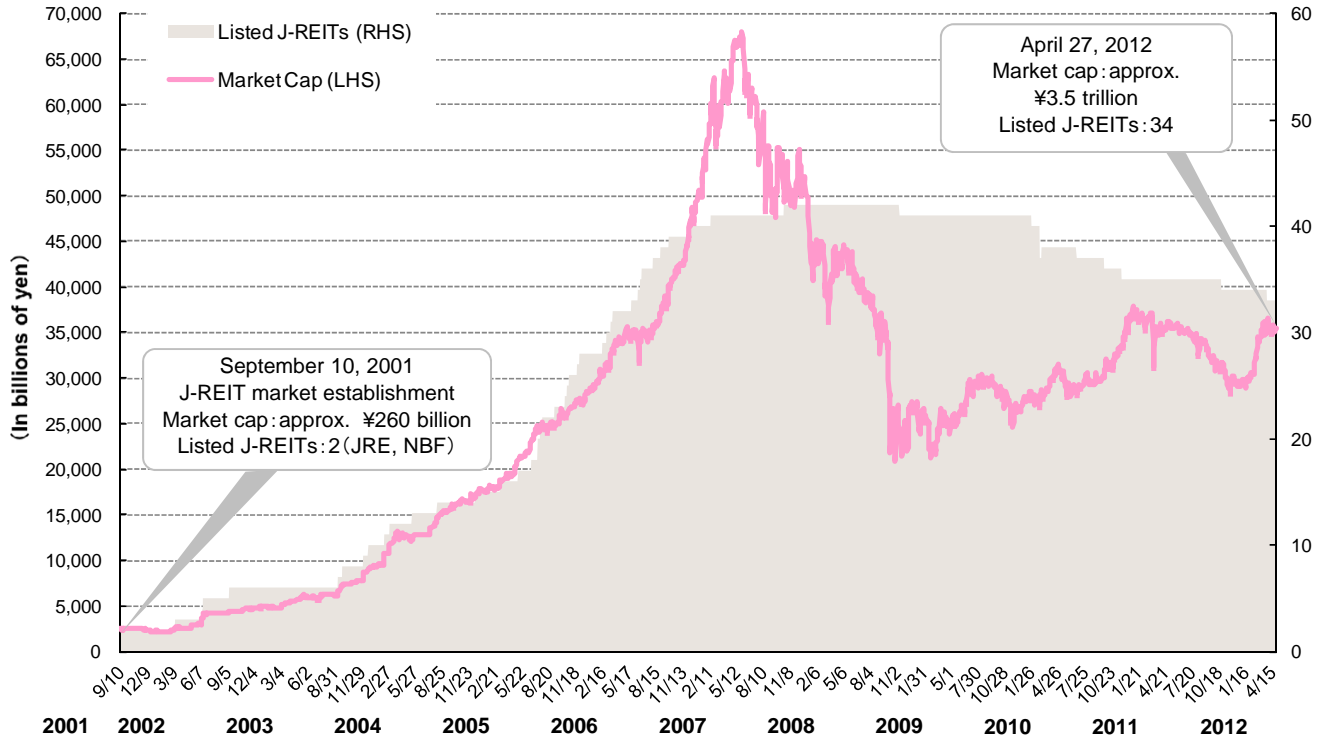
As of April 27, 2012



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

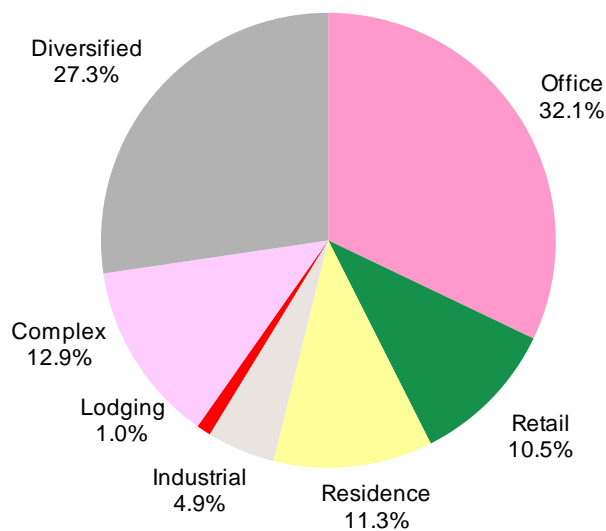
# J-REIT Market

## ◆ J-REIT Market Capitalization and the Number of Listed J-REITs (As of April 27, 2012)



\* Source: Bloomberg

## ◆ Sector Breakdown by Market Capitalization (As of April 27, 2012)



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

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

# 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 screenshot shows the JRE website homepage. At the top left is the JRE logo and the text "Japan Real Estate Investment Corporation". To the right are links for "Site Map" and "Japanese". Below this is a navigation bar with "JRE Information", "Portfolio", "Investor Relations", and "News Releases". The main content area features a large illustration of a cityscape with people. On the left, there are sections for "To Individual Investors" with links for "Strength of JRE", "Financial Results/Dividends", and "Occupancy Rate". In the center is a "What's New" section with a "Back Issues" link and an RSS icon, followed by a list of news items with dates and titles. On the right is a "JRE Latest Data" section as of November 4, 2011, with a table of key metrics. Below this is a "Stock Quotation" section for TSE code 8952 and a "Property Data Download" link.

Number of Properties	56
Asset Size	¥657,863 million (Total Acquisition Price)
Occupancy Rate	as of September 30, 2011 94.6%
Dividend per Unit	
20th Period (September 30, 2011)	Dividend (Forecast) ¥15,740
19th Period (March 31, 2011)	Dividend (Actual) ¥15,642

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

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



## **Disclaimer on Forecasts**

This presentation contains information regarding forecasts based on the plans and outlook of Japan Real Estate Investment Corporation (JRE). All data contained herein, other than those that describe current or historical data, are based on such forecasts. These forecasts are based on the assumptions, judgment, and data currently available from Japan Real Estate Asset Management (J-Rea) and JRE. These data may contain known and unknown risks, uncertainty, and other factors not accounted for. The forecasts herein may be affected by known and unknown risks, uncertainty, or other factors, particularly with respect to JRE's internal and external growth and profitability-per-unit targets. The aforementioned risks, uncertainty, and other factors may result in significantly different results regarding JRE's future performance, management, and financial data implicitly or explicitly presented herein. JRE shall assume no obligation to update or further disclose data regarding these forecasts after the date of this presentation (May 17, 2012).

## **Disclaimer on Translation**

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

