

**Japan Real Estate Investment Corporation**  
**Performance Review for the 18th Period (September 2010)**  
**November 16, 2010**



**Japan Real Estate Asset Management Co., Ltd.**

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## Terms used in this report

- (1) All numerical data are expressed by rounding the numbers down to their respective units. Percentages, including those for occupancy rates, and interest-bearing debt/total assets ratio are rounded to the first decimal point.
- (2) The figures for "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- (3) "Average occupancy rate" is calculated by dividing total leased space by total leasable space at the end of every month during the period.
- (4) "Leasable space" and "Leased space" do not include the area used for or leased as rental meeting rooms and maintenance/stock rooms.
- (5) The data pertaining to the residential portions are not included in "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" for "Kitanomaru Square," "Nibancho Garden," "Ebisu Neonato" and "Nishiki Park Building."
- (6) "Rent" means tenant rent 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) Due to space limitations in the document, the abbreviated property name is reflected on certain pages. (The abbreviations are shown in the chart below.)

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

# Executive Summary

# Financial Summary for the 18th Period and Forecast



## Comments on the 18th Period

- ◆ No new properties acquired during the period
- ◆ Extension work of Ryoshin Ginza East Mirror Building
  - Extension work completed (May 24, 2010; Total project cost: ¥2,645 million)
- ◆ Property management
  - Occupancy rate at the end of the 18th Period was 92.4% (17th Period: 93.0%)
  - Rent revisions during the period: Increased by ¥1 million per month and decreased by ¥65 million per month
- ◆ Financial condition
  - LTV (Interest-bearing debt / Total assets) at the end of the 18th Period was 41.3%.
  - The Long-term, fixed-interest debt ratio (\*) stood at 89.0%.  
(\*) Long-term, fixed-interest debt ratio = (Long-term, fixed-interest loans + Investment corporation bonds [including current portions of Long-term, fixed-interest loans and Investment corporation bonds]) / Total Interest-bearing debt
  - JRE's credit ratings:

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

(As of November 16, 2010)

## Comments on the 19th and the 20th Periods

- ◆ As of November 16, 2010, there are no properties that we have decided to acquire.
- ◆ The occupancy rate at the end of the 19th Period is estimated to be 92.8%.

## Financial Summary for the 18th Period and Forecast

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

	17th Period Performance (Mar 31, 2010) Oct 2009-Mar 2010	18th Period Performance (Sep 30, 2010) Apr 2010-Sep 2010	19th Period Forecast (Mar 31, 2011) Oct 2010-Mar 2011	20th Period Forecast (Sep 30, 2011) Apr 2011-Sep 2011
Operating Revenues	21,665	22,112	21,690	21,530
(% change from the preceding period)	(+0.7%)	(+2.1%)	(-1.9%)	(-0.7%)
(variance from the initial forecast)	(+0.1%)	(+0.1%)	(-1.5%)	
Initial Forecast	21,640	22,100	22,020	
Property-related Revenues	20,758	22,112	21,690	21,530
(% change from the preceding period)	(-0.2%)	(+6.5%)	(-1.9%)	(-0.7%)
(variance from the initial forecast)	(+0.0%)	(+0.1%)	(-1.5%)	
Initial Forecast	20,750	22,100	22,020	
Gain on Transfer of Properties	885	-	-	-
Compensation for the Property Transfer	21	-	-	-
Operating Income	10,538	9,939	9,430	9,530
(% change from the preceding period)	(+4.8%)	(-5.7%)	(-5.1%)	(+1.1%)
(variance from the initial forecast)	(+3.2%)	(+0.9%)	(-5.3%)	
Initial Forecast	10,210	9,850	9,960	
Ordinary Income	8,876	8,135	7,540	7,670
(% change from the preceding period)	(+4.4%)	(-8.3%)	(-7.3%)	(+1.7%)
(variance from the initial forecast)	(+4.8%)	(+1.7%)	(-6.3%)	
Initial Forecast	8,470	8,000	8,050	
Net Income	8,875	8,134	7,540	7,670
(% change from the preceding period)	(+4.4%)	(-8.4%)	(-7.3%)	(+1.7%)
(variance from the initial forecast)	(+4.8%)	(+1.7%)	(-6.3%)	
Initial Forecast	8,470	8,000	8,050	
Number of Units	489,200 units	489,200 units	489,200 units	489,200 units
Dividend per Unit	18,043 yen	16,628 yen	15,430 yen	15,690 yen
Total Assets	637,326	634,974	-	-
Net Assets	333,228	332,536	-	-
Total Liabilities	304,097	302,437	-	-
Interest-bearing Debt	262,500	262,450	-	-
LTV	41.2%	41.3%	-	-
Unit Price	797,000 yen	759,000 yen	-	-
Market Capitalization	389,892	371,302	-	-
Number of Properties	55 buildings	55 buildings	55 buildings	55 buildings
Total Leasable Space	566,277 m <sup>2</sup>	567,612 m <sup>2</sup>	567,584 m <sup>2</sup>	567,584 m <sup>2</sup>
Occupancy Rate	93.0%	92.4%	92.8%	-

\* Information as of each fiscal period end

\* The initial forecast for the 17th Period means the 17th Period performance forecast announced on November 18, 2009, and for the 18th and 19th Periods, the 18th and 19th Period performance forecasts announced on May 17, 2010.

\* Assumptions for performance forecast

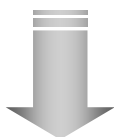
- Performance forecast is based on the 55 properties held as of September 30, 2010.
- The risk of decreasing revenues due to return of leased space and reduced rent is assumed, in addition to the increases and decreases already confirmed.
- Vacant spaces due to termination of agreements will be leased gradually after a certain period of time.

# Performance Comparison (the 17th Period vs the 18th Period)



## Overall Performance

(The total of asset groups A through C below)



## (Factor Analysis)

### Asset Group A

52 properties operated all through the 17th and 18th Periods without any changes in shares of ownership

<Main factors that increased/decreased Repairing Expenses>

Nippon Brunswick	110
Ginza Sanwa	35
Nagoya Hirokoji	23
Shibuya Cross Tower	-31
Kanazawa Park	-21
Hirokoji Sakae	-19

(In millions of yen)

	17th Period (Oct 2009-Mar 2010)	18th Period (Apr 2010-Sep 2010)	Change	% Change
Property-related Revenues	20,758	22,112	1,353	6.5%
Property-related Expenses*	10,287	11,239	952	9.3%
Property-related Profits and Losses	10,471	10,873	401	3.8%
NOI*	14,417	15,091	674	4.7%
Occupancy Rate at End of Period	93.0%	92.4%	-0.6%	
Average Occupancy Rate during Period	92.1%	91.9%	-0.2%	

\*Property-related Expenses include Depreciation.

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

	17th Period (Oct 2009-Mar 2010)	18th Period (Apr 2010-Sep 2010)	Change	% Change
Property-related Revenues	18,752	17,885	-867	-4.6%
Property-related Expenses	9,513	9,656	143	1.5%
Property Management Expenses	2,162	2,066	-95	-4.4%
Property Management Costs	2,097	1,982	-114	-5.5%
Brokerage Fees, etc.	64	83	18	29.2%
Utilities Expenses	1,252	1,396	143	11.4%
Property and Other Taxes	1,685	1,757	72	4.3%
Casualty Insurance	42	42	0	0.2%
Repairing Expenses	751	785	33	4.5%
Other Expenses	49	48	-1	-2.1%
Depreciation	3,569	3,560	-9	-0.3%
Property-related Profits and Losses	9,239	8,228	-1,010	-10.9%
NOI	12,809	11,789	-1,019	-8.0%
Occupancy Rate at End of Period	92.5%	92.2%	-0.3%	
Average Occupancy Rate during Period	91.8%	91.4%	-0.3%	

### Asset Group B

Two properties acquired during the 17th Period  
(Shiodome/Tokyo Opera City)

(Property operated all through the 18th Period)

	17th Period (Oct 2009-Mar 2010)	18th Period (Apr 2010-Sep 2010)	Change	% Change
Property-related Revenues	1,867	4,091	2,224	119.2%
Property-related Expenses	702	1,492	790	112.6%
Property-related Profits and Losses	1,164	2,599	1,434	123.1%
NOI	1,501	3,207	1,705	113.6%

### Asset Group C

One property acquired during the 18th Period  
(Ryoshin Ginza EM [extended])

(Properties put into operation during the 18th Period)

	17th Period (Oct 2009-Mar 2010)	18th Period (Apr 2010-Sep 2010)	Change	% Change
Property-related Revenues	139	135	-3	-2.7%
Property-related Expenses	71	90	18	26.2%
Property-related Profits and Losses	67	45	-22	-33.3%
NOI	106	94	-11	-10.9%

\*The values on the table (right) include those related to existing portion of the Ryoshin Ginza EM.

\*The land and building adjacent to Ryoshin Ginza EM that were acquired in July 2008 for the purpose of building an extension to Ryoshin Ginza EM are not included in the performance results for the 17th Period.

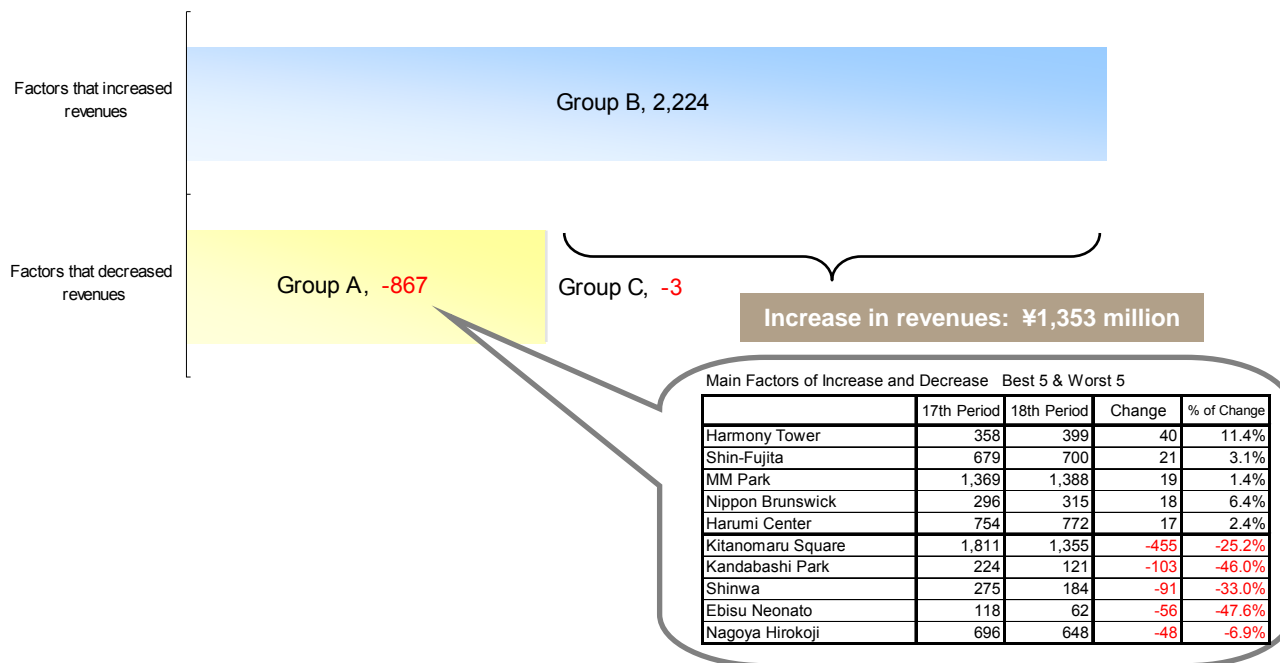
\*Refer to 4. Appendix (pages 69) for performance comparison, by building, of the 18th Period, or "Property Data" (excel file) downloadable from on the JRE website (<http://www.j-re.co.jp/english/>).



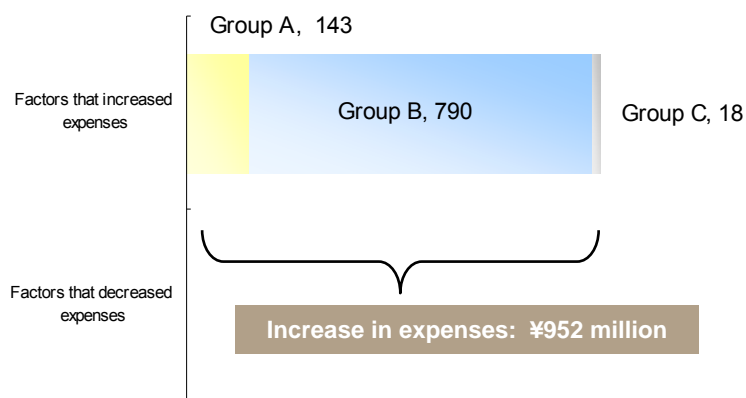


## Factors that brought changes in property-related revenues

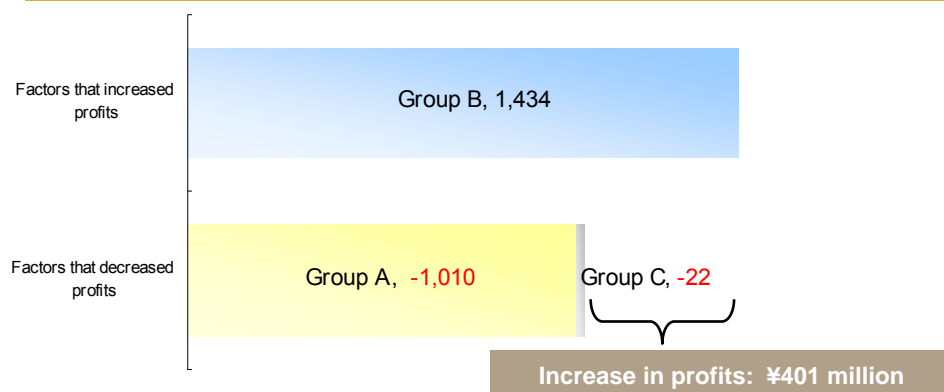
(In millions of yen)



## Factors that brought changes in property-related expenses



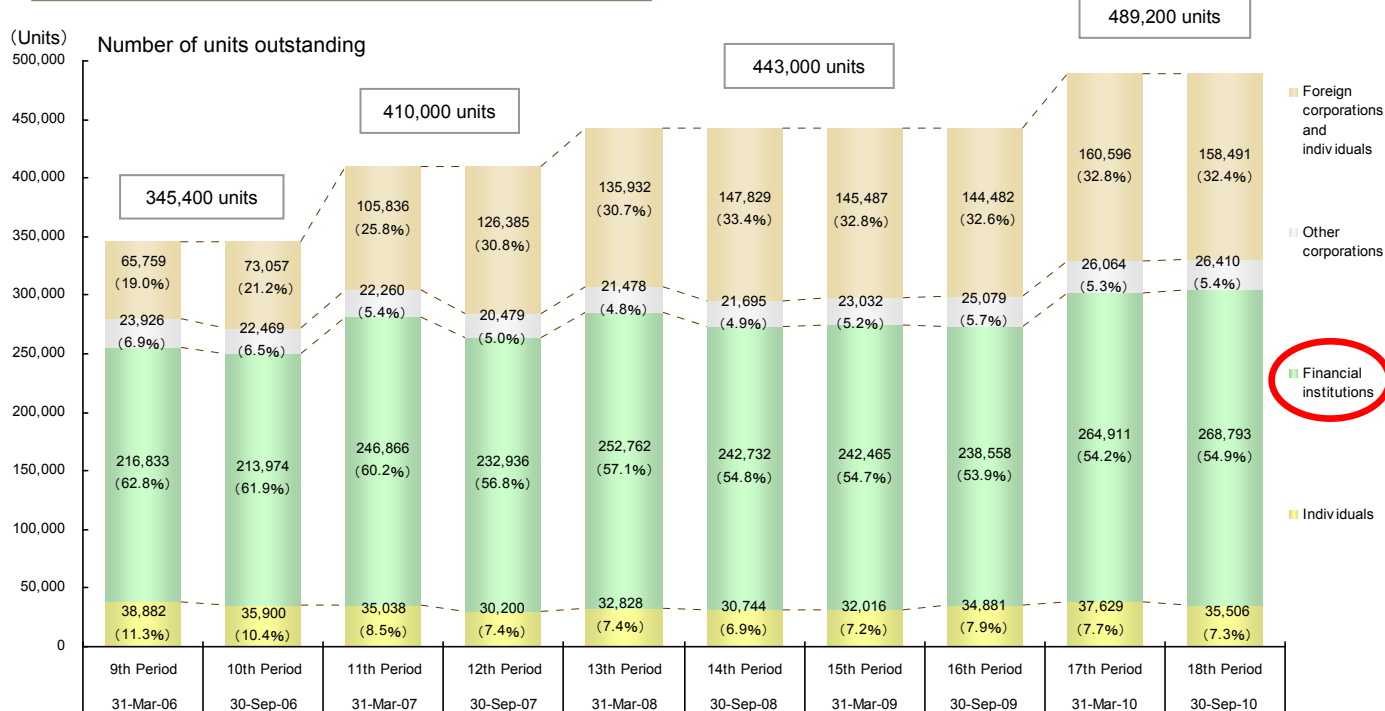
## Factors that brought changes in property-related profits and losses



# Unitholder Data



## Unitholder Composition



## Top 10 Unitholders

### 18th Period

Company	Units	% of Total Units Outstanding
1 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	52,480	10.73%
2 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	51,024	10.43%
3 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	42,797	8.75%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	19,108	3.91%
5 THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	12,682	2.59%
6 Mitsubishi Estate Co., Ltd.	10,160	2.08%
7 The Chugoku Bank, Ltd.	7,697	1.57%
8 North Pacific Bank, Ltd.	7,493	1.53%
9 AIG Edison Life Insurance Company GA NON DIMA	6,520	1.33%
10 BBH FOR MATTHEWS ASIAN GROWTH AND INCOME FUND	6,209	1.27%

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

### 17th Period

Company	Units	% of Total Units Outstanding
1 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	46,316	9.47%
2 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	41,636	8.51%
3 NCT Trust and Banking Corporation (Toshin Acc.)	38,441	7.86%
4 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	21,827	4.46%
5 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	19,903	4.07%
6 THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	10,959	2.24%
7 Mitsubishi Estate Co., Ltd.	10,160	2.08%
8 North Pacific Bank, Ltd.	7,493	1.53%
9 The Chugoku Bank, Ltd.	6,930	1.42%
10 AIG Edison Life Insurance Company GA NON DIMA	6,520	1.33%

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

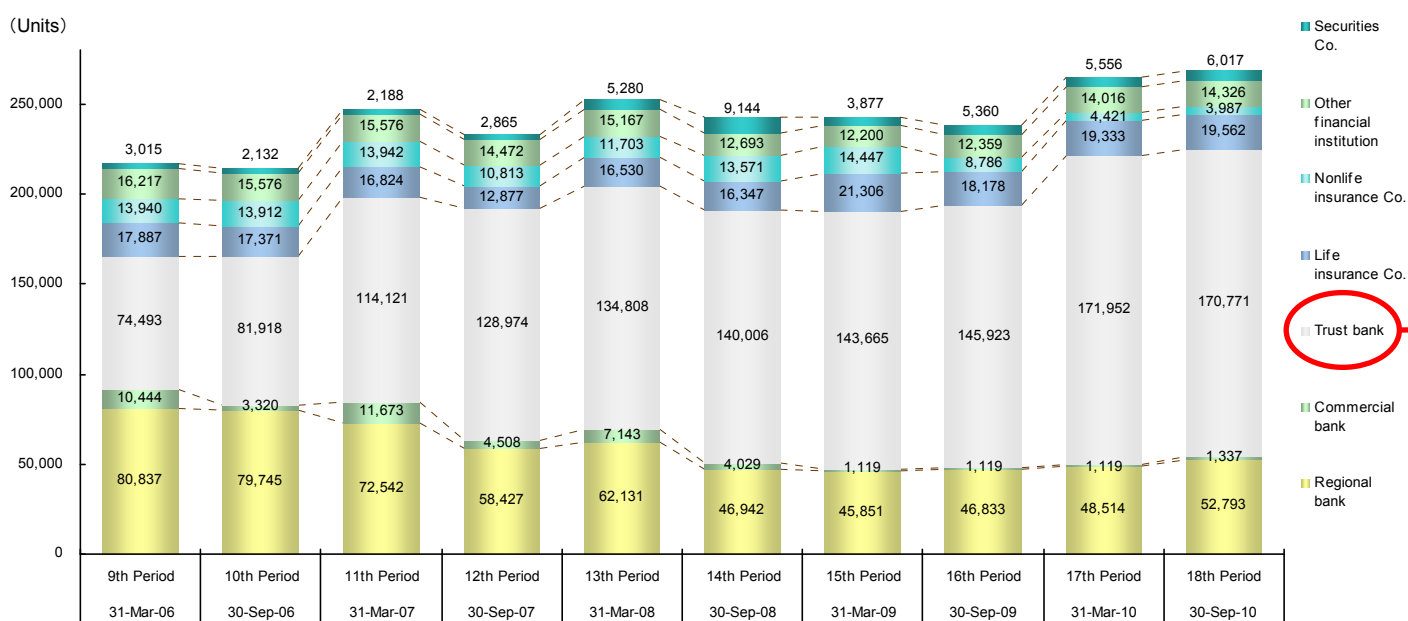
\* The Dai-ichi Mutual Life Insurance Company was reorganized into a joint stock company and renamed The Dai-ichi Life Insurance Company, Limited on April 1, 2010.

## Number of Unitholders by Sector

	18th Period (Sep-10)		17th Period (Mar-10)	
	Unitholders	%	Unitholders	%
Individuals	13,285	93.7%	14,023	94.2%
Financial institutions	170	1.2%	157	1.1%
Other corporations	352	2.5%	358	2.4%
Foreign corporations/individuals	370	2.6%	355	2.4%
<b>Total</b>	<b>14,177</b>	<b>100.0%</b>	<b>14,893</b>	<b>100.0%</b>

## Financial Institutions

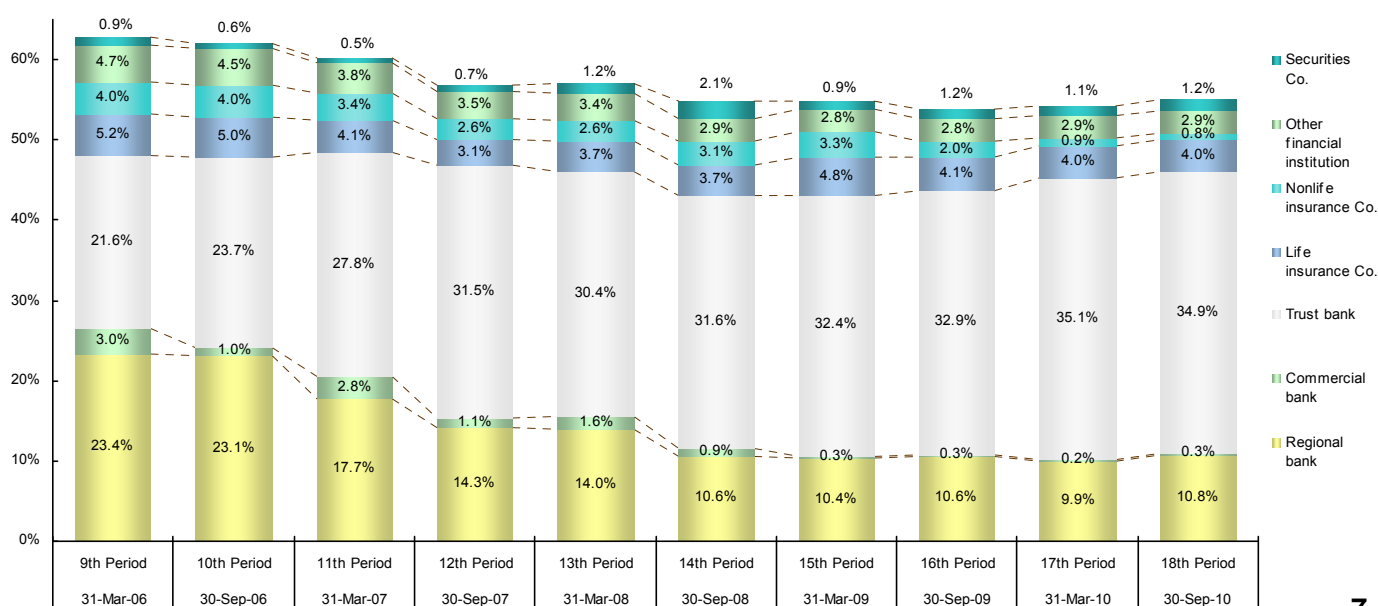
### ◆ Distribution of Total Units Outstanding



### <Number of investment trust units>

	9th Period 31-Mar-06	10th Period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10
Number of units outstanding	345,400	345,400	410,000	410,000	443,000	443,000	443,000	443,000	489,200	489,200
Trust banks	74,493	81,918	114,121	128,974	134,808	140,006	143,665	145,923	171,952	170,771
Investment trust	67,662	76,205	106,330	113,841	120,106	124,433	132,107	135,826	160,016	157,548
% against total units outstanding	19.6%	22.1%	25.9%	27.8%	27.1%	28.1%	29.8%	30.7%	32.7%	32.2%
% against units owned by trust banks	90.8%	93.0%	93.2%	88.3%	89.1%	88.9%	92.0%	93.1%	93.1%	92.3%

### ◆ Proportion of Total Units Outstanding



# Diversified Property Acquisition Methods



## Examples of Diversified Property Acquisition Methods

(As of September 30, 2010)

We make efforts to use diversified property acquisition methods in order to avoid excessive competition in the market

### Extension of Existing Building

- Background of the Extension of Ryoshin Ginza East Mirror Building

March 15, 2005	Acquisition of Ryoshin Ginza East Mirror Building
July 4, 2008	Acquisition of the land and building adjacent to the said building (acquisition price: ¥1,800 million)
July 31, 2009	Execution of a construction contract for extension on the acquired adjacent land
May 24, 2010	Completion of extension and closing of the contract

- Total project cost for extension      ¥2,645,922,762

(The figure includes the acquisition cost of land and building adjacent to Ryoshin Ginza East Mirror Building, the demolition cost of the said building, and the extension work costs, excluding overhead costs such as brokerage commission, etc.)

- Outline of the Ryoshin Ginza East Mirror Building after extension

Site area (*1)	864.91m <sup>2</sup>	(before: 615.25m <sup>2</sup> )
Floor area of building (*1)	5,751.68m <sup>2</sup>	(before: 4,104.71m <sup>2</sup> )
Standard floor area (for rental floor space)	573m <sup>2</sup>	(before: 377m <sup>2</sup> )
Leasable space	4,250m <sup>2</sup>	(before: 2,875m <sup>2</sup> )
Acquisition price (*2)	¥7,999,422 thousand	(before: ¥5,353,500 thousand)

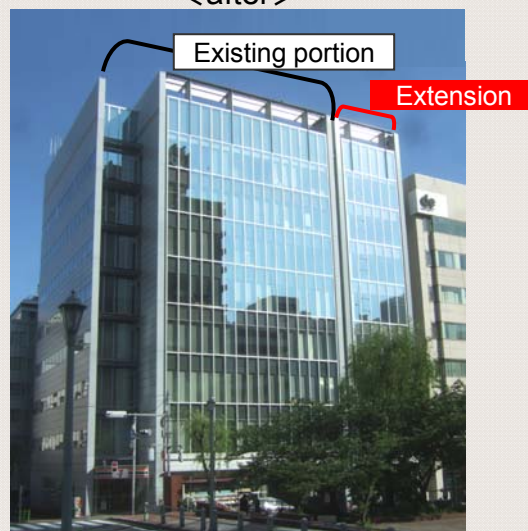
(\*1) The information on site area and floor area of building is derived from the land registry.

(\*2) The acquisition price of the building as extended was calculated by adding the total project cost for extension (¥2,645,922 thousand) to ¥5,353,500 thousand, the acquisition price of Ryoshin Ginza East Mirror Building as of March 15, 2005.

<before>



<after>





## Additional share acquisition

Number of properties as of September 30, 2010: 55 buildings

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

Number of properties for which additional share of ownership was subsequently acquired: 12 buildings

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

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



Shiodome Building



Tokyo Opera City Building



Sanno Grand Building

## Exchange transaction

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



Mitsubishi UFJ Trust and Banking Building

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

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



Harumi Center Building

# Financial Summary ① (Summary of Debt)



18th Period (as of September 30, 2010)

(In millions of yen)

Short-term loans	29,000
Current portion of long-term loans	64,100
Long-term loans	114,350
<b>Total amount of loans</b>	<b>207,450</b>
Current portion of investment corporation bond	0
Investment corporation bonds	55,000
<b>Total amount of investment corporation bonds</b>	<b>55,000</b>
<b>Total amount of interest-bearing debt</b>	<b>262,450</b>

## <Outstanding balance of loans by financial institutions>

(In millions of yen)

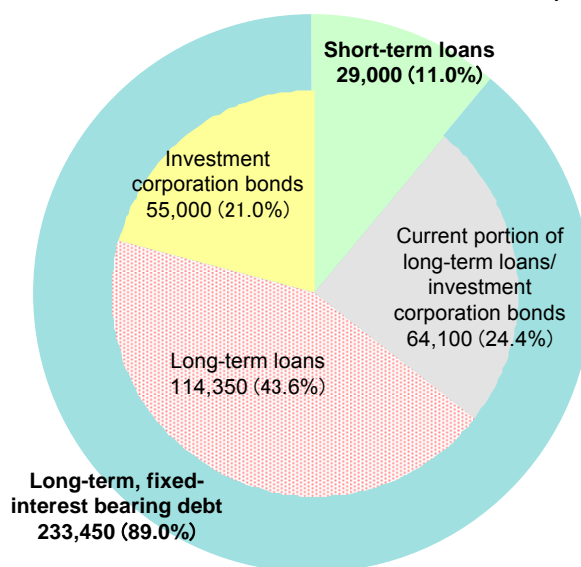
Mitsubishi UFJ Trust and Banking Corporation	50,700
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	33,000
Mizuho Corporate Bank, Ltd.	27,000
The Sumitomo Trust & Banking, Co., Ltd.	20,700
Shinkin Central Bank	15,000
The Dai-ichi Life Insurance Company, Limited <sup>(*)</sup>	10,000
Mitsui Life Insurance Co., Ltd.	7,000
National Mutual Insurance Federation of Agricultural Cooperatives	5,000
The Chugoku Bank, Ltd.	5,000
The Hiroshima Bank, Ltd.	5,000
Resona Bank, Ltd.	5,000
Taiyo Life Insurance Company	4,500
Development Bank of Japan Inc. <sup>(*)</sup>	3,950
The Bank of Fukuoka, Ltd.	3,000
The Iyo Bank, Ltd.	3,000
The Hachijuni Bank, Ltd.	3,000
The Yamanashi Chuo Bank, Ltd.	2,000
The Gunma Bank, Ltd.	2,000
Sompo Japan Insurance Inc.	1,600
The 77 Bank, Ltd.	1,000

(\*) 1) Dai-ichi Mutual Life Insurance Company was reorganized into a joint stock company and renamed The Dai-ichi Life Insurance Company, Limited on April 1, 2010.

(\*) 2) The 2,000-million-yen loan dated March 24, 2010 (principal outstanding: 1,950 million yen as of the end of September 2010) 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: 1.38%

Average duration of total interest-bearing debt: 2.75 years

	Average Interest rate	Duration (years)
Short-term loans	0.50%	0.44
Current portion of long-term loans / investment corporation bonds	1.65%	0.67
Long-term loans/investment corporation bond	1.43%	3.94

\* The duration (years) 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>

- Borrowing limit: ¥25 billion
- Expiry of the contract: July 19, 2013
- Participating financial institutions:
  - Mizuho Corporate Bank, Ltd.
  - The Bank of Tokyo-Mitsubishi UFJ, Ltd.
  - The Sumitomo Trust & Banking Co., Ltd.
  - Mitsubishi UFJ Trust and Banking Corporation

There is no outstanding balance as of the end of the 18th Period.

## Overview of the Interest-bearing Debt (as of September 30, 2010)

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

### <Short-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Mizuho Corporate Bank, Ltd.	'09/12/21	5,000	0.49	'10/12/21 (1-year)
The Sumitomo Trust & Banking, Co., Ltd.	'09/12/21	5,000	0.49	'10/12/21 (1-year)
The Sumitomo Trust & Banking, Co., Ltd.	'10/01/15	3,000	0.4907	'11/01/17 (1-year)
Mizuho Corporate Bank, Ltd.	'10/03/24	2,000	0.49	'11/03/24 (1-year)
The Gunma Bank, Ltd.	'10/03/24	1,000	0.49	'11/03/24 (1-year)
Shinkin Central Bank	'10/03/24	2,000	0.66	'11/03/24 (1-year)
The 77 Bank, Ltd.	'10/03/24	1,000	0.49	'11/03/24 (1-year)
Mizuho Corporate Bank, Ltd.	'10/03/24	2,000	0.49	'11/03/24 (1-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'10/03/24	2,000	0.49	'11/03/24 (1-year)
The Sumitomo Trust & Banking, Co., Ltd.	'10/03/24	500	0.49	'11/03/24 (1-year)
Mizuho Corporate Bank, Ltd.	'10/06/01	2,000	0.5015	'11/06/01 (1-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'10/09/01	2,000	0.5015	'11/09/01 (1-year)
Mitsubishi UFJ Trust and Banking Corporation	'10/09/01	1,500	0.5015	'11/09/01 (1-year)
<b>Total</b>		<b>29,000</b>		

### <Long-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date (period)
Mitsui Life Insurance Co., Ltd.	'04/10/29	2,000	1.55	'12/10/29 (8-year)
National Mutual Insurance Federation of Agricultural Cooperatives	'04/11/01	5,000	1.33125	'11/11/01 (7-year)
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)
The Bank of Fukuoka, Ltd.	'07/08/31	1,000	1.4925	'12/08/31 (5-year)
Taiyo Life Insurance Company	'08/04/24	1,000	1.595	'16/04/25 (8-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
Shinkin Central Bank	'08/04/24	5,000	1.42375	'13/04/24 (5-year)
Mizuho Corporate Bank, Ltd.	'08/04/24	3,000	1.42375	'13/04/24 (5-year)
The Sumitomo Trust & Banking, Co., Ltd.	'08/09/01	5,000	1.4875	'13/09/02 (5-year)
Shinkin Central Bank	'08/09/01	3,000	1.4875	'13/09/02 (5-year)
Development Bank of Japan Inc.	'08/09/01	2,000	1.65	'15/09/01 (7-year)
The 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)
The Yamanashi Chuo Bank, Ltd.	'09/12/15	2,000	0.8925	'11/12/15 (2-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 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)
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)
The Sumitomo Trust & Banking, Co., Ltd.	'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	1,850	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)
<b>Total</b>		<b>114,350</b>		

### <Current Portion of Long-term Loans

#### /Investment Corporation Bonds>

Lender / Bond Name	Borrowing / Issue Date	EOB	Interest	Repayment / Maturity Date (period)
The Hachijuni Bank, Ltd.	'08/12/19	1,000	1.10625	'10/12/20 (2-year)
Taiyo Life Insurance Company	'04/03/30	2,000	1.47125	'11/03/30 (7-year)
Mitsubishi UFJ Trust and Banking Corporation	'06/04/03	10,000	1.63	'11/04/04 (5-year)
Mitsubishi UFJ Trust and Banking Corporation	'06/06/01	22,000	1.73	'11/06/01 (5-year)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		6,000		
Mizuho Corporate Bank, Ltd.		6,000		
The Sumitomo Trust & Banking, Co., Ltd.	'06/06/23	5,200	1.65925	'11/06/23 (5-year)
Mitsubishi UFJ Trust and Banking Corporation		5,200		
Sompo Japan Insurance Inc.		1,600		
Mitsui Life Insurance Co., Ltd.	'04/08/31	5,000	1.50125	'11/08/31 (7-year)
Development Bank of Japan Inc.	'10/03/24	100	1.665	'17/03/24 (7-year)
<b>Total</b>		<b>64,100</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)
5th Investment Corporation Bond	'07/06/18	10,000	1.67	'12/06/18 (5-year)
6th Investment Corporation Bond	'07/06/18	15,000	1.91	'14/06/18 (7-year)
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>55,000</b>		

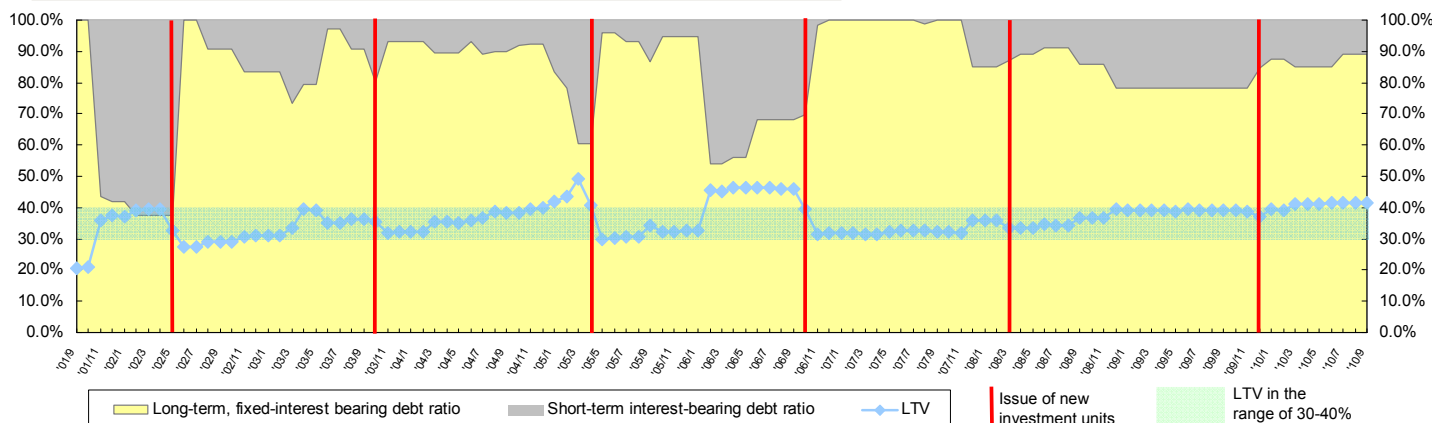
Total amount of interest-bearing debt as of September 30, 2010

262,450 million yen

# Financial Summary ② (LTV)



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



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

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

## Debt Capacity

(As of end of September 2010)

(In millions of yen)

Total assets	Interest-bearing debt	LTV	Borrowable amount	
			Up to 40% of LTV	Up to 45% of LTV
634,974	262,450	41.3%	-14,100	42,342

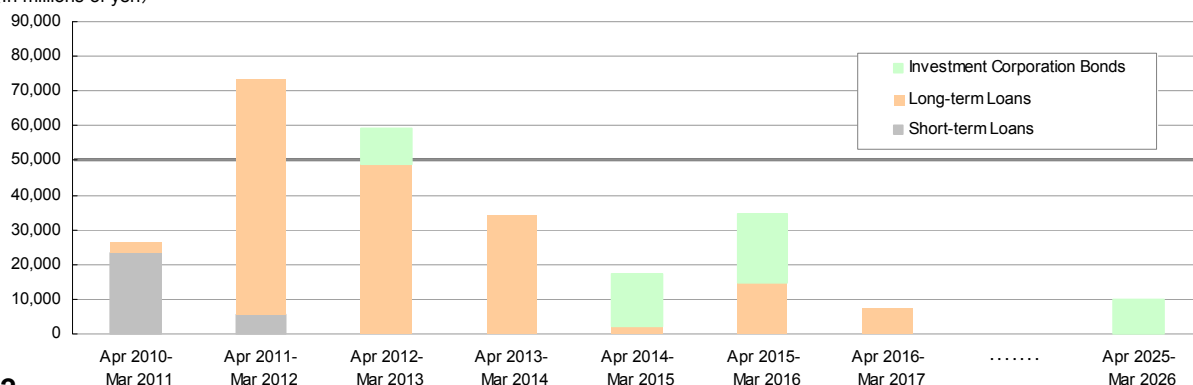
## Diversification of Repayment Dates

(As of end of September 2010)

(In millions of yen)

	Apr 2010- Mar 2011 (within 0.5 year)	Apr 2011- Mar 2012 (within 1.5 years)	Apr 2012- Mar 2013 (within 2.5 years)	Apr 2013- Mar 2014 (within 3.5 years)	Apr 2014- Mar 2015 (within 4.5 years)	Apr 2015- Mar 2016 (within 5.5 years)	Apr 2016- Mar 2017 (within 6.5 years)	.....	Apr 2025- Mar 2026 (within 15.5 years)	Total
Short-term Loans	23,500	5,500	0	0	0	0	0	.....	0	29,000
Long-term Loans	3,050	68,100	49,100	34,100	2,100	14,600	7,400	.....	0	178,450
Investment Corporation Bonds	0	0	10,000	0	15,000	20,000	0	.....	10,000	55,000
<b>Total</b>	<b>26,550</b>	<b>73,600</b>	<b>59,100</b>	<b>34,100</b>	<b>17,100</b>	<b>34,600</b>	<b>7,400</b>	.....	<b>10,000</b>	<b>262,450</b>

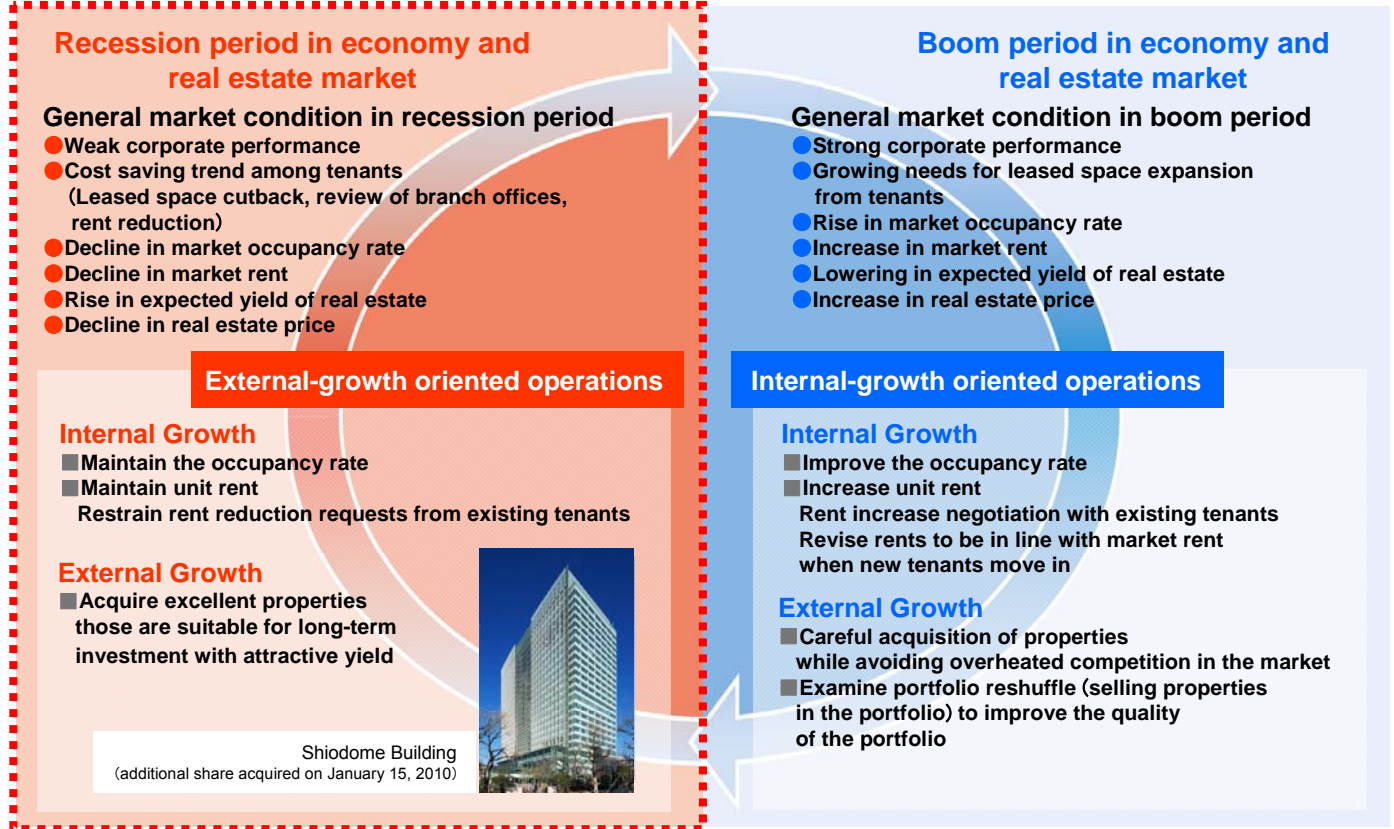
(In millions of yen)





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

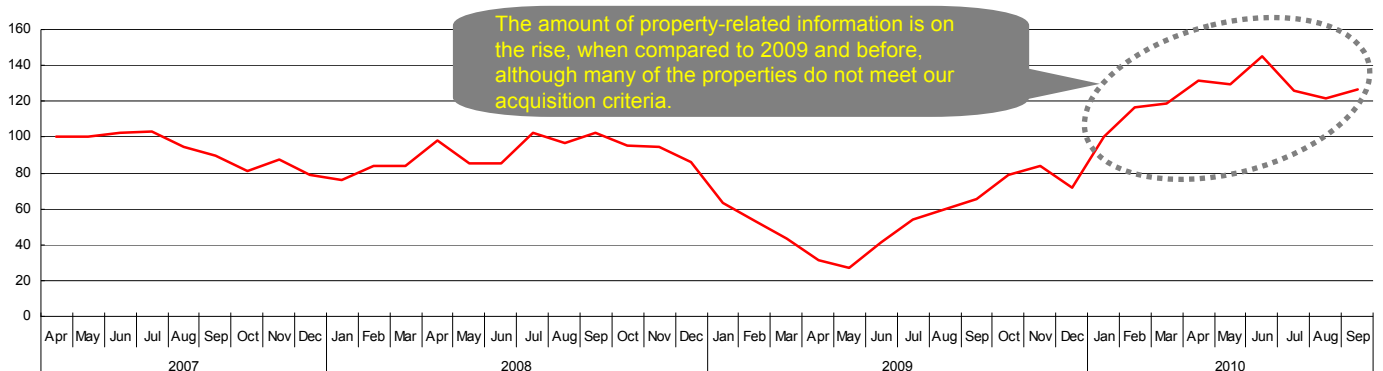
<Market environment and growth strategy (image)>



- December 2009 Issuance of new investment units
  - January 2010 Additional share acquisition of Shiodome Building (30% share acquisition)
  - March 2010 Additional share acquisition of Tokyo Opera City Building (22.957% share acquisition)
- Aim at further external growth by leveraging sound financial position

<Trends in property-related information obtained>

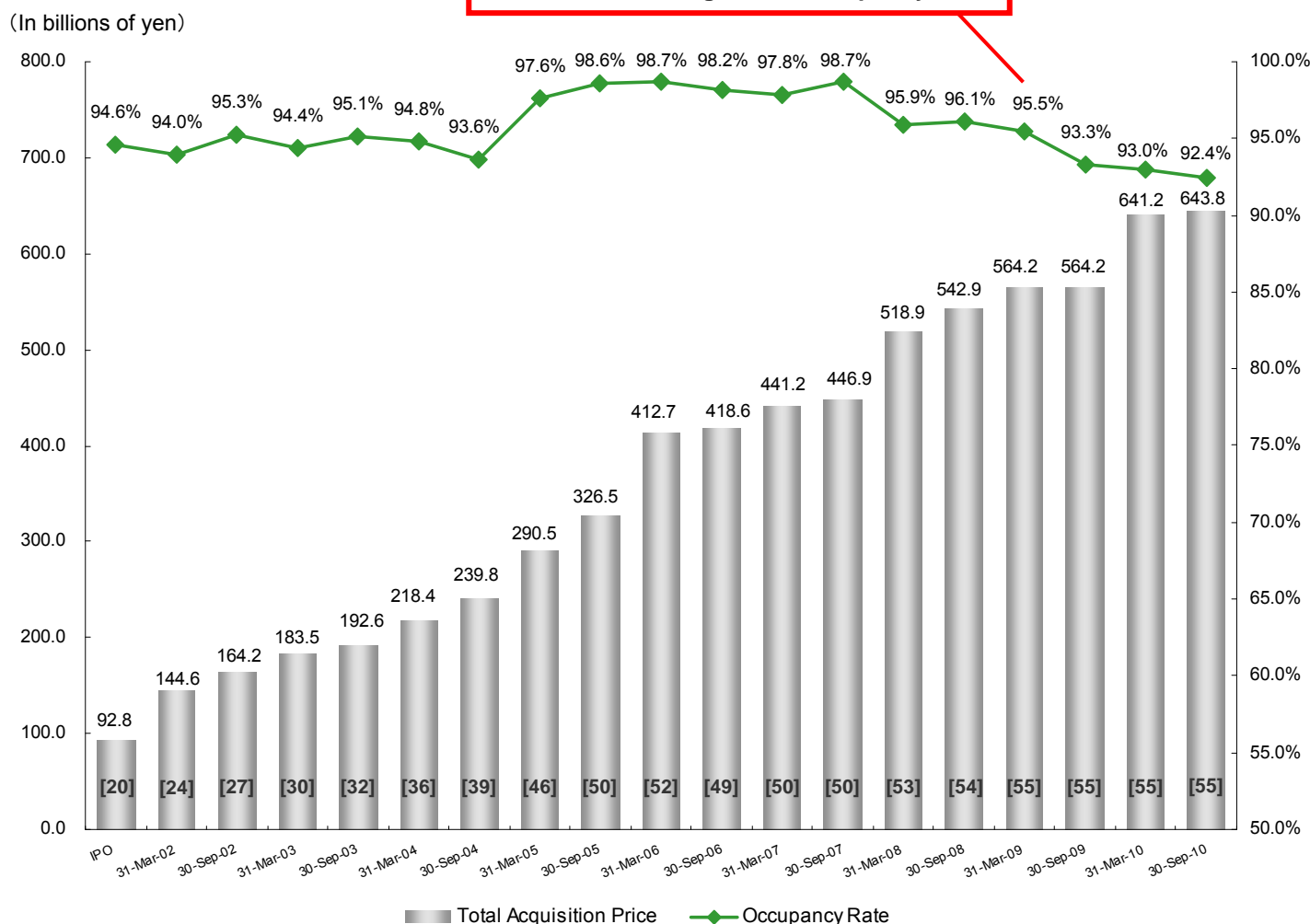
● The trend is based on an index calculated by obtaining the moving average for the amount of property-related information obtained over the past six months and assigning that moving average as of April 2007 the value of 100.



# Asset Size and Occupancy Rate



**Aim at maintaining stable occupancy rate**



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

## ◆ 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
Acquisition	92,845	51,852	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205
Transfer	—	—	—	—	—	—	—	—	—	—
	10th Period '06/04~'06/09	11th Period '06/10~'07/03	12th Period '07/04~'07/09	13th Period '07/10~'08/03	14th Period '08/04~'08/09	15th Period '08/10~'09/03	16th Period '09/04~'09/09	17th Period '09/10~'10/03	18th Period '10/04~'10/09	Total
Acquisition	12,630	49,850	7,100	72,029	24,000	21,250	—	77,026	2,645	679,297
Transfer	7,003	41,900	1,770	—	—	—	—	1,507	—	52,180

\* 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 ¥640 billion (total acquisition price)**

# Improvement of Portfolio Quality



In the 9 years following IPO, the quality of the portfolio has further improved.

At IPO (End of September 2001):  
20 properties

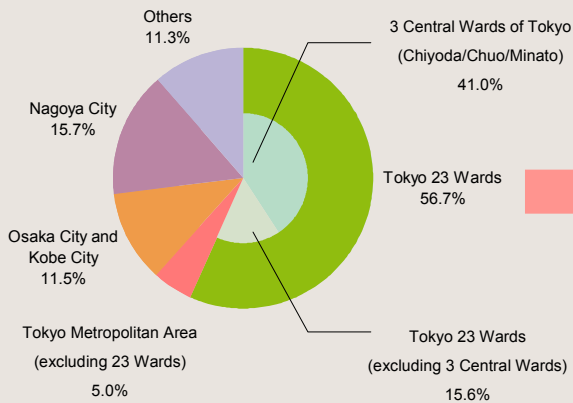
After 9 years

As of end of September 2010:  
55 properties

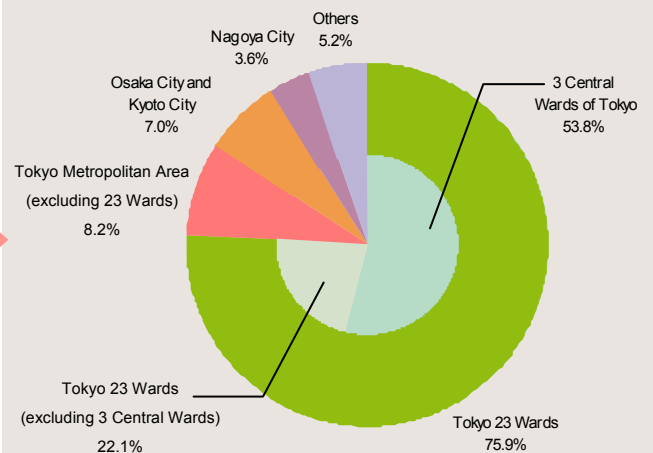
## Geographical Diversification

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

Asset size : ¥92,845 million



Asset size : ¥643,891 million



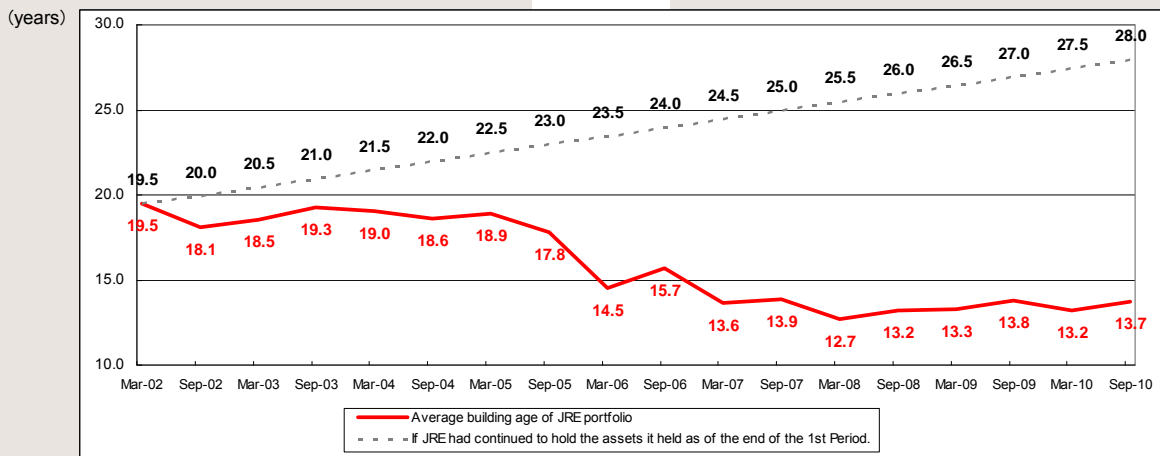
**Highly liquid portfolio, mainly concentrated in Tokyo 23 Wards**

## Building Age

\* Weighted average based on acquisition prices

Entire portfolio:  
17.9 years

Entire portfolio:  
13.7 years



**Even after 9 years since IPO, overall building age is lower in the current portfolio.**

# Property Data



(In millions of yen)

Area	Name	18th Period	17th Period	Amount of Difference	18th Period	18th Period	Acquisition Price		
		Appraisal Value (Sep 30, 10)	Appraisal Value (Mar 31, 10)		Book Value (Sep 30, 10)	Appraisal Value — Book Value			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,050	6,050	0	5,015	1,034	5,000	
		Kitanomaru Square	70,300	71,900	-1,600	78,246	-7,946	81,555	
		MD Kanda	9,170	9,320	-150	8,908	261	9,520	
		Kandabashi Park	4,790	5,480	-690	4,586	203	4,810	
		Nibancho Garden	16,100	16,200	-100	13,750	2,349	14,700	
		Mitsubishi UFJ Trust	46,500	46,500	0	29,958	16,541	44,700	
		Burex Kojimachi	6,220	6,570	-350	6,471	-251	7,000	
		Sanno Grand	28,400	28,400	0	21,483	6,916	20,900	
	Chuo	Yurakucho Denki	7,810	7,910	-100	7,770	39	7,200	
		Kodenmachi	3,600	3,730	-130	2,780	819	3,173	
		Burex Kyobashi	6,170	6,500	-330	4,883	1,286	5,250	
		GINZA Sanwa	14,900	15,300	-400	17,007	-2,107	16,830	
	Minato	Harumi Center	21,400	21,400	0	25,646	-4,246	26,800	
		Aoyama Crystal	7,970	8,340	-370	7,415	554	7,680	
		Shiodome	79,600	79,600	0	75,754	3,845	75,850	
		Shiba 2Chome Daimon	6,310	6,310	0	4,841	1,468	4,859	
	Shinjuku	Cosmo Kanasugibashi	2,930	3,090	-160	2,522	407	2,808	
		Shinwa	6,890	7,460	-570	7,652	-762	7,830	
		Tokyo Opera City	33,100	33,500	-400	31,180	1,919	31,776	
	Shinagawa	Takanawadai	2,050	2,150	-100	2,602	-552	2,738	
		Higashi-Gotanda 1Chome	5,650	6,030	-380	5,039	610	5,500	
	Ota	Omori-Eki Higashiguchi	5,410	5,410	0	4,597	812	5,123	
	Shibuya	Nippon Brunswick	7,520	7,550	-30	6,879	640	6,670	
		Yoyogi 1Chome	10,300	10,800	-500	7,889	2,410	8,700	
		da Vinci Harajuku	6,090	6,370	-280	4,965	1,124	4,885	
		Jingumae MS	10,700	11,900	-1,200	11,112	-412	12,200	
		Shibuya Cross Tower	40,800	41,600	-800	38,459	2,340	34,600	
	Nakano	Ebisu Neonato	2,880	3,330	-450	3,634	-754	4,100	
		Harmony Tower	9,990	10,700	-710	8,071	1,918	8,500	
	Toshima	Otsuka Higashi-Ikebukuro	3,820	3,820	0	3,556	263	3,541	
		Ikebukuro 2Chome	1,600	1,600	0	1,628	-28	1,728	
		Ikebukuro YS	4,430	4,480	-50	4,497	-67	4,500	
	Other Areas	Hachioji	Hachioji First	4,460	4,730	-270	5,332	-872	5,679
			Saitama	2,080	2,080	0	2,391	-311	2,574
		Yokohama	Saitama Urawa	2,080	2,080	0	2,391	-311	2,574
			MM Park	36,000	36,200	-200	36,327	-327	37,400
		Kawasaki	Kawasaki Isago	2,870	2,950	-80	2,860	9	3,375
			Musashi Kosugi STM	3,540	3,590	-50	3,918	-378	4,000
		Sapporo	8-3 Square Kita	6,630	6,630	0	6,941	-311	7,100
		Sendai	Jozenji Park	922	979	-57	995	-73	1,000
Sendai Honma			2,660	2,920	-260	2,790	-130	3,174	
Kanazawa		Kanazawa Park	5,330	5,410	-80	4,170	1,159	4,580	
Nagoya		Nishiki Park	3,990	4,240	-250	4,794	-804	5,150	
		Hirokoji Sakae	1,510	1,510	0	1,706	-196	1,680	
		Nagoya Hirokoji	13,400	14,000	-600	14,642	-1,242	14,533	
		Nagoya Misono	1,130	1,210	-80	1,501	-371	1,865	
Kyoto		Kyoto Kawaramachi	1,720	1,860	-140	2,749	-1,029	2,650	
		Osaka	Shin-Fujita	17,000	18,200	-1,200	23,524	-6,524	24,000
Sakaisujihonmachi			3,850	4,120	-270	3,772	77	4,164	
Midosuji Daiwa			14,500	15,200	-700	13,481	1,018	14,314	
Okayama		Lit City	4,720	4,810	-90	4,088	631	4,650	
Hiroshima		NHK Hiroshima	2,980	3,020	-40	2,566	413	2,770	
Fukuoka		Tosei Tenjin	1,320	1,320	0	1,347	-27	1,550	
		Tenjin Crystal	2,500	2,830	-330	4,475	-1,975	5,000	
		Hinode Tenjin	3,720	3,720	0	3,508	211	3,657	
Properties held as of the end of the 17th and 18th Periods during which the shares of ownership remain unchanged		Tokyo 23 Wards	489,450	499,300	-9,850	458,812	30,637	481,027	
		Other Areas	136,832	141,529	-4,697	147,887	-11,055	154,865	
		Total (54 properties)	626,282	640,829	-14,547	606,700	19,581	635,892	

## Property acquired during the 18th Period

Tokyo 23 Wards	Chuo	Ryoshin Ginza EM	5,830	—	—	7,893	-2,063	7,999
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## 55 properties held as of the end of the 18th Period

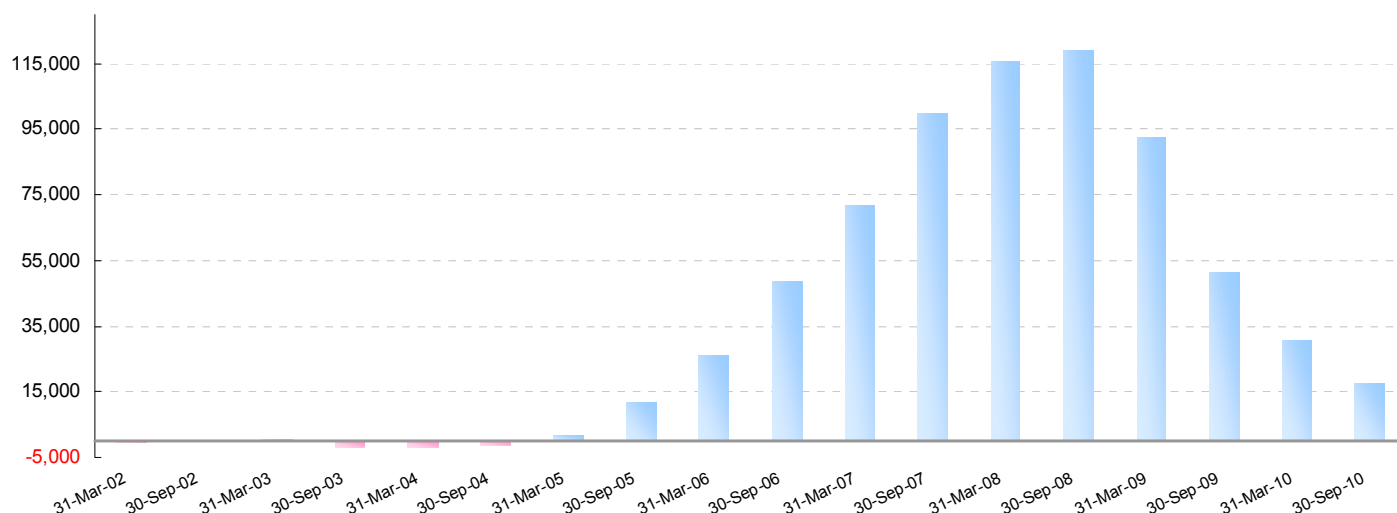
Tokyo 23 Wards	495,280	—	—	466,705	28,574	489,026
Other Areas	136,832	—	—	147,887	-11,055	154,865
Total (55 properties)	632,112	—	—	614,593	17,518	643,891

\* Of the properties held as of the end of the 17th Period, Ryoshin Ginza East Mirror Building, the extension of which was completed and delivered during the 18th Period, is listed in "Property acquired during the 18th Period" (The appraisal value of the building at the end of the 17th Period is not listed).

\* The figures for Ryoshin Ginza East Mirror Building listed in "Property acquired during the 18th Period" are those after the completion of the extension.

## 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	8th Period 30-Sep-05	9th Period 31-Mar-06
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961	293,342	339,029	439,799
Book value	B	145,580	165,088	184,304	193,058	219,032	240,134	291,350	327,005	413,708
Unrealized gain or loss	A-B=C	-640	162	399	-1,787	-1,882	-1,173	1,991	12,023	26,090
<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	345,400 units	345,400 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	34,811 yen	75,537 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	599,254 yen	599,475 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	634,065 yen	675,013 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	915,000 yen	1,020,000 yen
H/G		1.02 times	1.00 times	1.15 times	1.28 times	1.60 times	1.67 times	1.63 times	1.44 times	1.51 times

		10th period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10
Appraisal value at the end of period	A	467,001	498,741	531,100	619,160	644,700	636,770	591,920	645,239	632,112
Book value	B	418,607	427,013	431,463	503,376	525,503	544,245	540,709	614,734	614,593
Unrealized gain or loss	A-B=C	48,393	71,727	99,636	115,783	119,196	92,524	51,210	30,504	17,518
<Reference> Units outstanding	D	345,400 units	410,000 units	410,000 units	443,000 units	443,000 units	443,000 units	443,000 units	489,200 units	489,200 units
Unrealized gain or loss per unit	C/D=E	140,107 yen	174,944 yen	243,015 yen	261,363 yen	269,067 yen	208,858 yen	115,598 yen	62,355 yen	35,810 yen
Net asset value per unit	F	600,605 yen	663,091 yen	664,071 yen	701,009 yen	690,858 yen	690,806 yen	690,984 yen	681,170 yen	679,755 yen
Adjusted net asset value per unit	E+F=G	740,713 yen	838,036 yen	907,086 yen	962,372 yen	959,925 yen	899,665 yen	806,582 yen	743,526 yen	715,566 yen
Unit price at the end of period	H	1,000,000 yen	1,560,000 yen	1,380,000 yen	1,160,000 yen	836,000 yen	756,000 yen	734,000 yen	797,000 yen	759,000 yen
H/G		1.35 times	1.86 times	1.52 times	1.21 times	0.87 times	0.84 times	0.91 times	1.07 times	1.06 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 18th Period, at the end of each fiscal period.

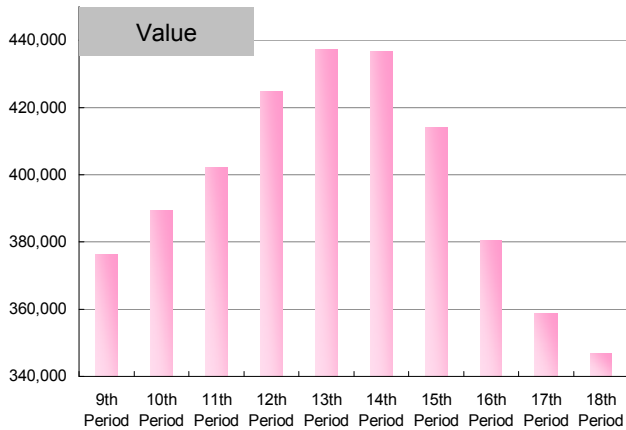
# Historical Appraisal Value at the End of Period



JRE's portfolio of 40 properties with constantly held shares of ownership in which no increase or decrease of shares was seen between the end of the 9th Period and the end of the 18th Period

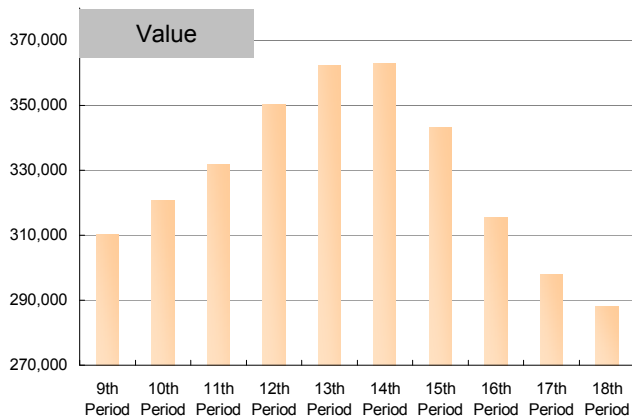
## Overall

(In millions of yen)



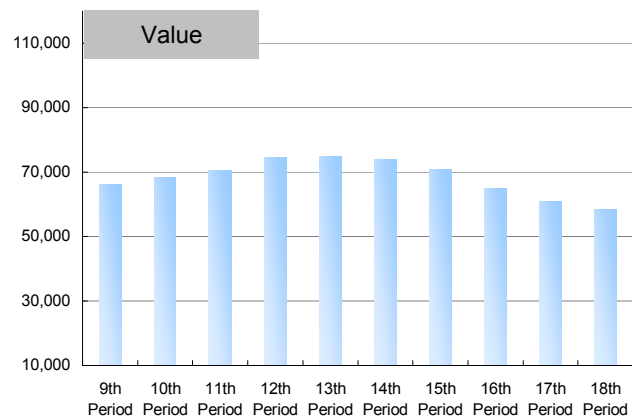
## Tokyo 23 Wards

(In millions of yen)

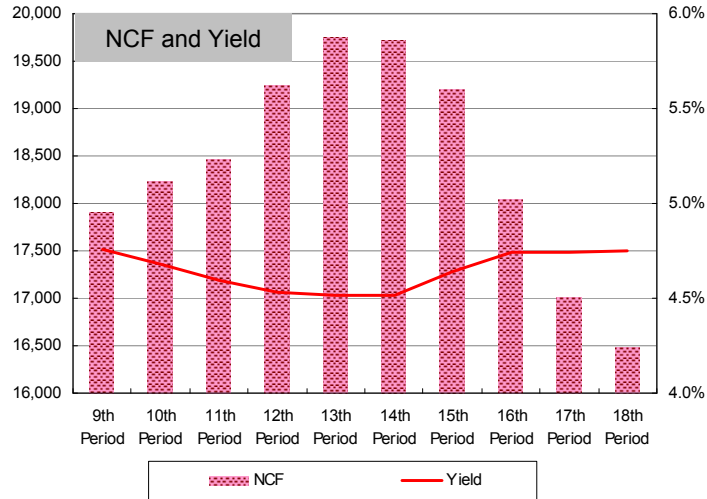


## Other Areas

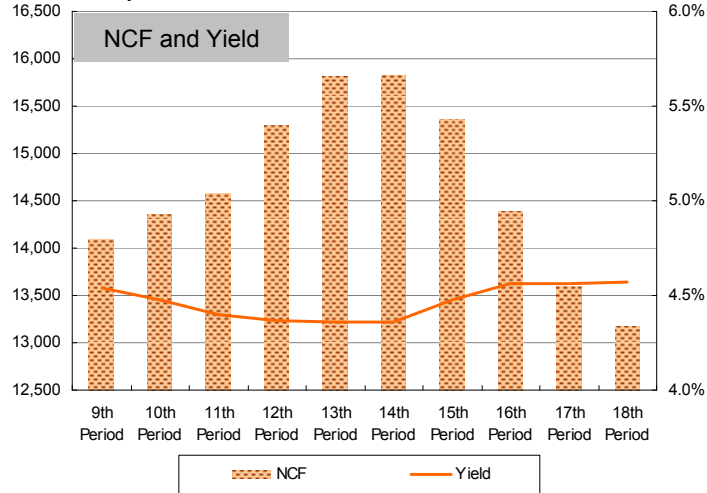
(In millions of yen)



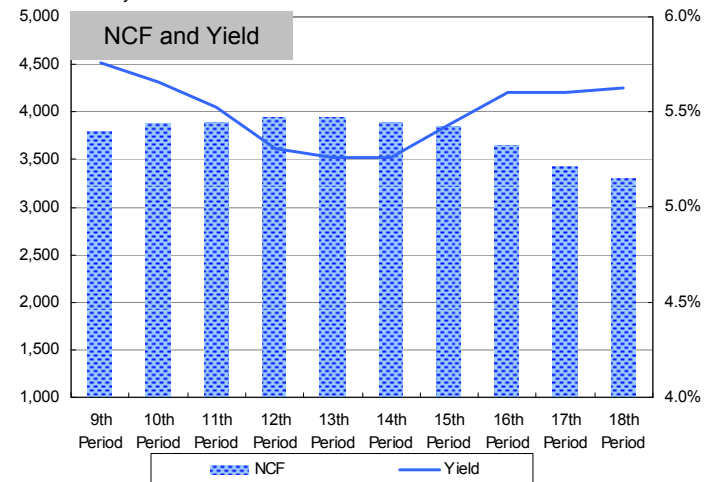
(In millions of yen)



(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).

		8th Period Sep-05	9th Period Mar-06	10th Period Sep-06	11th Period Mar-07	12th Period Sep-07	13th Period Mar-08	14th Period Sep-08	15th Period Mar-09	16th Period Sep-09	17th Period Mar-10	18th Period Sep-10
32 properties held as of the beginning of the 8th Period Acquisition price: ¥205.6 billion	Property-related revenues	100.0	100.0	101.3	100.0	103.7	103.7	105.2	100.7	101.3	96.7	91.6
	Average occupancy rate during period	98.7%	98.6%	98.6%	97.4%	97.5%	97.5%	96.3%	93.6%	93.3%	89.8%	89.2%
	NOI yield	5.88%	5.90%	5.97%	5.73%	6.07%	5.78%	6.34%	5.90%	5.42%	5.58%	4.99%
44 properties held as of the beginning of the 12th Period Acquisition price: ¥375.8 billion	Property-related revenues					100.0	100.4	101.1	98.2	97.7	93.4	87.2
	Average occupancy rate during period					98.1%	98.0%	97.1%	95.1%	94.2%	91.7%	90.5%
	NOI yield					5.55%	5.35%	5.68%	5.39%	5.08%	5.05%	4.47%
52 properties held as of the beginning of the 16th Period Acquisition price: ¥528.2 billion	Property-related revenues									100.0	95.9	91.5
	Average occupancy rate during period									94.3%	91.8%	91.4%
	NOI yield									4.93%	4.86%	4.45%
52 properties held as of the beginning of the 18th Period Acquisition price: ¥528.2 billion	Property-related revenues											100.0
	Average occupancy rate during period											91.4%
	NOI yield											4.45%

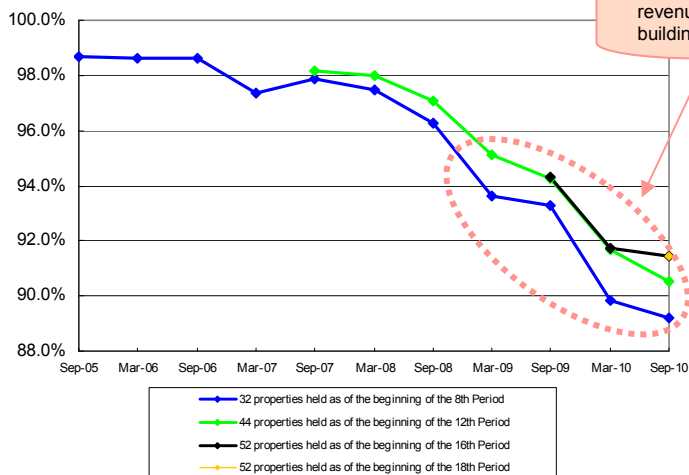
32 properties (8th Period) Excluding 6 properties already transferred and Sendai Honma, NHK Hiroshima, Sanno Grand, Jozenji Park, Harmony Tower, Ginza Sanwa, Ryoshin Ginza EM, Hachioji First and Nibancho Garden from 47 properties at the beginning of the 8th Period

44 properties (12th Period) Excluding 1 property 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

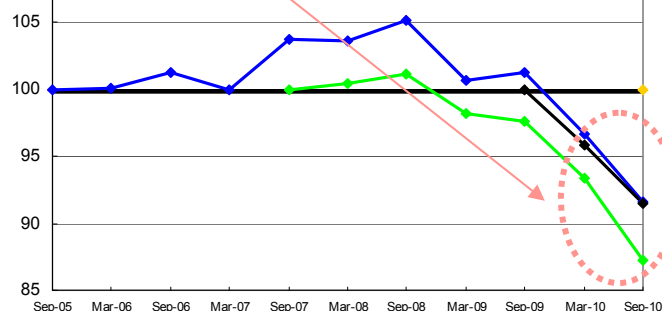
52 properties (16th Period) Excluding Ryoshin Ginza EM, Tokyo Opera City and Shiodome from 55 properties at the beginning of the 16th Period

52 properties (18th Period) Excluding Ryoshin Ginza EM, Tokyo Opera City and Shiodome from 55 properties at the beginning of the 18th Period

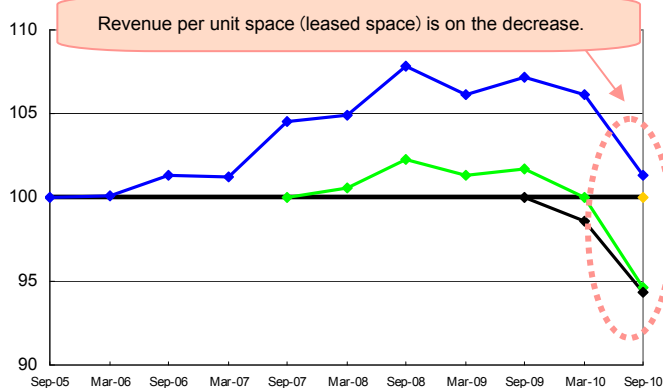
Average Occupancy Rate during the Period



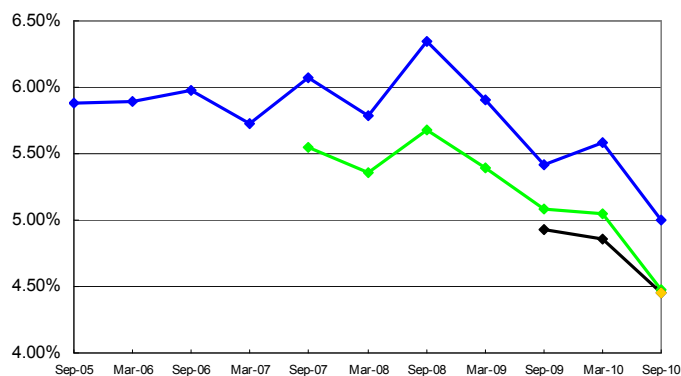
Property-related Revenues



Revenues / Average Occupancy Rate during the Period



NOI Yield



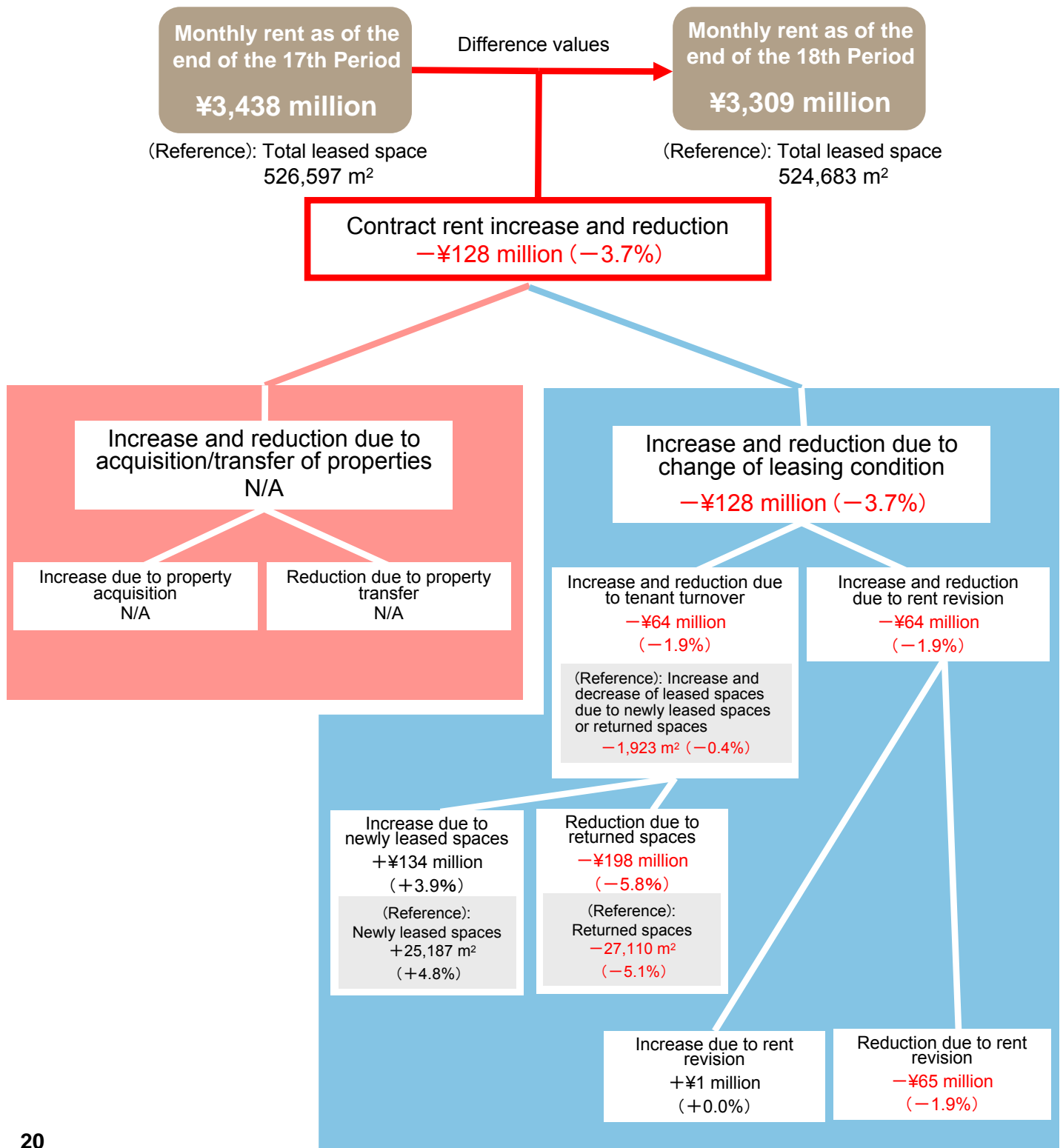


# Contract Rent Increase and Reduction



## Contract Rent Increase and Reduction (18th 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.



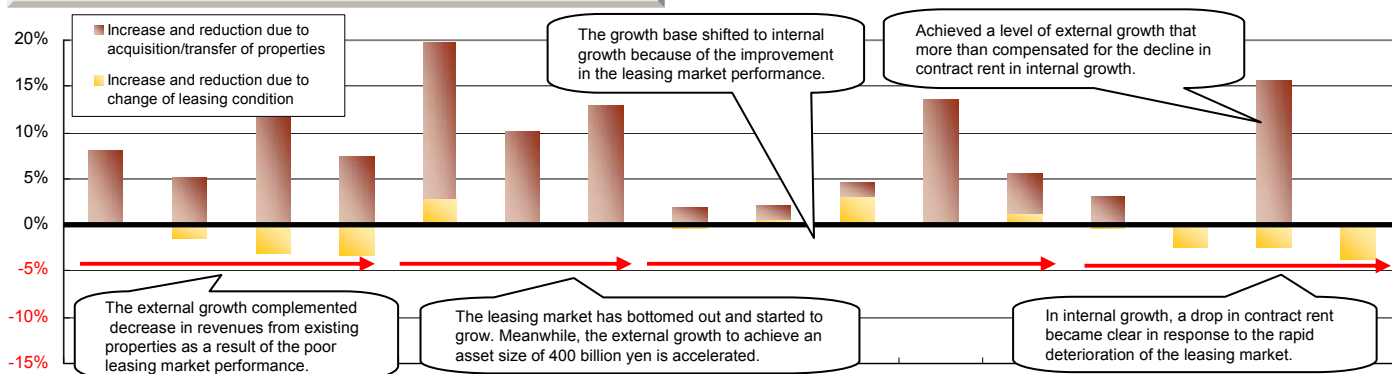


# Contract Rent Increase and Reduction (Trend)

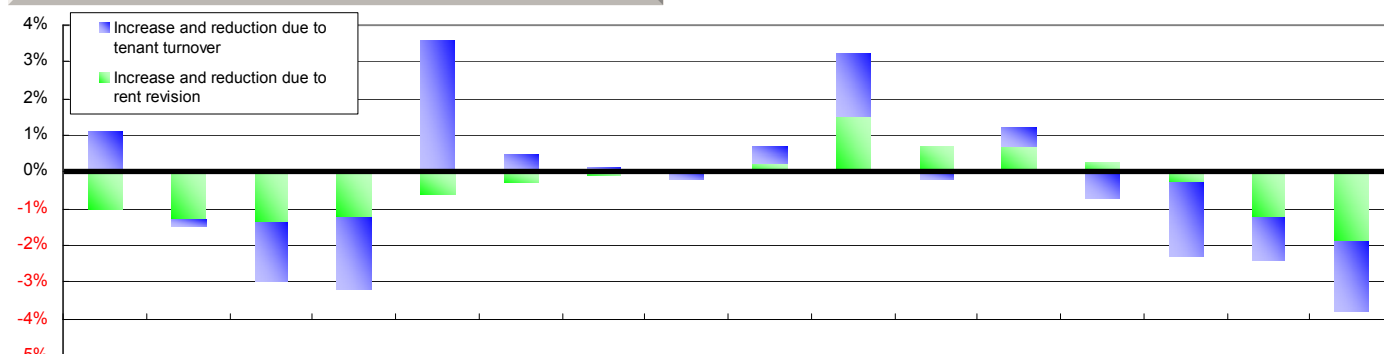
Percentages represent the rates of rent increase and reduction over monthly total portfolio contract rent (including common service charges) as of the end of the previous period (prior six months). Data for residential portions are excluded.

	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
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%
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%
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%
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%
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%
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%
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%
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%	-4.6%	-4.7%	-5.8%
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%
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%	0.4%	0.3%	0.0%	0.0%	0.0%
Reduction due to rent revision ... d	-1.0%	-1.4%	-1.4%	-2.0%	-0.8%	-0.3%	-0.1%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%	-0.6%	-1.3%	-1.9%

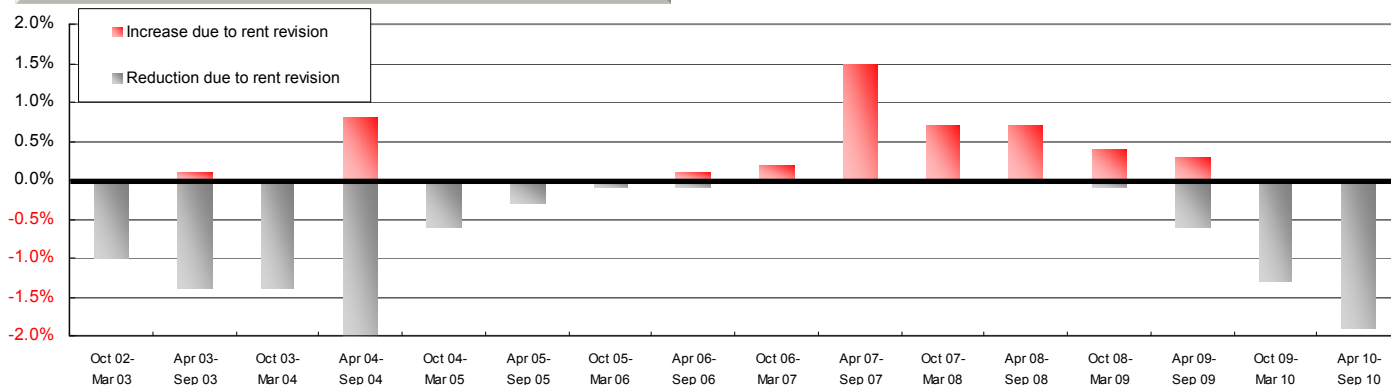
## Factors for rent increase and reduction



## Increase and reduction due to change of leasing condition



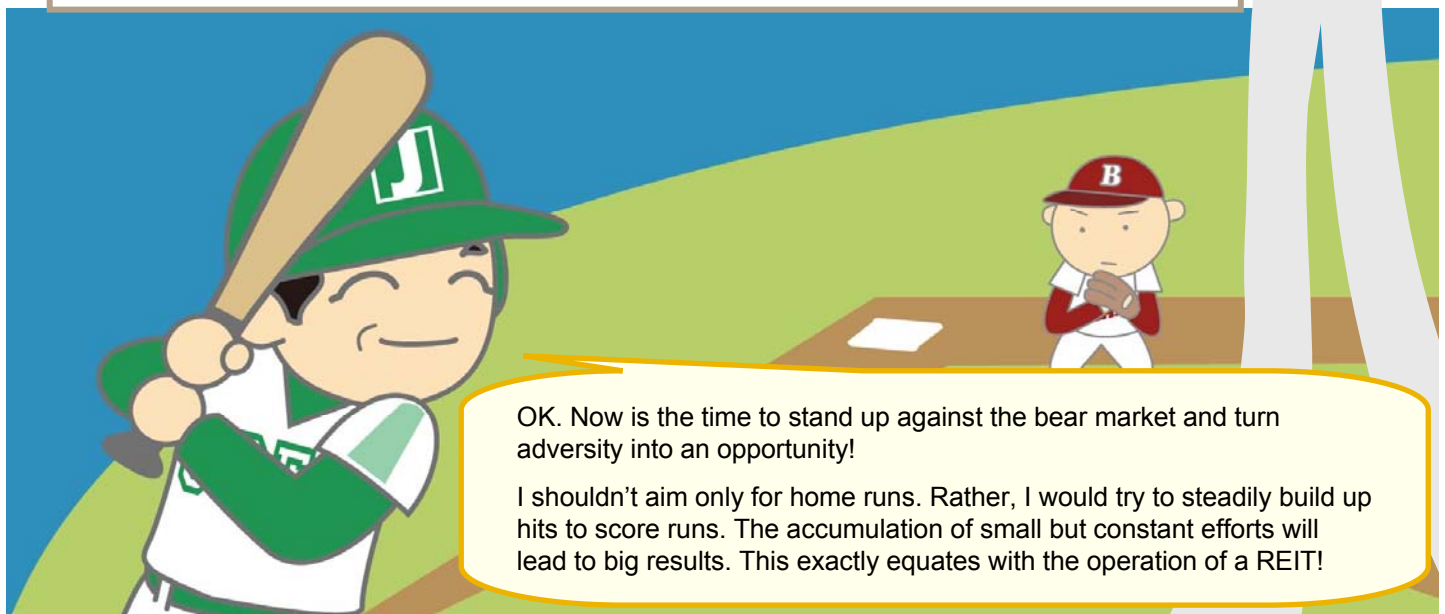
## Increase and reduction due to rent revision



## External Growth

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

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



## Internal Growth

### Internal growth by our continuous efforts since IPO

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

I am fully prepared to run, too!  
 I will aim for home plate with my fast running feet that I have constantly improved.  
 Good luck, President!!



## 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 18th Period**

# Income Statement for the 18th Period



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

Term	17th Period (Mar 31, 2010)		→ change →		18th Period (Sep 30, 2010)		← change ←		18th Period (Sep 30, 2010) Initial Forecast (*1)
	Actual/Forecast	Actual	(amount)	(%)	Actual	(amount)	(%)		
Operating Revenues		21,665	446	2.1%	22,112	12	0.1%	22,100	
Property-related Revenues		20,758	1,353	6.5%	22,112	12	0.1%	22,100	
Rental Revenues		20,635			21,946				
Non-rental Revenues		123			166				
Gain on Transfer of Properties		885	-885	-100.0%	-	-		-	
Compensation for the Property Transfer		21	-21	-100.0%	-	-		-	
Operating Expenses		11,127	1,046	9.4%	12,173	-66	-0.5%	12,240	
Property-related Expenses (*2)		6,344	676	10.7%	7,020	-139	-1.9%	7,160	
Property Management Expenses		2,364	186	7.9%	2,551				
Property Management Costs		2,300			2,467				
Brokerage Fees, etc.		64			83				
Utilities Expenses		1,358	378	27.9%	1,736				
Property and Other Taxes		1,770	73	4.1%	1,844				
Casualty Insurance		45	4	9.4%	49				
Repairing Expenses		756	34	4.5%	790				
Other Expenses		49	0	-1.7%	48				
NOI (*3)		14,414	677	4.7%	15,091	161	1.1%	14,930	
Depreciation		3,945	273	6.9%	4,218	-1	0.0%	4,220	
Property-related Profits and Losses (*3)		10,468	404	3.9%	10,873	173	1.6%	10,700	
Gross Operating Income		11,375	-502	-4.4%	10,873	173	1.6%	10,700	
Administrative Expenses		837	96	11.5%	933	83	9.9%	850	
Asset Management Fees		529	13	2.5%	542	12	2.3%	530	
Other Administrative Expenses		307			391				
Operating Income		10,538	-599	-5.7%	9,939	89	0.9%	9,850	
Non-operating Revenues		19			46				
Interest Income		19			11				
Other Non-operating Revenues		0			35				
Non-operating Expenses		1,681			1,850				
Interest Expense		1,196	177	14.8%	1,373	-27	-1.5%	1,840	
Interest Expense on Investment Corporation Bonds		403	34	8.6%	438				
Amortization of Investment Corporation Bond Issuance Cos		10			17				
Other Non-operating Expenses		70			19				
Ordinary Income		8,876	-740	-8.3%	8,135	135	1.7%	8,000	
Income before Income Taxes		8,876			8,135				
Income Taxes		0			1				
Net Income		8,875	-741	-8.4%	8,134	134	1.7%	8,000	
Retained Earnings at Period-end		8,875			8,183				
FFO (*4)		11,914	438	3.7%	12,353				
Dividend per Unit		18,043	-1,415	-7.8%	16,628	268	1.6%	16,360	

\*1 The initial forecast means the 18th Period performance forecast announced on May 17, 2010.

\*2 Excluding Depreciation

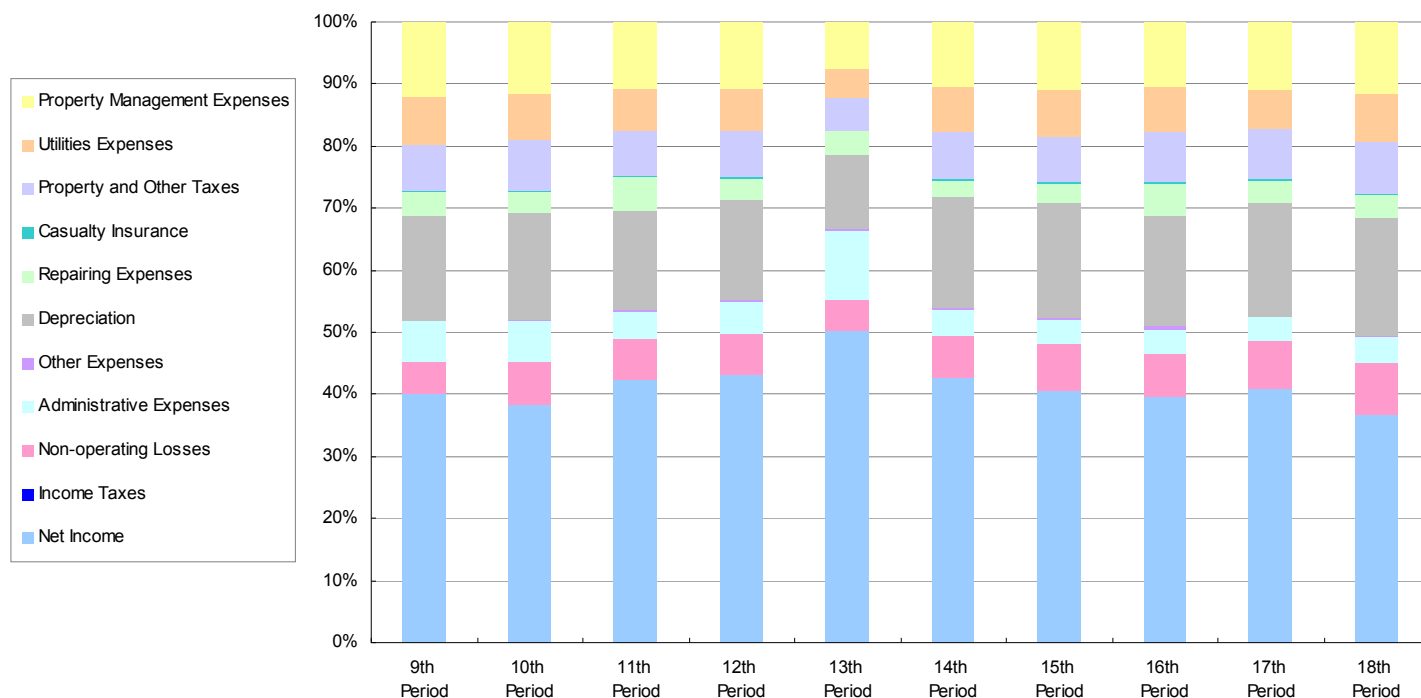
\*3 Excluding Gain on transfer of properties and Compensation for the property transfer

\*4 Net income+ Depreciation – Gain on transfer of properties – Compensation for the property transfer

### <Breakdown of Operating Revenues>

	9th Period 31-Mar-06	10th Period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10
Operating Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Property Management Expenses	12.1%	11.3%	10.7%	10.7%	7.5%	10.4%	10.9%	10.4%	10.9%	11.5%
Utilities Expenses	7.7%	7.7%	6.7%	6.7%	4.7%	7.3%	7.6%	7.2%	6.3%	7.9%
Property and Other Taxes	7.4%	8.2%	7.3%	7.7%	5.2%	7.6%	7.3%	8.2%	8.2%	8.3%
Casualty Insurance	0.3%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%
Repairing Expenses	3.8%	3.3%	5.4%	3.3%	3.8%	2.6%	3.3%	5.2%	3.5%	3.6%
Depreciation	16.9%	17.2%	16.0%	16.2%	11.9%	18.0%	18.3%	17.7%	18.2%	19.1%
Other Expenses	0.2%	0.3%	0.3%	0.2%	0.4%	0.3%	0.4%	0.5%	0.2%	0.2%
Administrative Expenses	6.4%	6.5%	4.3%	5.1%	11.1%	4.1%	4.0%	3.8%	3.9%	4.2%
Non-operating Losses	5.2%	6.8%	6.6%	6.6%	4.9%	6.9%	7.4%	7.2%	7.7%	8.2%
Income Taxes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net Income	40.0%	38.4%	42.4%	43.3%	50.3%	42.7%	40.7%	39.5%	41.0%	36.8%

\*In Operating revenues, Gain on transfer of properties is included from the 10th Period to 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, and Gain on transfer of properties and Compensation for the property transfer are included in the 17th Period.



# Balance Sheet for the 18th Period



(In millions of yen)

Item	17th Period (Mar 31, 2010)	18th Period (Sep 30, 2010)	Change	Reason for change
<b>Assets</b>				
<b>I Current Assets</b>				
Cash and Bank Deposits	18,753	19,312	558	
Other Current Assets	1,153	280	-873	Decreased due to refundable consumption taxes, etc.
<b>Total Current Assets</b>	<b>19,907</b>	<b>19,592</b>	<b>-314</b>	
<b>II Fixed Assets</b>				
<b>Property and Equipment</b>				
Buildings (including those held in trust)	220,655	222,610	1,955	} Increased due to capital expenditure and the property acquisition (building extension work)
Structures (including those held in trust)	2,458	2,478	19	
Machinery and Equipment (including that held in trust)	3,132	3,135	3	
Land (including that held in trust)	423,030	423,146	116	
Accumulated Depreciation	-38,693	-42,912	-4,218	Increased as a result of the full-period operation of the properties acquired during the 17th Period
<b>Total Property and Equipment</b>	<b>610,583</b>	<b>608,458</b>	<b>-2,124</b>	
<b>Intangible Assets</b>				
Leasehold rights, etc. (including those held in trust)	6,134	6,134	0	
<b>Total Intangible Assets</b>	<b>6,134</b>	<b>6,134</b>	<b>0</b>	
<b>Investments and Other Assets</b>				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	53	48	-4	
<b>Total Investments and Other Assets</b>	<b>630</b>	<b>625</b>	<b>-4</b>	
<b>Total Fixed Assets</b>	<b>617,348</b>	<b>615,219</b>	<b>-2,129</b>	
<b>III Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	70	162	91	
<b>Total Deferred Assets</b>	<b>70</b>	<b>162</b>	<b>91</b>	
<b>Total Assets</b>	<b>637,326</b>	<b>634,974</b>	<b>-2,352</b>	



(In millions of yen)

Item	17th Period (Mar 31, 2010)	18th Period (Sep 30, 2010)	Change	Reason for change
<b>Liabilities</b>				
<b>I Current Liabilities</b>				
Short-term Loans	39,000	29,000	-10,000	Decreased due to loan repayment by net proceeds from issuance of investment corporation bonds, etc.
Current Portion of Long-term Loans	9,100	64,100	55,000	Increased due to decrease of remaining period of loans, decreased due to refinancing to long-term loans, etc.
Current Portion of Investment Corporation Bonds	10,000	-	-10,000	Decreased due to redemption at maturity
Rent Received in Advance	2,393	2,324	-69	
Other Current Liabilities	2,685	2,768	82	
<b>Total Current Liabilities</b>	<b>63,179</b>	<b>98,192</b>	<b>35,013</b>	
<b>II Long-term Liabilities</b>				
Investment Corporation Bonds	35,000	55,000	20,000	Increased due to issuance of the 7th and 8th investment corporation bonds
Long-term Loans	169,400	114,350	-55,050	Decreased due to the transfer to the current portion of long-term loans, increased long-term loans by refinancing, etc.
Deposits Received from Tenants	36,517	34,894	-1,623	Decreased due to the return of deposits received from tenants following lease cancellation or price reduction, etc.
<b>Total Long-term Liabilities</b>	<b>240,917</b>	<b>204,244</b>	<b>-36,673</b>	
<b>Total Liabilities</b>	<b>304,097</b>	<b>302,437</b>	<b>-1,660</b>	
<b>Net Assets</b>				
Unitholders' Capital	324,353	324,353	-	
Retained Earnings	8,875	8,183	-692	
<b>Total Net Assets</b>	<b>333,228</b>	<b>332,536</b>	<b>-692</b>	
<b>Total Liabilities and Net Assets</b>	<b>637,326</b>	<b>634,974</b>	<b>-2,352</b>	

# Cash Flow and Dividend Statement for the 18th Period



## Cash Flow Statement

(In millions of yen)

Item	18th Period (183 days)
Cash Flow from Operating Activities	13,760
Income before income taxes	8,135
Depreciation	4,218
Other	1,406
Cash Flow from Investing Activities	-13,221
Cash Flow from Financial Activities	-8,980
Proceeds from short-term loans	5,500
Repayment of short-term loans	-15,500
Proceeds from long-term loans	6,000
Repayment of long-term loans	-6,050
Proceeds from investment corporation bonds	20,000
Payments of investment corporation bond redemption	-10,000
Payments of investment corporation bond issuance costs	-109
Proceeds from issuance of units	-
Payment of new unit issuance costs	-
Dividends to unitholders	-8,821
Net Change in Cash and Cash Equivalents	-8,441
Cash and Cash Equivalents at Beginning of Period	18,753
Cash and Cash Equivalents at End of Period	10,312

## Dividend Statement

(In yen)

Item	18th Period (183 days)
Retained Earnings at End of Period	8,183,499,074
Total Amount of Dividends	8,134,417,600
Retained Earnings	49,081,474

Dividend per unit: **16,628 yen** (17th Period: 18,043 yen)

- In the 17th Period (Mar-10), the transfer gain generated from the land condemnation of part of the Jingumae Media Square Building site is applicable for special tax deduction associated with land condemnation as prescribed under Article 65-2 of the Special Taxation Measures Law of Japan. Accordingly, JRE apportioned a certain amount of the unappropriated retained earnings at the end of the period to internal reserves within the limit of this special deduction (¥50 million) and to the extent which does not incur additional taxes such as corporate income tax or any related additional burden to our unitholders. Following the policy of the preceding period, JRE will pay dividends for the 18th Period in the amount of ¥8,134,417,600, which is the maximum integral multiple of 489,200—the number of units outstanding, within the amount of unappropriated retained earnings at the end of the period after deducting an amount for such internal reserves.

# Financial Ratios



Period	14th Period Ended Sep 30, 2008 183days	15th Period Ended Mar 31, 2009 182days	16th Period Ended Sep 30, 2009 183days	17th Period Ended Mar 31, 2010 182days	18th Period Ended Sep 30, 2010 183days
Return on Assets (ROA) (annualized)	1.6% 3.1%	1.5% 3.1%	1.5% 3.0%	1.5% 3.0%	1.3% 2.6%
Return on Equity (ROE) (annualized)	2.7% 5.5%	2.8% 5.5%	2.8% 5.5%	2.7% 5.5%	2.4% 4.9%
EOP Equity Ratio	56.4%	54.2%	54.2%	52.3%	52.4%
LTV (1)	36.7%	39.0%	39.1%	41.2%	41.3%
LTV (2)	40.1%	42.6%	42.6%	44.7%	44.7%
LTV (3)	36.7%	39.1%	39.1%	40.9%	40.8%
LTV (4)	30.9%	34.6%	37.3%	40.7%	41.5%
EOP Long-term Debt to Capitalization	106.5%	111.1%	114.2%	109.2%	116.4%
Debt Service Coverage Ratio (DSCR)	9.7 times	8.9 times	9.0 times	9.0 times	7.8 times
NOI (In millions of yen)	14,173	14,575	13,950	14,414	15,091
FFO (In millions of yen)	12,009	12,213	11,577	11,914	12,353

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

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

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

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

However, if 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 transfer of properties – Gain on transfer of development rights of floor area  
– Compensation for the property transfer

## MEMO

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

# Property Data (Photos and Location)






As of September 30, 2010

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

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

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

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

## Other Areas



1 Hachioji First



2 Saitama Urawa



3 MM Park



4 Kawasaki Isago



5 Musashi Kosugi STM



6 8+3 Square Kita



7 Jozenji Park



8 Sendai Honma



9 Kanazawa Park



10 Nishiki Park



11 Hirokoji Sakae



12 Nagoya Hirokoji



13 Nagoya Misono



14 Kyoto Kawaramachi



15 Shin-Fujita



16 Sakaisuji-honmachi



17 Midotsuji Daiwa



18 Lit City



19 NHK Hiroshima



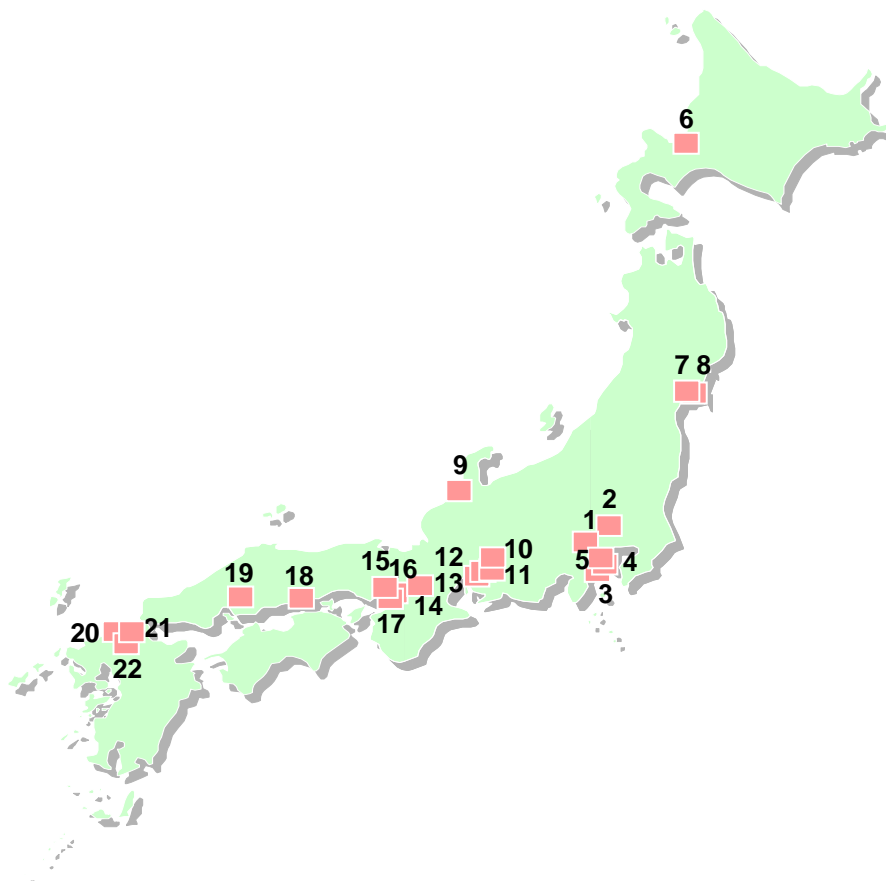
20 Tosei Tenjin



21 Tenjin Crystal



22 Hinode Tenjin

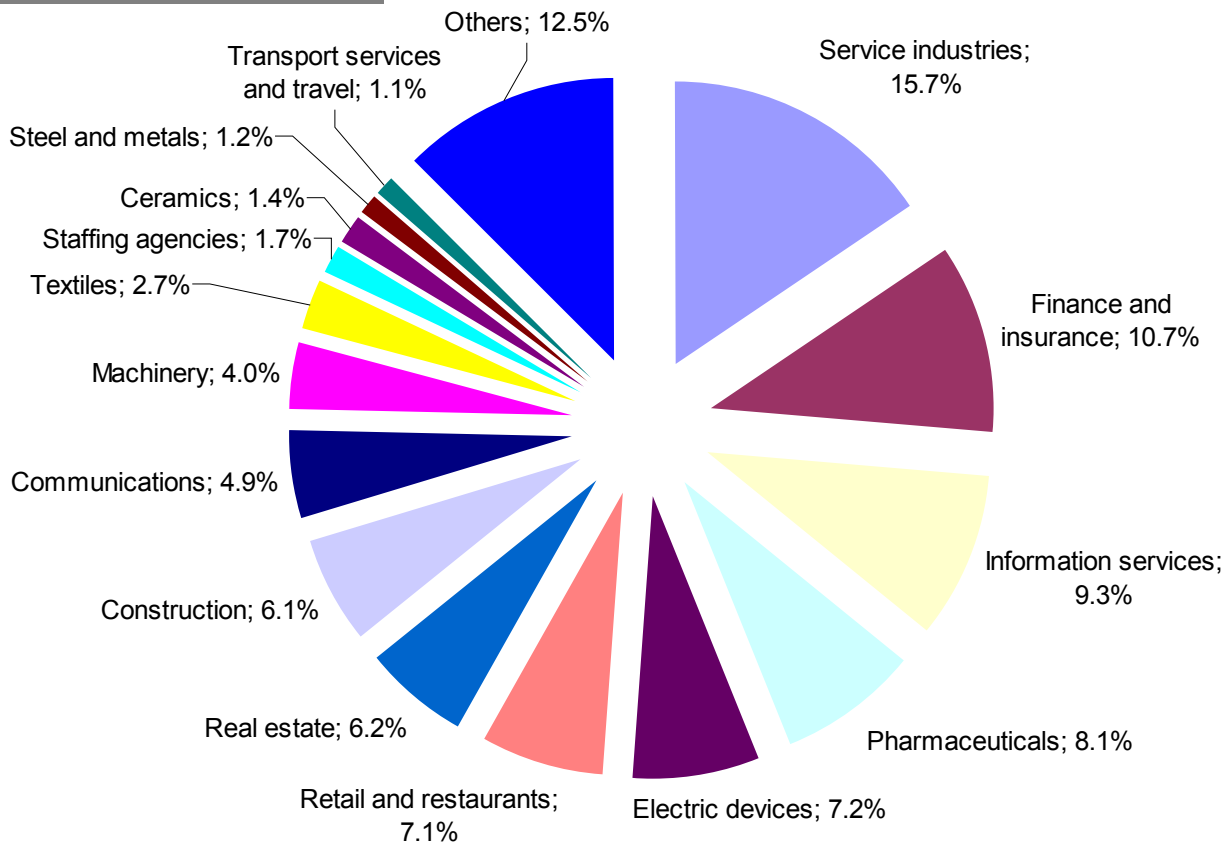


# Tenant Data ① (Diversification)



## Tenant Diversification

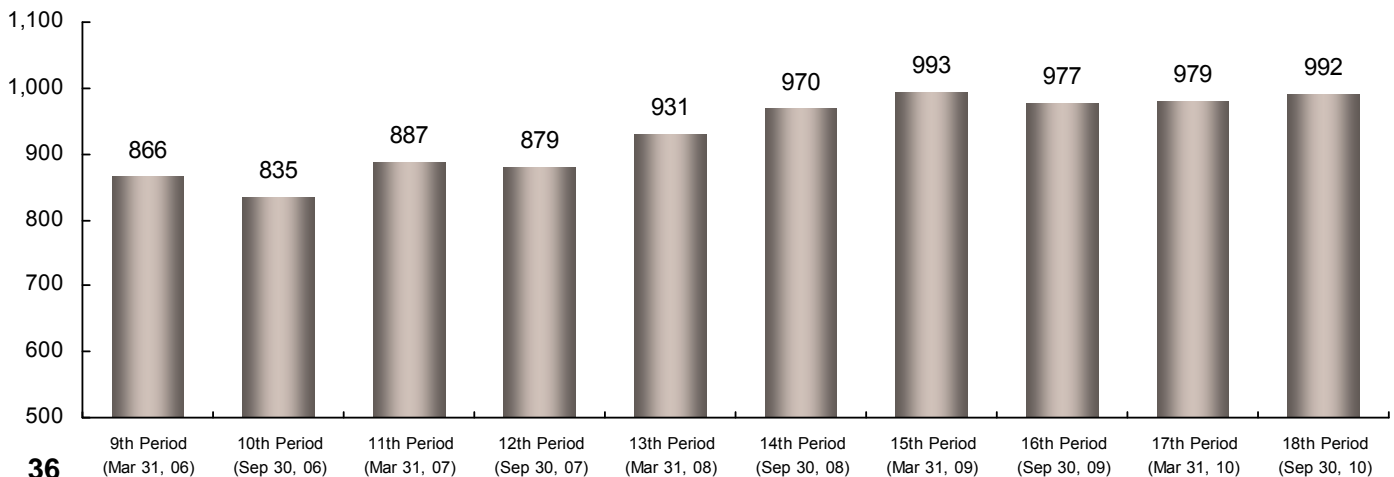
55 properties as of September 30, 2010  
Based on the leased space



## Number of Tenants

Gross number of tenants

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





# Tenant Data ② (Major Tenants)



## Major Tenants (Top 10)

55 properties as of September 30, 2010 Based on the leased space

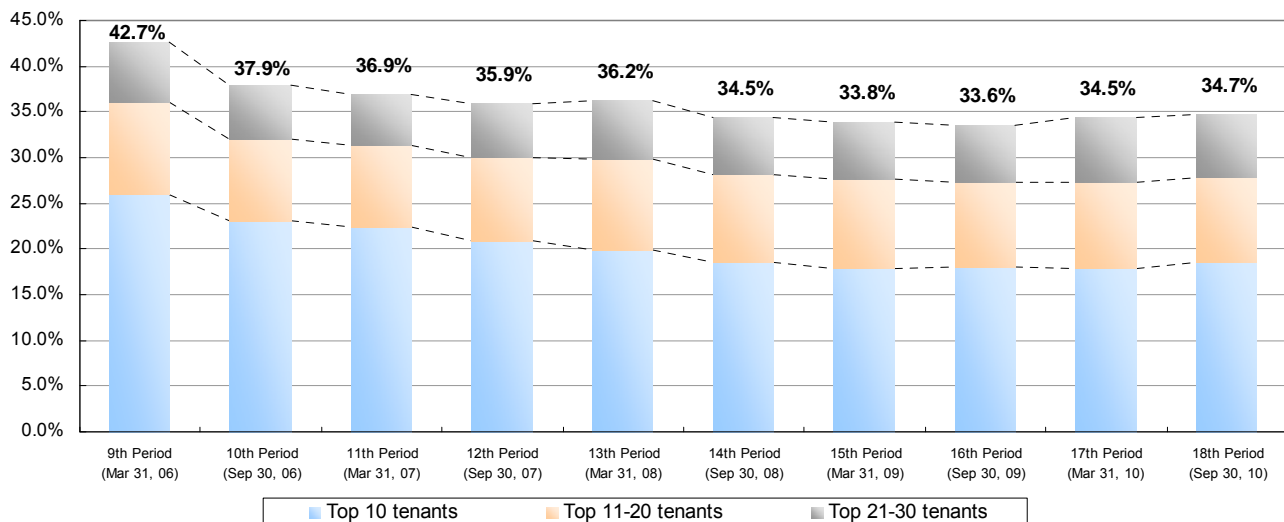
Rank	Tenant	Property	18th Period-end		17th Period-end		Leased Space Change (m <sup>2</sup> )
			Leased Space (m <sup>2</sup> )	% of Total Leased Space	Rank	Leased Space (m <sup>2</sup> )	
1	Banyu Pharmaceutical Co., Ltd. (Note 1)	Kitanomaru Square (also includes 1 other building)	23,126	4.4%	1	17,014	6,112
2	NTT Communications Corporation	Shiodome Building	11,813	2.3%	2	11,813	0
3	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,665	2.0%	3	10,665	0
4	Seven & i Holdings Co., Ltd.	Nibancho Garden	9,316	1.8%	4	9,316	0
5	Space Design, Inc.	Burex Kojimachi Building (also includes 1 other building)	8,774	1.7%	5	8,774	0
6	JSOL Corporation	Harumi Center Building	7,634	1.5%	7	7,634	0
7	(Note 2)	MM Park Building (also includes 1 other building)	7,027	1.3%	8	7,027	0
8	TOTO LTD.	Midosuji Daiwa Building (also includes 1 other building)	6,906	1.3%	9	6,906	0
9	SANYO SHOKAI LTD.	Shiodome Building	5,935	1.1%	11	5,935	0
10	Sanofi-aventis K.K.	Tokyo Opera City Building (also includes 1 other building)	5,820	1.1%	10	6,243	-422
11	Company A		5,560	1.1%	12	5,560	0
12	Company B		5,435	1.0%	13	5,435	0
13	Company C		5,246	1.0%	14	5,246	0
14	Company D		5,080	1.0%	15	5,080	0
15	Company E		4,791	0.9%	16	4,791	0

(Note 1) Banyu Pharmaceutical Co., Ltd. changed its contract name to MSD K.K. on October 1, 2010.

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

## Percentage of Major Tenants

55 properties as of September 30, 2010 Based on the leased space



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



- ◆ With regard to the new rent data assessed by CB Richard Ellis Research Institute K.K. (CBRE),\* the trend shows the price as of June 30, 2010 set at 100.
- ◆ The assessment was made for 50 properties. 5 properties in unusual situations, including single-tenant leased properties, are excluded from the 55 properties held in total as of September 30, 2010.

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

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits:index) at time of survey																				
		'03/06	'03/12	'04/06	'04/12	'05/06	'05/12	'06/06	'06/12	'07/06	'07/12	'08/06	'08/12	'09/06	'09/12	'10/06						
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza																				
		Kitanomaru Square																	110	104	100	
		MD Kanda	127	127	127	131	137	137	157	157	171	177	160	143	120	109	100					
		Kandabashi Park	111	111	111	118	123	125	155	155	170	170	160	140	120	108	100					
		Nibancho Garden																				
		Mitsubishi UFJ Trust																				
		Burex Kojimachi																				
		Sanno Grand				111	118	134	155	159	168	168	161	141	118	109	100					
	Yurakucho Denki		102	102	114	122	133	153	161	180	180	173	143	114	106	100						
	Chuo	Kodenmachi	100	100	100	103	110	110	117	117	148	159	152	141	128	114	100					
		Burex Kyobashi																				
		Ginza Sanwa					131	140	147	153	164	164	162	127	111	111	100					
		Ryoshin Ginza EM					143	143	149	157	166	166	157	146	126	111	100					
		Harumi Center											142	142	136	121	112	100				
	Minato	Aoyama Crystal	119	116	114	121	133	144	147	158	165	165	160	144	119	107	100					
		Shiodome																		117	106	100
		Shiba 2Chome Daimon	117	117	117	131	145	148	155	159	166	169	169	159	138	117	100					
	Shinjuku	Cosmo Kanasugibashi	115	115	115	122	133	141	148	156	163	170	170	148	122	115	100					
		Shinwa				108	114	119	141	151	157	157	157	135	108	103	100					
	Shinagawa	Tokyo Opera City						137	150	157	161	161	157	133	109	104	100					
		Takanawadai	117	117	108	117	121	121	129	129	133	138	138	133	129	104	100					
	Ota	Higashi-Gotanda 1Chome			119	132	132	135	135	142	148	148	148	135	123	110	100					
		Omori-Eki Higashiguchi	114	110	110	110	110	110	110	121	128	134	134	117	114	100	100					
Nippon Brunswick				111	111	111	117	120	140	140	140	140	137	109	106	100						
Yoyogi 1Chome						119	132	146	151	154	157	157	135	108	103	100						
da Vinci Harajuku		131	125	125	125	125	142	142	142	142	142	142	136	111	103	100						
Jingumae MS			112	110	110	112	134	141	151	151	156	156	151	141	110	102	100					
Shibuya Cross Tower		109	109	109	123	130	148	170	170	175	175	164	143	105	100	100						
Ebisu Neonato			109	111	123	132	148	159	166	173	173	164	136	105	102	100						
Nakano		Harmony Tower					119	124	130	141	146	146	146	135	114	100	100					
		Otsuka Higashi-Ikebukuro	96	96	88	88	88	88	88	88	88	108	108	112	112	108	100	100				
	Ikebukuro 2Chome	98	98	98	98	100	100	104	104	112	112	112	112	108	100	100						
Toshima	Ikebukuro YS				100	106	113	123	129	132	132	132	126	106	100	100						
	Harmony Tower					119	124	130	141	146	146	146	135	114	100	100						
Other Areas	Hachioji	Hachioji First					114	114	114	114	114	118	118	114	105	100	100					
		Saitama Urawa	105	105	90	90	110	110	119	124	129	129	129	119	100	100	100					
	Yokohama	MM Park											136	132	114	100	100					
		Kawasaki Isago	113	109	109	109	109	109	109	109	113	113	113	109	100	100	100					
	Musashi Kosugi STM	Musashi Kosugi STM											114	107	100	100	100					
		8·3 Square Kita									100	104	104	104	100	100	100					
	Sendai	Jozenji Park				115	118	125	125	125	128	128	128	113	105	100	100					
		Sendai Honma	139	133	128	128	131	139	139	142	142	142	142	128	117	111	100					
	Kanazawa	Kanazawa Park	119	114	114	114	114	112	126	126	126	126	124	114	105	100	100					
		Nagoya	Nishiki Park									140	140	140	136	132	124	116	100			
	Hirokoji Sakae										117	113	113	113	113	113	109	100				
	Nagoya Hirokoji		124	124	124	124	124	132	132	132	132	132	132	128	124	120	100					
	Nagoya Misono	Nagoya Misono		121	121	121	121	129	124	124	124	124	124	119	119	114	100					
		Kyoto Kawaramachi	115	103	103	103	103	103	109	115	121	121	115	103	103	100	100					
	Osaka	Shin-Fujita												132	128	112	100					
		Sakaisujihonmachi	137	132	116	116	121	132	142	153	153	153	147	137	121	111	100					
		Midosuji Daiwa	128	112	108	108	116	124	148	148	152	152	148	132	108	100	100					
	Okayama	Lit City							108	108	108	108	108	104	104	100	100					
		Hiroshima	NHK Hiroshima			93	93	93	96	107	107	107	111	111	111	104	100	100				
	Fukuoka		Tosei Tenjin	117	111	106	106	106	106	111	111	117	117	117	117	106	100	100				
		Tenjin Crystal					137	137	142	142	142	142	137	121	111	100	100					
		Hinode Tenjin	127	109	100	100	100	105	114	114	114	114	114	114	105	100	100					

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

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

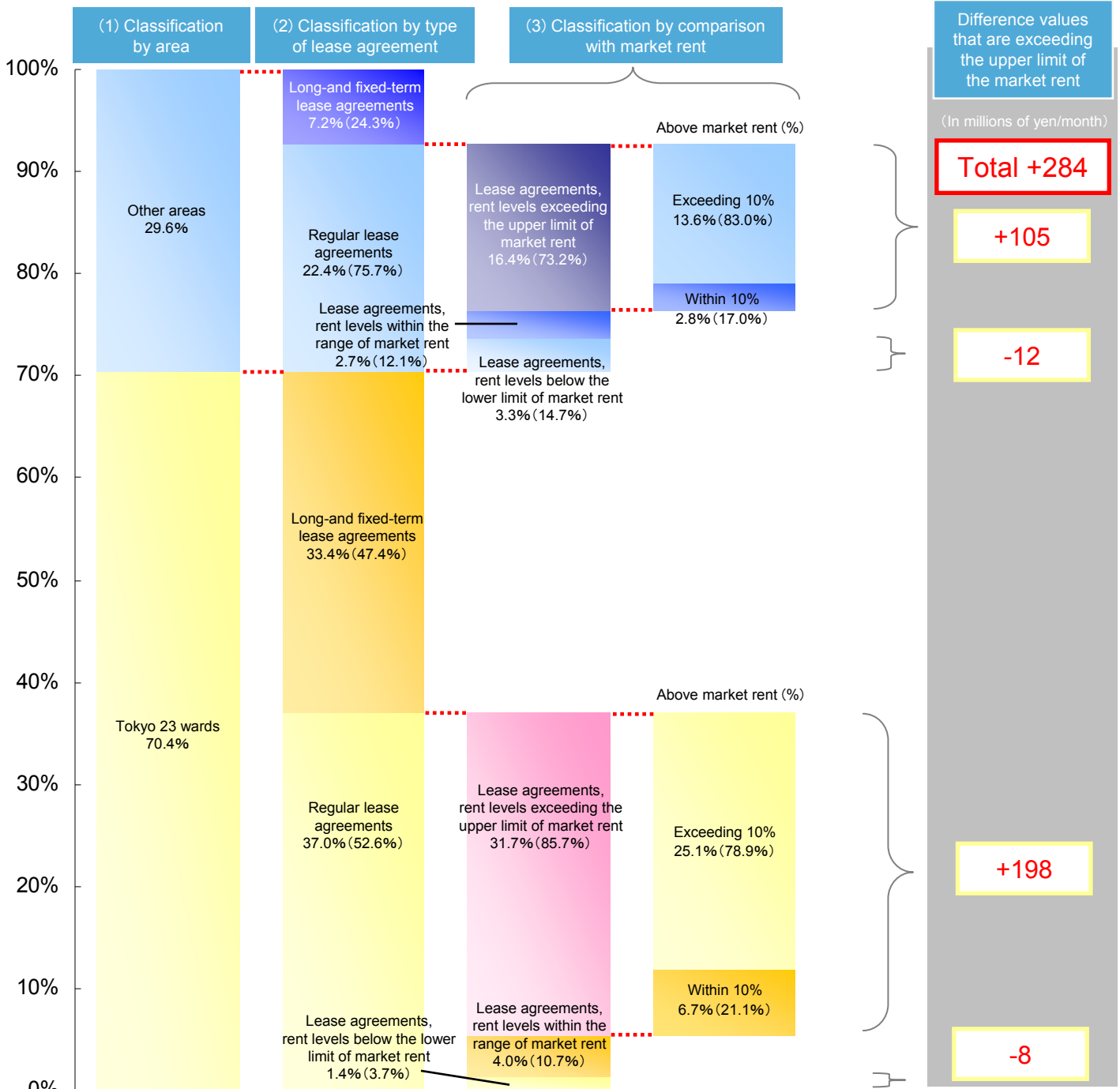


## Classification of Lease Agreements

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

55 properties held as of September 30, 2010. The data is calculated on a **monthly rent** basis including common service charges.

Monthly rent in the entire portfolio,  
including common service charges  
**¥3,309 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 18th Period.

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

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

# Tenant Data ⑤ (Tenant Turnover)

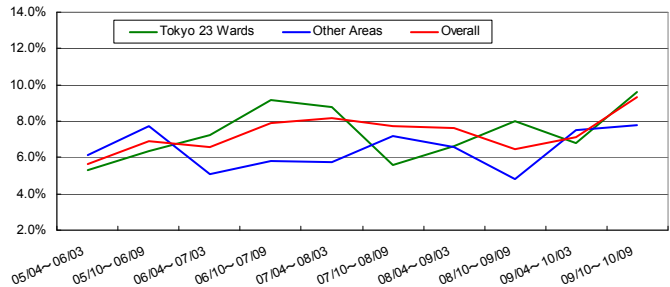


## Ratio of Annual Turnover

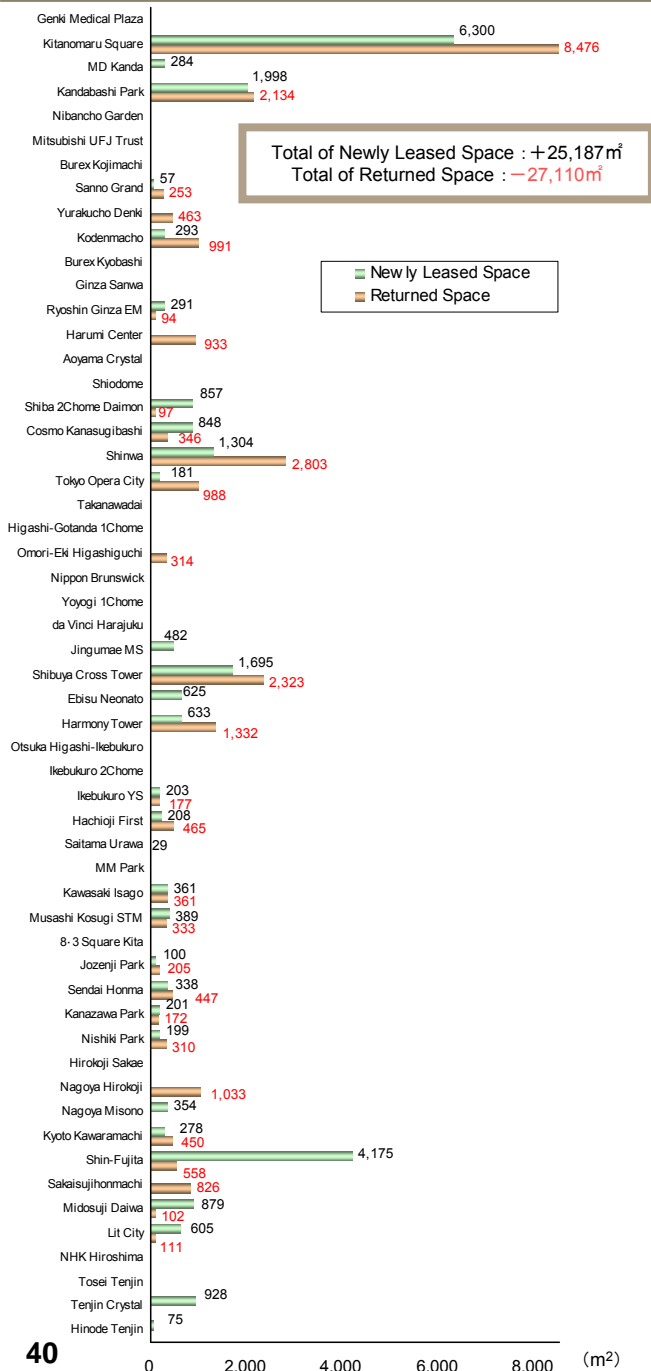
Ratio of Annual Tenant Turnover (\*)

	'05/04-'06/03	'05/10-'06/09	'06/04-'07/03	'06/10-'07/09	'07/04-'08/03	'07/10-'08/09	'08/04-'09/03	'08/10-'09/09	'09/04-'10/03	'09/10-'10/09
Tokyo 23 Wards	5.3%	6.3%	7.2%	9.2%	8.8%	5.6%	6.6%	8.0%	6.8%	9.6%
Other Areas	6.1%	7.7%	5.1%	5.8%	5.7%	7.2%	6.6%	4.8%	7.5%	7.8%
Overall	5.6%	6.9%	6.6%	7.9%	8.2%	7.7%	7.6%	6.5%	7.1%	9.3%

\*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)

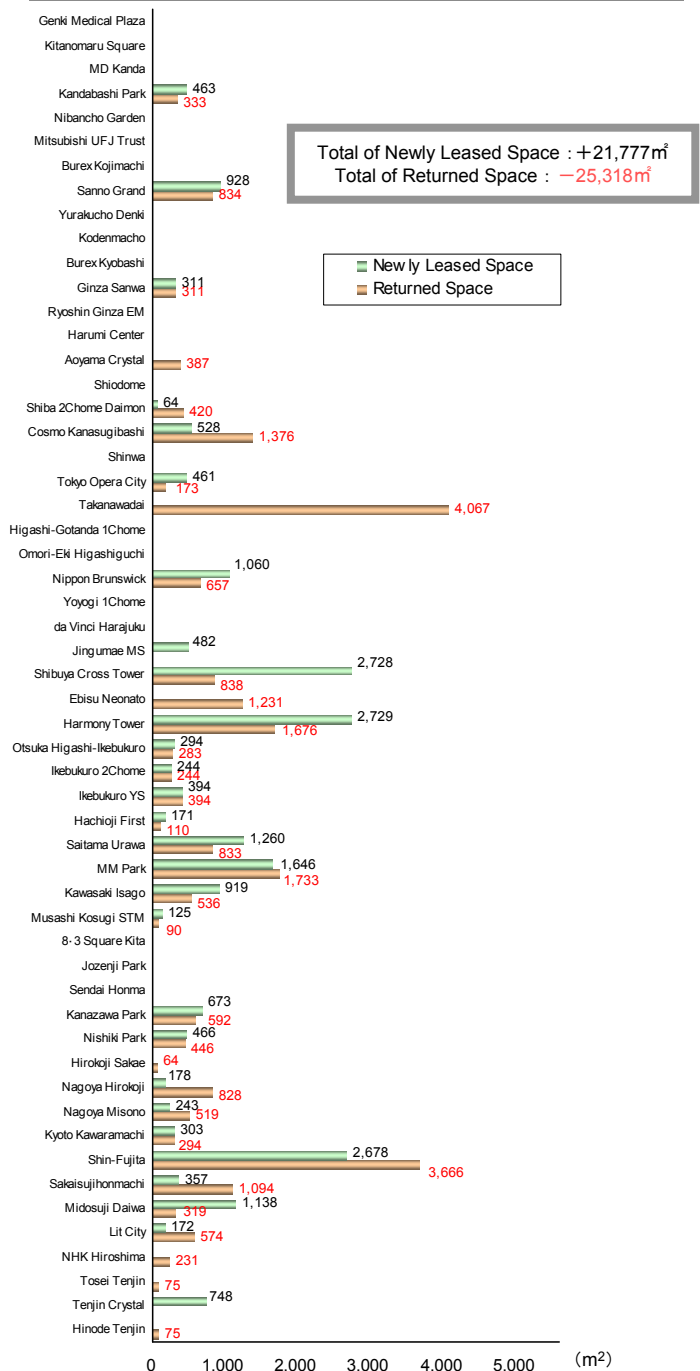


## 18th Period



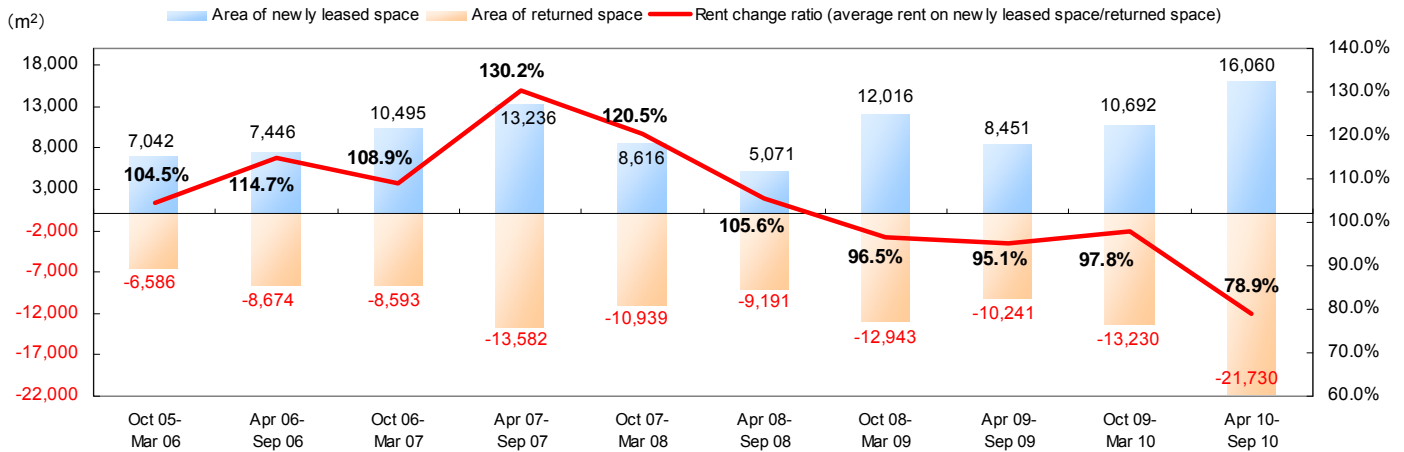
40

## 17th Period

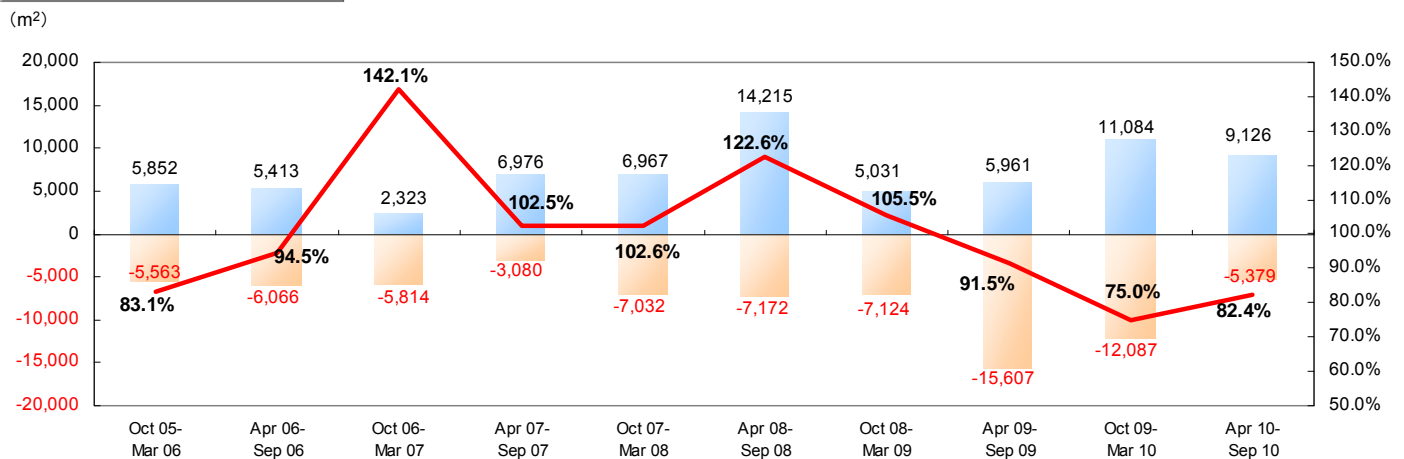


## Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

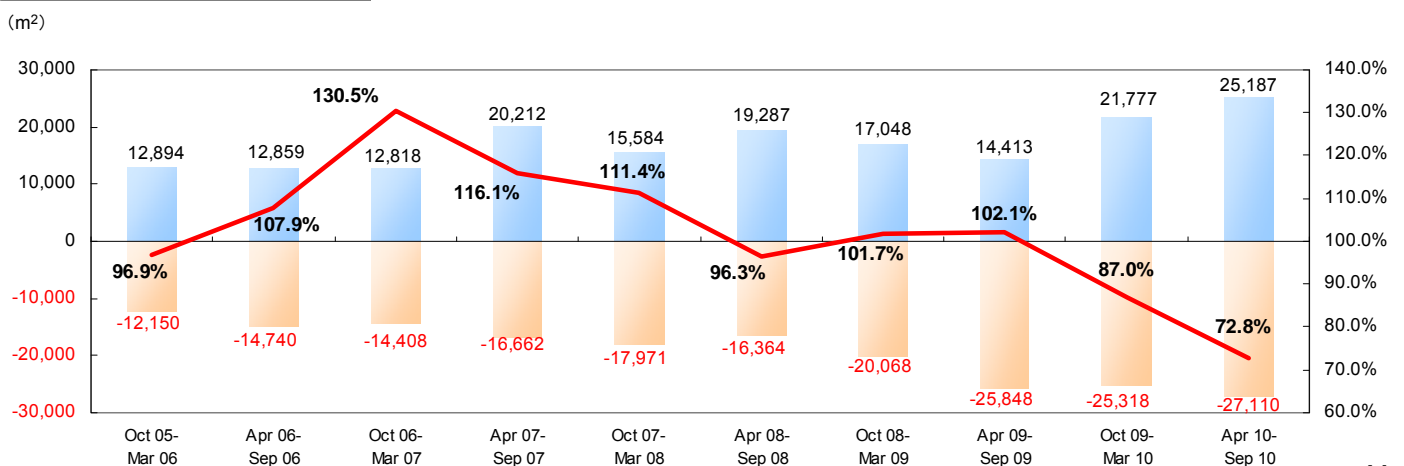
### Tokyo 23 Wards



### 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

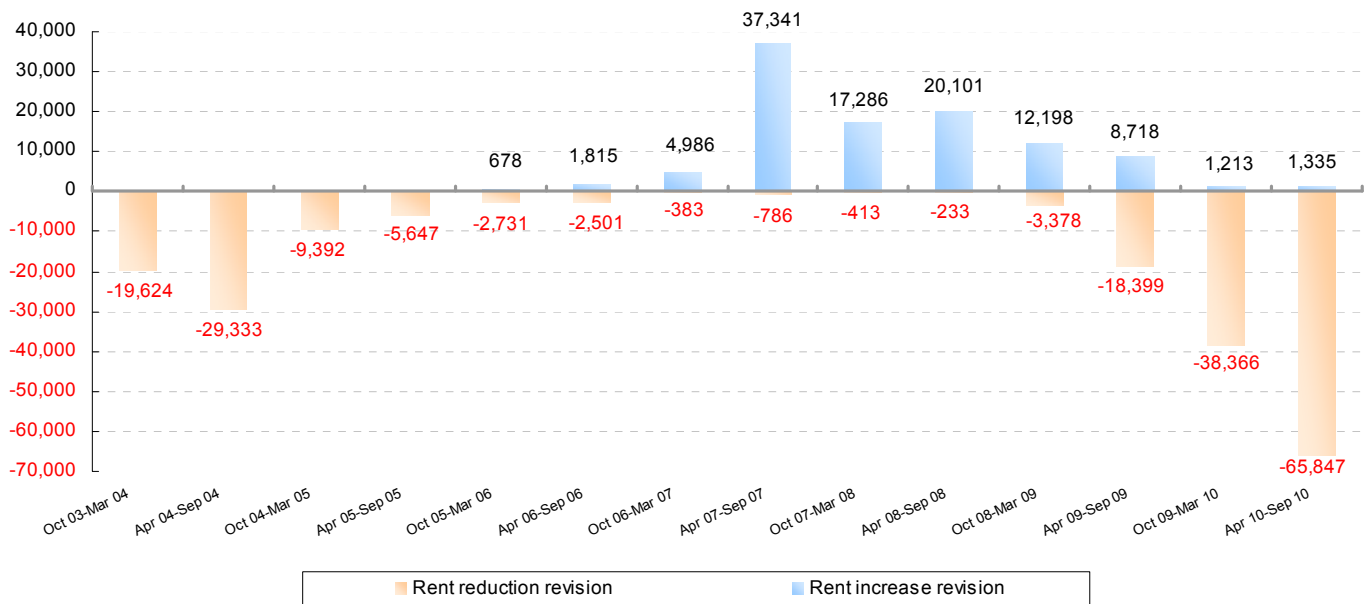
	Oct 03-Mar 04	Apr 04-Sep 04	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10
Tokyo 23 Wards					646	1,706	4,979	35,780	15,600	17,771	11,006	4,326	258	1,169
Other Areas					32	109	6	1,560	1,685	2,329	1,191	4,391	954	165
Overall					678	1,815	4,986	37,341	17,286	20,101	12,198	8,718	1,213	1,335

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

	Oct 03-Mar 04	Apr 04-Sep 04	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10
Tokyo 23 Wards	-14,689	-16,970	-2,179	-3,311	-393	-89	0	-22	-350	-26	-2,218	-10,806	-27,211	-49,726
Other Areas	-4,935	-12,362	-7,213	-2,335	-2,337	-2,412	-383	-763	-63	-207	-1,159	-7,592	-11,155	-16,121
Overall	-19,624	-29,333	-9,392	-5,647	-2,731	-2,501	-383	-786	-413	-233	-3,378	-18,399	-38,366	-65,847

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

(In thousands of yen)



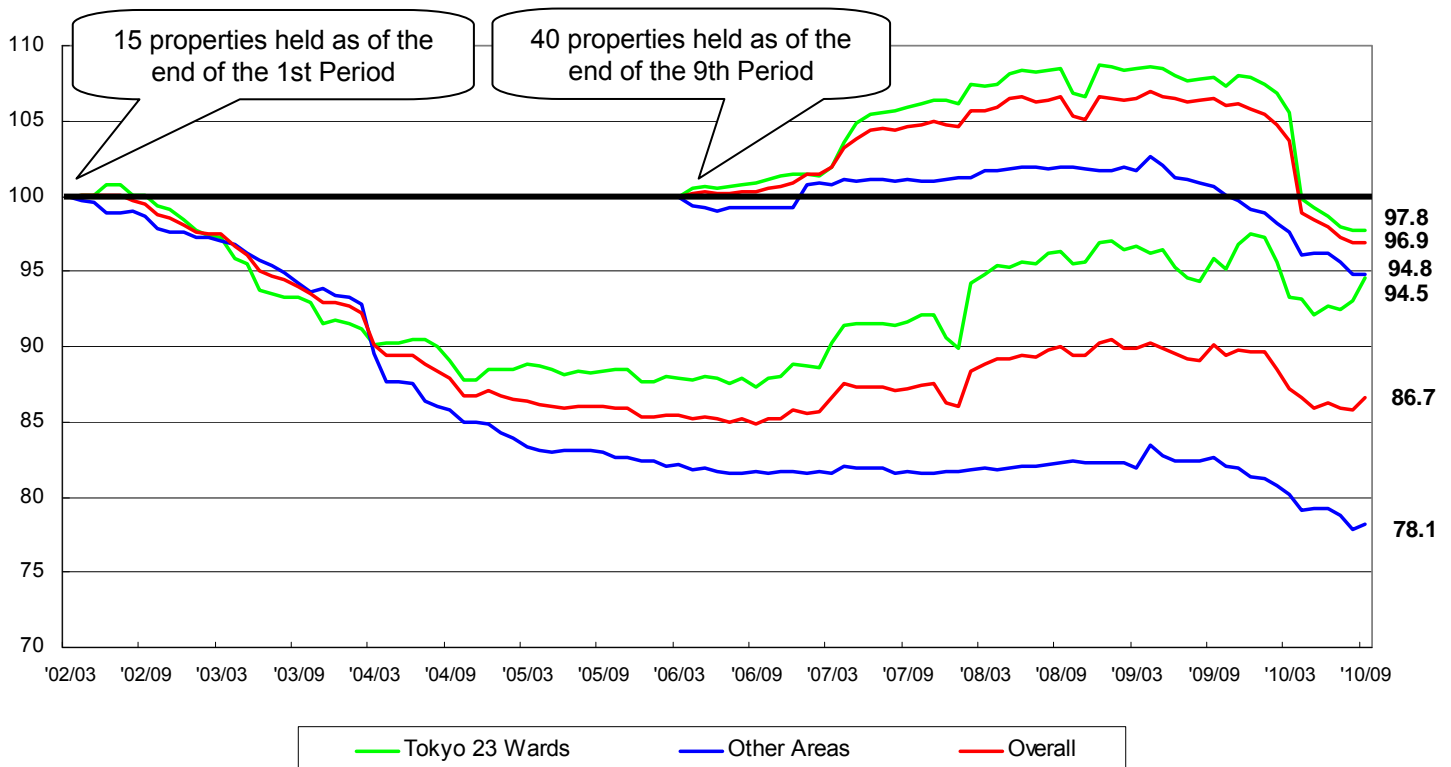
# Tenant Data ⑦

## (Changes in Average Rent Level)



### Changes in Average Rent Level (2002/03 ~ 2010/09)

- 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.



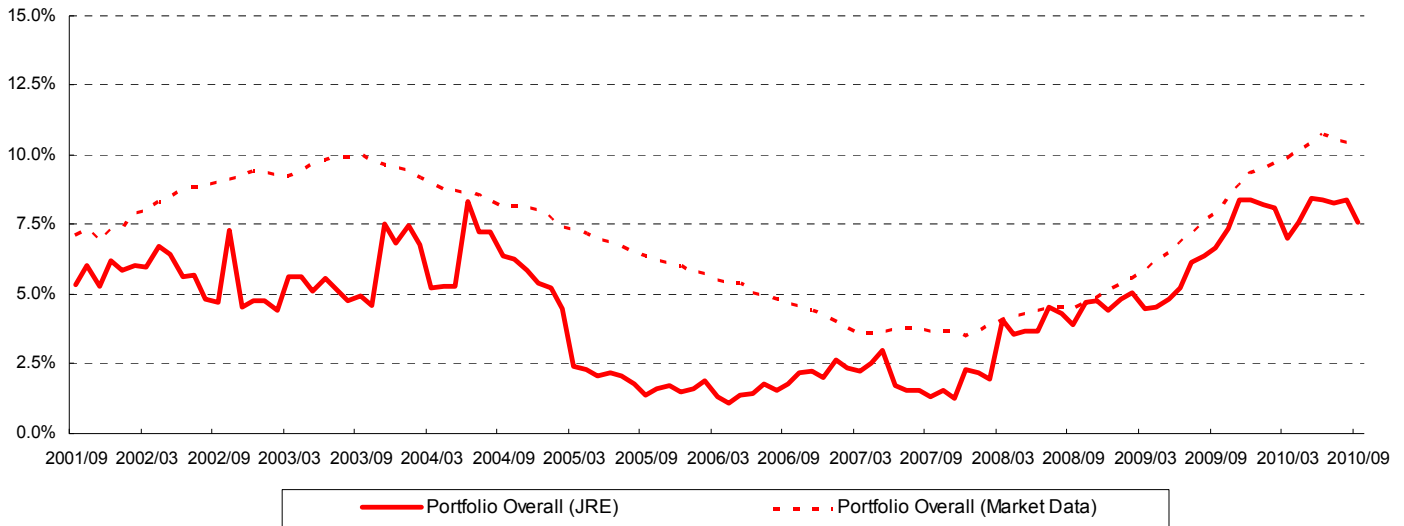


# Tenant Data ⑧ (Vacancy Rates)

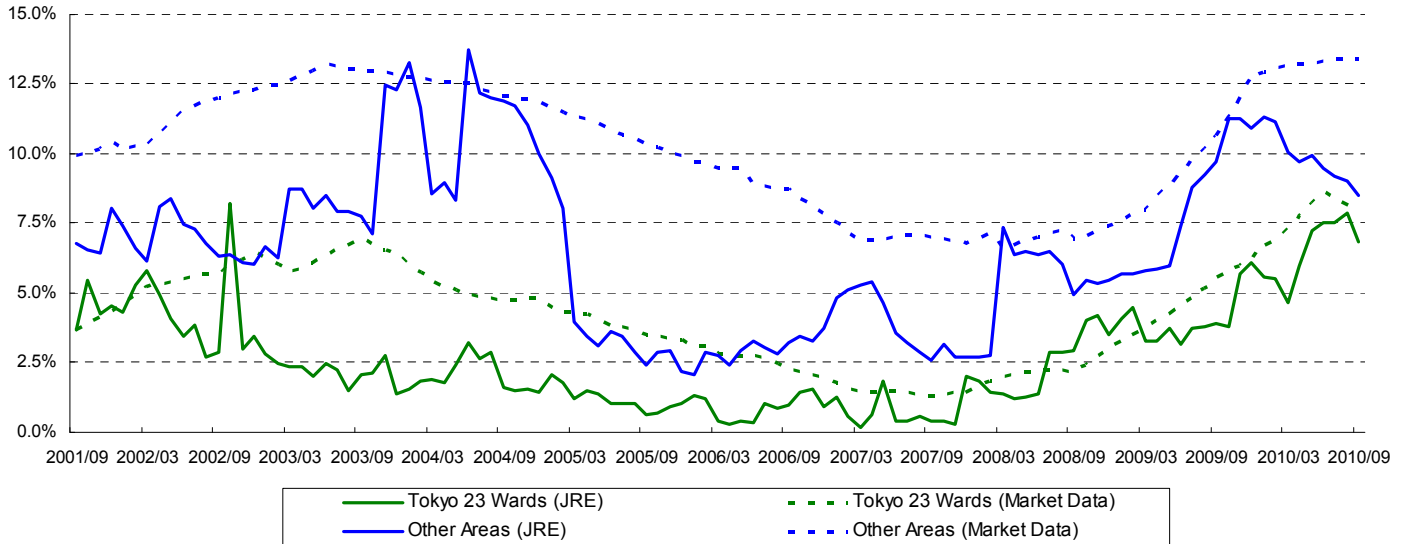


## Trend in Vacancy Rate (Relative to Market Data)

### 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 Rate	Office Zone*	Zone Vacancy*
A building	① 5,000	④ 3.0%	a zone	⑦ 4.0%
B building	② 3,000	⑤ 6.0%	b zone	⑧ 8.0%
Total/Average	③ 8,000	⑥ 4.1%		⑨ 5.5%

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

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

**Maintaining lower vacancy rate than market**

# Trend in Property Management Costs and Utilities Expenses



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

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

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



# Past Record and Plan for Renovation Work



## JRE's Renovation Work

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

## Trend in Construction Costs and Depreciation Expenses

(In millions of yen)

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

	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
Construction costs	1,654	2,857	1,520	2,760	1,138	1,721	2,313	2,074	1,563
Repairing expenses (reported as expense)	513	916	580	991	511	676	1,119	756	790
Capital expenditure (capitalized as asset)	1,141	1,940	939	1,769	627	1,044	1,193	1,318	773
Depreciation	2,682	2,717	2,835	3,068	3,560	3,788	3,801	3,945	4,218
Total assets	441,163	443,973	449,643	527,537	542,920	565,022	564,528	637,326	634,974
Property-related revenues	15,169	16,500	17,132	17,807	19,805	20,716	20,795	20,758	22,112

\* Property-related revenues for the 10th, 11th, 12th, 13th, 16th and 17th Periods do not include gain on transfer of properties, dividends earned on the preferred capital contribution, gain on transfer of development rights of floor area and compensation for the property transfer.

## 5-Year Plan for Renovation Work

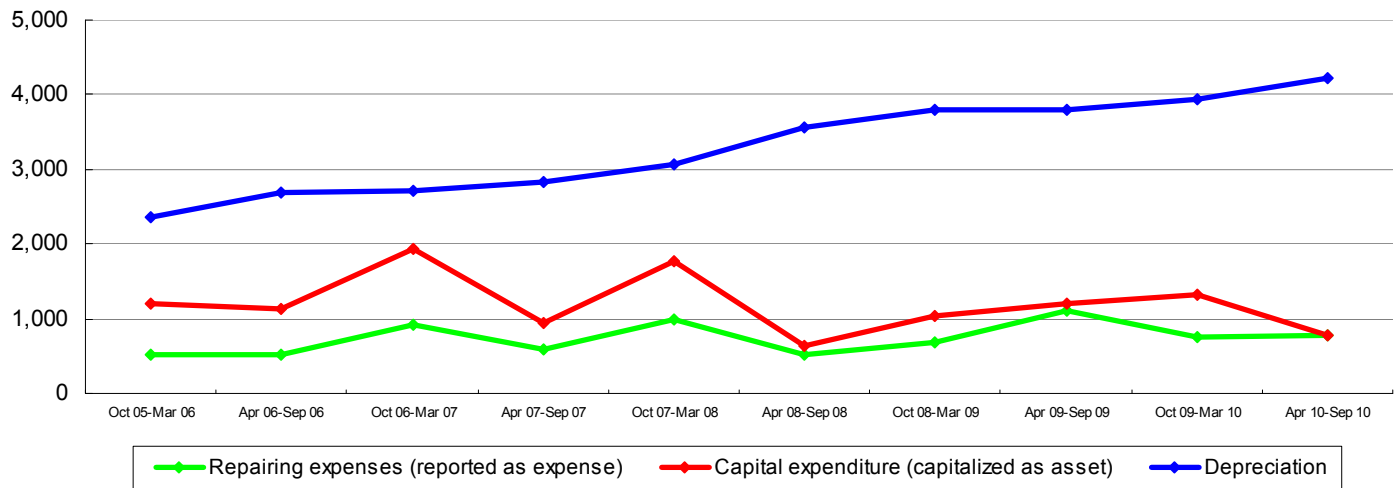
(In 100 millions of yen)

	Apr 10-Mar 11	Apr 11-Mar 12	Apr 12-Mar 13	Apr 13-Mar 14	Apr 14-Mar 15	Total
Work capitalization as asset	23	31	37	29	29	151
Depreciation	84	81	79	78	76	399

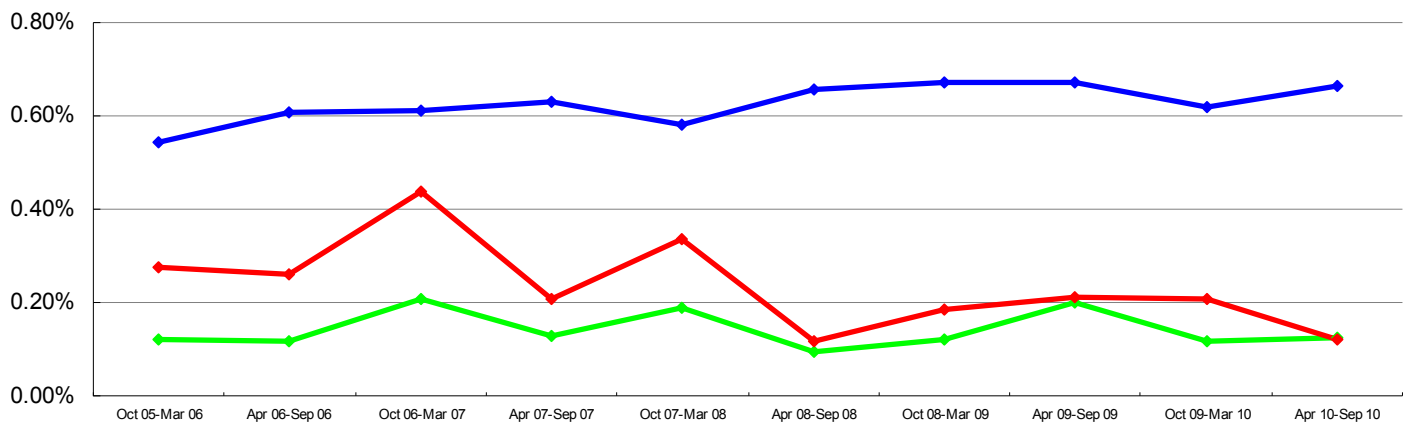
\* 55 properties held as of September 30, 2010

### Trend in construction costs and depreciation

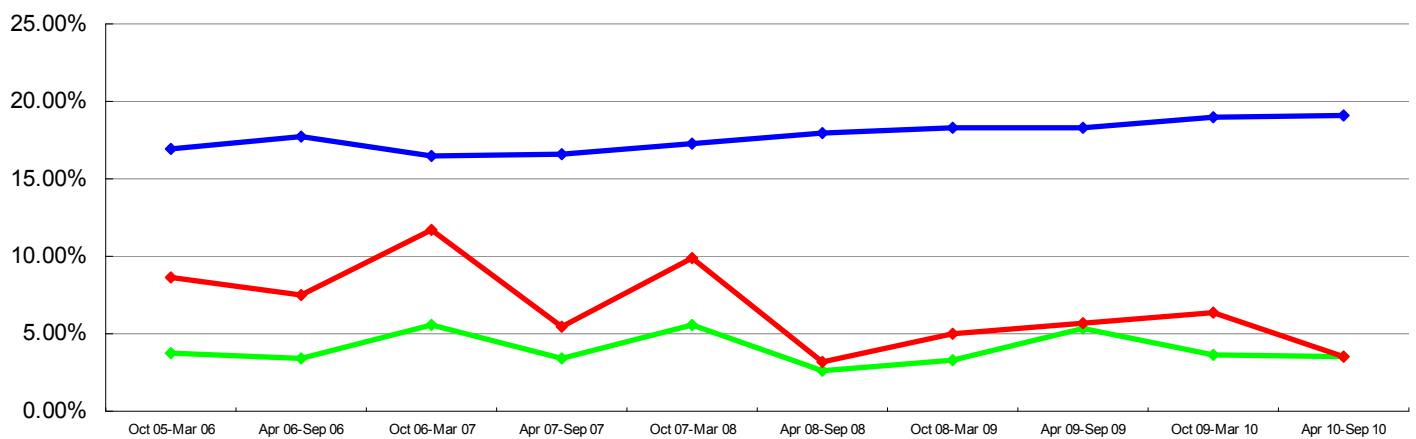
(In millions of yen)



### % against total assets



### % against property-related revenues



# External Growth ① (Deal Sources)

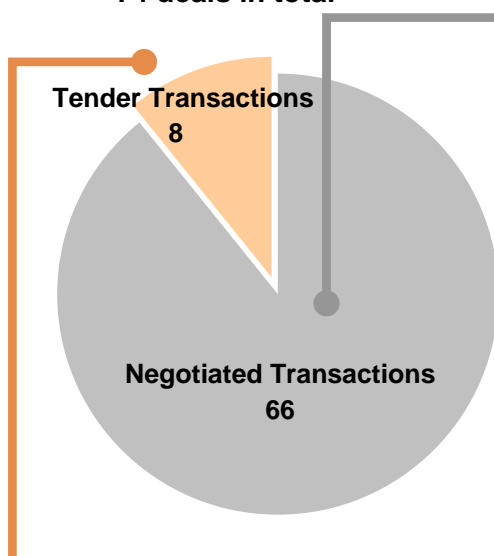


## Deal Sources

Based on 74 deals in total, in regard to properties acquired between IPO and the end of the Sep-10 Period (An additional share acquisition of existing property is also counted as one deal. The said 74 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.)

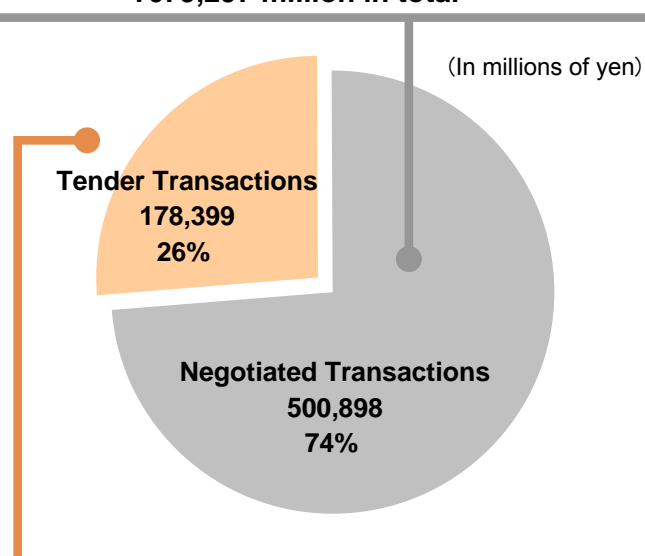
Based on the number of transactions

74 deals in total



Based on acquisition price

¥679,297 million in total



Type of transaction	Number of deals	Amount (In 100 millions of yen)
Negotiated Transactions	66 (89.2%)	5,008 (73.7%)
Acquisition from sponsors, etc.	33 (44.6%)	2,581 (38.0%)
Acquisition through sponsors' introduction	10 (13.5%)	766 (11.3%)
Others	23 (31.1%)	1,660 (24.4%)
Tender Transactions	8 (10.8%)	1,783 (26.3%)
Acquisition from sponsors, etc.	2 (2.7%)	407 (6.0%)
Acquisition through sponsors' introduction	2 (2.7%)	1,161 (17.1%)
Others	4 (5.4%)	215 (3.2%)
Total	74 (100.0%)	6,792 (100.0%)

- Of those 74 deals, 8 deals were closed through tender transactions.
- From the viewpoint of acquisition price, 74% 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>

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

¥258,169 million



Shiodome Building  
(The share acquired in January 2010)

Acquisition  
through  
sponsors'  
introduction

10

¥76,662 million



Shiodome Building  
(The share acquired in December 2008)

Others

23

¥166,067 million



Harumi Center Building

## Breakdown of Tender Transactions

Acquisition  
from sponsors,  
etc.

2

¥40,700 million



MM Park Building

Acquisition  
through  
sponsors'  
introduction

2

¥116,155 million



Kitanomaru Square

Others

4

¥21,543 million



Yurakucho Denki Building

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

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

## External Growth ② (Due Diligence for Properties)



### Investment Criteria for Property Acquisition

#### Geographic Diversification

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

#### Structure

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

#### Size of Property

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

### Trend of Properties Undergoing Research

Apr 2009-Mar 2010

Area	16th Period							17th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	10	3	19	23	10	9	74	28	11	8	50	20	12	129	203	86.8%
Other Major Cities	1	1	5	0	1	1	9	0	0	0	9	12	1	22	31	13.2%
Total	11	4	24	23	11	10	83	28	11	8	59	32	13	151	234	100.0%

Apr 2010-Mar 2011

Area	18th Period							%
	Apr	May	Jun	Jul	Aug	Sep	Total	
Tokyo Metropolitan Area	41	7	24	28	22	17	139	86.3%
Other Major Cities	3	1	4	7	4	3	22	13.7%
Total	44	8	28	35	26	20	161	100.0%

Properties valued at ¥65-70 billion are under continuous research (multiple properties).  
Among them, properties valued at ¥44 billion are under specific review (multiple properties).



## **3. Business Forecasts**

# Income Statement and Forecast



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

Term	17th Period		18th Period		19th Period		20th Period	
	Ended Mar 31, 2010		Ended Sep 30, 2010		Ending Mar 31, 2011		Ending Sep 30, 2011	
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast	
Number of Properties	55		55		55		55	
Number of Days	(182 days)		(183 days)		(182 days)		(183 days)	
Operating Revenues	21,665	+446	22,112	-422	21,690	-160	21,530	
Property-related Revenues	20,758	+1,353	22,112	-422	21,690	-160	21,530	
Gain on Transfer of Properties	885	-885	-		-		-	
Compensation for the Property Transfer	21	-21	-		-		-	
Operating Expenses	11,127	+1,046	12,173	+86	12,260	-260	12,000	
Property-related Expenses (excluding Depreciation)	6,344	+676	7,020	+199	7,220	-200	7,020	
Depreciation	3,945	+273	4,218	-38	4,180	-60	4,120	
Administrative Expenses	837	+96	933	-83	850		850	
(Asset Management Fees (*1))	(529)	(+13)	(542)	(-22)	(520)		(520)	
NOI (*2)	14,414	+677	15,091	-621	14,470	+40	14,510	
Property-related Profits and Losses (*2)	10,468	+404	10,873	-593	10,280	+100	10,380	
Gross Operating Income	11,375	-502	10,873	-593	10,280	+100	10,380	
Operating Income	10,538	-599	9,939	-509	9,430	+100	9,530	
Non-operating Profits and Losses	-1,661	-141	-1,803	-76	-1,880	+30	-1,850	
(Interest Expense)	(-1,600)	(-212)	(-1,812)	(-27)	(-1,840)		(-1,840)	
Ordinary Income	8,876	-740	8,135	-595	7,540	+130	7,670	
Net Income	8,875	-741	8,134	-594	7,540	+130	7,670	
Units Outstanding	489,200 units		489,200 units		489,200 units		489,200 units	
Dividend per Unit	18,043 yen	-1,415 yen	16,628 yen	-1,198 yen	15,430 yen	+260 yen	15,690 yen	
Occupancy Rate at Period-end	93.0%	-0.6%	92.4%	+0.4%	92.8%			

\*1 Term fee and Incentive fee

\*2 Excluding Gain or loss on transfer of properties and Compensation for the property transfer

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

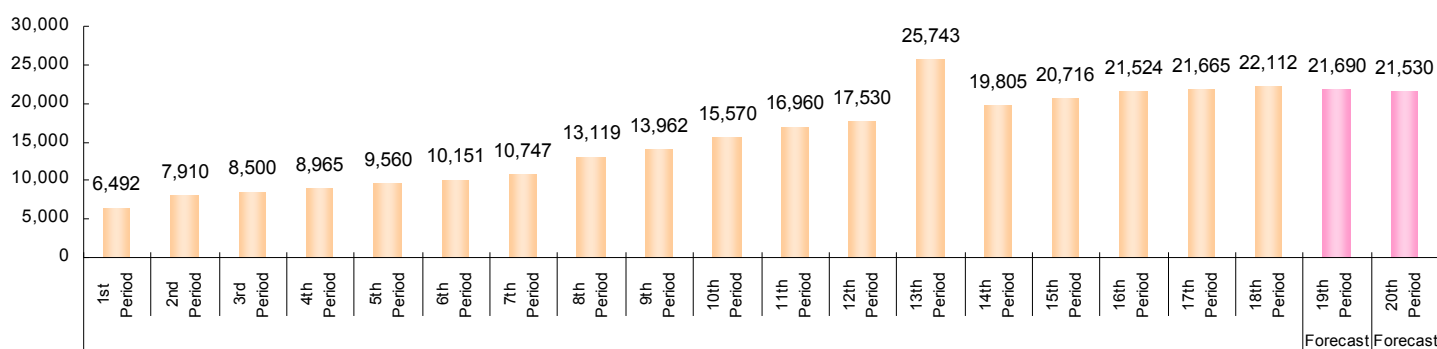
- 18th→19th Period: Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 18th and the 19th Periods
- 19th→20th Period: Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 19th and the 20th Periods

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

- 18th→19th Period: Increase in property management expenses and repairing expenses, decrease in utilities expenses, and others
- 19th→20th Period: Decrease in property management expenses and repairing expenses, increase in utilities expenses and property and other taxes, and others

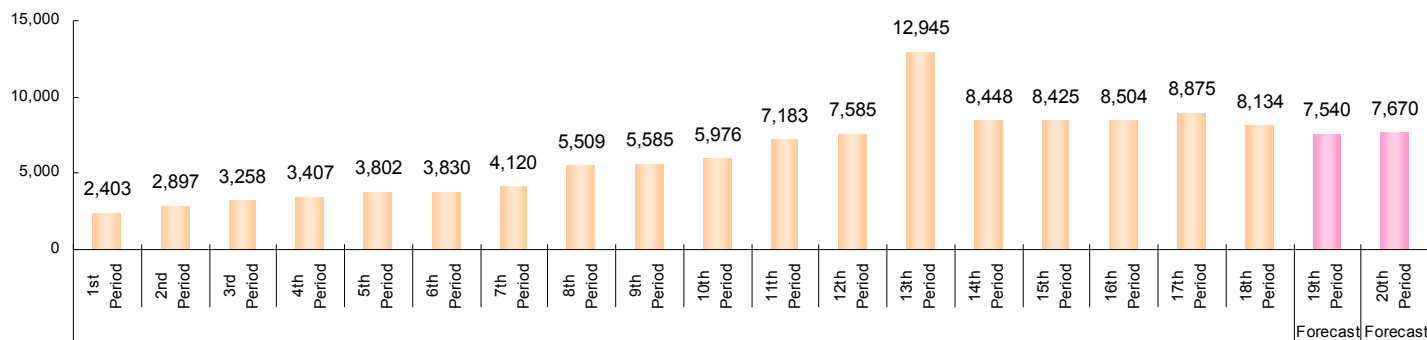
## Operating Revenues

(In millions of yen)



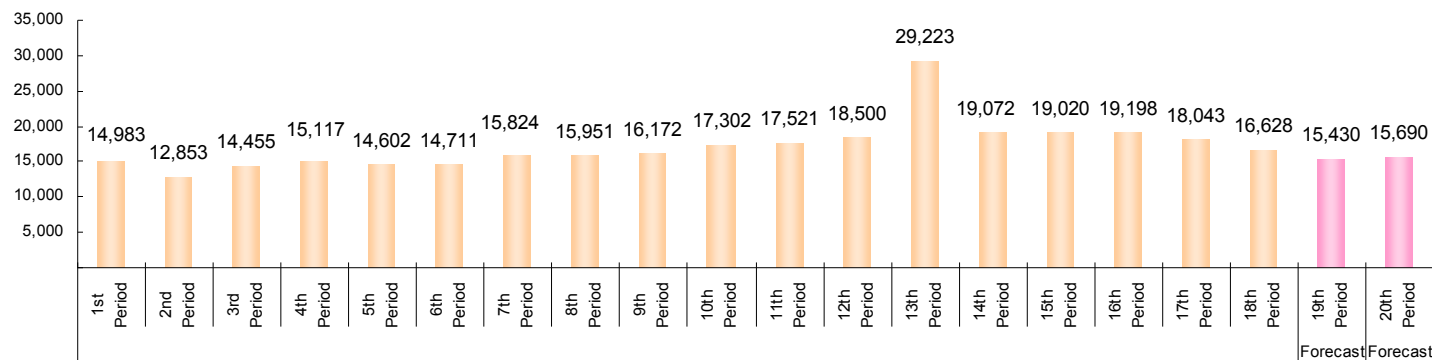
## Net Income

(In millions of yen)



## Dividend per Unit

(In yen)



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

# Balance Sheet Forecast for the 19th Period



(In millions of yen)

Item	19th Period-end (Mar. 31, 2011)	18th Period-end (Sep. 30, 2010)	Change	Reason for change
<b>Current Assets</b>				
Cash and Bank Deposits	21,264	19,312	1,952	Rent revenues, etc.
Other Current Assets	280	280	-	
<b>Total Current Assets</b>	<b>21,544</b>	<b>19,592</b>	<b>1,952</b>	
<b>Fixed Assets</b>				
<b>Property and Equipment</b>				} Increase due to capital expenditure
Buildings (including those held in trust)	224,139	222,610	1,529	
Structures (including those held in trust)	2,495	2,478	17	
Machinery and Equipment (including that held in trust)	3,157	3,135	22	
Land (including that held in trust)	423,146	423,146	-	
Accumulated Depreciation	-47,102	-42,912	-4,190	
<b>Total Property and Equipment</b>	<b>605,835</b>	<b>608,458</b>	<b>-2,623</b>	
<b>Intangible Assets</b>				
Leasehold rights, etc. (including those held in trust)	6,134	6,134	-	
<b>Total Intangible Assets</b>	<b>6,134</b>	<b>6,134</b>	<b>-</b>	
<b>Investments and Other Assets</b>				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	44	48	-4	
<b>Total Investments and Other Assets</b>	<b>621</b>	<b>625</b>	<b>-4</b>	
<b>Total Fixed Assets</b>	<b>612,590</b>	<b>615,219</b>	<b>-2,629</b>	
<b>Deferred Assets</b>				
Deferred Investment Corporation Bond Issuance Costs	140	162	-22	
<b>Total Deferred Assets</b>	<b>140</b>	<b>162</b>	<b>-22</b>	
<b>Total Assets</b>	<b>634,274</b>	<b>634,974</b>	<b>-700</b>	

(In millions of yen)

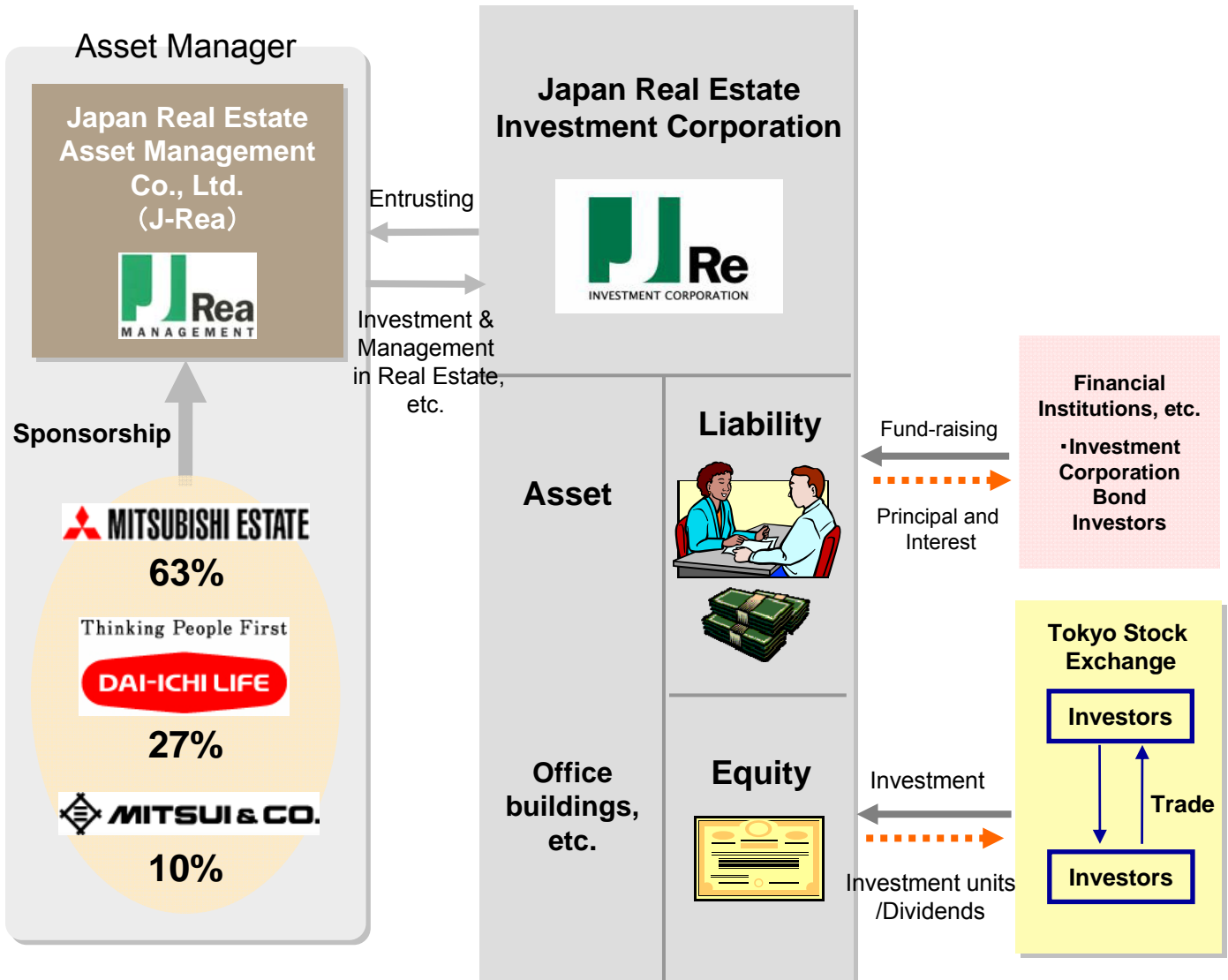
Item	19th Period-end (Mar. 31, 2011)	18th Period-end (Sep. 30, 2010)	Change	Reason for change
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Short-term Loans	29,000	29,000	-	
Current Portion of Long-term Loans	68,100	64,100	4,000	Increase due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	-	-	-	
Rent Received in Advance	2,307	2,324	-17	
Other Current Liabilities	3,473	2,768	705	Increase in trade accounts payable (construction cost) and accrued expenses (interest), etc.
<b>Total Current Liabilities</b>	<b>102,880</b>	<b>98,192</b>	<b>4,688</b>	
<b>Long-term Liabilities</b>				
Investment Corporation Bonds	55,000	55,000	-	
Long-term Loans	110,300	114,350	-4,050	Decrease due to the transfer to the current portion of long-term loans
Deposits Received from Tenants	34,143	34,894	-751	
Other Long-term Liabilities	-	-	-	
<b>Total Long-term Liabilities</b>	<b>199,443</b>	<b>204,244</b>	<b>-4,801</b>	
<b>Total Liabilities</b>	<b>302,323</b>	<b>302,437</b>	<b>-114</b>	
<b>Net Assets</b>				
Unitholders' Capital	324,353	324,353	-	
Retained Earnings	7,598	8,183	-585	
<b>Total Net Assets</b>	<b>331,951</b>	<b>332,536</b>	<b>-585</b>	
<b>Total Liabilities and Net Assets</b>	<b>634,274</b>	<b>634,974</b>	<b>-700</b>	

## MEMO

## **4. Appendix**



## 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 November 16, 2010)

### 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**

**(55 office buildings, total acquisition price: ¥643.8 billion)**

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

### ③ Track record

**The first listed J-REIT**, showing steady performance for 18 consecutive periods

### ④ **Sound financial strength**

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

## Basic Principle of Compliance for the Investment Corporation

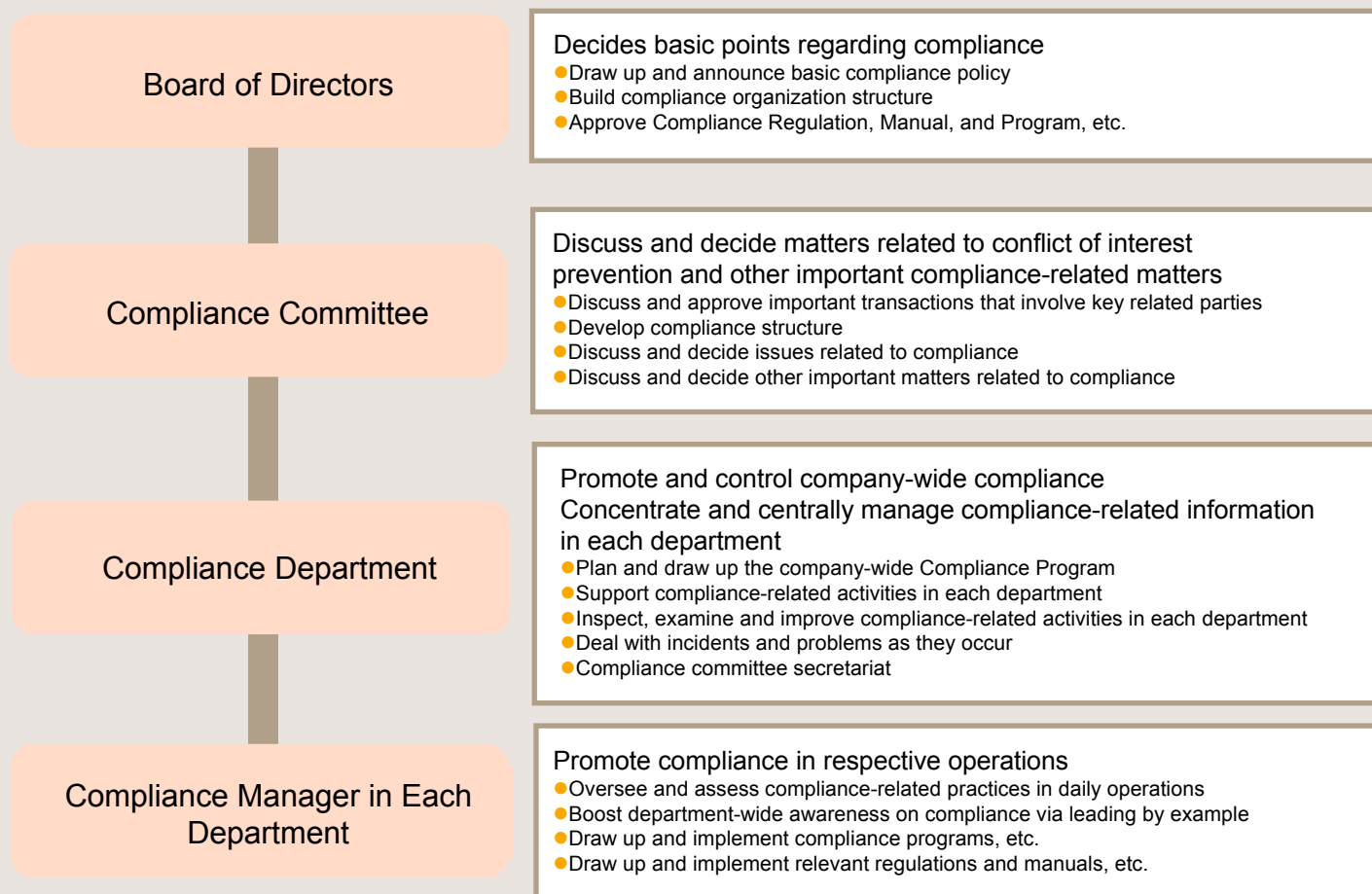
JRE's basic principle of compliance is to thoroughly observe legal and other relevant norms in regard to the business operation as well as to respond to the requirements from society. This means that the investment corporation administers and oversees the outsourcing companies from the same standpoint,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

## Basic Principle of Compliance for the Asset Management Company

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

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

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

# Achievement after IPO and Forecast

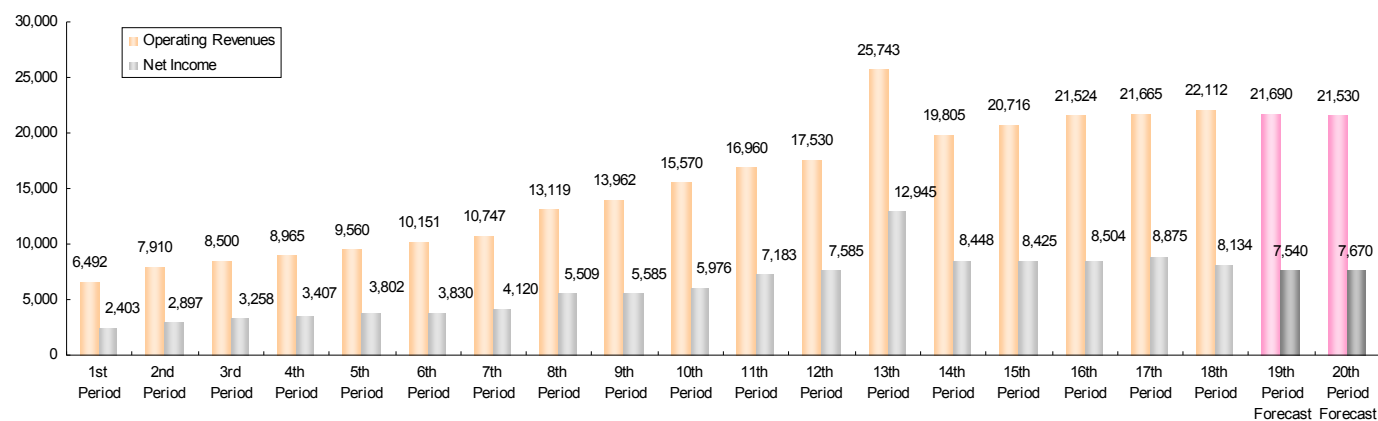


## Achievement after IPO and Forecast

\* The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the number of properties and total acquisition price of properties 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
Operating Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,570
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+11.5%)
Property-related Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+8.6%)
Gain on Transfer of Unused Development Rights of Floor Area	—	—	—	—	—	—	—	—	—	—
Gain on Transfer of Properties	—	—	—	—	—	—	—	—	—	400
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
(% change from the preceding period)	—	(+14.4%)	(+8.9%)	(+5.7%)	(+11.4%)	(+0.4%)	(+7.9%)	(+32.4%)	(+1.5%)	(+11.4%)
Ordinary Income	2,405	2,898	3,259	3,408	3,803	3,831	4,121	5,510	5,586	5,977
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)
Net Income	2,403	2,897	3,258	3,407	3,802	3,830	4,120	5,509	5,585	5,976
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)
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
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
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163
Net Assets	83,663	115,049	115,410	115,559	137,250	137,279	137,569	206,982	207,058	207,449
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
Total Liabilities	78,146	70,347	84,611	94,021	107,272	120,093	184,789	148,985	226,493	233,714
Interest-bearing Debt	64,000	54,000	66,800	76,000	87,000	99,000	159,000	122,000	196,500	202,500
LTV	39.6%	29.1%	33.4%	36.3%	35.6%	38.5%	49.3%	34.3%	45.3%	45.9%
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
Market Capitalization	85,012	115,179	133,436	146,059	216,132	227,850	227,850	316,041	352,308	345,400
Number of Properties	24	27	30	32	36	39	46	50	52	49
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
Leasable Space	201,884 m <sup>2</sup>	215,928 m <sup>2</sup>	236,693 m <sup>2</sup>	246,062 m <sup>2</sup>	273,157 m <sup>2</sup>	293,105 m <sup>2</sup>	336,026 m <sup>2</sup>	364,610 m <sup>2</sup>	400,090 m <sup>2</sup>	396,173 m <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%
Public Offerings of New Units										
Number of Newly Issued Units	—	65,000 units	—	—	35,000 units	—	—	85,000 units	—	—
Offer Price	—	490,980 yen	—	—	629,000 yen	—	—	826,000 yen	—	—
Aggregate Amount of Offer Price	—	31,913	—	—	22,015	—	—	70,210	—	—
Issue Price	—	475,268 yen	—	—	608,456 yen	—	—	800,288 yen	—	—
Aggregate Amount of Issue Price	—	30,892	—	—	21,295	—	—	68,024	—	—
Payment Date	—	2002/5/7	—	—	2003/10/24	—	—	2005/4/26	—	—

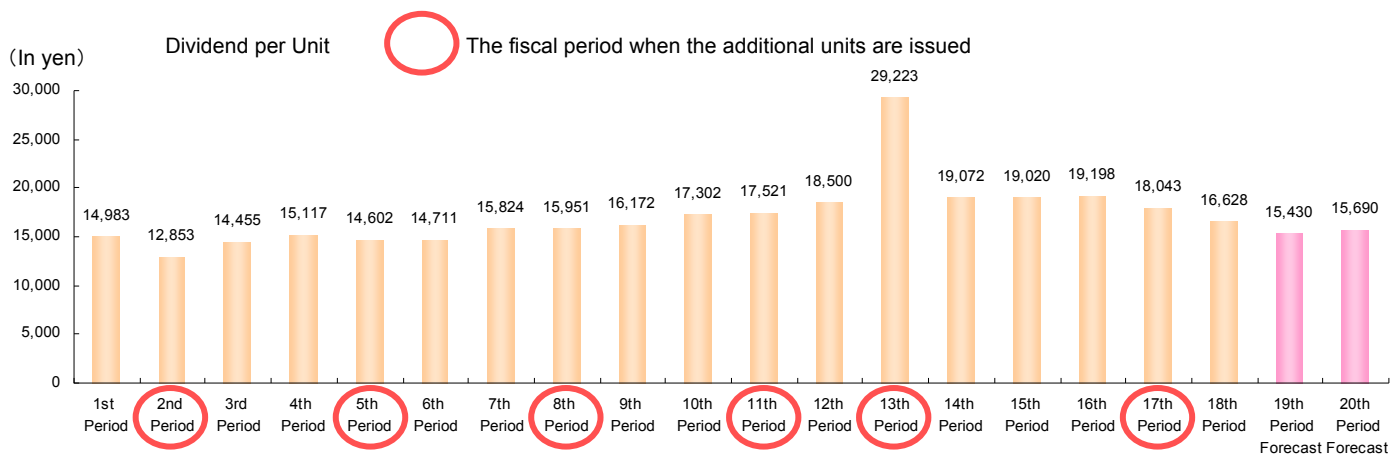
(In millions of yen)



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

11th Period Mar 31, 2007 Oct 2006-Mar 2007	12th Period Sep 30, 2007 Apr 2007-Sep 2007	13th Period Mar 31, 2008 Oct 2007-Mar 2008	14th Period Sep 30, 2008 Apr 2008-Sep 2008	15th Period Mar 31, 2009 Oct 2008-Mar 2009	16th Period 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 (Forecast) Mar 31, 2011 Oct 2010-Mar 2011	20th Period (Forecast) Sep 30, 2011 Apr 2011-Sep 2011	
16,960 (+8.9%)	17,530 (+3.4%)	25,743 (+46.9%)	19,805 (-23.1%)	20,716 (+4.6%)	21,524 (+3.9%)	21,665 (+0.7%)	22,112 (+2.1%)	21,690 (-1.9%)	21,530 (-0.7%)	Operating Revenues (% change from the preceding period)
16,500 (+8.8%)	17,132 (+3.8%)	17,807 (+3.9%)	19,805 (+11.2%)	20,716 (+4.6%)	20,795 (+0.4%)	20,758 (-0.2%)	22,112 (+6.5%)	21,690 (-1.9%)	21,530 (-0.7%)	Property-related Revenues (% change from the preceding period)
—	—	—	—	—	728	—	—	—	—	Gain on Transfer of Unused Development Rights of Floor Area
459	397	—	—	—	—	885	—	—	—	Gain on Transfer of Properties
—	—	7,935	—	—	—	—	—	—	—	Dividends Earned
—	—	—	—	—	—	21	—	—	—	Compensation for the Property Transfer
8,304 (+17.9%)	8,739 (+5.2%)	14,218 (+62.7%)	9,807 (-31.0%)	9,955 (+1.5%)	10,054 (+1.0%)	10,538 (+4.8%)	9,939 (-5.7%)	9,430 (-5.1%)	9,530 (+1.1%)	Operating Income (% change from the preceding period)
7,184 (+20.2%)	7,586 (+5.6%)	12,946 (+70.7%)	8,449 (-34.7%)	8,426 (-0.3%)	8,505 (+0.9%)	8,876 (+4.4%)	8,135 (-8.3%)	7,540 (-7.3%)	7,670 (+1.7%)	Ordinary Income (% change from the preceding period)
7,183 (+20.2%)	7,585 (+5.6%)	12,945 (+70.7%)	8,448 (-34.7%)	8,425 (-0.3%)	8,504 (+0.9%)	8,875 (+4.4%)	8,134 (-8.4%)	7,540 (-7.3%)	7,670 (+1.7%)	Net Income (% change from the preceding period)
410,000 units	410,000 units	443,000 units	443,000 units	443,000 units	443,000 units	489,200 units	489,200 units	489,200 units	489,200 units	Units Outstanding
17,521 yen	18,500 yen	29,223 yen	19,072 yen	19,020 yen	19,198 yen	18,043 yen	16,628 yen	15,430 yen	15,690 yen	Dividend per Unit
443,973	449,643	527,537	542,920	565,022	564,528	637,326	634,974	—	—	Total Assets
271,867	272,269	310,547	306,050	306,027	306,106	333,228	332,536	—	—	Net Assets
663,091 yen	664,071 yen	701,009 yen	690,858 yen	690,806 yen	690,984 yen	681,170 yen	679,755 yen	—	—	Net Assets per Unit
172,105	177,374	216,990	236,869	258,994	258,422	304,097	302,437	—	—	Total Liabilities
140,000	144,500	177,500	199,500	220,500	220,500	262,500	262,450	—	—	Interest-bearing Debt
31.5%	32.1%	33.6%	36.7%	39.0%	39.1%	41.2%	41.3%	—	—	LTV
1,560,000 yen	1,380,000 yen	1,160,000 yen	836,000 yen	756,000 yen	734,000 yen	797,000 yen	759,000 yen	—	—	Unit Price (period-end)
639,600	565,800	513,880	370,348	334,908	325,162	389,892	371,302	—	—	Market Capitalization
50	50	53	54	55	55	55	55	55	55	Number of Properties
441,276	446,940	518,969	542,969	564,219	564,219	641,245	643,891	643,891	643,891	Total Acquisition Price of Properties
397,928 m <sup>2</sup>	406,605 m <sup>2</sup>	479,877 m <sup>2</sup>	508,296 m <sup>2</sup>	516,411 m <sup>2</sup>	516,421 m <sup>2</sup>	566,277 m <sup>2</sup>	567,612 m <sup>2</sup>	567,584 m <sup>2</sup>	567,584 m <sup>2</sup>	Leasable Space
97.8%	98.7%	95.9%	96.1%	95.5%	93.3%	93.0%	92.4%	92.8%	92.8%	Occupancy Rate
64,600 units	—	33,000 units	—	—	—	46,200 units	—	—	—	Public Offerings of New Units Number of Newly Issued Units
1,009,400 yen	—	1,029,000 yen	—	—	—	597,520 yen	—	—	—	Offer Price
65,207	—	33,957	—	—	—	25,095*	—	—	—	Aggregate Amount of Offer Price
978,500 yen	—	997,500 yen	—	—	—	579,040 yen	—	—	—	Issue Price
63,211	—	32,917	—	—	—	26,751	—	—	—	Aggregate Amount of Issue Price
2006/10/24	—	2008/3/12	—	—	—	2009/12/8-2009/12/22	—	—	—	Payment Date

\* Aggregate amount of offer price after the public offering of 42,000 new units



# Structure of Fees to Asset Management Company



## Payment of Asset Management Fees to Asset Management Company

(As of September 30, 2010)

### Term fee

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

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

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

[Formula]\*

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

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

### Incentive fee

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

[Formula]

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

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

[Formula]

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

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

### Acquisition fee

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

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

### Transfer fee

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



## Asset Management Fees Paid to the Asset Management Company

→New Asset Management Fee Rate (reduction)										
(In millions of yen)										
	1st Period 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
Term Fee (*a)	389	382	408	312	325	330	342	392	410	422
Incentive Fee (*a)	0	0	24	80	0	32	134	0	160	230
Acquisition Fee (*b)	649	88	185	90	192	213	464	180	475	33
Transfer Fee (*c)	0	0	0	0	0	0	0	0	0	20
<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>
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163
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
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003
Term Fee / Total Assets	0.24%	0.21%	0.20%	0.15%	0.13%	0.13%	0.11%	0.11%	0.09%	0.10%
Incentive Fee / Total Assets	—	—	0.01%	0.04%	—	0.01%	0.04%	—	0.04%	0.05%
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%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	—	—	—	—	—	0.29%
<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>

→New Asset Management Fee Rate (change of acquisition fee)										
	11th Period Mar-07	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	Average after 4th Period	
									per period	per year
Term Fee (*a)	452	476	713	531	537	540	529	542	457	914
Incentive Fee (*a)	0	185	1,860	0	0	0	0	0	178	357
Acquisition Fee (*b)	134	71	386	78	53	0	373	0	183	366
Transfer Fee (*c)	154	8	0	0	0	0	7	0	12	25
<b>Total AM Fee</b>	<b>741</b>	<b>741</b>	<b>2,960</b>	<b>609</b>	<b>591</b>	<b>540</b>	<b>910</b>	<b>542</b>	<b>832</b>	<b>1,664</b>
Total Assets	443,973	449,643	527,537	542,920	565,022	564,523	637,326	634,974	442,029(*2)	
Amount of Acquisition Price during the Period	49,850	7,100	72,029	24,000	21,250	0	77,026	0(*3)	32,873	65,747
Amount of Transfer Price during the Period	41,900	1,770	0	0	0	0	1,507	0	3,478	6,957
Term Fee / Total Assets	0.10%	0.11%	0.14%	0.10%	0.10%	0.10%	0.08%	0.09%	0.10%	0.21%
Incentive Fee / Total Assets	—	0.04%	0.35%	—	—	—	—	—	0.04%	0.08%
Acquisition Fee / Amount of Acquisition Price during the Period	0.27%	1.00%	0.54%	0.33%	0.25%	—	0.49%	—	0.56%	0.56%
Transfer Fee / Amount of Transfer Price during the Period	0.37%	0.50%	—	—	—	—	0.50%	—	0.37%	0.37%
<b>Total AM Fee / Total Assets</b>	<b>0.17%</b>	<b>0.16%</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>0.19%</b>	<b>0.38%</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 and Key Tenants



(As of September 30, 2010)

## Kitanomaru Square (Chiyoda-ku, Tokyo)



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

\*Banyu Pharmaceutical Co., Ltd. changed its contract name to MSD K.K. on October 1, 2010.

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



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

## 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
- Major Tenant JSOL Corporation

## 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
- Major Tenant Sanofi-Aventis K.K.

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



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

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



- Acquisition Date December 19, 2008/  
January 15, 2010
- Acquisition Price ¥75,850.0 million
- 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
- Major Tenant NTT Communications Corporation

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



- Acquisition Date March 24, 2008
- Acquisition Price ¥37,400.0 million
- Area Land: 6,825.77 m<sup>2</sup>  
Building: 49,037.51 m<sup>2</sup>
- Completion Date December 2007
- Major Tenant Undisclosed  
(Listed on the first section of the TSE)

### Shin-Fujita Building (Osaka City, Osaka Prefecture)



- Acquisition Date September 1, 2008
- Acquisition Price ¥24,000.0 million
- Area Land: 6,159.61 m<sup>2</sup>  
Building: 45,411.31 m<sup>2</sup>
- Completion Date April 1995
- Major Tenant Oracle Corporation Japan

# Summary of Appraisal Values at the End of Period



(In millions of yen)

Name	Acquisition Price	Appraisal Value as of the End of Period															
		17th Period					18th Period					Change					
		Appraisal Value	Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate	Appraisal Value	Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate	Appraisal Value	Change in Value	Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate
Genki Medical Plaza	5,000	6,050	5.40%	333	5.00%	5.80%	6,050	5.40%	333	5.00%	5.80%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Kitanomaru Square	81,555	71,900	4.30%	3,239	4.10%	4.50%	70,300	4.30%	3,158	4.10%	4.50%	-1,600	-2.2%	0.00%	-2.5%	0.00%	0.00%
MD Kanda	9,520	9,320	4.60%	437	4.40%	4.80%	9,170	4.60%	428	4.40%	4.80%	-150	-1.6%	0.00%	-2.0%	0.00%	0.00%
Kandabashi Park	4,810	5,480	4.60%	255	4.40%	4.80%	4,790	4.60%	229	4.40%	4.80%	-690	-12.6%	0.00%	-10.4%	0.00%	0.00%
Nibancho Garden	14,700	16,200	4.70%	788	4.50%	4.90%	16,100	4.70%	782	4.50%	4.90%	-100	-0.6%	0.00%	-0.8%	0.00%	0.00%
Mitsubishi UFJ Trust	44,700	46,500	3.60%	1,701	3.30%	3.70%	46,500	3.60%	1,702	3.30%	3.70%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Burex Kojimachi	7,000	6,570	4.30%	289	4.10%	4.50%	6,220	4.30%	272	4.10%	4.50%	-350	-5.3%	0.00%	-5.9%	0.00%	0.00%
Sanno Grand	20,900	28,400	4.60%	1,314	4.30%	4.70%	28,400	4.60%	1,312	4.30%	4.70%	0	0.0%	0.00%	-0.2%	0.00%	0.00%
Yurakucho Denki	7,200	7,910	4.60%	367	4.40%	4.80%	7,810	4.60%	367	4.40%	4.80%	-100	-1.3%	0.00%	0.0%	0.00%	0.00%
Kodenmachi	3,173	3,730	5.00%	190	4.80%	5.20%	3,600	5.00%	185	4.80%	5.20%	-130	-3.5%	0.00%	-2.8%	0.00%	0.00%
Burex Kyobashi	5,250	6,500	4.10%	271	4.10%	4.50%	6,170	4.30%	270	4.10%	4.50%	-330	-5.1%	0.20%	-0.3%	0.00%	0.00%
GINZA SANWA	16,830	15,300	3.80%	607	3.70%	3.90%	14,900	3.80%	588	3.70%	3.90%	-400	-2.6%	0.00%	-3.2%	0.00%	0.00%
Harumi Center	26,800	21,400	5.00%	1,089	4.80%	5.20%	21,400	5.00%	1,087	4.80%	5.20%	0	0.0%	0.00%	-0.2%	0.00%	0.00%
Aoyama Crystal	7,680	8,340	4.40%	376	4.20%	4.60%	7,970	4.40%	358	4.20%	4.60%	-370	-4.4%	0.00%	-4.7%	0.00%	0.00%
Shiodome	75,850	79,600	4.10%	3,194	3.90%	4.30%	79,600	4.10%	3,202	3.90%	4.30%	0	0.0%	0.00%	0.3%	0.00%	0.00%
Shiba 2Chome Daimon	4,859	6,310	5.00%	319	4.80%	5.20%	6,310	5.00%	319	4.80%	5.20%	0	0.0%	0.00%	0.1%	0.00%	0.00%
Cosmo Kanasugibashi	2,808	3,090	5.00%	156	4.80%	5.20%	2,930	5.00%	150	4.80%	5.20%	-160	-5.2%	0.00%	-4.0%	0.00%	0.00%
Shinwa	7,830	7,460	4.80%	366	4.60%	5.00%	6,890	4.80%	343	4.60%	5.00%	-570	-7.6%	0.00%	-6.3%	0.00%	0.00%
Tokyo Opera City	31,776	33,500	5.00%	1,686	4.80%	5.20%	33,100	5.00%	1,685	4.80%	5.20%	-400	-1.2%	0.00%	-0.1%	0.00%	0.00%
Takanawadai	2,738	2,150	5.20%	117	4.90%	5.30%	2,050	5.20%	112	4.90%	5.30%	-100	-4.7%	0.00%	-3.7%	0.00%	0.00%
Higashi-Gotanda 1Chome	5,500	6,030	4.80%	290	4.50%	4.90%	5,650	4.80%	273	4.50%	4.90%	-380	-6.3%	0.00%	-5.8%	0.00%	0.00%
Omori-Eki Higashiguchi	5,123	5,410	5.50%	299	5.30%	5.70%	5,410	5.50%	300	5.30%	5.70%	0	0.0%	0.00%	0.6%	0.00%	0.00%
Nippon Brunswick	6,670	7,550	4.90%	374	4.60%	5.10%	7,520	4.90%	373	4.60%	5.10%	-30	-0.4%	0.00%	-0.2%	0.00%	0.00%
Yoyogi 1Chome	8,700	10,800	4.60%	508	4.50%	4.80%	10,300	4.60%	482	4.40%	4.80%	-500	-4.6%	0.00%	-5.2%	-0.10%	0.00%
da Vinci Harajuku	4,885	6,370	4.80%	306	4.50%	4.90%	6,090	4.80%	292	4.50%	4.90%	-280	-4.4%	0.00%	-4.4%	0.00%	0.00%
Jingumae MS	12,200	11,900	4.50%	548	4.30%	4.70%	10,700	4.50%	490	4.30%	4.70%	-1,200	-10.1%	0.00%	-10.4%	0.00%	0.00%
Shibuya Cross Tower	34,600	41,600	4.50%	1,908	4.30%	4.70%	40,800	4.50%	1,871	4.30%	4.70%	-800	-1.9%	0.00%	-1.9%	0.00%	0.00%
Ebisu Neonato	4,100	3,330	4.60%	153	4.40%	4.80%	2,880	4.60%	136	4.40%	4.80%	-450	-13.5%	0.00%	-11.2%	0.00%	0.00%
Harmony Tower	8,500	10,700	4.90%	539	4.70%	5.10%	9,990	4.90%	500	4.70%	5.10%	-710	-6.6%	0.00%	-7.1%	0.00%	0.00%
Otsuka Higashi-Ikebukuro	3,541	3,820	5.90%	224	5.60%	6.00%	3,820	5.90%	224	5.60%	6.00%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Ikebukuro 2Chome	1,728	1,600	5.60%	90	5.40%	5.80%	1,600	5.60%	90	5.40%	5.80%	0	0.0%	0.00%	0.2%	0.00%	0.00%
Ikebukuro YS	4,500	4,480	5.20%	234	5.00%	5.40%	4,430	5.30%	237	5.10%	5.50%	-50	-1.1%	0.10%	1.3%	0.10%	0.10%
Hachioji First	5,679	4,730	5.60%	269	5.40%	5.80%	4,460	5.60%	252	5.40%	5.80%	-270	-5.7%	0.00%	-6.2%	0.00%	0.00%
Saitama Urawa	2,574	2,080	6.00%	126	5.80%	6.20%	2,080	6.00%	126	5.80%	6.20%	0	0.0%	0.00%	-0.2%	0.00%	0.00%
MM Park	37,400	36,200	5.10%	1,830	4.90%	5.30%	36,000	5.10%	1,830	4.90%	5.30%	-200	-0.6%	0.00%	0.0%	0.00%	0.00%
Kawasaki Isago	3,375	2,950	5.80%	172	5.60%	6.00%	2,870	5.90%	171	5.70%	6.10%	-80	-2.7%	0.10%	-0.6%	0.10%	0.10%
Musashi Kosugi STM	4,000	3,590	5.60%	200	5.40%	5.80%	3,540	5.70%	201	5.50%	5.90%	-50	-1.4%	0.10%	0.1%	0.10%	0.10%
8-3 Square Kita	7,100	6,630	5.70%	383	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	979	6.20%	61	6.10%	6.40%	922	6.20%	57	6.10%	6.40%	-57	-5.8%	0.00%	-6.5%	0.00%	0.00%
Sendai Honma	3,174	2,920	5.90%	176	5.80%	6.10%	2,660	5.90%	160	5.80%	6.10%	-260	-8.9%	0.00%	-9.1%	0.00%	0.00%
Kanazawa Park	4,580	5,410	6.70%	360	6.60%	6.90%	5,330	6.70%	357	6.60%	6.90%	-80	-1.5%	0.00%	-0.8%	0.00%	0.00%
Nishiki Park	5,150	4,240	5.30%	227	5.10%	5.50%	3,990	5.30%	213	5.10%	5.50%	-250	-5.9%	0.00%	-6.2%	0.00%	0.00%
Hirokoji Sakae	1,680	1,510	5.50%	84	5.30%	5.70%	1,510	5.50%	84	5.30%	5.70%	0	0.0%	0.00%	0.7%	0.00%	0.00%
Nagoya Hirokoji	14,533	14,000	5.40%	760	5.20%	5.60%	13,400	5.40%	731	5.20%	5.60%	-600	-4.3%	0.00%	-3.8%	0.00%	0.00%
Nagoya Misono	1,865	1,210	5.80%	71	5.60%	6.00%	1,130	5.80%	66	5.60%	6.00%	-80	-6.6%	0.00%	-6.4%	0.00%	0.00%
Kyoto Kawaramachi	2,650	1,860	6.10%	115	6.00%	6.30%	1,720	6.10%	106	6.00%	6.30%	-140	-7.5%	0.00%	-8.2%	0.00%	0.00%
Shin-Fujita	24,000	18,200	5.10%	943	4.90%	5.30%	17,000	5.10%	897	4.90%	5.30%	-1,200	-6.6%	0.00%	-4.8%	0.00%	0.00%
Sakaisujihonmachi	4,164	4,120	5.50%	230	5.30%	5.70%	3,850	5.50%	213	5.30%	5.70%	-270	-6.6%	0.00%	-7.3%	0.00%	0.00%
Midousuji Daiwa	14,314	15,200	4.90%	748	4.70%	5.10%	14,500	4.90%	718	4.70%	5.10%	-700	-4.6%	0.00%	-4.0%	0.00%	0.00%
Lit City	4,650	4,810	6.40%	314	6.30%	6.60%	4,720	6.40%	309	6.30%	6.60%	-90	-1.9%	0.00%	-1.4%	0.00%	0.00%
NHK Hiroshima	2,770	3,020	6.30%	191	6.20%	6.50%	2,980	6.30%	188	6.20%	6.50%	-40	-1.3%	0.00%	-1.6%	0.00%	0.00%
Tosei Tenjin	1,550	1,320	6.20%	82	6.10%	6.40%	1,320	6.20%	82	6.10%	6.40%	0	0.0%	0.00%	0.4%	0.00%	0.00%
Tenjin Crystal	5,000	2,830	5.70%	163	5.60%	5.90%	2,500	5.70%	144	5.60%	5.90%	-330	-11.7%	0.00%	-11.5%	0.00%	0.00%
Hinode Tenjin	3,657	3,720	5.70%	211	5.50%	5.80%	3,720	5.80%	213	5.50%	5.80%	0	0.0%	0.10%	0.8%	0.00%	0.00%
Total (54 properties)	635,892	640,829					626,282					-14,547	-2.3%				
Ryoshin Ginza EM	7,999						5,830	4.60%	275	4.40%	4.80%						
Total (55 properties)	643,891						632,112										

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



# Performance (Operating Results of Each Property in the 18th Period)



(In millions of yen)

Name	Performance (April 1, 2010-September 30, 2010)													
	Property-related Revenues	Property-related Expenses								(2) Property-related Profits and Losses	(3) NOI ((1) + (2))	(4) Capex	NCF ((3) - (4))	
		Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	Depreciation (1)	Other Expenses						
Genki Medical Plaza	222	74	13	15	19	0	2	20	2	148	168	0	167	
Kitanomaru Square	1,355	790	160	58	98	2	25	445	-	565	1,010	1	1,009	
MD Kanda	281	99	15	17	22	0	0	43	-	181	224	2	222	
Kandabashi Park	121	49	6	-	17	0	9	15	-	71	86	74	11	
Nibancho Garden	482	246	56	25	55	0	4	104	-	235	340	0	339	
Mitsubishi UFJ Trust	982	366	47	56	117	1	17	122	3	615	738	13	724	
Burex Kojimachi	162	82	-	-	15	0	0	66	-	79	145	0	144	
Sanno Grand	1,025	360	104	54	99	1	24	75	-	665	740	5	735	
Yurakucho Denki	277	119	32	21	38	0	0	26	-	158	184	-	184	
Kodenmachi	126	59	15	7	13	0	1	16	3	67	84	-	84	
Burex Kyobashi	150	51	-	-	13	0	0	37	-	98	136	0	135	
Ginza Sanwa	380	152	31	19	48	0	41	12	0	227	240	5	234	
Ryoshin Ginza EM	135	90	13	12	11	0	2	49	0	45	94	-	94	
Harumi Center	772	448	73	43	51	1	14	263	0	324	587	-	587	
Aoyama Crystal	211	90	14	14	27	0	4	29	0	121	150	-	150	
Shiodome	2,378	575	145	106	28	2	0	291	0	1,803	2,095	1	2,093	
Shiba 2Chome Daimon	304	131	38	28	38	0	3	21	0	172	194	13	180	
Cosmo Kanasugibashi	97	45	12	7	13	0	1	10	-	52	62	5	57	
Shinwa	184	92	24	14	20	0	7	23	-	92	116	1	114	
Tokyo Opera City	1,712	917	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	795	Undisclosed	22	Undisclosed	
Takanawadai	6	44	10	4	13	0	0	15	0	-37	-21	-	-21	
Higashi-Gotanda 1Chome	203	98	15	19	14	0	1	45	0	105	151	-	151	
Omori-Eki Higashiguchi	263	101	30	20	26	0	1	22	0	161	183	8	175	
Nippon Brunswick	315	265	34	25	29	0	137	38	0	50	88	0	87	
Yoyogi 1Chome	338	146	22	21	24	0	0	77	-	192	270	1	268	
da Vinci Harajuku	204	50	10	10	14	0	0	13	-	153	167	2	164	
Jingumae MS	352	138	22	27	31	0	3	53	-	214	267	1	266	
Shibuya Cross Tower	1,428	1,052	178	129	135	3	251	350	3	375	726	75	650	
Ebisu Neonato	62	75	17	5	10	0	1	39	-	-13	26	0	26	
Harmony Tower	399	208	66	-	48	1	9	83	-	190	274	0	274	
Otsuka Higashi-Ikebukuro	196	93	18	23	13	0	5	30	0	103	134	0	133	
Ikebukuro 2Chome	76	29	7	6	5	0	3	6	0	46	53	-	53	
Ikebukuro YS	195	81	17	17	15	0	0	30	-	113	144	0	143	
Hachioji First	247	141	51	-	27	0	7	54	-	106	161	0	161	
Saitama Urawa	114	47	16	9	9	0	0	10	-	67	78	1	76	
MM Park	1,388	703	127	175	61	2	0	337	-	685	1,022	0	1,022	
Kawasaki Isago	162	82	28	14	14	0	6	17	0	79	97	5	92	
Musashi Kosugi STM	161	69	21	2	10	0	3	31	-	91	123	3	119	
8•3 Square Kita	334	196	29	62	23	0	1	79	-	137	217	-	217	
Jozenji Park	69	36	9	7	7	0	2	8	-	33	41	0	40	
Sendai Honma	128	65	19	14	16	0	0	14	0	62	77	5	71	
Kanazawa Park	456	302	100	54	69	2	24	51	-	154	206	33	173	
Nishiki Park	268	227	45	21	21	0	65	66	6	41	107	10	96	
Hirokoji Sakae	97	49	14	12	12	0	0	7	0	48	56	1	54	
Nagoya Hirokoji	648	349	93	62	64	1	48	78	0	298	377	413	-36	
Nagoya Misono	70	47	12	6	6	0	-	20	0	23	43	1	42	
Kyoto Kawaramachi	93	75	19	11	11	0	3	28	1	18	46	2	43	
Shin-Fujita	700	638	117	87	85	2	19	326	-	62	388	11	377	
Sakaisujihonmachi	236	142	39	27	41	0	6	25	0	94	120	1	119	
Midosuji Daiwa	601	263	70	42	87	1	4	56	0	337	394	25	368	
Lit City	241	152	35	22	16	1	5	71	0	88	160	-	160	
NHK Hiroshima	262	177	51	28	25	0	5	39	26	85	124	8	116	
Tosei Tenjin	89	44	14	8	8	0	1	11	-	44	55	0	55	
Tenjin Crystal	146	127	25	16	21	0	2	61	-	19	80	1	78	
Hinode Tenjin	181	69	20	14	15	0	0	17	0	111	129	0	129	
Total	22,112	11,239	2,551	1,736	1,844	49	790	4,218	48	10,873	15,091	773	14,318	

\* 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 18th Period, etc.)



Area	Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (m <sup>2</sup> )	Leased Space (m <sup>2</sup> )	Vacant Area (m <sup>2</sup> )		Occupancy Rate		Number of Tenants		
							End of 18th Period	Variation from End of 17th Period	End of 18th Period	Variation from End of 17th 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	23,502	2,176	2,176	91.5%	-8.5%	5	
		MD Kanda	'02/05/31	-	100.0%	6,269	6,019	249	-284	96.0%	4.5%	7	
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,218	469	136	87.3%	-3.7%	9	
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1	
		Mitsubishi UFJ Trust	'07/03/28	-	19.38402%	11,922	11,922	0		100.0%		10	
		Burex Kojimachi	'05/07/29	-	100.0%	4,495	4,495	0		100.0%		1	
		Sanno Grand	'05/01/31	'06/04/03	99.0%	20,865	20,349	515	195	97.5%	-0.9%	43	
		Yurakucho Denki	'03/08/01	-	10.78%	4,694	3,631	1,063	463	77.4%	-9.9%	12	
	Chuo	Kodenmachi	'01/09/25	-	100.0%	3,897	3,198	698	698	82.1%	-17.9%	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	4,329	0		100.0%		11	
		Ryoshin Ginza EM	'05/03/15	'10/05/24	100.0%	4,250	3,072	1,178	1,178	72.3%	-27.7%	8	
		Harumi Center	'07/12/18	-	100.0%	20,812	19,492	1,320	933	93.7%	-4.5%	6	
	Minato	Aoyama Crystal	'03/03/14	-	100.0%	4,898	4,511	387		92.1%		6	
		Shiodome	'08/12/19	'10/01/15	40.0%	32,151	32,048	103		99.7%		29	
		Shiba 2Chome Daimon	'01/09/10	-	100.0%	9,631	9,534	97	-760	99.0%	7.9%	18	
		Cosmo Kanasugibashi	'01/09/25	-	100.0%	4,062	3,368	693	-501	82.9%	12.3%	7	
	Shinjuku	Shinwa	'04/09/01	-	100.0%	6,198	4,698	1,499	1,499	75.8%	-24.2%	8	
		Tokyo Opera City	'05/09/13	'10/03/24	31.325%	35,043	32,078	2,964	813	91.5%	-2.3%	96	
	Shinagawa	Takanawadai	'01/09/25	-	100.0%	4,067	0	4,067		0.0%		0	
		Higashi-Gotanda 1Chome	'04/11/01	-	100.0%	5,205	5,205	0		100.0%		4	
	Ota	Omori-Eki Higashiguchi	'01/09/10	-	100.0%	7,708	7,204	503	314	93.5%	-4.1%	17	
	Shibuya	Nippon Brunswick	'04/03/24	-	100.0%	7,356	7,356	0		100.0%		21	
		Yoyogi 1Chome	'04/04/01	-	100.0%	7,745	7,745	0		100.0%		7	
		da Vinci Harajuku	'02/11/22	-	100.0%	3,147	3,147	0		100.0%		5	
		Jingumae MS	'03/10/09	-	100.0%	5,558	5,558	0	-482	100.0%	8.7%	7	
		Shibuya Cross Tower	'01/11/30	-	100.0%	29,795	28,137	1,658	625	94.4%	-2.1%	60	
		Ebisu Neonato	'03/11/14	'04/04/01	12.29939%	2,462	1,231	1,231	-625	50.0%	25.4%	2	
	Nakano	Harmony Tower	'05/02/28	-	29.253305%	10,929	9,952	977	699	91.1%	-6.4%	14	
	Toshima	Otsuka Higashi-Ikebukuro	'01/09/25	-	100.0%	7,183	7,183	0		100.0%		6	
		Ikebukuro 2Chome	'01/09/25	-	100.0%	2,186	2,186	0		100.0%		9	
Ikebukuro YS		'04/08/02	-	100.0%	5,823	5,823	0		100.0%		9		
Other Areas	Hachioji	Hachioji First	'05/03/31	'08/03/19	80.4%	10,068	9,216	852	256	91.5%	-2.5%	37	
	Saitama	Saitama Urawa	'01/09/25	'01/10/11	100.0%	4,510	4,421	89		98.0%		14	
	Yokohama	MM Park	'08/03/24	-	100.0%	38,496	36,555	1,941	-29	95.0%	0.1%	27	
		Kawasaki	Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,831	0		100.0%		12
	Musashi Kosugi STM	'08/03/25	-	34.32%	5,394	5,394	0	-56	100.0%	1.1%	21		
		Sapporo	8·3 Square Kita	'07/06/01	-	100.0%	12,265	12,265	0		100.0%		8
	Sendai	Jozenji Park	'05/01/31	-	50.0%	2,518	2,414	104	104	95.9%	-4.1%	17	
		Sendai Honma	'01/09/25	'06/06/28	100.0%	6,241	5,365	876	109	86.0%	-1.7%	16	
	Kanazawa	Kanazawa Park	'02/02/28	'03/03/03	89.0%	20,848	17,057	3,791	-99	81.8%	0.4%	70	
	Nagoya	Nishiki Park	'06/10/02	'06/11/01	57.04651%	8,056	7,736	319	108	96.0%	-1.3%	51	
		Hirokoji Sakae	'06/09/22	-	100.0%	3,911	3,274	637		83.7%		12	
		Nagoya Hirokoji	'01/09/10	-	100.0%	21,624	19,211	2,412	1,033	88.8%	-4.8%	25	
		Nagoya Misono	'03/08/08	-	100.0%	3,470	3,194	275	-354	92.1%	10.2%	10	
	Kyoto	Kyoto Kawaramachi	'01/12/20	-	100.0%	6,801	4,449	2,351	171	65.4%	-2.5%	26	
	Osaka	Shin-Fujita	'08/09/01	-	100.0%	28,414	25,582	2,832	-3,617	90.0%	12.7%	44	
		Sakaisujihonmachi	'01/09/25	'03/12/26	100.0%	11,574	9,786	1,788	826	84.6%	-7.1%	15	
		Midosuji Daiwa	'01/09/25	'02/02/28	100.0%	20,450	19,041	1,408	-776	93.1%	3.8%	32	
	Okayama	Lit City	'06/02/01	-	27.7488%	9,965	9,210	755	-493	92.4%	5.0%	37	
	Hiroshima	NHK Hiroshima	'04/03/25	'08/03/03	48.753%	9,860	9,628	231		97.7%		11	
	Fukuoka	Tosei Tenjin	'01/09/25	-	100.0%	4,000	3,924	75		98.1%		19	
		Tenjin Crystal	'05/06/01	-	100.0%	6,006	5,674	331	-936	94.5%	15.6%	31	
		Hinode Teijin	'01/09/10	-	74.4844%	5,852	5,852	0	-75	100.0%	1.3%	8	
	Tokyo 23 Wards						320,447	298,592	21,855	7,078	93.2%	-2.2%	449
	Other Areas						247,164	226,090	21,073	-3,829	91.5%	1.5%	543
	Portfolio						567,612	524,683	42,929	3,248	92.4%	-0.6%	992

\* 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 18th Period are 11,694m<sup>2</sup>/ 87.5% of Kitanomaru Square, 1,686m<sup>2</sup>/ 100.0% of Nibancho Garden, 954m<sup>2</sup>/ 78.1% of Nishiki Park Building.

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

# Property Data ② (Occupancy Rates Forecast for the End of the 19th Period, etc.)



Area	Name	Floor Area (Whole Building) (㎡)	Vacant Area (㎡)		Occupancy Rate		Property Management Company	
			End of 19th Period	Variation from End of 18th Period	End of 19th Period	Variation from End of 18th 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	-2,176	100.0%	8.5%	Mitsubishi Jisho Property Management Co., Ltd.
		MD Kanda	8,185.11	249		96.0%		Bussan Real Estate Co., Ltd.
		Kandabashi Park	9,370.25	469		87.3%		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	1,467	951	93.0%	-4.6%	Mitsubishi Estate Co., Ltd.
		Yurakucho Denki	70,287.65	599	-463	87.2%	9.9%	Yuden Building Kanri Co., Ltd.
	Chuo	Kodenmachi	5,822.88	0	-698	100.0%	17.9%	The Dai-ichi Building Co., Ltd.
		Burex Kyobashi	5,470.54	0		100.0%		Space Design, Inc.
		Ginza Sanwa	8,851.00	0		100.0%		Mitsubishi Jisho Property Management Co., Ltd.
		Ryoshin Ginza EM	5,751.68	1,359	181	68.0%	-4.3%	The Dai-ichi Building Co., Ltd.
		Harumi Center	26,447.27	386	-933	98.1%	4.5%	Mitsubishi Estate Co., Ltd.
	Minato	Aoyama Crystal	8,094.36	775	388	84.2%	-7.9%	Xymax Axis Corporation
		Shiodome	115,930.83	103		99.7%		Mitsubishi Jisho Property Management Co., Ltd.
		Shiba 2Chome Daimon	16,235.10	163	66	98.3%	-0.7%	Tokio Marine & Nichido Facilities, Inc.
		Cosmo Kanasugibashi	5,420.93	346	-346	91.5%	8.5%	The Dai-ichi Building Co., Ltd.
	Shinjuku	Shinwa	8,291.69	704	-794	88.6%	12.8%	Tokio Marine & Nichido Facilities, Inc.
		Tokyo Opera City	232,996.81	2,966	2	91.5%	-0.0%	Tokyo Operacity Property Management co., Ltd.
	Shinagawa	Takanawadai	5,762.70	1,163	-2,904	71.4%	71.4%	Sohgo Housing Co., Ltd
		Higashi-Gotanda 1Chome	6,460.39	0		100.0%		Sohgo Housing Co., Ltd
	Ota	Omori-Eki Higashiguchi	14,095.34	567	64	92.6%	-0.8%	Tokio Marine & Nichido Facilities, Inc.
	Shibuya	Nippon Brunswick	11,957.38	0		100.0%		Mitsubishi Jisho Property Management Co., Ltd.
		Yoyogi 1Chome	10,778.10	411	411	94.7%	-5.3%	Tokio Marine & Nichido Facilities, Inc.
		da Vinci Harajuku	4,359.20	0		100.0%		Xymax Axis Corporation
		Jingumae MS	9,420.42	0		100.0%		The Dai-ichi Building Co., Ltd.
		Shibuya Cross Tower	61,862.33	1,345	-313	95.5%	1.1%	Mitsubishi Jisho Property Management Co., Ltd.
		Ebisu Neonato	36,598.38	1,231		50.0%		Tokio Marine & Nichido Facilities, Inc.
	Nakano	Harmony Tower	72,729.31	1,939	961	82.3%	-8.8%	Mitsubishi Jisho Property Management Co., Ltd.
	Toshima	Otsuka Higashi-Ikebukuro	9,531.28	0		100.0%		Sohgo Housing Co., Ltd
		Ikebukuro 2Chome	3,157.51	0		100.0%		Sohgo Housing Co., Ltd
		Ikebukuro YS	7,464.64	721	721	87.6%	-12.4%	Xymax Axis Corporation
Other Areas	Hachioji	Hachioji First	18,329.98	852		91.5%		Sohgo Housing Co., Ltd
	Saitama	Saitama Urawa	6,258.59	0	-89	100.0%	2.0%	The Dai-ichi Building Co., Ltd.
	Yokohama	MM Park	49,037.51	2,615	673	93.2%	-1.8%	Mitsubishi Estate Co., Ltd.
	Kawasaki	Kawasaki Isago	9,623.83	0		100.0%		Sohgo Housing Co., Ltd
		Musashi Kosugi STM	22,839.61	723	723	86.6%	-13.4%	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	104		95.9%		Mitsubishi Estate Co., Ltd.
		Sendai Honma	8,247.50	876		86.0%		The Dai-ichi Building Co., Ltd.
	Kanazawa	Kanazawa Park	43,481.20	3,782	-8	81.9%	0.0%	Mitsubishi Estate Co., Ltd.
	Nagoya	Nishiki Park	25,091.91	467	147	94.2%	-1.8%	Mitsubishi Estate Co., Ltd.
		Hirokoji Sakae	6,445.08	859	222	78.0%	-5.7%	Tokio Marine & Nichido Facilities, Inc.
		Nagoya Hirokoji	33,377.73	2,278	-134	89.5%	0.6%	Mitsubishi Jisho Property Management Co., Ltd.
		Nagoya Misono	5,348.00	632	356	81.8%	-10.3%	Tokio Marine & Nichido Facilities, Inc.
	Kyoto	Kyoto Kawaramachi	9,701.04	2,351		65.4%		Xymax Axis Corporation
	Osaka	Shin-Fujita	45,411.31	3,533	700	87.6%	-2.5%	Mitsubishi Jisho Property Management Co., Ltd.
		Sakaisujihonmachi	17,145.59	1,205	-582	89.6%	5.0%	The Dai-ichi Building Co., Ltd.
		Midosuji Daiwa	31,213.27	1,100	-308	94.6%	1.5%	The Dai-ichi Building Co., Ltd.
	Okayama	Lit City	52,653.19	1,068	313	89.3%	-3.1%	Yuraku Real Estate Co., Ltd.
	Hiroshima	NHK Hiroshima	35,217.28	622	391	93.7%	-4.0%	Mitsubishi Estate Co., Ltd.
	Fukuoka	Tosei Tenjin	5,588.57	151	75	96.2%	-1.9%	The Dai-ichi Building Co., Ltd.
		Tenjin Crystal	10,432.04	666	335	88.8%	-5.7%	The Dai-ichi Building Co., Ltd.
		Hinode Tenjin	12,527.07	33	33	99.4%	-0.6%	Tokio Marine & Nichido Facilities, Inc.
	Tokyo 23 Wards				16,972	-4,883	94.7%	1.5%
Other Areas				23,926	2,852	90.3%	-1.2%	
Portfolio				40,898	-2,030	92.8%	0.4%	

# Property Data ③ (Classification)



## Floor Size by Area, Property and PM Companies

Red Italic shows the transferred properties.

(As of September 30, 2010)

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 Shiodome 1,059 Sanno Grand 666 Harumi Center 648 Kitanomaru Square 568 Mitsubishi UFJ Trust 537	Tokyo Opera City 653	MM Park 828 Musashi Kosugi STM 619				Kanazawa Park 625 Lit City 550	11 346,912 (53.9%)	
300 - 450	<i>Property E</i> Yurakucho Denki 398 Shiba 2Chome Daimon 352	Harmony Tower 413 Ebisu Neonato 373 Shibuya Cross Tower 313	Hachioji First 335	Shin-Fujita 440 Midosuji Daiwa 341		Nagoya Hirokoji 333	8-3 Square Kita 373 NHK Hiroshima 301	11 127,655 (19.8%)	
200 - 300	Kandabashi Park 212	Nippon Brunswick 286 Otsuka Higashi-Ikebukuro 273 Ikebukuro YS 251 Yoyogi 1Chome 230 Shinwa 227 Omori-Eki Higashiguchi 218 Higashi-Gotanda 1Chome 201	<i>Property B</i>	Sakaisujihonmachi 284 Kyoto Kawaramachi 223		Nishiki Park 209	Hinode Tenjin 252	12 62,295 (9.7%)	
150 - 200	Ginza Sanwa 198 MD Kanda 198 Genki Medical Plaza 183 Burex Kyobashi 176 Ryoshin Ginza EM 173 Cosmo Kanasugibashi 160 Kodenmacho 150	<i>Property A</i>	Kawasaki Isago 197 Saitama Urawa 189			Nagoya Misono 157	Jozenji Park 191 Sendai Honma 179 <i>Property C</i> Tosei Tenjin 167	13 64,118 (10.0%)	
100 - 150	Burex Kojimachi 132 Aoyama Crystal 117	Jingumae MS 146 da Vinci Harajuku 117 Takanawadai 103		<i>Property F</i>		Hirokoji Sakae 144	<i>Property D</i> Tenjin Crystal 112	7 41,183 (6.4%)	
- 100		Ikebukuro 2Chome 74						1 1,728 (0.3%)	
Total Number of Buildings	18	15	5	4	4	9	55		
Total Acquisition Price (¥mm) (%)	346,634 (53.8%)	142,391 (22.1%)	53,028 (8.2%)	45,128 (7.0%)	23,228 (3.6%)	33,481 (5.2%)	643,891 (100.0%)		
Number of PM Companies	8	6	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 approx. 83% 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 September 30, 2010)

Time Building Age	Area								Total Number of Buildings Total Acquisition Price (¥mm) (%)
	Tokyo 23 Wards				Other Areas				
	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	
- 10 years	Kitanomaru Square	Shiodome	Harumi Center		MM Park				12
	Burex Kojimachi	Higashi-Gotanda 1Chome			8-3 Square Kita				319,205
	Mitsubishi UFJ Trust	Nibancho Garden			Lit City				(49.6%)
		Yoyogi 1Chome Burex Kyobashi							
10 - 20 years	MD Kanda	Ryoshin Ginza EM	Cosmo Kanasugibashi		Hachioji First	Shin-Fujita	Tosei Tenjin	<i>Property B</i>	24
	Harmony Tower	Jingumae MS	<i>Property A</i>		Nishiki Park	Tenjin Crystal			168,246
	Tokyo Opera City	Kandabashi Park			NHK Hiroshima	Jozenji Park			(26.1%)
	Ebisu Neonato				Sakaisujihonmachi	Kanazawa Park			
	Kodenmacho				Sendai Honma	Nagoya Misono			
	Takanawadai				Midosuji Daiwa Musashi Kosugi STM	Kawasaki Isago			
20 - 30 years	Omori-Eki Higashiguchi	Otsuka Higashi-Ikebukuro	Ikebukuro 2Chome			Saitama Urawa	<i>Property F</i>	<i>Property D</i>	15
	Genki Medical Plaza	Shiba 2Chome Daimon	Ikebukuro YS			Hirokoji Sakae		<i>Property C</i>	87,070
	Ginza Sanwa	Aoyama Crystal	Shinwa			Hinode Tenjin			(13.5%)
			da Vinci Harajuku			Nagoya Hirokoji Kyoto Kawaramachi			
30 years -	Yurakucho Denki	Shibuya Cross Tower							4
	<i>Property E</i>	Nippon Brunswick							69,370
	Sanno Grand								(10.8%)
Total Number of Buildings	14	13	6	0	10	11	1	0	55
Total Acquisition Price (¥mm) (%)	248,116 (38.5%)	192,359 (29.9%)	48,551 (7.5%)	0 (0.0%)	88,401 (13.7%)	64,914 (10.1%)	1,550 (0.2%)	0 (0.0%)	643,891 (100.0%)

- Properties aged 10 years or less account for approx. 50% of the total properties (on an acquisition price basis).
- Approx. 92% of the total properties are located within a five-minute walk from the nearest station (on an acquisition price basis).

# PML Values



Area	Name	Completion Date	PML Value	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	1985/09	3.4%
		Kitanomaru Square	2006/01	1.6%
		MD Kanda Building	1998/02	5.0%
		Kandabashi Park Building	1993/07	5.0%
		Nibancho Garden	2004/04	2.1%
		Mitsubishi UFJ Trust and Banking Building	2003/02	1.4%
		Burex Kojimachi Building	2005/01	4.1%
		Sanno Grand Building	1966/09	3.6%
	Yurakucho Denki Building	1975/09	3.7%	
	Chuo	Kodenmacho Shin-Nihonbashi Building	1991/11	3.3%
		Burex Kyobashi Building	2002/02	4.7%
		Ginza Sanwa Building	1982/10	3.7%
		Ryoshin Ginza East Mirror Building	1998/10	2.8%
		Harumi Center Building	2006/11	3.5%
	Minato	Aoyama Crystal Building	1982/12	5.4%
		Shiodome Building	2007/12	1.4%
		Shiba 2Chome Daimon Building	1984/03	3.0%
		Cosmo Kanasugibashi Building	1992/03	7.3%
	Shinjuku	Shinwa Building	1989/11	7.0%
		Tokyo Opera City Building	1996/07	2.0%
	Shinagawa	Takanawadai Building	1991/01	5.4%
		Higashi-Gotanda 1Chome Building	2004/07	2.6%
	Ota	Omor-Eki Higashiguchi Building	1989/07	2.8%
	Shibuya	Nippon Brunswick Building	1974/03	4.0%
		Yoyogi 1Chome Building	2003/10	2.2%
		da Vinci Harajuku	1987/12	9.6%
		Jingumae Media Square Building	1998/03	3.3%
		Shibuya Cross Tower	1976/04	2.2%
	Ebisu Neonato	1994/10	2.4%	
	Nakano	Harmony Tower	1997/03	2.0%
	Toshima	Otsuka Higashi-Ikebukuro Building	1987/11	6.1%
		Ikebukuro 2Chome Building	1990/05	3.4%
Ikebukuro YS Building		1989/12	5.7%	
Other Areas	Hachioji	Hachioji First Square	1996/07	3.9%
	Saitama	Saitama Urawa Building	1990/03	7.2%
	Yokohama	MM Park Building	2007/12	4.0%
	Kawasaki	Kawasaki Isago Building	1990/12	4.1%
		Musahi Kosugi STM Building	1990/10	3.8%
	Sapporo	8-3 Square Kita Building	2006/12	1.6%
	Sendai	Jozenji Park Building	1993/01	3.3%
		Sendai Honcho Honma Building	1991/11	2.2%
	Kanazawa	Kanazawa Park Building	1991/10	4.8%
	Nagoya	Nishiki Park Building	1995/08	2.4%
		Hirokoji Sakae Building	1987/09	5.2%
		Nagoya Hirokoji Building	1987/05	2.4%
		Nagoya Misono Building	1991/09	4.1%
	Kyoto	Kyoto Shijo Kawaramachi Building	1982/11	12.1%
	Osaka	Shin-Fujita Building	1995/04	4.0%
		Sakaisujihonmachi Building	1992/10	7.4%
		Midosuji Daiwa Building	1991/09	6.9%
	Okayama	Lit City Building	2005/06	0.6%
	Hioroshima	NHK Hiroshima Broadcasting Center Building	1994/08	1.1%
	Fukuoka	Tosei Tenjin Building	1992/03	4.3%
		Tenjin Crystal Building	1993/08	3.1%
		Hinode Tenjin Building	1987/08	4.2%
		Portfolio PML	1.9%	

\* Completion date is the date of construction.

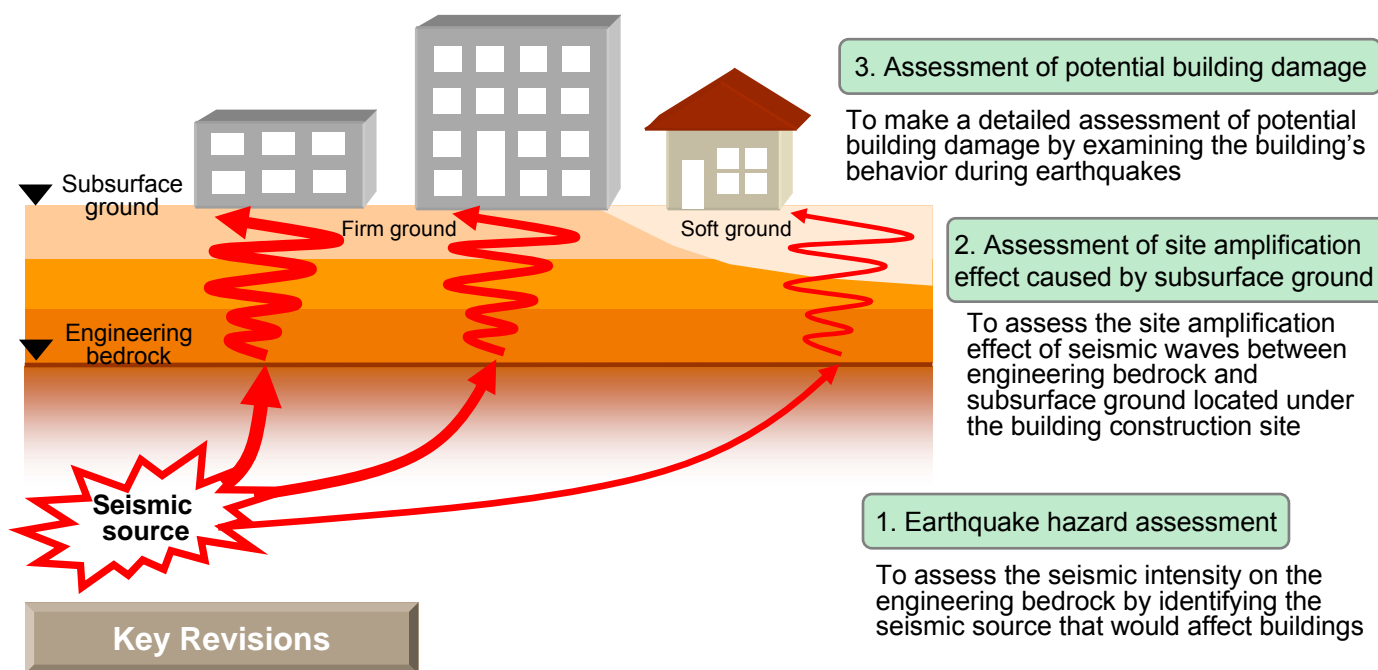
### \*PML (Probable Maximum Loss) Value: Percentage of Probable Maximum Loss due to Earthquake

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).

# Revised Earthquake Risk PML Assessment Approach



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



### Renewal of the seismic source database

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

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

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

### More sophisticated assessment of the behavior of buildings

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

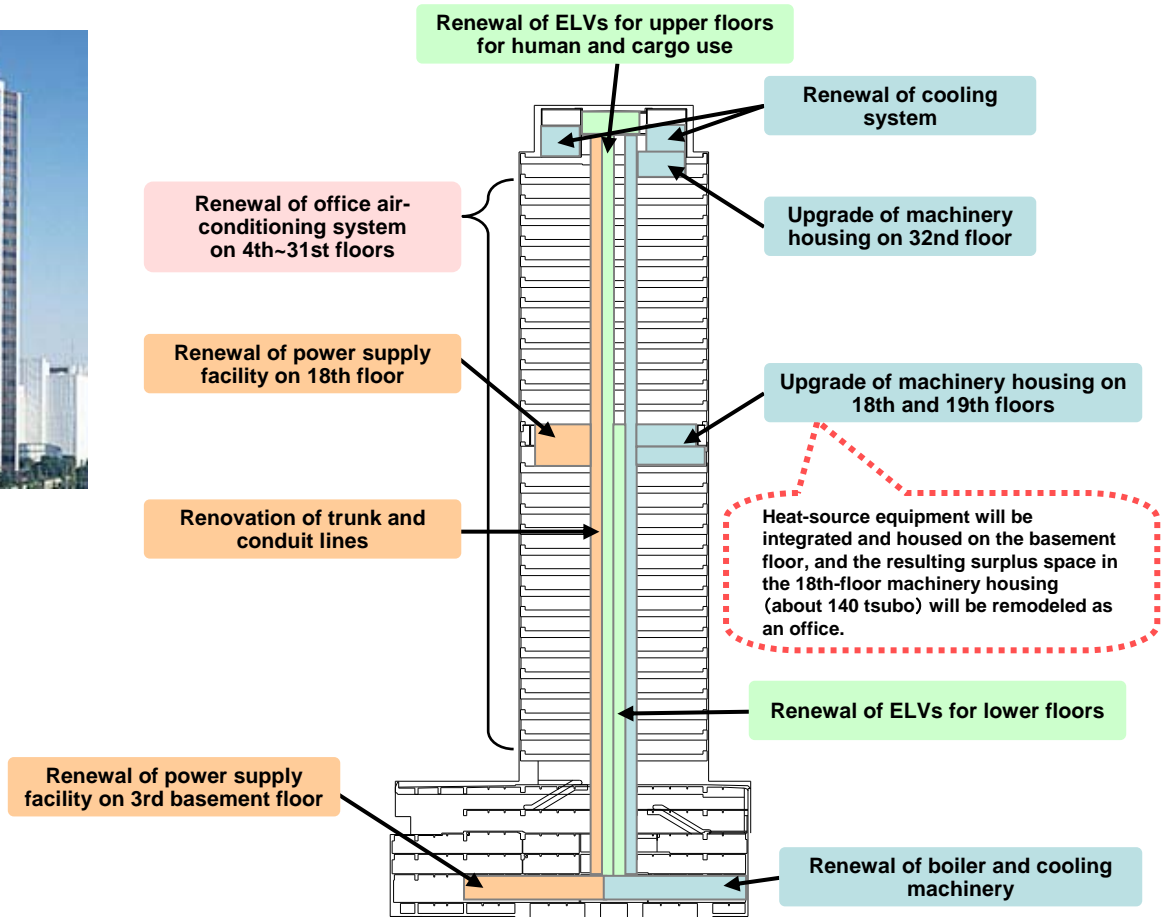
### Revision of building damages assessment

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

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



## Long-term Refurbishment Plan for Shibuya Cross Tower



<Work already ordered>		Work												(In millions of yen)		
Name	Amount (*1)	Work												19th Period '10/10-'11/3	20th Period '11/4-'11/9	
		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				
<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
Renewal of power supply facility	Completed work breakdown: Capital expenditure	1,157	6	13	876	0	0	0	0	32	103	126	0	0	0	0
Renovation of trunk and conduit lines	Completed work breakdown: Repairing expense	166	3	0	81	0	0	0	0	0	0	81	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
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
	Completed work breakdown: Repairing expense	597	0	73	0	8	70	9	0	10	424	0	0	0	0	0
<b>[Air-conditioning systems total]</b>	<b>Construction cost</b>	<b>1,392</b>	0	0	0	0	0	0	0	0	0	642	0	665	84	
Renewal of office air-conditioning systems (1st-3rd phases)	Completed work breakdown: Capital expenditure	569	0	0	0	0	0	0	0	0	0	569	0	0	0	0
	Completed work breakdown: Repairing expense	72	0	0	0	0	0	0	0	0	0	72	0	0	0	0
<b>[ELVs total]</b>	<b>Construction cost</b>	<b>862</b>	0	13	0	760	0	0	87	0	0	0	0	0	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
	Completed work breakdown: Repairing expense	205	0	0	0	166	0	0	37	0	0	0	0	0	0	0
<b>[Total work already ordered]</b>	<b>Construction cost</b>	<b>5,645</b>	9	515	957	849	340	26	146	220	1,185	642	0	665	84	
	Completed work breakdown: Capital expenditure	3,853	6	441	876	674	269	16	109	209	679	569	0	0	0	0
	Completed work breakdown: Repairing expense	1,042	3	74	81	175	70	9	37	11	505	72	0	0	0	0

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

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

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

<Work being planned or not yet ordered>

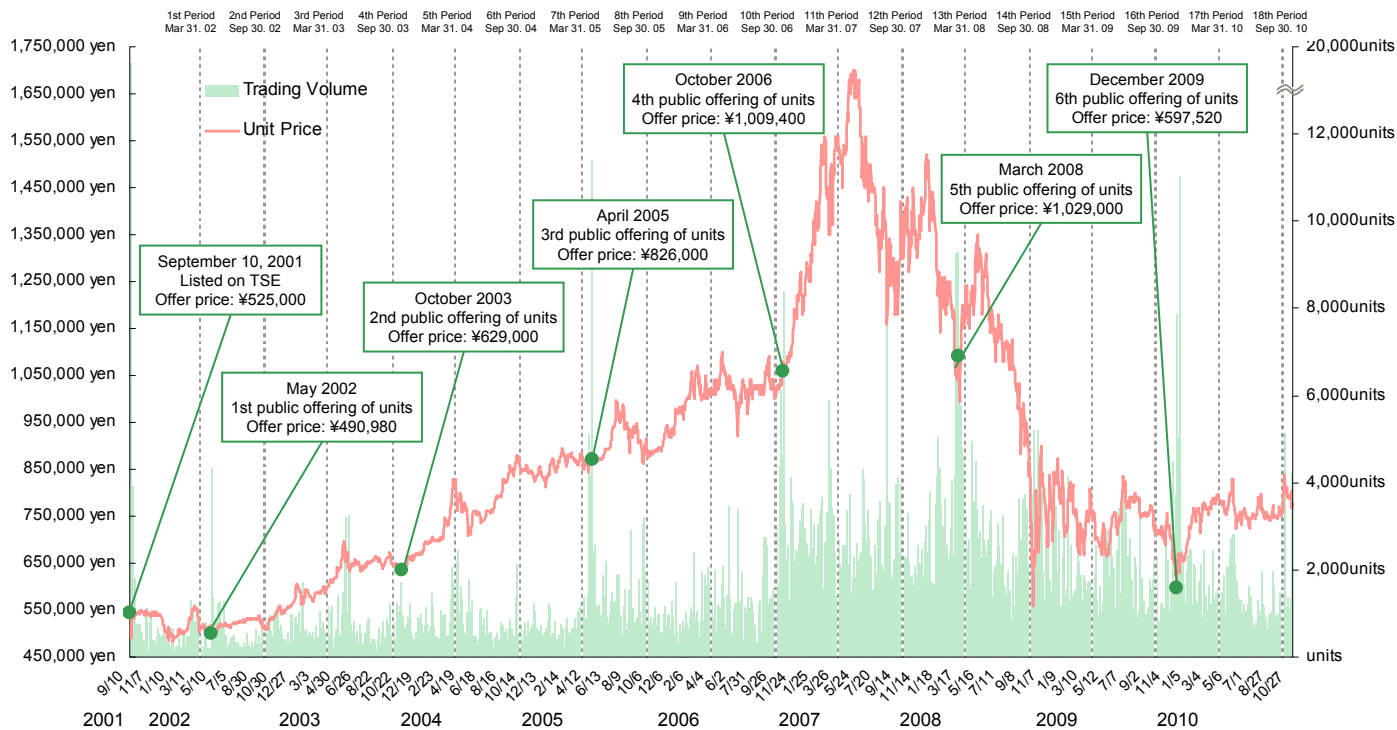
(In millions of yen)

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

# Unit Price Performance ① (After IPO)



## ◆ Unit Price Performance



\* Unit prices are based on daily closing prices.

## ◆ Historical Dividend Yield of JRE Unit



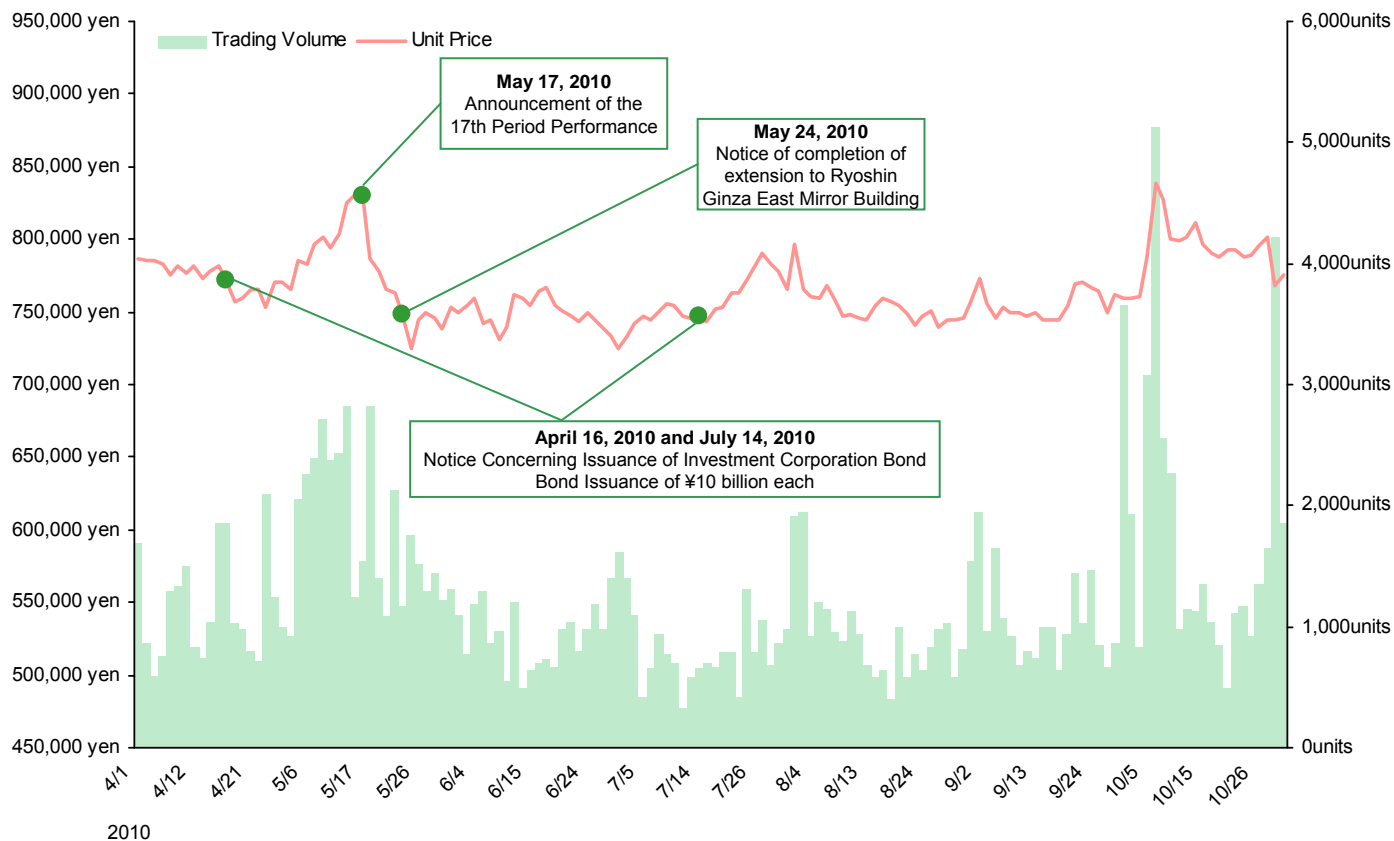
\* The average yield is computed by annualizing the disclosed projected dividend per unit divided by the unit price (daily closing price from September 10, 2001 to October 29, 2010).

\* Gray lines show ex-dividend dates.

# Unit Price Performance ② (the 18th Period to Date)



As of October 29, 2010



\* Unit prices are based on daily closing prices.

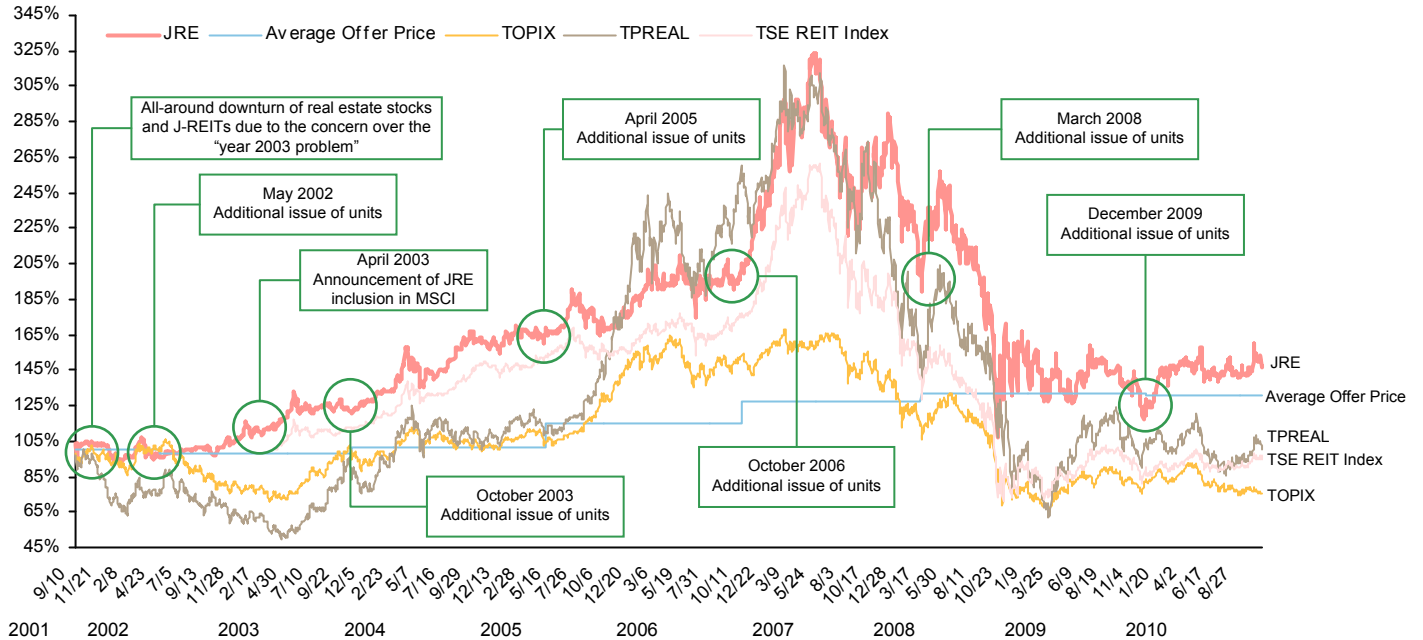
\* Circles (●) show announcements of JRE's events.

## MEMO

# Unit Price Performance ③ (Relative to Major Indices)

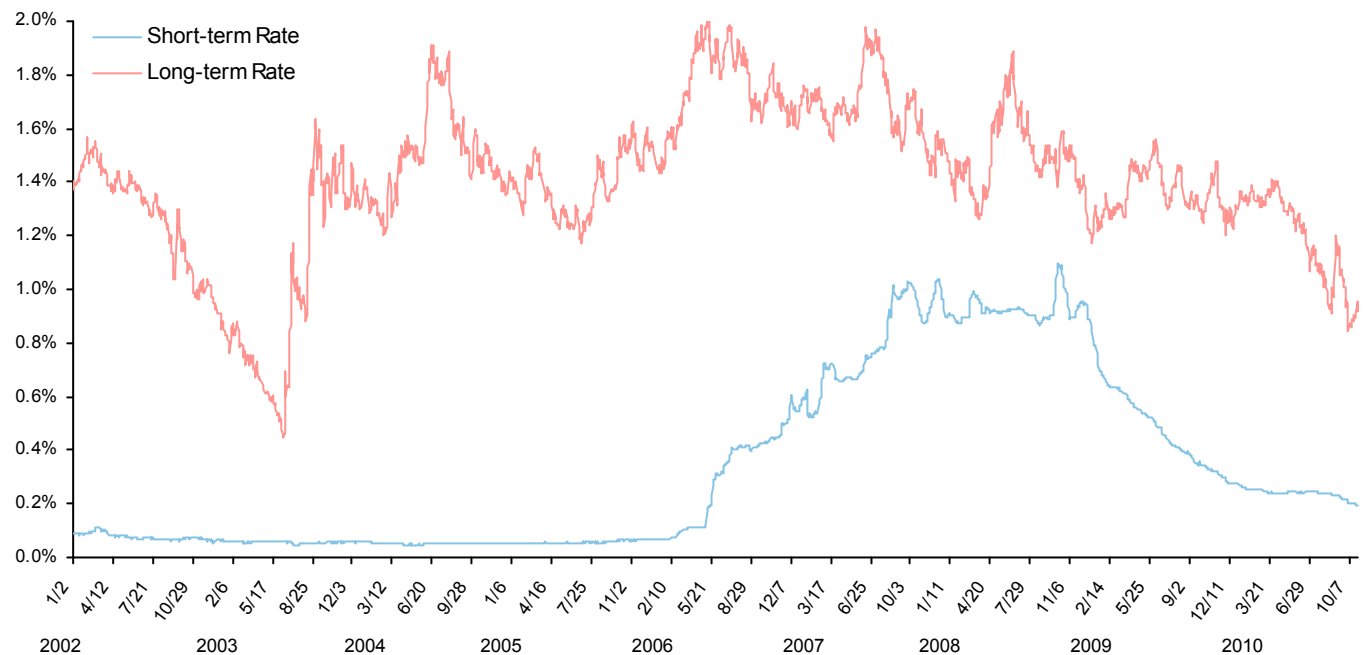


## ◆ Unit Price Performance (as of October 29, 2010)



- \* Stock performance is measured based on the offer price of 525,000 yen (at IPO) 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

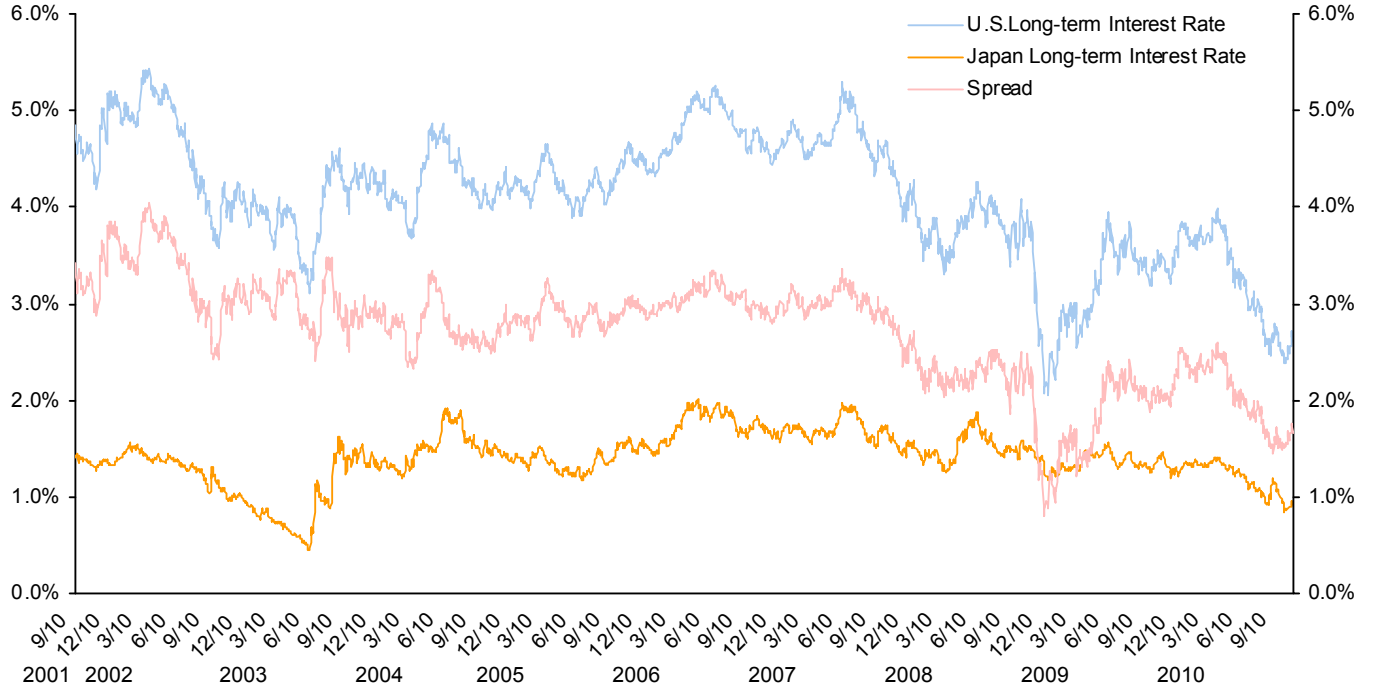


- \* Long-term rate is based on 10-year JGB yield and short-term rate is based on 3-month LIBOR.

# Interest Rate Comparison of Japan and U.S.

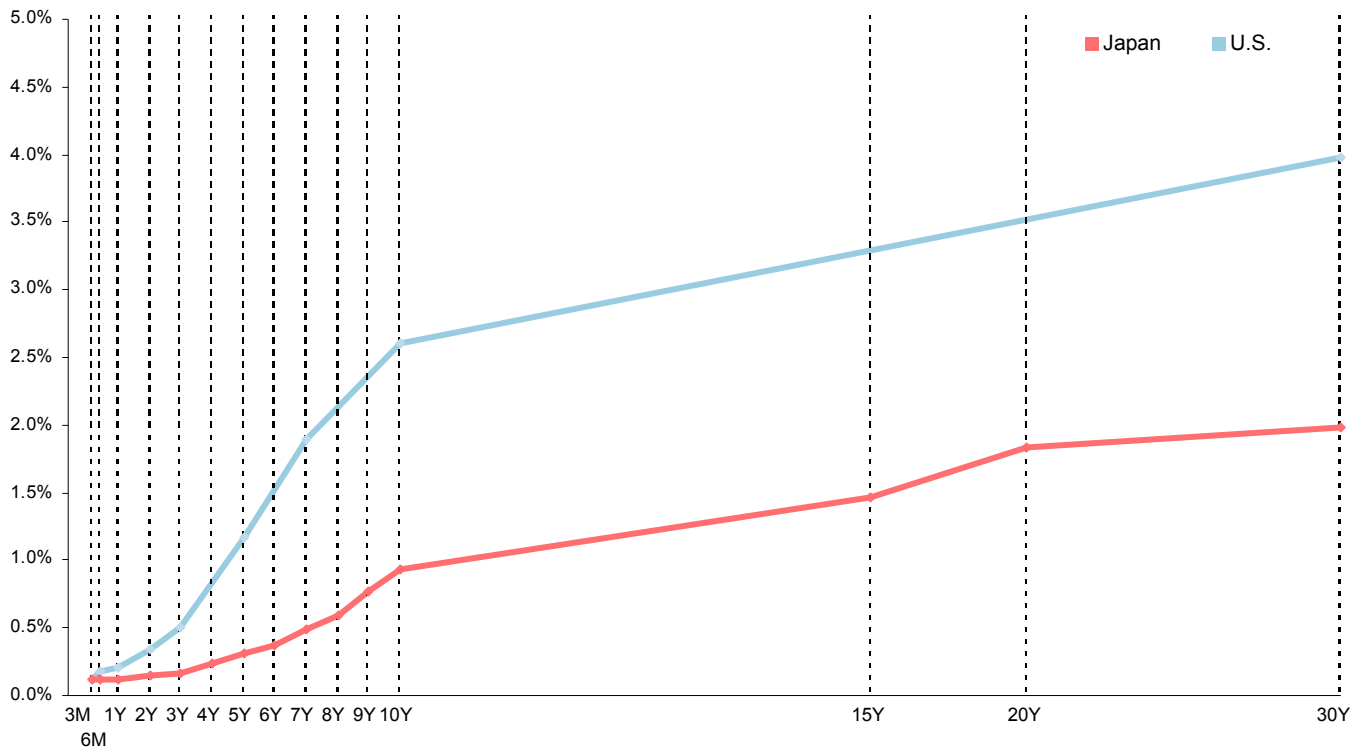


## ◆ Long-term Interest Rate Comparison of Japan and U.S. (as of October 29, 2010)



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

## ◆ Yield Curve Comparison of Japan and U.S. (as of October 29, 2010)



\* Source: Bloomberg

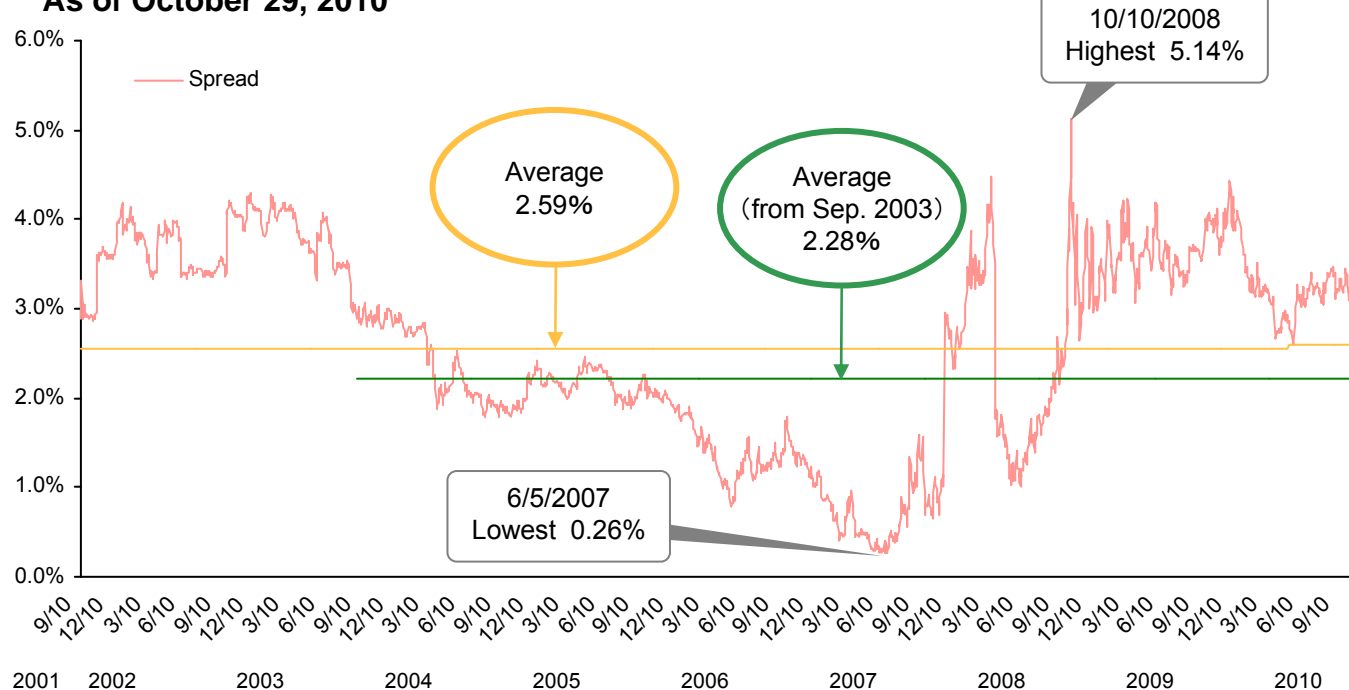


# Yield Spread Comparison



## ◆ JRE Dividend Yield Spread against JGB

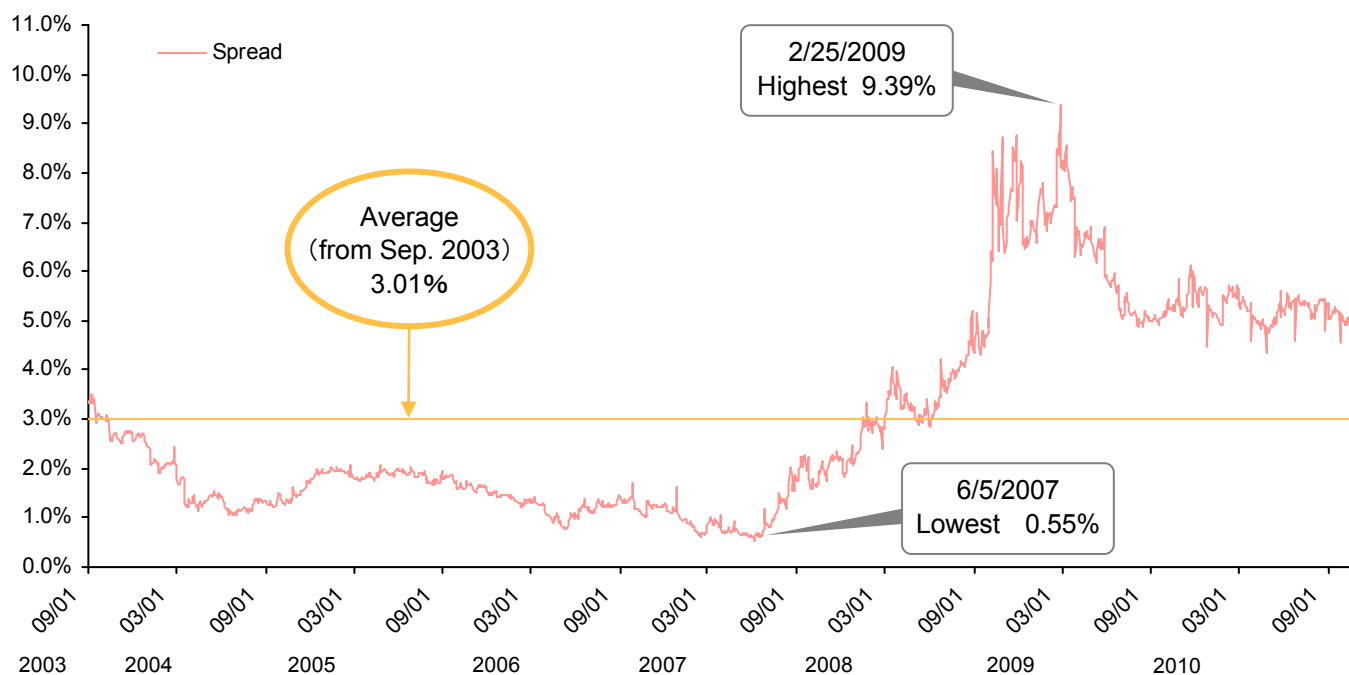
As of October 29, 2010



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

## ◆ TSE REIT Dividend Yield Spread against JGB

As of October 29, 2010



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

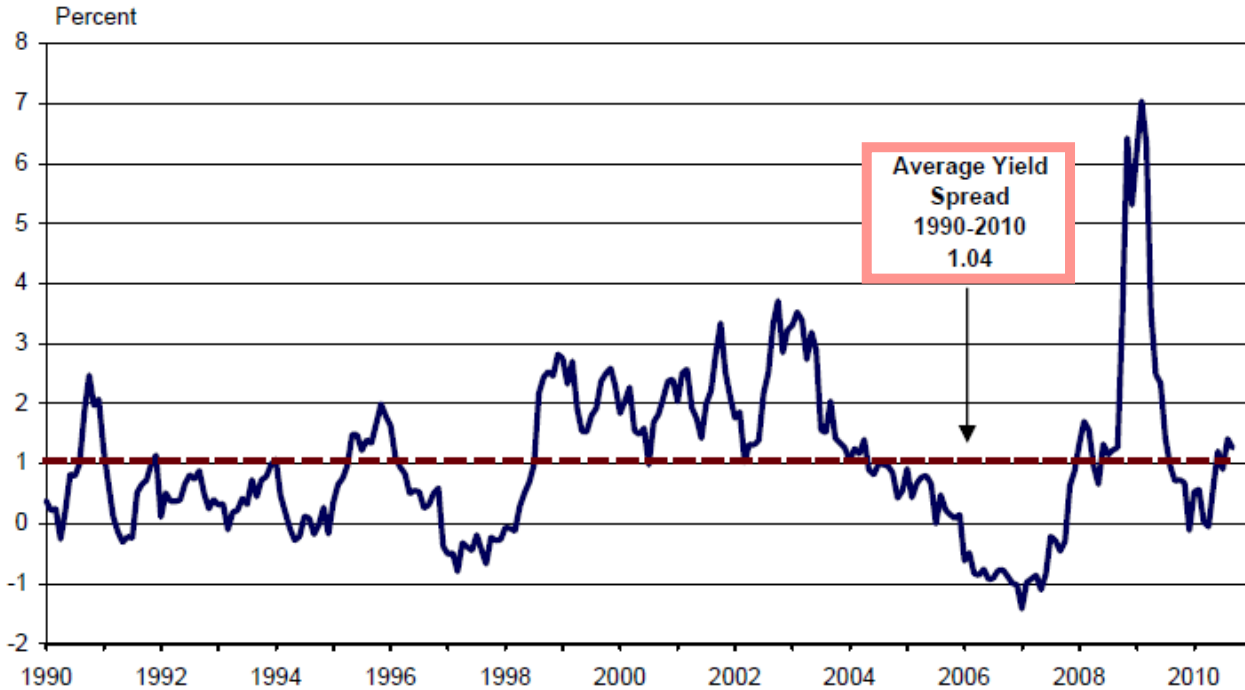
# US Equity REIT Dividend Yield Spread against Treasury



## ◆ US Equity REIT Dividend Yield Spread against Treasury

### Monthly Equity REIT Dividend Yield Spread<sup>1</sup>

January 1990 - September 2010



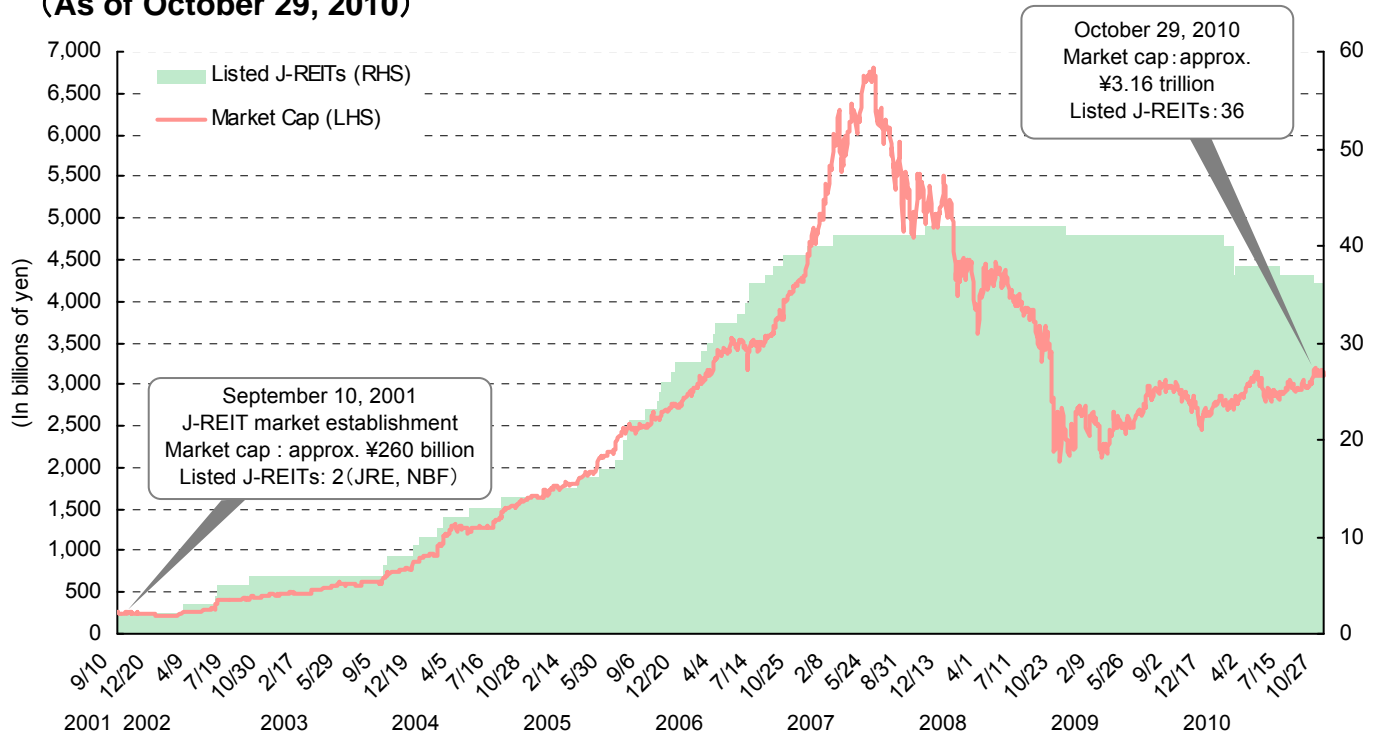
\* Source: NAREIT, FactSet

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

**MEMO**

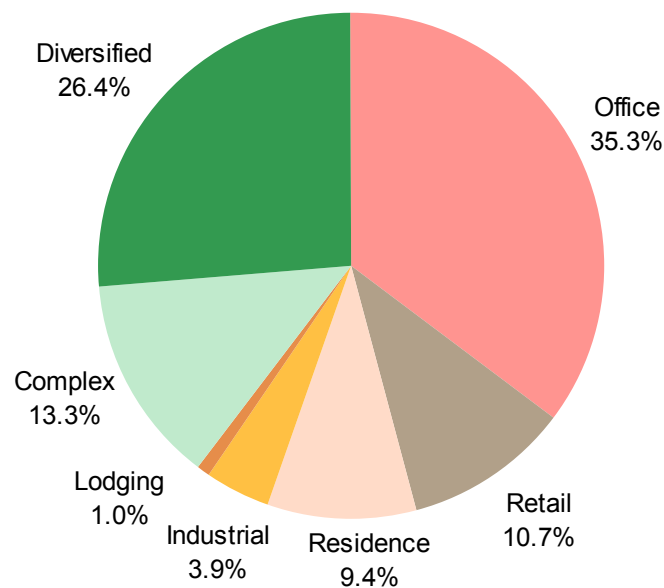
## ◆ J-REIT Market Capitalization and the Number of Listed J-REITs

(As of October 29, 2010)



\* Source: Bloomberg

## ◆ Sector Breakdown by Market Capitalization (As of October 29, 2010)



\* 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



Visit JRE English website!

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

## <Main Functions>

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

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

The screenshot shows the JRE English website homepage. The navigation menu at the top includes 'JRE Information', 'Portfolio', 'Investor Relations', and 'News Releases'. The 'JRE Latest Data' section provides key financial metrics as of November 16, 2010. The 'Property Data Download' link is highlighted for users to access detailed data.

JRE Latest Data	
as of November 16, 2010	
Number of Properties	55
Asset Size	¥643,891 million (Total Acquisition Price)
Occupancy Rate	as of September 30, 2010 92.4%
Dividend per Unit	
19th Period (March 31, 2011)	Dividend (Forecast) ¥15,430
18th Period (September 30, 2010)	Dividend (Actual) ¥16,628
Stock Quotation (TSE code 8952)	
Property Data Download 562KB	

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

You can download data from here, please try it!

## Historical Data of Individual Properties

### Nagaya Hirokai Building

**Summary** Location: 2-3-1 Sakae, Naka-ku, Nagaya City, Aichi Prefecture  
 Built: 1987/05/28 (20.3 years old)  
 Acquisition date: 2001/09/10  
 Acquisition price: 14,533,000 thousand yen  
 Ratio of share of ownership: 100%  
 Property management company: Mitsubishi Jisho Property Management Co., Ltd.  
 F.M.L. value: 8.19%

Amounts that do not reflect a unit are expressed in thousands of yen.

Property data (at the end of period)	1st Period Mar 2002		2nd Period Mar 2002		3rd Period Mar 2003		4th Period Mar 2003		5th Period Mar 2004		6th Period Mar 2004		7th Period Mar 2005		8th Period Mar 2005		9th Period Mar 2006		10th Period Mar 2006		11th Period Mar 2007		12th Period Mar 2007	
	Number of days in operation																							
Leasable space	21,805m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup> / 21,590m <sup>2</sup>																							
Leased space	21,700m <sup>2</sup> / 21,510m <sup>2</sup> / 20,101m <sup>2</sup> / 21,012m <sup>2</sup> / 20,967m <sup>2</sup> / 21,214m <sup>2</sup> / 21,431m <sup>2</sup> / 21,084m <sup>2</sup> / 20,880m <sup>2</sup> / 19,944m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup> / 19,844m <sup>2</sup>																							
Occupancy rate	98.6% / 99.7% / 93.1% / 97.3% / 97.3% / 98.3%																							
Number of tenants	31 / 31 / 27 / 27 / 28 / 33 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32 / 32																							
Book value	14,862 million yen / 14,555 million yen / 14,429 million yen / 14,302 million yen / 14,228 million yen / 14,184 million yen / 14,155 million yen / 14,238 million yen / 14,203 million yen / 14,135 million yen / 14,098 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen / 14,072 million yen																							
Book value of land	9,127 million yen / 9,127 million yen																							
Book value of building	5,734 million yen / 5,428 million yen / 5,302 million yen / 5,175 million yen / 5,101 million yen / 5,056 million yen / 5,027 million yen / 5,111 million yen / 5,076 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen / 4,970 million yen																							
Capital expenditure	14,700 million yen / 14,800 million yen / 15,000 million yen / 14,800 million yen																							
Property value as per appraiser	14,700 million yen / 14,800 million yen / 15,000 million yen / 14,800 million yen																							
Income summary	Rental revenues: 884,197 / 805,697 / 811,894 / 783,015 / 761,148 / 757,574 / 767,716 / 768,157 / 739,772 / 731,022 / 721,044 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 / 712,205 Non-rental revenues: 0 / 0 Property-related expenses: 446,077 / 453,116 / 448,333 / 430,538 / 408,411 / 434,027 / 383,928 / 395,470 / 339,919 / 313,203 / 302,277 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 / 308,432 Property management expenses: 153,440 / 140,414 / 127,539 / 128,309 / 125,293 / 121,820 / 118,323 / 109,208 / 99,585 / 92,550 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 / 88,867 Utilities expenses: 72,639 / 74,008 / 69,669 / 68,031 / 66,485 / 67,292 / 66,399 / 66,321 / 65,756 / 66,003 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 / 65,600 Property and other taxes: 1,771 / 70,528 / 70,510 / 65,057 / 65,054 / 62,959 Casualty insurance: 1,462 / 1,325 / 1,863 / 2,021 / 1,995 / 1,952 / 1,863 / 1,861 / 1,873 / 1,825 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 / 1,813 Repeating expenses: 45,704 / 19,065 / 16,807 / 20,481 / 13,994 / 54,065 / 64,013 / 80,350 / 16,873 / 7,536 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 / 17,569 Depreciation: 169,563 / 145,312 / 148,844 / 146,589 / 133,643 / 123,603 / 89,938 / 73,204 / 75,278 / 69,613 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 / 63,823 Other rental expenses: 3,093 / 1,640 / 13,320 / 0 Property-related profits and losses: 438,119 / 352,581 / 363,361 / 332,476 / 350,758 / 303,548 / 383,798 / 373,665 / 405,850 / 417,818 / 418,768 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 / 457,172 NOI: 807,883 / 897,893 / 912,405 / 879,065 / 866,380 / 847,149 / 873,271 / 868,151 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 / 887,631 Breakdown of gain or loss on transfer of properties: 0 / 0 Transfer price of properties: 0 / 0 Book value (transfer properties): 0 / 0 Other expenses related to transfer: 0 / 0 Reduction in acquisition cost of replacement properties: 0 / 0 Gain or loss on transfer of properties: 0 / 0																							

## Historical Data of All Properties

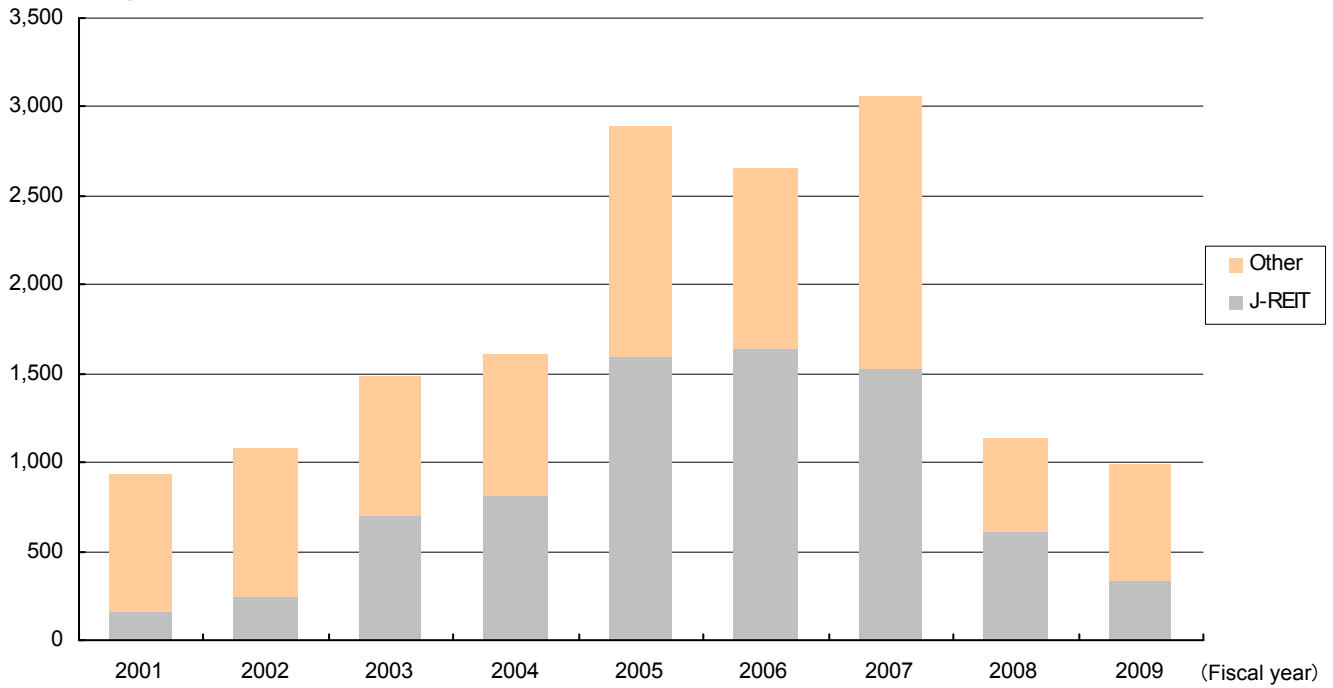
### Japan Real Estate Investment Corporation

In millions of yen

Property data (at the end of period)	Number of days in operation																							
	Number of properties																							
Leasable space	201,884m <sup>2</sup> / 215,928m <sup>2</sup> / 239,893m <sup>2</sup> / 246,000m <sup>2</sup> / 273,171m <sup>2</sup> / 293,106m <sup>2</sup> / 335,026m <sup>2</sup> / 364,610m <sup>2</sup> / 400,090m <sup>2</sup> / 396,173m <sup>2</sup> / 397,928m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup> / 406,606m <sup>2</sup>																							
Leased space	198,115m <sup>2</sup> / 205,769m <sup>2</sup> / 224,100m <sup>2</sup> / 233,926m <sup>2</sup> / 258,880m <sup>2</sup> / 274,411m <sup>2</sup> / 321,867m <sup>2</sup> / 354,266m <sup>2</sup> / 394,784m <sup>2</sup> / 389,072m <sup>2</sup> / 389,112m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup> / 401,529m <sup>2</sup>																							
Number of tenants	145,328 / 155,068 / 184,304 / 193,068 / 219,022 / 240,154 / 291,350 / 327,024 / 413,788 / 418,601 / 427,013 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468 / 431,468																							
Book value	145,328 million yen / 155,068 million yen / 184,304 million yen / 193,068 million yen / 219,022 million yen / 240,154 million yen / 291,350 million yen / 327,024 million yen / 413,788 million yen / 418,601 million yen / 427,013 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen / 431,468 million yen																							
Book value of land	100,038 million yen / 114,171 million yen / 129,738 million yen / 136,413 million yen / 155,185 million yen / 169,292 million yen / 195,351 million yen / 227,538 million yen / 288,173 million yen / 294,348 million yen / 298,865 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen / 299,222 million yen																							
Book value of building	45,291 million yen / 50,897 million yen / 54,566 million yen / 56,655 million yen / 63,837 million yen / 70,863 million yen / 95,999 million yen / 109,486 million yen / 125,615 million yen / 124,259 million yen / 128,153 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen / 132,246 million yen																							
Property value as per appraiser	144,540 million yen / 165,251 million yen / 184,704 million yen / 191,271 million yen / 217,150 million yen / 238,161 million yen / 293,342 million yen / 339,029 million yen / 439,789 million yen / 467,001 million yen / 488,741 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen / 531,100 million yen																							
Acquisition price of properties (outstanding balance of properties)	144,697 million yen / 164,277 million yen / 183,242 million yen / 192,607 million yen / 218,472 million yen / 239,817 million yen / 290,510 million yen / 326,560 million yen / 419,768 million yen / 418,933 million yen / 421,730 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen / 446,540 million yen																							
Capital expenditure	477 million yen / 501 million yen / 609 million yen / 525 million yen / 1,213 million yen / 709 million yen / 709 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen / 1,207 million yen																							
Income summary	Rental revenues: 6,492 / 7,910 / 8,500 / 8,985 / 9,580 / 10,151 / 10,747 / 13,119 / 13,962 / 15,189 / 16,500 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 / 17,132 Non-rental revenues: 55 / 21 / 14 / 14 / 88 / 47 / 39 / 43 / 53 / 103 / 53 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 Property-related expenses: 2,858 / 3,882 / 4,109 / 4,409 / 4,693 / 5,135 / 5,258 / 6,158 / 8,744 / 7,511 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 / 7,819 Property management expenses: 909 / 1,082 / 1,060 / 1,080 / 1,111 / 1,198 / 1,224 / 1,519 / 1,637 / 1,751 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 / 1,788 Utilities expenses: 493 / 789 / 711 / 777 / 779 / 878 / 855 / 1,027 / 1,068 / 1,189 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 / 1,133 Property and other taxes: 626 / 650 Casualty insurance: 15 / 0 Repeating expenses: 301 / 152 / 303 / 289 / 365 / 383 / 411 / 474 / 529 / 513 / 514 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 / 580 Depreciation: 1,100 / 1,194 / 1,310 / 1,323 / 1,498 / 1,498 / 1,691 / 1,691 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 / 2,017 Other rental expenses: 10 / 0 Property-related profits and losses: 2,833 / 4,017 / 4,301 / 4,559 / 4,659 / 5,015 / 5,015 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 / 5,811 NOI: 4,732 / 5,211 / 5,702 / 5,850 / 6,455 / 6,872 / 7,131 / 8,873 / 9,578 / 10,339 / 11,300 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 / 12,073 Asset Management Fees (Note): 389 / 382 / 430 / 312 / 335 / 330 / 342 / 392 / 410 / 422 / 452 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 / 476 Term fee (41): 640 / 88 / 183 / 90 / 182 / 213 / 444 / 180 / 474 / 33 / 134 / 71 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 / 130 Incentive fee (41): 0 / 0 Transfer fees (43): 0 / 0 Acquisition fees (42): 160,400 million yen / 225,800 million yen / 225,400 million yen / 225,400 million yen / 260,400 million yen / 260,400 million yen / 260,400 million yen / 260,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen / 265,400 million yen Dividend per unit: 14,833 yen / 12,853 yen / 14,435 yen / 15,117 yen / 14,602 yen / 14,711 yen / 18,524 yen / 15,951 yen / 18,172 yen / 17,302 yen / 17,521 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen / 18,500 yen Total assets: 181,809 million yen / 189,397 million yen / 200,022 million yen / 209,581 million yen / 244,523 million yen / 257,372 million yen / 329,358 million yen / 355,888 million yen / 441,352 million yen / 441,352 million yen / 441,35																							

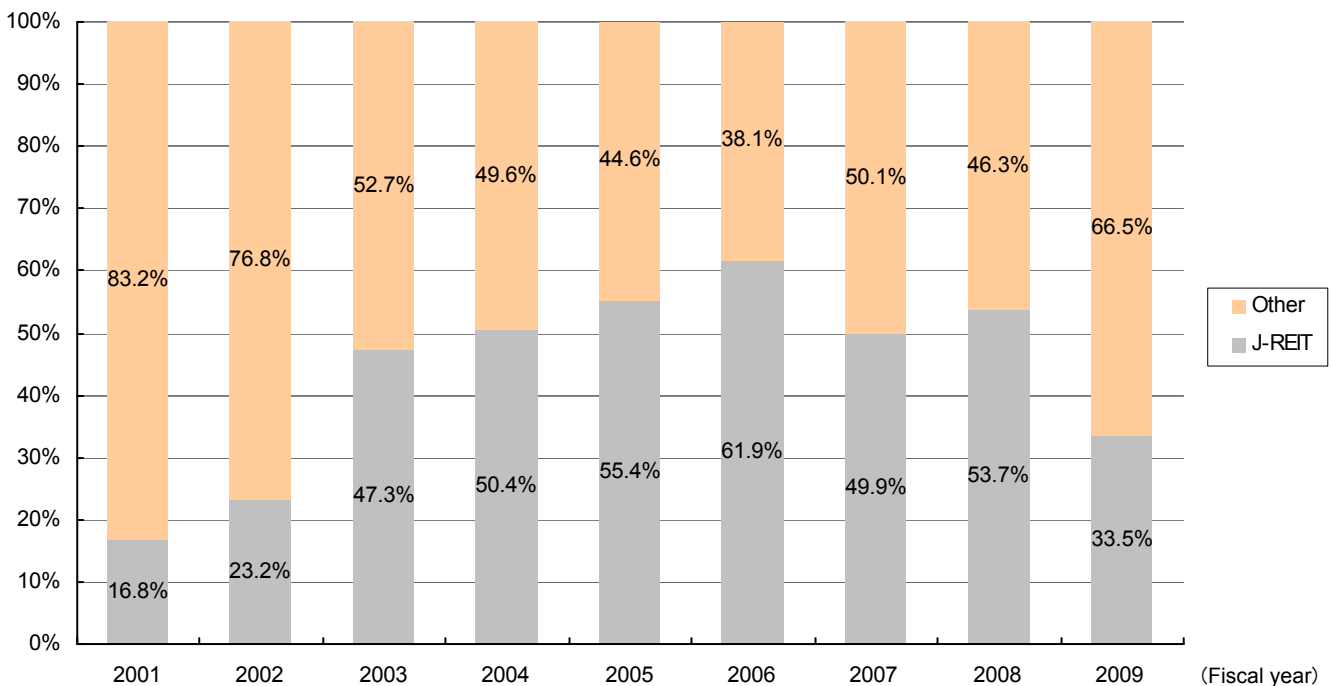
## ◆ Historical Real Estate Transaction Amount

(In billions of yen)



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

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



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

## **Disclaimer on Forecasts**

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