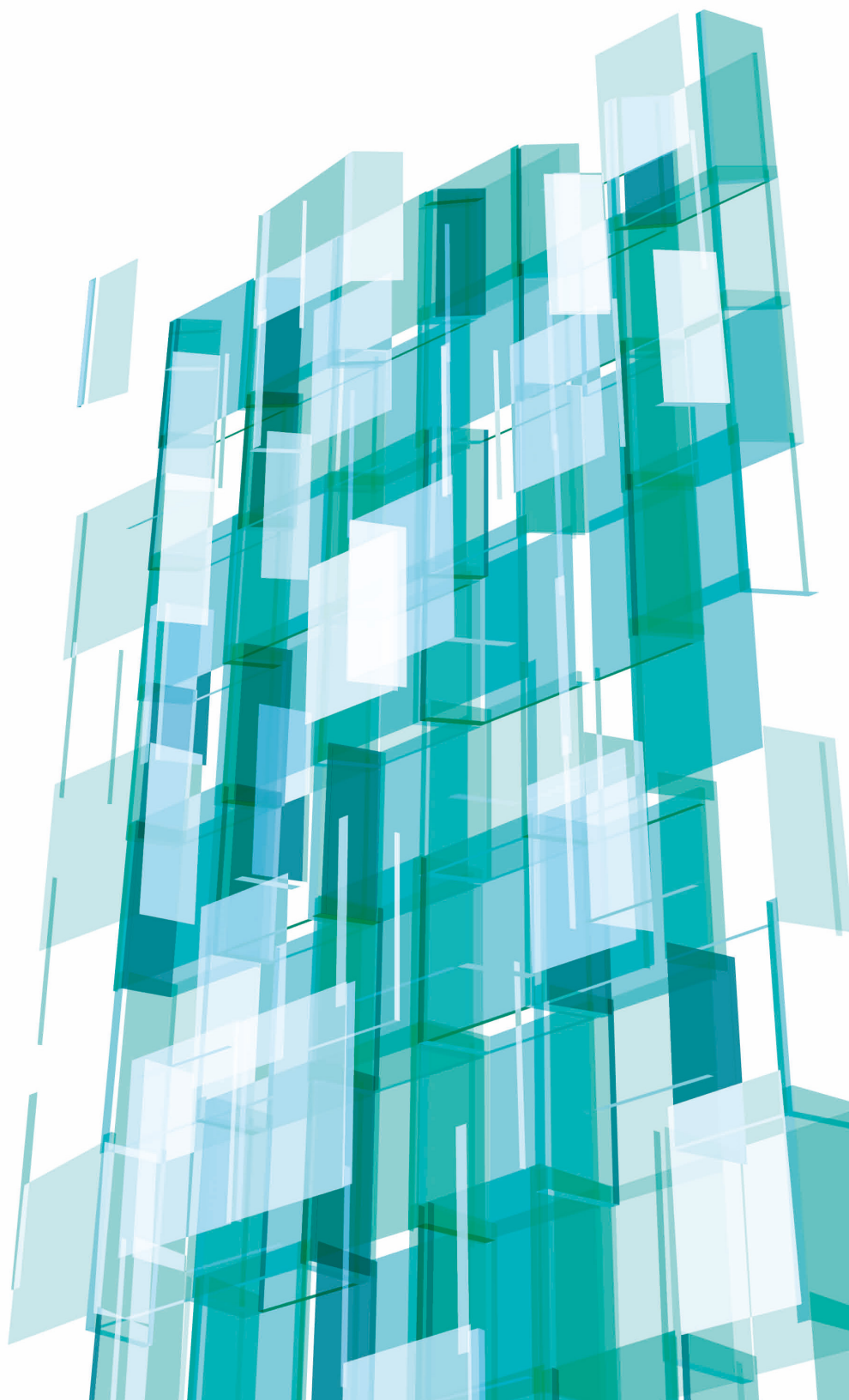


Japan Real Estate Investment Corporation

SEMIANNUAL REPORT

September 2017

For the period from April 1, 2017 to September 30, 2017



Profile

Japan Real Estate Investment Corporation (“the Company”) was established as one of the first real estate investment corporations in Japan following revisions to the Act on Investment Trusts and Investment Corporations of Japan, as amended, or the ITA. Its investments focus primarily on office buildings, and it is aiming to maintain geographic diversity while seeking stable growth and dividends in the medium to long term. The Company was listed on the Tokyo Stock Exchange on September 10, 2001 (Securities Code: 8952).

Note: Investment corporations, including the Company, are special legal entities incorporated and operated under the ITA. Accordingly, the “units” of such investment corporations, including the units of the Company, are governed by the ITA and represent the equity interests in such investment corporations, which may differ in certain material respects from the “shares” governed by the Corporation Law of Japan and representing the equity interests in Japanese ordinary corporations incorporated and operated under the Corporation Law of Japan. Investors and readers are specifically reminded to pay attention to such differences when reviewing this semiannual report and making any investment decision on or in respect of the units of the Company. “Unitholders” of the Company may be construed accordingly. Each investor and reader should consult their own legal, tax, and other advisors regarding all Japanese legal, tax, and other consequences of an investment in the units of the Company, with specific reference to their own legal, tax, and other situations, and any recent changes in applicable laws and guidelines or their interpretation.

Contents

The Strengths of Japan Real Estate Investment Corporation	p. 1
To Our Unitholders	p. 2
Financial Highlights	p. 6
Top 10 Unitholders	p. 6
Unit Price Performance	p. 6
Portfolio Highlights	p. 7
Asset Management Summary	p. 8
Asset Size, Property Acquisitions, and Performance Trends	p.10
The Portfolio of Japan Real Estate Investment Corporation	p.12
Overview of Portfolio Properties	p.17
Financial Section	p.23
Other Information	p.48
Corporate Data	p.51

The Strengths of Japan Real Estate Investment Corporation

STRENGTHS

Stable Dividends

— Actual dividend per unit
for the September 2017 period:

¥9,096

— Forecast dividend per unit
for the March 2018 period:

¥9,100

Collaboration with Sponsors

— Expertise of
Mitsubishi Estate Co., Ltd.
and Mitsui & Co., Ltd.
is being fully utilized

Steady Growth with Quality Portfolio

As of September 30, 2017

— Total acquisition price:

¥955,253 million

— Maintains **69** properties

— The first listed J-REIT, showing steady
performance for **32** consecutive periods

Sound Financial Base

As of September 30, 2017

— Highest level of credit ratings for a J-REIT:

A+ from S&P, **A1** from Moody's,
AA from R&I

— LTV (Interest-bearing debt / Total assets):

41.4%

— Long-term interest-bearing debt ratio*:

90.8%

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

To Our Unitholders

In the fiscal period ended September 2017, we achieved increases in both revenues and profits supported by the three engines of property acquisitions, steady internal growth, and low interest rates. Dividends rose significantly, to 9,096 yen, exceeding the 9,000 yen level for the first time in seven years. This rise representing an increase of 552 yen, compared to the previous period. The occupancy rate of our portfolio at the end of the fiscal period stood at 99.1%, which marks our highest rate ever since our listing on the Tokyo Stock Exchange. We will continue our efforts to focus on improving the profitability of our existing buildings through upward rent revisions, as well as to aim for stable dividend growth.

Business Performance for the September 2017 Period

Summary of Financial Results and Cash Dividends

In the September 2017 period (April 1, 2017 to September 30, 2017), Japan Real Estate Investment Corporation (“the Company”) recorded operating revenues of 31.7 billion yen, increasing 2.9% on the previous period. On the earnings front, operating profit increased 4.9%, to 13.1 billion yen. After deducting expenses for interest payments on loans and other costs, ordinary profit increased 6.5%, to 11.9 billion yen, and profit had an increase of 6.5%, to 11.9 billion yen.

Turning to dividends, the Company will make cash distributions using accounting profits based on the dividend policy outlined in Article 32-1(2) of the Company’s Articles of Incorporation, in an amount that exceeds 90% of earnings available for dividends as required by Article 67-15 of the Special Taxation Measures Law of Japan. Based on this policy, keeping below the level of end-of-term unappropriated retained earnings and reserving the retained earnings brought forward, the total amount of dividends that the Company determined to pay out was 11,909,483,760 yen for the period under review, which is a multiple of 1,309,310—the number of units outstanding as of September 30, 2017. Accordingly, the per-unit cash dividend rose to 9,096 yen.

Operating Environment and Performance

During the September 2017 period, the Japanese economy continued to follow a moderate yet steady recovery, following the previous period, with the upward trend of corporate revenue and the employment and income environment.

In the market for leased office space, low vacancy rates in rural and Tokyo metropolitan areas were maintained. Additionally, rent increases were steadily accumulated, and the strong demand situation continued.

In the investment market for real estate, the favorable conditions for the financing environment continued. Transaction yields were still at a low level against the backdrop of domestic and overseas investors’ desire to actively invest, such as cases of transactions of large properties at Tokyo Bay and other areas, with the strict acquisition environment.

Under such market conditions, the Company made sound investments under the Investment Guideline of providing stable dividends to unitholders, which was set forth at the time of the Company’s listing on the TSE and remains unchanged to this date. Accordingly, the Company was able to provide a dividend of 9,096 yen, which is an increase of 552 yen from the previous period.

In the market for leased office space in the fiscal period under review, as a result of our efforts to improve occupancy rates through meticulous property leasing, the Company successfully achieved its record-breaking level of occupancy rate, from 98.8% as of March 31, 2017 to 99.1% as of September 30, 2017, in addition to the actual performance in the month.

As for external growth, on September 1, 2017, the existing ownership of Shiodome Building (Minato-ku, Tokyo) was increased by purchasing an additional 5 percent quasi-co-ownership interest of the trust beneficiary right for 10,530 million yen. Consequently, the Company’s current share of the said property increased from 50.0% to 55.0%.

In terms of external growth, we acquired additional shares of the Shiodome Building during the fiscal period ended September 2017. We will continue to adhere to a consistent evaluation criteria amid severe competition in property acquisitions as we select properties with a long-term competitive edge.

As a result of the above, the Company's portfolio at the end of the fiscal period under review, September 30, 2017, consisted of 69 properties, with a total acquisition price of 955.2 billion yen. Total leasable floor area stood at 839,035 m² with 1,490 tenants in total.

- Notes: 1. The part of the Jingumae Media Square Building site (acquisition price: 614 million yen) that was expropriated by the Tokyo Metropolitan Government on October 30, 2009 is included in the total acquisition price. The total acquisition price in the subsequent sections follows the same convention.
2. Shinjuku South Gate Project (tentative name) (Land with leasehold interest), whose building ownership was disposed on August 23, 2013, is included in the above number of properties and total acquisition price, but is not included in total leasable floor area or total number of tenants. Please note that Nippon Brunswick Building (Land with leasehold interest) was renamed to Shinjuku South Gate Project (tentative name) (Land with leasehold interest) on May 15, 2017.

Finance Activities

According to its financial policy, the Company aims to operate the LTV ratio (ratio of interest-bearing debt to total assets) at 30 to 40%, and strives to maintain a sound and conservative financial profile by staggering maturities, extension of durations, and diversification of stable lenders, among other possibilities, taking into consideration the borrowing costs and existing relationships with lenders.

Concerning new loans related to property acquisition and the refinance of existing loans, the Company carries out loans strategically and flexibly after giving close consideration to the above-mentioned means, as well as the possibility of repayment with funds procured from issuing new investment units.

During the September 2017 period, the balance of loans was reduced by utilizing cash on hand, and borrowed in conjunction with the additional acquisition of a 5 percent quasi-co-ownership interest of the trust beneficiary right of Shiodome Building. For the commitment line, totaling 50.0 billion yen, the Company extended the contract deadline for one year.

As a result of these financing activities, as of September 30, 2017, the Company's total interest-bearing debt was 375.5 billion yen, a 6.5 billion yen increase from the end of the previous period. This amount consists of long-term loans totaling 311.0 billion yen (including the current portion of long-term loans totaling 36.0 billion yen), short-term loans totaling 34.5 billion yen, and investment corporation bonds totaling 30.0 billion yen (including the current portion of investment corporation bonds totaling 10.0 billion yen). The current LTV ratio stands at 41.4%.

The Company's credit ratings as of September 30, 2017 were as follows:

Rating Agency	Credit Rating
S&P Global Ratings Japan Inc.	Long-term: A+; Short-term: A-1; Outlook: Stable
Moody's Japan K.K.	Rating: A1; Outlook: Stable
Rating and Investment Information, Inc.	Rating: AA; Outlook: Stable

Outlook

Operating Environment

The Japanese economy is expected to follow a course of moderate recovery as a result of further improving conditions for employment and income, as well as various financial policies in force. However, the influence of monetary policies in the U.S. and Europe and the situation in East Asia are concerns as they might lead to an economic downturn in Japan, and thus it is necessary to remain vigilant.

In the market for leased office space, especially regarding the increase in office space supply in the Tokyo metropolitan area, paying close attention in the future to indirect effects in the surrounding areas is required. However, movements such as relocations for expanding the office backed by steady business performance are still active, and firm demand should be preserved for the time being.

Regarding the investment market for real estate, fierce competition in property acquisitions and transactions carried out at stronger valuation are anticipated to continue. Therefore, it is important to be highly selective in making investments, to pay close attention to market trends such as valuation at the highest level in transaction prices, and to continue to be proactive in the search for new property.

Property Management

Based on the conditions stated above, the Company will adhere to the following management policies in order to maintain and improve profitability.

- (i) Strengthen relationships of trust with existing tenants
The Company has contracts with numerous property management companies. Each property management company has developed relationships of trust with its tenants through its daily diligence in managing its respective properties over the years. The Company will work to further solidify these relationships by anticipating tenants' needs and providing tailored services to bolster tenant satisfaction, thereby maintaining and improving occupancy rates and raising rent levels.
- (ii) Fill vacancies promptly
In cooperation with the property management companies mentioned above and their leasing brokers, the Company will actively seek the most appropriate tenants for each property, based on location and features, in order to fill current and anticipated vacancies without delay. Furthermore, the Company will work to identify additional needs for floor area among the existing tenants.

- (iii) Stabilize revenues and earnings

With the aim of stabilizing revenues and earnings, the Company will endeavor to promote fixed lease agreements and secure long-term leasing with its large-scale tenants.

- (iv) Reduce management costs

The Company has introduced sound competitive principles to a number of property management companies so that they perpetually review and improve their management systems and cost structures. Along with this, the Company endeavors to ensure and enhance tenant satisfaction.

Property Acquisitions and Sales

The Company has adopted the following policies for acquiring properties.

- (i) To access property information quickly, the Company continues to enhance its property information channels while working to develop new channels.
- (ii) In its acquisition activities, the Company continues to meticulously monitor and examine economic, physical, and legal factors, including rights-related issues, when selecting properties. In particular, with regard to the structure of buildings, the Company requires buildings to meet or exceed new earthquake-resistant standards, verifies the need for renovations by ascertaining current conditions accurately based on engineering reports, and exclusively targets properties capable of maintaining a competitive edge in terms of the facilities they offer over the medium to long term.
- (iii) In accordance with its acquisition policies, the Company shall maintain its portfolio so that 70% or more of the portfolio properties are located within the Tokyo metropolitan area, with the remaining 30% or fewer located in other major cities.

Under these policies, the Company will continue to acquire highly competitive properties. At the same time, in order to further improve the quality of its portfolio, the Company will remain open to the replacement of portfolio properties with due consideration given to timing.



Hiroshi Nakajima (Left)

Executive Director of Japan Real Estate Investment Corporation

Naoki Umeda (Right)

President & CEO of Japan Real Estate Asset Management Co., Ltd.

Financial Policy

The Company has adopted the following financial policies.

- (i) In principle, the Company shall maintain an LTV ratio (including investment corporation bonds) below 65%. To ensure an even lower interest-bearing debt ratio, the Company adopts the conservative target level of 30% to 40%.
- (ii) The Company shall set the ceiling for the combined total of loans and investment corporation bonds at 1 trillion yen.
- (iii) When obtaining a loan, the Company shall only negotiate with qualified institutional investors (limited to those defined under Article 67-15 of the Special Taxation Measures Act) before executing a loan agreement.
- (iv) With the purpose of maintaining liquidity at an appropriate level, the Company may establish preliminary borrowing frameworks such as overdraft agreements and commitment line agreements, or may conclude preliminary contracts for loans, as needed.
- (v) The Company aims for the best possible execution of financial transactions by negotiating with numerous financial institutions.

Performance Forecasts for the March 2018 and September 2018 Fiscal Periods

The Company's forecasts for the March 2018 period (October 1, 2017 to March 31, 2018) are as follows: operating revenues totaling 31.7 billion yen, operating profit totaling 13.1 billion yen, ordinary profit totaling 11.9 billion yen, and profit totaling 11.9 billion yen. The Company plans to declare a per-unit cash dividend of 9,100 yen.

The Company's forecasts for the September 2018 period (April 1, 2018 to September 30, 2018) are as follows: operating revenues totaling 31.7 billion yen, operating profit totaling 13.0 billion yen, ordinary profit totaling 11.7 billion yen, and profit totaling 11.7 billion yen. The Company plans to declare a per-unit cash dividend of 9,000 yen.

Operating revenues, operating profit, ordinary profit, profit, and per-unit cash dividend might vary depending on changes that could occur in the market situation.

Hiroshi Nakajima

Executive Director of Japan Real Estate Investment Corporation

Naoki Umeda

President & CEO of Japan Real Estate Asset Management Co., Ltd.

Financial Highlights

Millions of yen

	For the period from April 1, 2017 to September 30, 2017	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2016 to September 30, 2016	For the period from October 1, 2015 to March 31, 2016	For the period from April 1, 2015 to September 30, 2015
Operating revenues	¥31,718	¥30,818	¥30,773	¥30,589	¥29,980
Operating profit	13,178	12,567	12,368	12,352	12,054
Ordinary profit	11,921	11,197	10,958	10,816	10,487
Profit	11,909	11,186	10,947	10,753	10,476
Net operating income (NOI) (Note 1)	21,275	20,372	20,182	19,973	19,670
Funds from operations (FFO) (Note 2)	18,466	17,679	17,447	17,079	16,808
FFO multiple (Times) (Note 3)	19.1	21.8	22.8	25.0	21.5
Cash distribution	11,909	11,186	10,947	10,632	10,475
Number of units	1,309,310	1,309,310	1,309,310	1,309,310	1,309,310
Dividend per unit (Yen)	9,096	8,544	8,361	8,121	8,001

Notes: 1. NOI = Property-related revenues – Property-related expenses (excluding Depreciation)

2. FFO = Profit + Depreciation – Gain (Loss) on sales of properties

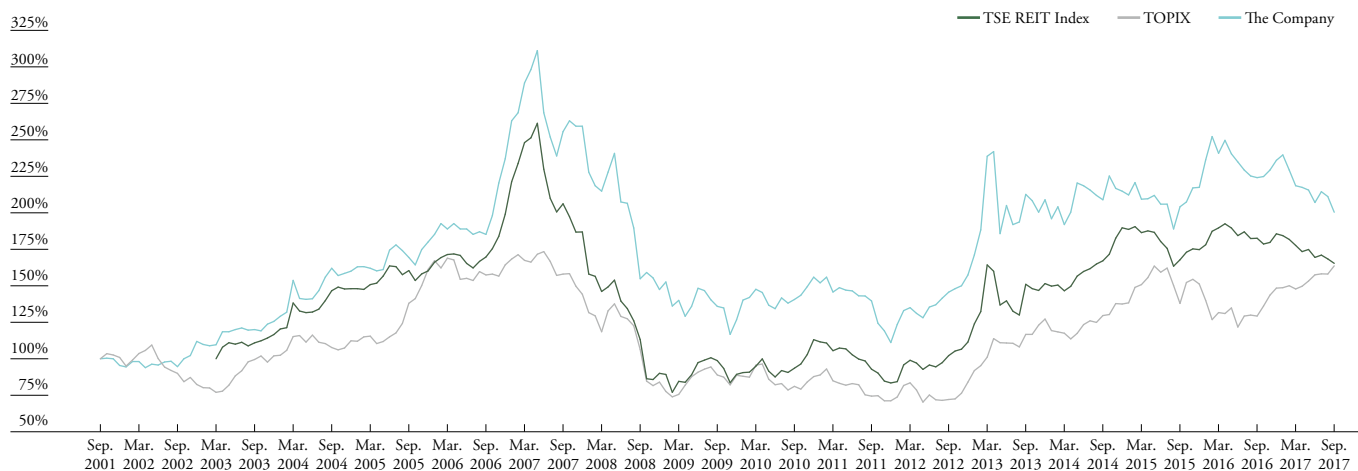
3. FFO multiple = Unit price at end of the respective term / FFO per unit (Annualized)

(Annualized portion of the calculation given in Note 3 assumes a fiscal period of 183 days for the period ended September 30, 2015, 183 days for the period ended March 31, 2016, 183 days for the period ended September 30, 2016, 182 days for the period ended March 31, 2017, and 183 days for the period ended September 30, 2017.)

Top 10 Unitholders As of September 30, 2017

Unitholders	Units	% of total units outstanding
Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	258,170	19.72%
The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	165,752	12.66%
Trust & Custody Services Bank, Ltd. (Toshin Acc.)	65,889	5.03%
The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	54,307	4.15%
STATE STREET BANK WEST CLIENT-TREATY 505234	30,936	2.36%
STATE STREET BANK AND TRUST COMPANY 505012	27,082	2.07%
STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	25,767	1.97%
STATE STREET BANK AND TRUST COMPANY 505223	19,571	1.49%
The Chugoku Bank Ltd.	17,970	1.37%
Mitsubishi Estate Co., Ltd.	17,120	1.31%

Unit Price Performance



Portfolio Highlights

Trends in the state of portfolio management



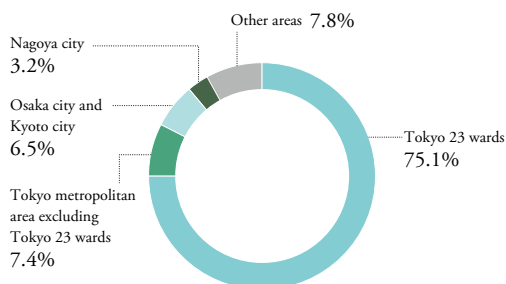
Notes: 1. The number of tenants is the gross number of tenants by building.

2. Shinjuku South Gate Project (tentative name) (Land with leasehold interest) is not included.

Portfolio breakdown As of September 30, 2017

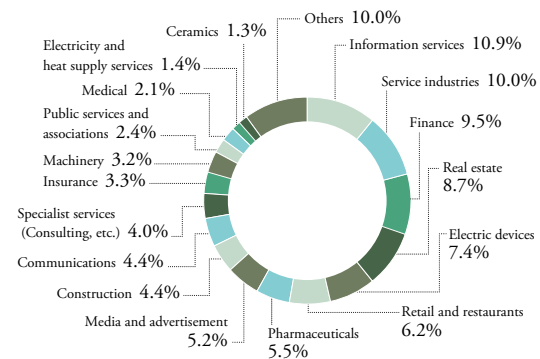
Properties by geographic region

(Percentage based on acquisition price)



Tenants by industry type

(Percentage based on leased office space)

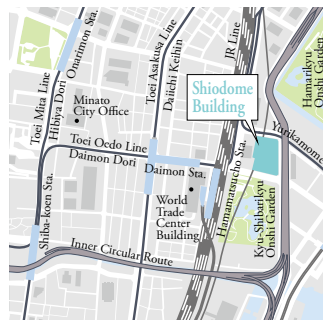


Note: Shinjuku South Gate Project (Land) is not included.

Asset Management Summary

For the period from April 1, 2017 to September 30, 2017

Acquired Asset



Shiodome Building (Additional acquisition)

Property and Transaction Summary

- Location: 1-2-20, Kaigan, Minato-ku, Tokyo
- Site area: 12,054.22 m² (Total land area of the building site)
- Floor area of building: 115,930.83 m² (Total floor space of the entire building)
- Structure: Steel-framed, steel-framed reinforced concrete structure, flat roof
- Floors: Above ground: 24 floors
Below ground: 2 floors
- Completion: December 2007
- Acquisition date: September 1, 2017
- Acquisition price: ¥10,530 million
- Type of ownership: Land: Ownership
Building: Ownership
Share of quasi-co-ownership: 5.0%
Changes in the Company's share of quasi-co-ownership of the building after the additional acquisition: 50.0% → 55.0%
- Seller: Mitsui & Co. Real Estate Ltd.
- Property management company: Mitsubishi Jisho Property Management Co., Ltd.

The Company evaluated the following two points in the determination of acquisition.

(1) High competitiveness

This property is located in front of Hamamatsuchō Station of the JR Line and is the south gateway of the Shiodome area. It is also within three minutes' walk from Hamamatsuchō Station of the JR Line and Daimon Station of the Asakusa and Oedo Lines. In addition, it is accessible to Tokyo Station and Shinagawa Station, which is a hub station for "Shinkansen," and also to Haneda Airport (Tokyo International Airport), providing great traffic convenience.

As for other features, it is a comparatively new building completed in December 2007, and the standard floor area constitutes a large floor space without pillars, comprising an area of over 1,000 *tsubo* and a ceiling height of 2,900 mm (additional 100 mm of OA floor).

(2) Increase in share of quasi-co-ownership of the building

Since the Company's share of quasi-co-ownership of the trust beneficiary right of this property has gone up to 55.0% from the current share of 50.0% due to the above acquisition, further improvement in operational efficiency and the value of the asset can be expected.

Basic Policy and Management Structure of ESG (Environmental, Social and Governance) Issues

The Company is committed to enhancing consideration toward the environment, social contributions, and corporate governance to improve the sustainability of society. We recognize that this is an important social responsibility for a listed enterprise to assume, and also believe that it is essential for maximizing our unitholder value.

To put our commitment into practice based on the above recognition, Japan Real Estate Asset Management Co., Ltd. (JRE-AM), the Company's asset management company, has established its Sustainability Policy to communicate its priority issues and basic policies on sustainability with regard to its real estate investment management. Under the policy, we implement various initiatives, including environmental impact reduction through facility upgrades and acquisition of Green Building certification, as well as contribution actions to local communities.

Sustainability Policy

1. Contribution to creating a low-carbon society
2. Contribution to creating a recycling-oriented society
3. Contribution to creating a society in harmony with nature
4. Enhancement of safety and security
5. Initiatives aimed at officers and employees
6. Collaboration with external stakeholders
7. Information disclosure and obtaining environmental certifications



Disclosure of ESG information

<http://www.j-re.co.jp/en/esg/index.html>

Achieved GRESB's "Green Star" Status

In the 2017 GRESB Real Estate Assessment, the Company was highly evaluated and acquired a "Green Star".

Becoming a GRESB Member

To integrate ESG factors into investment management, JRE-AM became a GRESB (Global Real Estate Sustainability Benchmark) Real Estate Company & Fund Manager Member as the first Japanese real estate and asset management company. Furthermore, JRE-AM acts as a member of the GRESB Asian Benchmark

Committee and contributes to the discussion toward the future development of GRESB.

As a member of this international initiative, JRE-AM will work for greater sustainability by networking and sharing information with companies that are advanced in terms of ESG as well as by showcasing Japanese practices to the global community.



Obtaining DBJ Green Building Certification

Five Stars



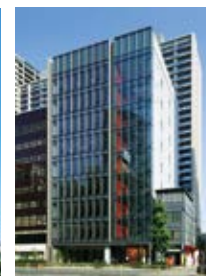
Otemachi Financial City North Tower
(Chiyoda-ku, Tokyo)

Properties with the best class environmental and social awareness

Four Stars



Akasaka Park Building
(Minato-ku, Tokyo)



Tamachi Front Building
(Minato-ku, Tokyo)

Properties with exceptionally high environmental and social awareness

Asset Size, Property Acquisitions, and Performance Trends

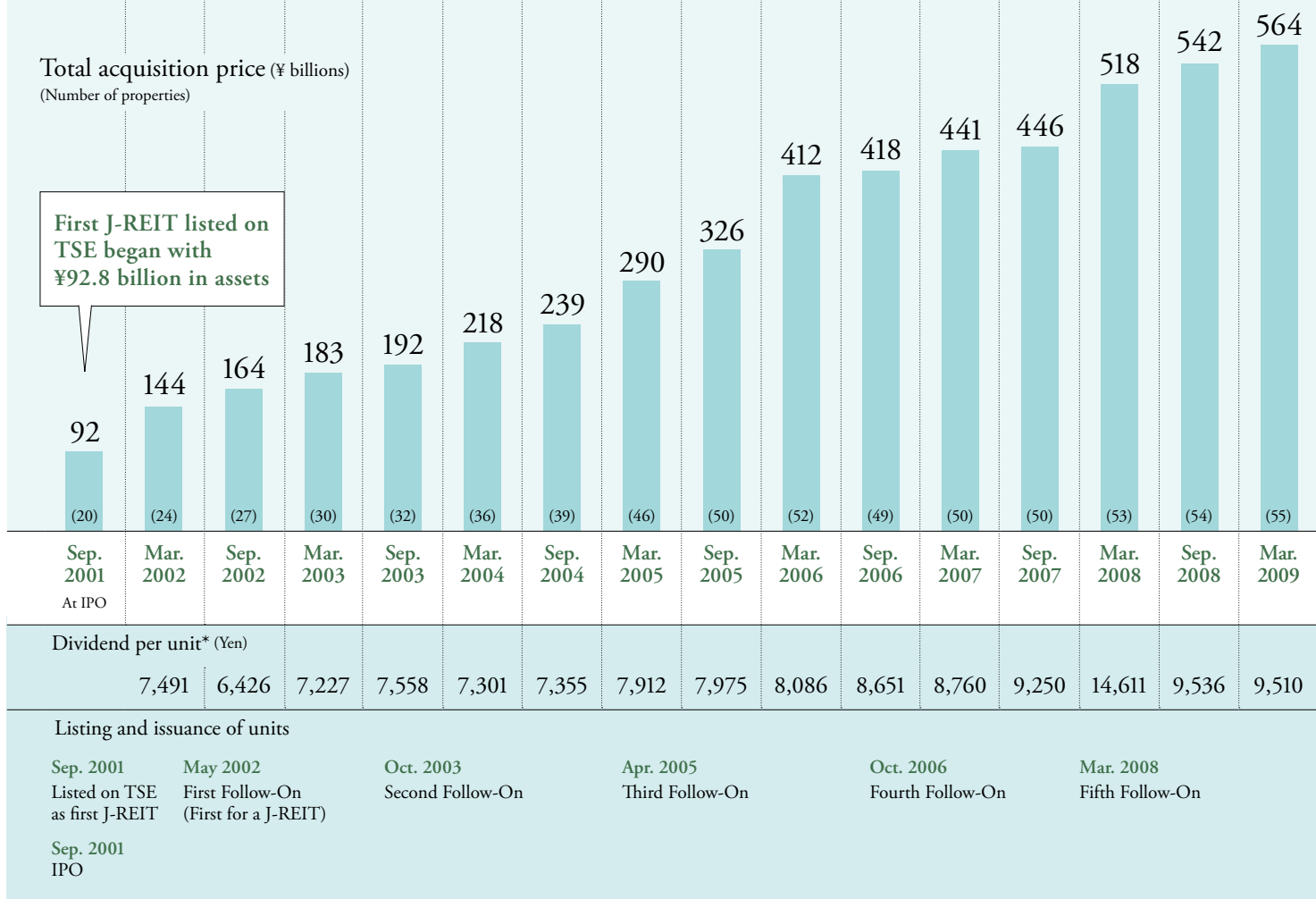
Occupancy rate (%)

94.6 94.0 95.3 94.4 95.1 94.8 93.6 97.6 98.6 98.7 98.2 97.8 98.7 95.9 96.1 95.5

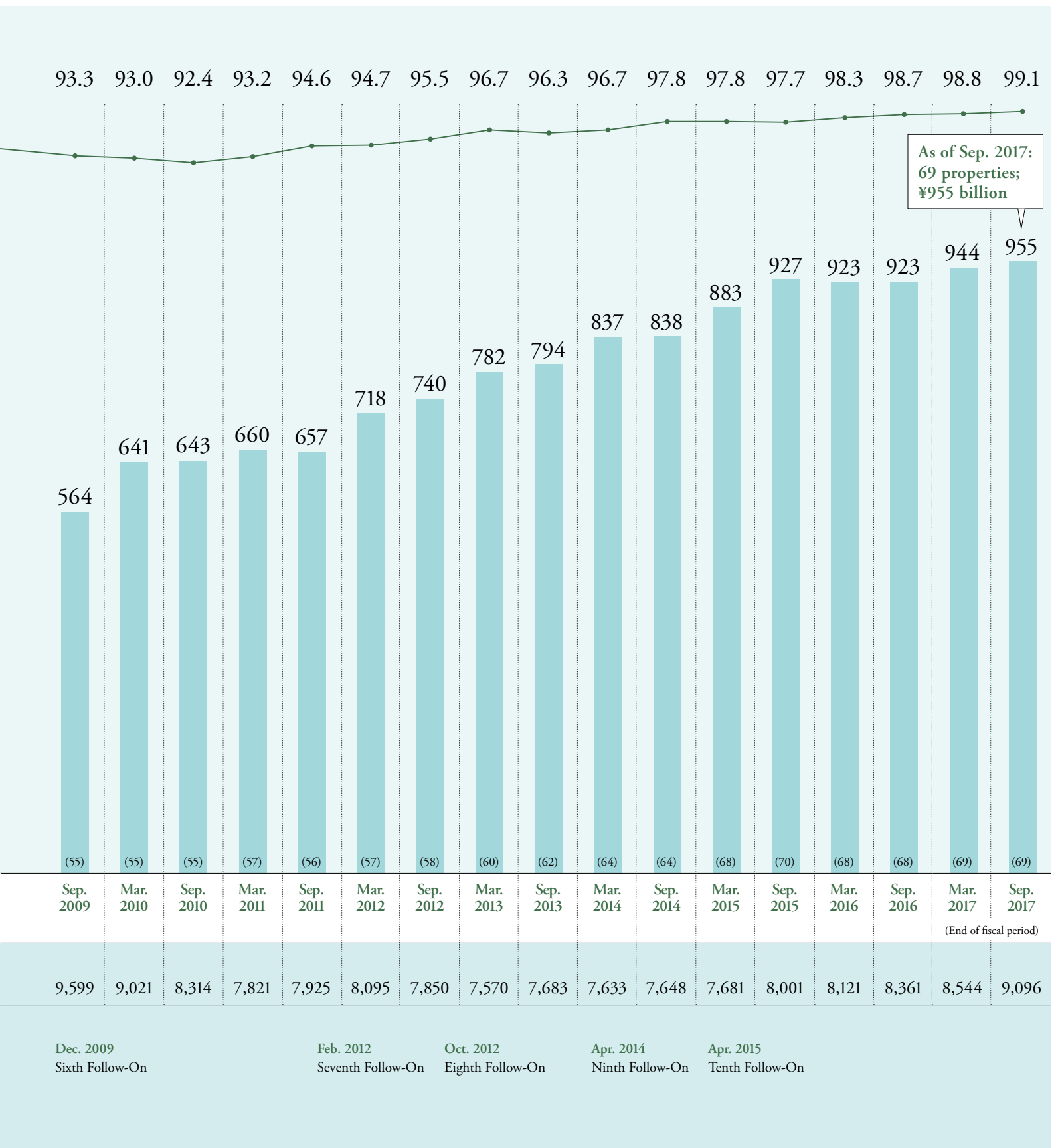
In September 2001, the Company became the first J-REIT in Japan listed on the Tokyo Stock Exchange. Since then, the Company has targeted stable management to fulfill its goal of maintaining or increasing dividend per unit over the medium to long term. The Company's growth is based on external growth strategies that aim to increase earnings through the acquisition and transfer of properties, as well as internal growth strategies that seek to optimize earnings from properties already held. The size of the Company's assets (total acquisition price) has grown from ¥92.8 billion at IPO to ¥955.2 billion as of the period ended September 30, 2017 due to the steady achievement of external growth strategies. However, in terms of internal growth strategies, ongoing efforts are being made in such areas as maintaining stable occupancy rates and reducing building management costs.

Total acquisition price (¥ billions)
(Number of properties)

First J-REIT listed on TSE began with ¥92.8 billion in assets



* The Company implemented a 2-for-1 split of each investment unit as of January 1, 2014. The figures for the March 2002 through September 2013 periods have taken the split into account.



The Portfolio of Japan Real Estate Investment Corporation

As of September 30, 2017

Properties roster

Number	Name of building	Location	Type of specified asset	Acquisition date	Acquisition price (¥ millions)
Tokyo 23 wards					
● I-1	Kitanomaru Square	Kudan-Kita, Chiyoda-ku	Real property	02/24/2006	81,555 (8.5%)
● I-2	MD Kanda Building	Kanda-Mitoshirocho, Chiyoda-ku	Real property	05/31/2002	9,520 (1.0%)
● I-3	Kandabashi Park Building	Kanda-Nishikicho, Chiyoda-ku	Real property	08/15/2002	4,810 (0.5%)
● I-4	Otemachi Financial City North Tower	Otemachi, Chiyoda-ku	Real property	03/31/2014	15,462 (1.6%)
● I-5	Nibancho Garden	Nibancho, Chiyoda-ku	Real property	04/01/2005	14,700 (1.5%)
● I-6	Mitsubishi UFJ Trust and Banking Building	Marunouchi, Chiyoda-ku	Real property	03/28/2007	44,700 (4.7%)
● I-7	Burex Kojimachi Building	Kojimachi, Chiyoda-ku	Real property	07/29/2005	7,000 (0.7%)
● I-8	Sanno Grand Building	Nagatacho, Chiyoda-ku	Real property	01/31/2005	10,200
				04/03/2006	10,700
				Total	20,900 (2.2%)
● I-9	Yurakucho Denki Building	Yurakucho, Chiyoda-ku	Real property	08/01/2003	7,200 (0.8%)
● I-10	Kodenmacho Shin-Nihonbashi Building	Nihonbashi-Kodenmacho, Chuo-ku	Trust	09/25/2001	3,173 (0.3%)
● I-11	Kyodo Building (Kayabacho 2Chome)	Nihonbashi-Kayabacho, Chuo-ku	Trust	03/01/2011	4,410 (0.5%)
● I-12	Burex Kyobashi Building	Kyobashi, Chuo-ku	Real property	07/22/2002	5,250 (0.5%)
● I-13	Ginza 1Chome East Building	Ginza, Chuo-ku	Trust	03/02/2015	6,459 (0.7%)
● I-14	Ginza Sanwa Building	Ginza, Chuo-ku	Real property	03/10/2005	16,830 (1.8%)
● I-15	Ryoshin Ginza East Mirror Building	Ginza, Chuo-ku	Real property	03/15/2005	5,353
				05/24/2010	2,645
				Total	7,999 (0.8%)
● I-16	Harumi Front	Harumi, Chuo-ku	Real property	01/07/2013	31,300 (3.3%)
● I-17	Harumi Center Building	Harumi, Chuo-ku	Real property	12/18/2007	26,800 (2.8%)
● I-18	Akasaka Park Building	Akasaka, Minato-ku	Real property	11/15/2011	60,800 (6.4%)
● I-19	Aoyama Crystal Building	Kita-Aoyama, Minato-ku	Real property	03/14/2003	7,680 (0.8%)
● I-20	Clover Shiba-koen	Shiba-koen, Minato-ku	Trust	01/20/2015	4,500 (0.5%)
● I-21	Shiodome Building	Kaigan, Minato-ku	Trust	12/19/2008	21,250
				01/15/2010	54,600
				05/01/2015	10,100
				03/30/2017	10,450
				09/01/2017	10,530
				Total	106,930 (11.2%)
● I-22	Shiba 2Chome Daimon Building	Shiba, Minato-ku	Trust	09/10/2001	4,859 (0.5%)
● I-23	Cosmo Kanasugibashi Building	Shiba, Minato-ku	Trust	09/25/2001	2,808 (0.3%)
● I-24	Tamachi Front Building	Shiba, Minato-ku	Real property	03/30/2017	6,210 (0.7%)
● I-25	Shinjuku Eastside Square	Shinjuku, Shinjuku-ku	Trust	10/01/2014	23,100
				01/25/2017	6,660
				Total	29,760 (3.1%)
● I-26	Shinwa Building	Nishi-Shinjuku, Shinjuku-ku	Real property	09/01/2004	7,830 (0.8%)
● I-27	Tokyo Opera City Building	Nishi-Shinjuku, Shinjuku-ku	Real property	09/13/2005	9,350
				03/24/2010	22,426
				Total	31,776 (3.3%)
● I-28	TIXTOWER UENO	Higashi-Ueno, Taito-ku	Real property	06/15/2012	22,000 (2.3%)
● I-29	Higashi-Gotanda 1Chome Building	Higashi-Gotanda, Shinagawa-ku	Real property	11/01/2004	5,500 (0.6%)
● I-30	Osaki Front Tower	Osaki, Shinagawa-ku	Real property	02/01/2011	12,300 (1.3%)
● I-31	Omori-Eki Higashiguchi Building	Omori-Kita, Ota-ku	Trust	09/10/2001	5,123 (0.5%)
● I-32	Shinjuku South Gate Project (tentative name) (Land with leasehold interest)	Sendagaya, Shibuya-ku	Real property	03/24/2004	6,670
				08/23/2013	(1,170)
				Total	5,500 (0.6%)
● I-33	Yoyogi 1Chome Building	Yoyogi, Shibuya-ku	Real property	04/01/2004	8,700 (0.9%)
● I-34	da Vinci Harajuku	Jingumae, Shibuya-ku	Real property	11/22/2002	4,885 (0.5%)
● I-35	Jingumae Media Square Building	Jingumae, Shibuya-ku	Real property	10/09/2003	12,200 (1.3%)
● I-36	Shibuya Cross Tower	Shibuya, Shibuya-ku	Real property	11/30/2001	34,600 (3.6%)
● I-37	Ebisu Neonato	Ebisu, Shibuya-ku	Real property	11/14/2003	3,740
				04/01/2004	360
				02/18/2014	10,512
				Total	14,612 (1.5%)
● I-38	Harmony Tower	Honcho, Nakano-ku	Real property	02/28/2005	8,500
				12/19/2012	520
				03/27/2015	2,100
				Total	11,120 (1.2%)
● I-39	Otsuka Higashi-Ikebukuro Building	Higashi-Ikebukuro, Toshima-ku	Trust	09/25/2001	3,541 (0.4%)
● I-40	Ikebukuro 2Chome Building	Ikebukuro, Toshima-ku	Trust	09/25/2001	1,728 (0.2%)
● I-41	Ikebukuro YS Building	Minami-Ikebukuro, Toshima-ku	Real property	08/02/2004	4,500 (0.5%)

Percentage of ownership of the building	Completion	Appraisal value at the end of period (¥ millions)	Leasable office space	Leased office space	Occupancy rate	Number of tenants	Revenues from leasing operations (¥ millions)	
100.0%	2006	82,400	25,678m ²	25,678m ²	100.0%	5	1,719	(5.4%)
100.0%	1998	8,470	6,269m ²	6,269m ²	100.0%	9	227	(0.7%)
56.76%	1993	4,740	3,687m ²	3,687m ²	100.0%	10	119	(0.4%)
3.3852192%	2012	19,600	5,121m ²	5,121m ²	100.0%	2	349	(1.1%)
31.345%	2004	18,300	9,316m ²	9,316m ²	100.0%	1	475	(1.5%)
19.38402%	2003	53,600	11,904m ²	11,904m ²	100.0%	10	992	(3.1%)
100.0%	2005	7,070	4,495m ²	4,495m ²	100.0%	1	153	(0.5%)
99.0%	1966	33,300	20,665m ²	20,571m ²	99.5%	41	953	(3.0%)
10.78%	1975	8,300	4,697m ²	4,697m ²	100.0%	12	261	(0.8%)
100.0%	1991	2,930	3,897m ²	3,897m ²	100.0%	11	115	(0.4%)
100.0%	1991	4,990	4,464m ²	4,464m ²	100.0%	10	146	(0.5%)
100.0%	2002	7,880	4,279m ²	4,279m ²	100.0%	1	158	(0.5%)
100.0%	2008	7,540	4,513m ²	3,984m ²	88.3%	7	171	(0.5%)
70.95%	1982	18,400	4,326m ²	4,326m ²	100.0%	11	399	(1.3%)
100.0%	1998	6,450	4,255m ²	4,255m ²	100.0%	12	159	(0.5%)
100.0%	2012	39,000	33,369m ²	33,369m ²	100.0%	8	1,225	(3.9%)
100.0%	2006	19,600	20,812m ²	18,018m ²	86.6%	10	475	(1.5%)
100.0%	1993	73,900	44,999m ²	44,999m ²	100.0%	29	2,168	(6.8%)
100.0%	1982	8,380	4,898m ²	4,511m ²	92.1%	7	208	(0.7%)
100.0%	2006	4,620	2,550m ²	2,550m ²	100.0%	8	112	(0.4%)
55.0%	2007	119,000	44,213m ²	44,044m ²	99.5%	36	2,285	(7.2%)
100.0%	1984	6,860	9,606m ²	9,606m ²	100.0%	24	277	(0.9%)
100.0%	1992	3,170	4,062m ²	4,062m ²	100.0%	8	111	(0.4%)
100.0%	2014	6,510	3,792m ²	3,792m ²	100.0%	8	153	(0.5%)
17.6%	2012	33,700	20,573m ²	20,573m ²	100.0%	41	899	(2.8%)
100.0%	1989	7,290	5,997m ²	5,997m ²	100.0%	14	221	(0.7%)
31.325%	1996	34,500	34,945m ²	34,817m ²	99.6%	102	1,579	(5.0%)
94.040229%	2010	25,700	15,020m ²	14,593m ²	97.2%	17	652	(2.1%)
100.0%	2004	6,460	5,205m ²	4,479m ²	86.1%	4	167	(0.5%)
100.0%	2005	16,600	16,856m ²	16,856m ²	100.0%	1	706	(2.2%)
100.0%	1989	5,850	7,706m ²	7,706m ²	100.0%	26	227	(0.7%)
—	—	5,490	—	—	—	—	60	(0.2%)
100.0%	2003	12,000	7,745m ²	7,745m ²	100.0%	8	306	(1.0%)
100.0%	1987	6,910	3,147m ²	3,147m ²	100.0%	4	191	(0.6%)
100.0%	1998	10,500	5,558m ²	5,558m ²	100.0%	5	282	(0.9%)
100.0%	1976	50,500	29,797m ²	29,797m ²	100.0%	53	1,504	(4.7%)
44.718394%	1994	17,800	8,700m ²	8,679m ²	99.8%	6	472	(1.5%)
38.382307%	1997	14,100	14,340m ²	14,340m ²	100.0%	22	448	(1.4%)
100.0%	1987	4,500	7,224m ²	7,224m ²	100.0%	6	189	(0.6%)
100.0%	1990	1,750	2,186m ²	2,186m ²	100.0%	8	68	(0.2%)
100.0%	1989	5,190	5,932m ²	5,932m ²	100.0%	10	190	(0.6%)

Number	Name of building	Location	Type of specified asset	Acquisition date	Acquisition price (¥ millions)	
Tokyo metropolitan area, excluding Tokyo 23 wards						
● II-1	Hachioji First Square	Hachioji, Tokyo	Real property	03/31/2005	3,300	
				03/19/2008	2,379	
				Total	5,679	(0.6%)
● II-2	Saitama Urawa Building	Saitama, Saitama Prefecture	Real property	09/25/2001	1,232	
				10/11/2001	1,342	
				Total	2,574	(0.3%)
● II-3	MM Park Building	Yokohama, Kanagawa Prefecture	Real property	03/24/2008	37,400	(3.9%)
● II-4	Queen's Tower A	Yokohama, Kanagawa Prefecture	Trust	01/31/2014	17,200	(1.8%)
● II-5	Kawasaki Isago Building	Kawasaki, Kanagawa Prefecture	Trust	09/25/2001	3,375	(0.4%)
● II-6	Musashi Kosugi STM Building	Kawasaki, Kanagawa Prefecture	Real property	03/25/2008	4,000	(0.4%)
Other major cities						
● III-1	8-3 Square Kita Building	Sapporo, Hokkaido	Real property	06/01/2007	7,100	(0.7%)
● III-2	Jozenji Park Building	Sendai, Miyagi Prefecture	Real property	01/31/2005	1,000	(0.1%)
● III-3	Higashi Nibancho Square	Sendai, Miyagi Prefecture	Real property	01/07/2013	9,950	(1.0%)
● III-4	Sendai Honcho Honma Building	Sendai, Miyagi Prefecture	Trust	09/25/2001	2,924	
				06/28/2006	250	
				Total	3,174	(0.3%)
● III-5	AER	Sendai, Miyagi Prefecture	Real property	09/01/2015	18,640	(2.0%)
● III-6	Kanazawa Park Building	Kanazawa, Ishikawa Prefecture	Real property	02/28/2002	2,880	
				03/03/2003	1,700	
				Total	4,580	(0.5%)
● III-7	Kanazawa Kamitsutumicho Building	Kanazawa, Ishikawa Prefecture	Real property	10/03/2016	2,780	(0.3%)
● III-8	Nishiki Park Building	Nagoya, Aichi Prefecture	Real property	10/02/2006	3,850	
				11/01/2006	1,300	
				06/09/2014	650	
				04/01/2016	175	
				Total	5,975	(0.6%)
● III-9	Nagoya Hirokoji Place	Nagoya, Aichi Prefecture	Trust	07/31/2013	8,567	(0.9%)
● III-10	Nagoya Hirokoji Building	Nagoya, Aichi Prefecture	Real property	09/10/2001	14,533	(1.5%)
● III-11	Nagoya Misono Building	Nagoya, Aichi Prefecture	Real property	08/08/2003	1,865	(0.2%)
● III-12	Shijo Karasuma Center Building	Kyoto, Kyoto Prefecture	Real property	09/03/2013	4,400	(0.5%)
● III-13	Umeda Square Building	Osaka, Osaka Prefecture	Trust	04/01/2015	15,523	(1.6%)
● III-14	Shin-Fujita Building	Osaka, Osaka Prefecture	Trust	09/01/2008	24,000	(2.5%)
● III-15	Sakaisujihonmachi Building	Osaka, Osaka Prefecture	Real property	09/25/2001	2,264	
				12/26/2003	1,900	
				Total	4,164	(0.4%)
● III-16	Midosuji Daiwa Building	Osaka, Osaka Prefecture	Trust	09/25/2001	6,934	
				02/28/2002	7,380	
				Total	14,314	(1.5%)
● III-17	Amagasaki Front Building	Amagasaki, Hyogo Prefecture	Trust	03/25/2015	9,300	(1.0%)
● III-18	Lit City Building	Okayama, Okayama Prefecture	Real property	02/01/2006	4,650	(0.5%)
● III-19	NHK Hiroshima Broadcasting Center Building	Hiroshima, Hiroshima Prefecture	Real property	03/25/2004	1,320	
				03/03/2008	1,450	
				Total	2,770	(0.3%)
● III-20	Tosei Tenjin Building	Fukuoka, Fukuoka Prefecture	Real property	09/25/2001	1,550	(0.2%)
● III-21	Tenjin Crystal Building	Fukuoka, Fukuoka Prefecture	Real property	06/01/2005	5,000	(0.5%)
● III-22	Hinode Tenjin Building	Fukuoka, Fukuoka Prefecture	Trust	09/10/2001	3,657	(0.4%)
Total					955,253	(100.0%)

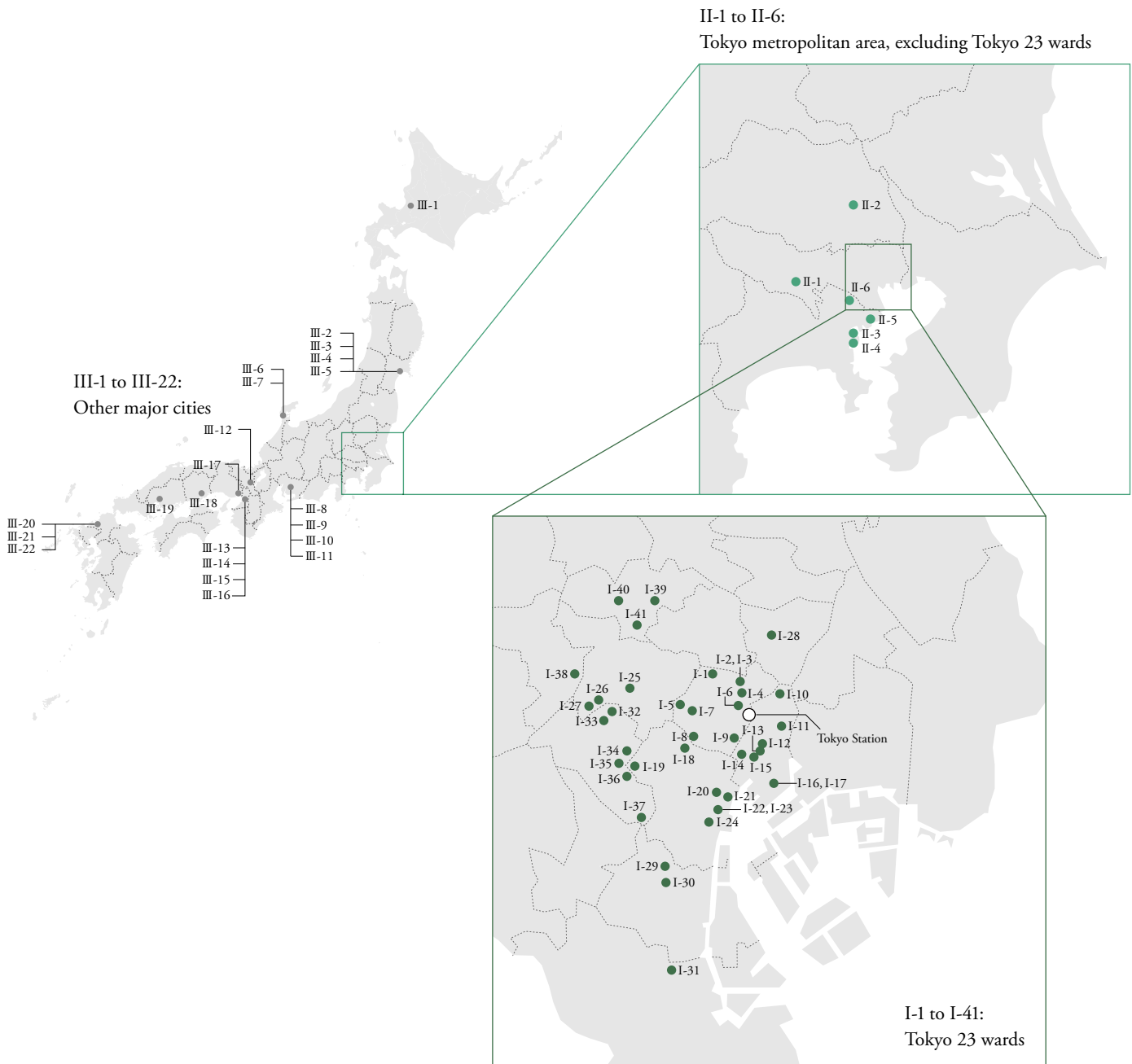
Percentage of ownership of the building	Completion	Appraisal value at the end of period (¥ millions)	Leasable office space	Leased office space	Occupancy rate	Number of tenants	Revenues from leasing operations (¥ millions)	
80.4%	1996	5,010	10,068m ²	10,068m ²	100.0%	50	239	(0.8%)
100.0%	1990	2,470	4,510m ²	4,510m ²	100.0%	18	111	(0.4%)
100.0%	2007	39,800	38,426m ²	36,987m ²	96.3%	30	1,299	(4.1%)
11.11481%	1997	21,500	26,669m ²	26,457m ²	99.2%	50	987	(3.1%)
100.0%	1990	2,890	6,831m ²	6,831m ²	100.0%	14	154	(0.5%)
34.32%	1990	4,360	5,378m ²	5,378m ²	100.0%	26	162	(0.5%)
100.0%	2006	8,690	12,265m ²	12,265m ²	100.0%	9	325	(1.0%)
50.0%	1993	1,020	2,518m ²	2,518m ²	100.0%	17	62	(0.2%)
100.0%	2008	13,500	20,526m ²	20,526m ²	100.0%	23	579	(1.8%)
100.0%	1991	2,550	6,234m ²	6,234m ²	100.0%	27	130	(0.4%)
55.35443%	1998	19,900	23,612m ²	23,429m ²	99.2%	64	656	(2.1%)
89.0%	1991	5,340	20,942m ²	20,942m ²	100.0%	82	509	(1.6%)
100.0%	2009	3,020	7,206m ²	7,044m ²	97.7%	26	128	(0.4%)
71.74301%	1995	5,130	10,338m ²	10,315m ²	99.8%	62	275	(0.9%)
100.0%	2004	10,900	13,200m ²	13,200m ²	100.0%	27	387	(1.2%)
100.0%	1987	12,700	21,427m ²	21,256m ²	99.2%	38	559	(1.8%)
100.0%	1991	1,320	3,448m ²	3,448m ²	100.0%	16	72	(0.2%)
100.0%	2010	5,410	6,634m ²	6,634m ²	100.0%	11	197	(0.6%)
100.0%	1995	16,800	10,370m ²	10,370m ²	100.0%	42	444	(1.4%)
100.0%	1995	19,200	28,403m ²	28,403m ²	100.0%	51	695	(2.2%)
100.0%	1992	3,480	11,520m ²	11,520m ²	100.0%	22	226	(0.7%)
100.0%	1991	14,600	20,450m ²	20,450m ²	100.0%	42	533	(1.7%)
100.0%	2008	10,100	15,500m ²	15,500m ²	100.0%	30	441	(1.4%)
27.7488%	2005	4,540	9,965m ²	9,965m ²	100.0%	37	255	(0.8%)
48.753%	1994	2,920	9,860m ²	9,860m ²	100.0%	12	265	(0.8%)
100.0%	1992	1,410	3,995m ²	3,995m ²	100.0%	24	80	(0.3%)
100.0%	1993	2,880	5,964m ²	5,880m ²	98.6%	30	157	(0.5%)
74.4844%	1987	4,190	5,944m ²	5,944m ²	100.0%	2	178	(0.6%)
		1,069,480	839,035m²	831,446m²	99.1%	1,490	31,718	(100.0%)

Major tenants roster

Name of tenant	Name of building	Leased office space (m ²)	% of total leased office space
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Harumi Front (also includes 3 other buildings)	33,912	4.1%
(Note)	Kitanomaru Square (also includes 2 other buildings)	22,305	2.7%
(Note)	Osaki Front Tower (also includes 2 other buildings)	21,849	2.6%
NTT Communications Corporation	Shiodome Building	16,243	2.0%
HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building (also includes 1 other building)	13,403	1.6%
Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598	1.3%
JGC Corporation	MM Park Building (also includes 1 other building)	10,246	1.2%
TOTO LTD.	Shiodome Building (also includes 1 other building)	9,694	1.2%
Minato Mirai 21 District Heating and Cooling Co., Ltd	Queen's Tower A	9,536	1.1%
Seven & i Holdings Co., Ltd.	Nibancho Garden	9,316	1.1%

(Note) Not disclosed due to tenant's request

Location of portfolio properties



Overview of Portfolio Properties

As of September 30, 2017



Kitanomaru Square

• I-1

Location:	Chiyoda-ku, Tokyo
Site area:	5,821.03m ²
Floor area of building:	57,279.20m ²
Structure:	Above ground: 26 floors Below ground: 2 floors
Completion:	January 2006



MD Kanda Building

• I-2

Location:	Chiyoda-ku, Tokyo
Site area:	1,085.83m ²
Floor area of building:	8,185.11m ²
Structure:	Above ground: 10 floors
Completion:	February 1998



Kandabashi Park Building

• I-3

Location:	Chiyoda-ku, Tokyo
Site area:	1,218.56m ²
Floor area of building:	9,370.25m ²
Structure:	Above ground: 10 floors Below ground: 1 floor
Completion:	July 1993



Otemachi Financial City North Tower

• I-4

Location:	Chiyoda-ku, Tokyo
Site area:	14,108.16m ²
Floor area of building:	239,769.07m ²
Structure:	Above ground: 35 floors Below ground: 4 floors
Completion:	October 2012



Nibancho Garden

• I-5

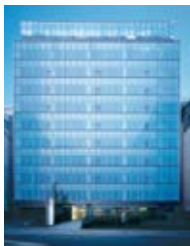
Location:	Chiyoda-ku, Tokyo
Site area:	10,992.13m ²
Floor area of building:	57,031.06m ²
Structure:	Above ground: 14 floors Below ground: 2 floors
Completion:	April 2004



Mitsubishi UFJ Trust and Banking Building

• I-6

Location:	Chiyoda-ku, Tokyo
Site area:	8,100.39m ²
Floor area of building:	108,171.67m ²
Structure:	Above ground: 29 floors Below ground: 4 floors
Completion:	February 2003



Burex Kojimachi Building

• I-7

Location:	Chiyoda-ku, Tokyo
Site area:	967.67m ²
Floor area of building:	6,526.64m ²
Structure:	Above ground: 11 floors Below ground: 1 floor
Completion:	January 2005



Sanno Grand Building

• I-8

Location:	Chiyoda-ku, Tokyo
Site area:	3,663.93m ²
Floor area of building:	33,875.95m ²
Structure:	Above ground: 10 floors Below ground: 3 floors
Completion:	September 1966



Yurakucho Denki Building

• I-9

Location:	Chiyoda-ku, Tokyo
Site area:	5,749.91m ²
Floor area of building:	70,287.65m ²
Structure:	Above ground: 20 floors Below ground: 4 floors
Completion:	September 1975



Kodonmacho Shin-Nihonbashi Building

• I-10

Location:	Chuo-ku, Tokyo
Site area:	773.28m ²
Floor area of building:	5,822.88m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	November 1991



Kyodo Building (Kayabacho 2Chome)

• I-11

Location:	Chuo-ku, Tokyo
Site area:	754.26m ²
Floor area of building:	5,505.80m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	April 1991



Burex Kyobashi Building

• I-12

Location:	Chuo-ku, Tokyo
Site area:	756.03m ²
Floor area of building:	5,470.54m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	February 2002



Ginza 1Chome East Building

• I-13

Location:	Chuo-ku, Tokyo
Site area:	702.41m ²
Floor area of building:	4,976.85m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	May 2008



Ginza Sanwa Building

• I-14

Location:	Chuo-ku, Tokyo
Site area:	1,119.27m ²
Floor area of building:	8,851.00m ²
Structure:	Above ground: 9 floors Below ground: 2 floors
Completion:	October 1982



Ryoshin Ginza East Mirror Building

• I-15

Location:	Chuo-ku, Tokyo
Site area:	864.91m ²
Floor area of building:	5,751.68m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	October 1998



Harumi Front

• I-16

Location:	Chuo-ku, Tokyo
Site area:	7,250.15m ²
Floor area of building:	45,458.90m ²
Structure:	Above ground: 17 floors Below ground: 1 floor
Completion:	February 2012



Harumi Center Building

• I-17

Location:	Chuo-ku, Tokyo
Site area:	4,664.63m ²
Floor area of building:	26,447.27m ²
Structure:	Above ground: 10 floors
Completion:	November 2006



Akasaka Park Building

• I-18

Location:	Minato-ku, Tokyo
Site area:	14,198.20m ²
Floor area of building:	97,489.16m ²
Structure:	Above ground: 30 floors Below ground: 2 floors
Completion:	July 1993



Aoyama Crystal Building

• I-19

Location:	Minato-ku, Tokyo
Site area:	989.30m ²
Floor area of building:	8,094.36m ²
Structure:	Above ground: 10 floors Below ground: 4 floors
Completion:	December 1982



Clover Shiba-koen

• I-20

Location:	Minato-ku, Tokyo
Site area:	528.58m ²
Floor area of building:	3,496.01m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	February 2006



Shiodome Building

• I-21

Location:	Minato-ku, Tokyo
Site area:	12,054.22m ²
Floor area of building:	115,930.83m ²
Structure:	Above ground: 24 floors Below ground: 2 floors
Completion:	December 2007



Shiba 2Chome Daimon Building

• I-22

Location:	Minato-ku, Tokyo
Site area:	2,820.90m ²
Floor area of building:	16,235.10m ²
Structure:	Above ground: 8 floors Below ground: 2 floors
Completion:	March 1984



Cosmo Kanasugibashi Building

• I-23

Location:	Minato-ku, Tokyo
Site area:	758.54m ²
Floor area of building:	5,420.93m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	March 1992



Tamachi Front Building

• I-24

Location:	Minato-ku, Tokyo
Site area:	747.31m ²
Floor area of building:	5,747.80m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	July 2014



Shinjuku Eastside Square

• I-25

Location:	Shinjuku-ku, Tokyo
Site area:	25,320.28m ²
Floor area of building:	167,245.46m ²
Structure:	Above ground: 20 floors Below ground: 2 floors
Completion:	March 2012



Shinwa Building

• I-26

Location:	Shinjuku-ku, Tokyo
Site area:	822.00m ²
Floor area of building:	8,291.69m ²
Structure:	Above ground: 10 floors Below ground: 1 floor
Completion:	November 1989



Tokyo Opera City Building

• I-27

Location:	Shinjuku-ku, Tokyo
Site area:	18,236.94m ²
Floor area of building:	232,996.81m ²
Structure:	Above ground: 54 floors Below ground: 4 floors
Completion:	July 1996



TIXTOWER UENO

• I-28

Location:	Taito-ku, Tokyo
Site area:	2,412.80m ²
Floor area of building:	23,727.48m ²
Structure:	Above ground: 18 floors Below ground: 1 floor
Completion:	July 2010



Higashi-Gotanda 1Chome Building

• I-29

Location:	Shinagawa-ku, Tokyo
Site area:	1,539.95m ²
Floor area of building:	6,460.39m ²
Structure:	Above ground: 8 floors
Completion:	July 2004



Osaki Front Tower

• I-30

Location:	Shinagawa-ku, Tokyo
Site area:	3,684.38m ²
Floor area of building:	23,673.92m ²
Structure:	Above ground: 15 floors
Completion:	June 2005



Omori-Eki Higashiguchi Building

• I-31

Location:	Ota-ku, Tokyo
Site area:	2,199.30m ²
Floor area of building:	14,095.34m ²
Structure:	Above ground: 11 floors Below ground: 2 floors
Completion:	July 1989

Shinjuku South Gate Project (tentative name) (Land with leasehold interest)

• I-32

Location:	Shibuya-ku, Tokyo
Site area:	1,497.52m ²
Floor area of building:	—
Structure:	—
Completion:	—



Yoyogi 1Chome Building

• I-33

Location:	Shibuya-ku, Tokyo
Site area:	1,755.75m ²
Floor area of building:	10,778.10m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	October 2003



da Vinci Harajuku

• I-34

Location:	Shibuya-ku, Tokyo
Site area:	839.66m ²
Floor area of building:	4,359.20m ²
Structure:	Above ground: 7 floors Below ground: 2 floors
Completion:	December 1987



Jingumae Media Square Building

• I-35

Location:	Shibuya-ku, Tokyo
Site area:	2,124.59m ²
Floor area of building:	9,420.42m ²
Structure:	Above ground: 9 floors Below ground: 2 floors
Completion:	March 1998



Shibuya Cross Tower

• I-36

Location:	Shibuya-ku, Tokyo
Site area:	5,153.45m ²
Floor area of building:	61,862.33m ²
Structure:	Above ground: 32 floors Below ground: 3 floors
Completion:	April 1976



Ebisu Neonato

● I-37

Location:	Shibuya-ku, Tokyo
Site area:	5,005.70m ²
Floor area of building:	36,598.38m ²
Structure:	Above ground: 18 floors Below ground: 2 floors
Completion:	October 1994



Harmony Tower

● I-38

Location:	Nakano-ku, Tokyo
Site area:	10,020.52m ²
Floor area of building:	72,729.31m ²
Structure:	Above ground: 29 floors Below ground: 2 floors
Completion:	March 1997



Otsuka Higashi-Ikebukuro Building

● I-39

Location:	Toshima-ku, Tokyo
Site area:	2,121.39m ²
Floor area of building:	9,531.28m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	November 1987



Ikebukuro 2Chome Building

● I-40

Location:	Toshima-ku, Tokyo
Site area:	397.26m ²
Floor area of building:	3,157.51m ²
Structure:	Above ground: 9 floors Below ground: 1 floor
Completion:	May 1990



Ikebukuro YS Building

● I-41

Location:	Toshima-ku, Tokyo
Site area:	1,384.56m ²
Floor area of building:	7,464.64m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	December 1989



Hachioji First Square

● II-1

Location:	Hachioji, Tokyo
Site area:	2,989.33m ²
Floor area of building:	18,329.98m ²
Structure:	Above ground: 12 floors Below ground: 1 floor
Completion:	July 1996



Saitama Urawa Building

● II-2

Location:	Saitama, Saitama Prefecture
Site area:	1,533.06m ²
Floor area of building:	6,258.59m ²
Structure:	Above ground: 8 floors
Completion:	March 1990



MM Park Building

● II-3

Location:	Yokohama, Kanagawa Prefecture
Site area:	6,825.77m ²
Floor area of building:	49,037.51m ²
Structure:	Above ground: 15 floors Below ground: 1 floor
Completion:	December 2007



Queen's Tower A

● II-4

Location:	Yokohama, Kanagawa Prefecture
Site area:	44,406.40m ²
Floor area of building:	498,282.77m ²
Structure:	Above ground: 37 floors Below ground: 5 floors
Completion:	June 1997



Kawasaki Isago Building

● II-5

Location:	Kawasaki, Kanagawa Prefecture
Site area:	1,594.50m ²
Floor area of building:	9,623.83m ²
Structure:	Above ground: 12 floors Below ground: 1 floor
Completion:	December 1990



Musashi Kosugi STM Building

● II-6

Location:	Kawasaki, Kanagawa Prefecture
Site area:	3,552.15m ²
Floor area of building:	22,839.61m ²
Structure:	Above ground: 8 floors Below ground: 2 floors
Completion:	October 1990



8-3 Square Kita Building

● III-1

Location:	Sapporo, Hokkaido
Site area:	5,541.60m ²
Floor area of building:	16,096.97m ²
Structure:	Above ground: 11 floors Below ground: 1 floor
Completion:	December 2006



Jozenji Park Building

• III-2

Location:	Sendai, Miyagi Prefecture
Site area:	1,566.68m ²
Floor area of building:	7,648.33m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	January 1993



Higashi Nibancho Square

• III-3

Location:	Sendai, Miyagi Prefecture
Site area:	3,191.27m ²
Floor area of building:	27,680.45m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	July 2008



Sendai Honcho Honma Building

• III-4

Location:	Sendai, Miyagi Prefecture
Site area:	1,437.47m ²
Floor area of building:	8,247.50m ²
Structure:	Above ground: 11 floors
Completion:	November 1991



AER

• III-5

Location:	Sendai, Miyagi Prefecture
Site area:	6,591.05m ²
Floor area of building:	73,186.57m ²
Structure:	Above ground: 31 floors Below ground: 3 floors
Completion:	March 1998



Kanazawa Park Building

• III-6

Location:	Kanazawa, Ishikawa Prefecture
Site area:	6,642.71m ²
Floor area of building:	43,481.20m ²
Structure:	Above ground: 12 floors Below ground: 2 floors
Completion:	October 1991



Kanazawa Kamitsutsumicho Building

• III-7

Location:	Kanazawa, Ishikawa Prefecture
Site area:	1,561.80m ²
Floor area of building:	9,619.96m ²
Structure:	Above ground: 11 floors
Completion:	August 2009



Nishiki Park Building

• III-8

Location:	Nagoya, Aichi Prefecture
Site area:	2,170.45m ²
Floor area of building:	25,091.91m ²
Structure:	Above ground: 22 floors Below ground: 4 floors
Completion:	August 1995



Nagoya Hirokoji Place

• III-9

Location:	Nagoya, Aichi Prefecture
Site area:	2,401.43m ²
Floor area of building:	15,947.29m ²
Structure:	Above ground: 10 floors
Completion:	December 2004



Nagoya Hirokoji Building

• III-10

Location:	Nagoya, Aichi Prefecture
Site area:	4,095.81m ²
Floor area of building:	33,377.73m ²
Structure:	Above ground: 18 floors Below ground: 2 floors
Completion:	May 1987



Nagoya Misono Building

• III-11

Location:	Nagoya, Aichi Prefecture
Site area:	805.04m ²
Floor area of building:	5,348.00m ²
Structure:	Above ground: 7 floors Below ground: 1 floor
Completion:	September 1991



Shijo Karasuma Center Building

• III-12

Location:	Kyoto, Kyoto Prefecture
Site area:	1,371.16m ²
Floor area of building:	9,185.98m ²
Structure:	Above ground: 8 floors Below ground: 1 floor
Completion:	January 2010



Umeda Square Building

• III-13

Location:	Osaka, Osaka Prefecture
Site area:	1,652.88m ²
Floor area of building:	18,673.28m ²
Structure:	Above ground: 17 floors Below ground: 3 floors
Completion:	July 1995



Shin-Fujita Building

• III-14

Location:	Osaka, Osaka Prefecture
Site area:	6,159.61m ²
Floor area of building:	45,411.31m ²
Structure:	Above ground: 21 floors Below ground: 2 floors
Completion:	April 1995



Sakaisujihonmachi Building

• III-15

Location:	Osaka, Osaka Prefecture
Site area:	2,036.22m ²
Floor area of building:	17,145.59m ²
Structure:	Above ground: 13 floors Below ground: 2 floors
Completion:	October 1992



Midosuji Daiwa Building

• III-16

Location:	Osaka, Osaka Prefecture
Site area:	3,044.65m ²
Floor area of building:	31,213.27m ²
Structure:	Above ground: 15 floors Below ground: 2 floors
Completion:	September 1991



Amagasaki Front Building

• III-17

Location:	Amagasaki, Hyogo Prefecture
Site area:	3,975.20m ²
Floor area of building:	24,055.58m ²
Structure:	Above ground: 10 floors
Completion:	October 2008



Lit City Building

• III-18

Location:	Okayama, Okayama Prefecture
Site area:	7,596.44m ²
Floor area of building:	52,653.19m ²
Structure:	Above ground: 20 floors Below ground: 2 floors
Completion:	June 2005



NHK Hiroshima Broadcasting Center Building

• III-19

Location:	Hiroshima, Hiroshima Prefecture
Site area:	3,296.46m ²
Floor area of building:	35,217.28m ²
Structure:	Above ground: 23 floors Below ground: 2 floors
Completion:	August 1994



Tosei Tenjin Building

• III-20

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,221.31m ²
Floor area of building:	5,588.57m ²
Structure:	Above ground: 8 floors
Completion:	March 1992



Tenjin Crystal Building

• III-21

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,835.17m ²
Floor area of building:	10,432.04m ²
Structure:	Above ground: 14 floors Below ground: 1 floor
Completion:	August 1993



Hinode Tenjin Building

• III-22

Location:	Fukuoka, Fukuoka Prefecture
Site area:	1,452.15m ²
Floor area of building:	12,527.07m ²
Structure:	Above ground: 10 floors Below ground: 2 floors
Completion:	August 1987

Note: Concerning real estate or trust beneficiary rights of real estate of which the Company is a partial owner through co-ownership, or compartmentalized building units, or quasi-co-ownership, the figures for "Site area" and "Floor area of building" represent total site area and total floor area for the entire building.

Financial Section

Selected Financial Data	p.23
Balance Sheets	p.24
Statements of Income and Retained Earnings	p.26
Statements of Changes in Unitholders' Equity	p.27
Statements of Cash Distributions	p.28
Statements of Cash Flows	p.29
Notes to Financial Statements	p.30
Independent Auditor's Report	p.47

Selected Financial Data

	Millions of yen				
	For the period from April 1, 2017 to September 30, 2017	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2016 to September 30, 2016	For the period from October 1, 2015 to March 31, 2016	For the period from April 1, 2015 to September 30, 2015
Operating revenues	31,718	30,818	30,773	30,589	29,980
Operating expenses	18,539	18,251	18,405	18,237	17,926
Operating profit	13,178	12,567	12,368	12,352	12,054
Ordinary profit	11,921	11,197	10,958	10,816	10,487
Profit before income taxes	11,921	11,197	10,958	10,816	10,487
Profit	11,909	11,186	10,947	10,753	10,476
Total assets	906,507	898,306	883,633	890,626	899,938
Interest-bearing debt	375,500	369,000	356,350	363,400	373,450
Net assets	470,321	469,598	469,359	469,044	468,767
Unitholders' capital	458,016	458,016	458,016	458,016	458,016
Number of units	1,309,310	1,309,310	1,309,310	1,309,310	1,309,310
Net assets per unit (Yen)	359,213	358,661	358,478	358,238	358,026
Cash distribution	11,909	11,186	10,947	10,632	10,475
Dividend payout ratio	100.0%	100.0%	99.9%	98.8%	99.9%
Dividend per unit (Yen)	9,096	8,544	8,361	8,121	8,001
Net operating income (NOI)	21,275	20,372	20,182	19,973	19,670
Funds from operations (FFO)	18,466	17,679	17,447	17,079	16,808
Return on assets (ROA) (Note 1)	1.3% (2.6% annualized)	1.3% (2.5% annualized)	1.2% (2.5% annualized)	1.2% (2.4% annualized)	1.2% (2.4% annualized)
Return on equity (ROE) (Note 2)	2.5% (5.1% annualized)	2.4% (4.8% annualized)	2.3% (4.7% annualized)	2.3% (4.6% annualized)	2.2% (4.5% annualized)
EOP equity ratio (Note 3)	51.9%	52.3%	53.1%	52.7%	52.1%
EOP interest-bearing debt ratio on total assets (Note 4)	41.4%	41.1%	40.3%	40.8%	41.5%
FFO multiple (Times)	19.2	21.8	22.8	25.0	21.5
Debt service coverage ratio (Times) (Note 5)	16.1	14.3	13.5	12.5	12.1

Notes: 1. ROA = Ordinary profit ÷ Average of Total assets during the period

2. ROE = Profit ÷ Average of Net assets during the period

(Annualized portion of the calculation given in Note 1 and Note 2 assumes a fiscal period of 183 days for the period ended September 30, 2015, 183 days for the period ended March 31, 2016, 183 days for the period ended September 30, 2016, 182 days for the period ended March 31, 2017 and 183 days for the period ended September 30, 2017.)

3. EOP equity ratio = (Net assets at the end of period ÷ Total assets at the end of period) × 100

4. EOP interest-bearing debt ratio on total assets = (Interest-bearing debt at the end of period ÷ Total assets at the end of period) × 100

5. Debt service coverage ratio = Profit before Interest, Taxes, Depreciation and Amortization ÷ Interest expenses

Balance Sheets

As of March 31, 2017 and September 30, 2017

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
ASSETS		
Current assets		
Cash and deposits	15,709,586	18,332,818
Cash and deposits in trust	5,605,731	6,022,777
Operating accounts receivable	248,403	283,008
Prepaid expenses	367,001	369,867
Deferred tax assets	914	937
Consumption taxes receivable	30,946	—
Other	25,716	24,109
Total current assets	21,988,301	25,033,519
Non-current assets		
Property, plant and equipment		
Buildings	265,124,117	265,980,168
Accumulated depreciation	(87,142,205)	(91,900,920)
Buildings, net	177,981,912	174,079,247
Structures	3,129,120	3,111,331
Accumulated depreciation	(786,272)	(838,822)
Structures, net	2,342,847	2,272,508
Machinery and equipment	3,074,681	3,098,290
Accumulated depreciation	(1,960,979)	(2,053,112)
Machinery and equipment, net	1,113,701	1,045,177
Tools, furniture and fixtures	426,995	433,685
Accumulated depreciation	(252,624)	(272,945)
Tools, furniture and fixtures, net	174,371	160,740
Land	434,837,910	434,855,149
Construction in progress	6,087	7,958
Buildings in trust	87,708,942	89,725,955
Accumulated depreciation	(21,031,700)	(22,598,156)
Buildings in trust, net	66,677,241	67,127,799
Structures in trust	836,762	860,317
Accumulated depreciation	(206,985)	(226,370)
Structures in trust, net	629,777	633,946
Machinery and equipment in trust	993,657	1,010,101
Accumulated depreciation	(691,097)	(713,693)
Machinery and equipment in trust, net	302,560	296,407
Tools, furniture and fixtures in trust	54,191	68,247
Accumulated depreciation	(22,677)	(26,154)
Tools, furniture and fixtures in trust, net	31,513	42,093
Land in trust	181,425,424	190,320,005
Construction in progress in trust	1,020	1,020
Total property, plant and equipment	865,524,368	870,842,053
Intangible assets		
Leasehold rights	5,738,365	5,722,535
Leasehold rights in trust	444,160	444,160
Easement	828,095	828,095
Other	12,750	12,332
Total intangible assets	7,023,371	7,007,123
Investments and other assets		
Investment securities	577,168	577,168
Lease and guarantee deposits	1,573,634	1,573,847
Long-term prepaid expenses	613,924	510,906
Other	979,840	942,329
Total investments and other assets	3,744,567	3,604,252
Total non-current assets	876,292,308	881,453,430
Deferred assets		
Investment corporation bond issuance costs	26,150	20,084
Total deferred assets	26,150	20,084
Total Assets	898,306,760	906,507,034

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
LIABILITIES		
Current liabilities		
Operating accounts payable	2,853,804	2,147,048
Short-term loans payable	36,000,000	34,500,000
Current portion of investment corporation bonds	—	10,000,000
Current portion of long-term loans payable	46,500,000	36,000,000
Accounts payable – other	1,481,266	1,651,554
Accrued expenses	564,649	485,268
Income taxes payable	10,997	8,893
Accrued consumption taxes	—	864,005
Advances received	3,329,302	3,394,470
Other	8,908	69,269
Total current liabilities	90,748,928	89,120,511
Non-current liabilities		
Investment corporation bonds	30,000,000	20,000,000
Long-term loans payable	256,500,000	275,000,000
Deposits received from tenants	50,950,892	51,555,491
Deferred tax liabilities	167,156	167,124
Asset retirement obligations	331,913	335,257
Other	8,952	6,680
Total non-current liabilities	337,958,915	347,064,554
Total Liabilities	428,707,843	436,185,065
NET ASSETS		
Unitholders' equity		
Unitholders' capital	458,016,096	458,016,096
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	363,400	363,330
Total voluntary retained earnings	363,400	363,330
Unappropriated retained earnings	11,219,420	11,942,542
Total surplus	11,582,820	12,305,873
Total unitholders' equity	469,598,916	470,321,969
Total Net Assets	469,598,916	470,321,969
Total Liabilities and Net Assets	898,306,760	906,507,034

Statements of Income and Retained Earnings

For the six months ended March 31, 2017 and September 30, 2017

Thousands of yen

	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Operating revenues		
Rent revenues	30,726,244	31,574,393
Other lease business revenues	58,753	144,189
Gain on exchange of real estate properties	33,620	—
Total operating revenues	30,818,618	31,718,582
Operating expenses		
Expenses related to rent business	16,939,531	16,999,035
Asset management fee	960,233	1,214,475
Asset custody fee	60,214	60,526
Administrative service fees	126,883	127,844
Directors' compensations	7,800	7,800
Commission fee	70,356	63,904
Other operating expenses	86,353	66,148
Total operating expenses	18,251,373	18,539,735
Operating profit	12,567,245	13,178,847
Non-operating income		
Interest income	189	199
Dividend income	—	11,365
Reversal of distribution payable	4,210	2,711
Other	—	576
Total non-operating income	4,399	14,852
Non-operating expenses		
Interest expenses	1,175,845	1,053,169
Interest expenses on investment corporation bonds	153,619	172,064
Amortization of investment corporation bond issuance costs	5,512	6,066
Other	38,927	41,391
Total non-operating expenses	1,373,904	1,272,691
Ordinary profit	11,197,739	11,921,008
Profit before income taxes	11,197,739	11,921,008
Income taxes – current	11,011	11,267
Income taxes – deferred	(3)	(55)
Total income taxes	11,008	11,211
Profit	11,186,731	11,909,796
Retained earnings brought forward	32,688	32,745
Unappropriated retained earnings	11,219,420	11,942,542

Statements of Changes in Unitholders' Equity

For the six months ended March 31, 2017 and September 30, 2017

For the period from October 1, 2016 to March 31, 2017

	Unitholders' equity						Thousands of yen
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	Total net assets
		Voluntary retained earnings		Unappropriated retained earnings			
		Reserve for reduction entry	Total voluntary retained earnings				
Balance at beginning of the period	458,016,096	363,469	363,469	10,979,760	11,343,229	469,359,325	469,359,325
Changes during the period							
Reversal of reserve for reduction entry		(69)	(69)	69	—	—	—
Dividends of surplus				(10,947,140)	(10,947,140)	(10,947,140)	(10,947,140)
Profit				11,186,731	11,186,731	11,186,731	11,186,731
Total changes during the period	—	(69)	(69)	239,660	239,590	239,590	239,590
Balance at end of the period	458,016,096	363,400	363,400	11,219,420	11,582,820	469,598,916	469,598,916

For the period from April 1, 2017 to September 30, 2017

	Unitholders' equity						Thousands of yen
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	Total net assets
		Voluntary retained earnings		Unappropriated retained earnings			
		Reserve for reduction entry	Total voluntary retained earnings				
Balance at beginning of the period	458,016,096	363,400	363,400	11,219,420	11,582,820	469,598,916	469,598,916
Changes during the period							
Reversal of reserve for reduction entry		(69)	(69)	69	—	—	—
Dividends of surplus				(11,186,744)	(11,186,744)	(11,186,744)	(11,186,744)
Profit				11,909,796	11,909,796	11,909,796	11,909,796
Total changes during the period	—	(69)	(69)	723,121	723,052	723,052	723,052
Balance at end of the period	458,016,096	363,330	363,330	11,942,542	12,305,873	470,321,969	470,321,969

Statements of Cash Distributions

For the six months ended March 31, 2017 and September 30, 2017

	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
	Amount (Yen)	Amount (Yen)
I Retained earnings	11,219,420,612	11,942,542,135
II Voluntary retained earnings		
Reversal of reserve for reduction entry	69,182	69,182
III Cash distribution	11,186,744,640	11,909,483,760
(Dividend per investment unit)	(8,544)	(9,096)
IV Retained earnings brought forward	32,745,154	33,127,557

Computation Method for Determining Dividends	<p>The Company will make cash distributions using accounting profits based on the cash distribution policy outlined in Article 32-1(2) of the Company's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" as set forth in Article 67-15 of the Special Taxation Measures Act. Based on this policy, the Company has decided that the total amount of dividends, which is set not to exceed the unappropriated retained earnings and also to secure retained earnings brought forward, is 11,186,744,640 yen for the period under review, which is a multiple of 1,309,310 — the number of units outstanding as of March 31, 2017. Furthermore, the Company does not pay out dividends that exceed accounting profits as outlined in Article 32-1(3) of the Company's Articles of Incorporation.</p>	<p>The Company will make cash distributions using accounting profits based on the cash distribution policy outlined in Article 32-1(2) of the Company's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" as set forth in Article 67-15 of the Special Taxation Measures Act. Based on this policy, the Company has decided that the total amount of dividends, which is set not to exceed the unappropriated retained earnings and also to secure retained earnings brought forward, is 11,909,483,760 yen for the period under review, which is a multiple of 1,309,310 — the number of units outstanding as of September 30, 2017. Furthermore, the Company does not pay out dividends that exceed accounting profits as outlined in Article 32-1(3) of the Company's Articles of Incorporation.</p>
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Statements of Cash Flows

For the six months ended March 31, 2017 and September 30, 2017

	Thousands of yen	
	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Cash flows from operating activities		
Profit before income taxes	11,197,739	11,921,008
Depreciation	6,528,096	6,557,913
Difference resulting from exchange of real estate properties	127,789	—
Amortization of investment corporation bond issuance costs	5,512	6,066
Dividend income	—	(11,365)
Interest income	(189)	(199)
Interest expenses	1,329,464	1,225,234
Decrease (increase) in operating accounts receivable	31,256	(34,605)
Decrease (increase) in consumption taxes refund receivable	(30,946)	30,946
Decrease (increase) in prepaid expenses	30,718	(2,865)
Increase (decrease) in operating accounts payable	90,746	578,800
Increase (decrease) in accounts payable – other	31,138	(253,974)
Increase (decrease) in accrued consumption taxes	(528,471)	863,837
Increase (decrease) in accrued expenses	136	(136)
Increase (decrease) in advances received	(171,159)	65,168
Decrease (increase) in long-term prepaid expenses	(13,137)	103,017
Other, net	(85,145)	16,813
Subtotal	18,543,549	21,065,659
Interest and dividend income received	93	11,707
Interest expenses paid	(1,343,284)	(1,304,478)
Income taxes paid	(9,754)	(13,370)
Net cash provided by (used in) operating activities	17,190,603	19,759,518
Cash flows from investing activities		
Purchase of property, plant and equipment	(10,375,364)	(1,579,234)
Purchase of property, plant and equipment in trust	(10,975,199)	(11,068,293)
Purchase of intangible assets	—	(1,150)
Payments for lease and guarantee deposits	(213)	(213)
Repayments of tenant leasehold and security deposits	(1,110,899)	(1,068,119)
Proceeds from tenant leasehold and security deposits	2,346,460	1,683,180
Net cash provided by (used in) investing activities	(20,115,215)	(12,033,831)
Cash flows from financing activities		
Proceeds from short-term loans payable	23,000,000	13,500,000
Repayments of short-term loans payable	(32,700,000)	(15,000,000)
Proceeds from long-term loans payable	26,700,000	36,500,000
Repayments of long-term loans payable	(14,350,000)	(28,500,000)
Proceeds from issuance of investment corporation bonds	10,000,000	—
Payments of investment corporation bond issuance costs	(10,503)	—
Dividends paid	(10,946,280)	(11,185,409)
Net cash provided by (used in) financing activities	1,693,216	(4,685,409)
Net increase (decrease) in cash and cash equivalents	(1,231,395)	3,040,277
Cash and cash equivalents at beginning of the period	22,546,714	21,315,318
Cash and cash equivalents at end of the period	21,315,318	24,355,596

Notes to Financial Statements

March 31, 2017 and September 30, 2017

1. Organization and Basis of Presentation

Organization

Japan Real Estate Investment Corporation (“the Company”) is a real estate investment corporation formed to own and invest primarily in a portfolio of office properties. The Company is externally managed by a licensed asset management company, Japan Real Estate Asset Management Co., Ltd. (“J-Rea”). J-Rea is currently owned 90% by Mitsubishi Estate Co., Ltd. (“MEC”) and 10% by Mitsui & Co., Ltd.

On May 11, 2001, the Company was incorporated with ¥200 million of original capital contribution by MEC, Tokio Marine & Nichido Fire Insurance Co., Ltd. and The Dai-ichi Life Insurance Company, Limited under the ITA.

On September 10, 2001, the Company commenced operations when the Company was listed on the Tokyo Stock Exchange as one of the first real estate investment corporations in Japan (“J-REITs”). The Company issued 160,000 units at a price of ¥506,625 per unit, generating gross proceeds of ¥81,060 million.

As of September 30, 2017, the Company owned a portfolio of 69 office properties with an aggregate of approximately 839,035 m² of leasable space.

Basis of presenting financial statements

The Company maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the ITA, the Japanese Financial Instruments and Exchange Law and related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are a translation of the audited financial statements of the Company, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of the Company filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format that is more familiar to readers outside Japan. In addition, the notes to financial statements include information that might not be required under Japanese GAAP but is presented herein as additional information.

As permitted under the Japanese Financial Instruments and Exchange Law, amounts of less than one million yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sum of the individual amounts.

2. Summary of Significant Accounting Policies

Investment securities

Non-marketable securities classified as other securities are carried at cost. Cost of securities sold is determined by the moving average method.

Property and equipment, depreciation and impairment (except for leased assets)

Property and equipment is stated at cost, less accumulated depreciation. The cost of land, buildings and building improvements includes the purchase price of property and acquisition costs. Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets ranging as stated below:

Buildings	2–61 years
Structures	2–60 years
Machinery and equipment	2–18 years
Tools, furniture and fixtures	2–29 years

Expenditures for repairing expenses are charged to income as incurred. Significant renewals and betterments are capitalized.

The Company reviews fixed assets for impairment whenever events or changes in circumstances indicate that the carrying amount of its fixed assets may not be recoverable. According to the standard set by the Accounting Standards Board of Japan, companies are required to recognize an impairment loss in their statement of income if certain indicators of asset impairment exist and the book value of an asset exceeds the undiscounted sum of future cash flows of the asset. The standard states that impairment losses should be measured as the excess of the book value over the higher of (i) the fair market value of the asset, net of disposition costs, and (ii) the present value of future cash flows arising from ongoing utilization of the asset and from disposal after asset use. The standard covers land, factories, buildings and other

forms of property, plant and equipment as well as intangible assets. Fixed assets are grouped at the lowest level for which there is identifiable cash flows that are independent of cash flows of other groups of assets.

Intangible assets

Intangible assets primarily consist of leasehold rights and easement, which are stated at cost. Amortization of a term leasehold interest for business use is calculated by the straight-line method based on the period of agreement.

Leased assets

Leased assets under finance lease transactions that do not transfer ownership of the leased assets to the lessees are capitalized and depreciated by the straight-line method over the lease term with no residual value.

Deferred charges

Investment corporation bond issuance costs are amortized using the straight-line method over the redemption periods.

New unit issuance costs are charged to income as incurred. The underwriters' economic remunerations for underwriting the offering are not recognized as new unit issuance costs in the financial statements since such costs are not paid by the Company as commission under the so-called "spread-method".

Under the spread-method, the difference between the offer price (the price paid by the unitholder) and the issue price (the price received by the Company) is retained by the underwriters as remuneration.

Revenue recognition

Revenues from leasing of office space are recognized as rent accrues over the lease period.

Taxes on property and equipment

Property and equipment is subject to property taxes and city planning taxes on a calendar year basis. These taxes are generally charged to income during the period. The sellers of the properties are liable for property taxes for the calendar year including the period from the date of purchase by the Company through the end of the year since the taxes are imposed on the owner registered on the record as of January 1 based on the assessment made by the local government. The Company pays the amount equivalent to the property taxes to the sellers applicable to the period since acquisition and includes the amount equivalent to the taxes in the purchase price of each property and capitalizes it as a cost of the property.

Consumption taxes

Consumption taxes withheld and consumption taxes paid are not included in the statements of income. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over amounts withheld are included in current assets and the excess of amounts withheld over payments are included in current liabilities.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, deposits with banks and short-term investments, which are highly liquid, readily convertible to cash and with insignificant risk of price fluctuation, with original maturity of three months or less.

Hedge accounting

The Company enters into derivative transactions to hedge against interest-rate risk and other forms of risk based on the risk management policies outlined in the Company's Articles of Incorporation. The Company uses interest-rate swap transactions for hedging fluctuations in interest rates on floating-rate loans. The Company has also executed interest-rate and currency swap transactions as a method of hedging against currency exchange and interest-rate fluctuation risks. Deferred hedge accounting is generally used for such interest-rate swaps and interest-rate and currency swap transactions, and the effectiveness of hedging is measured by comparing the total cash flow fluctuation of the hedged item and that of the hedging instrument since the inception of the hedge.

For interest-rate swaps that qualify for hedge accounting and meet certain criteria provided under Japanese GAAP, however, the Company applies special accounting treatment. Under such special accounting treatment, the differentials paid or received under the swap agreements are recognized and included in interest expense of the hedged loans, and the interest-rate swaps are not required to be separately valued. For interest-rate swaps that meet the specific criteria for such special accounting treatment, ongoing assessments of hedge effectiveness are not required and hence not performed.

In addition, for interest-rate and currency swap transactions that meet certain criteria provided under Japanese GAAP, the Integrated Treatment is applied. Under such Integrated Treatment, the interest-rate and currency swaps that hedge foreign currency-denominated floating rate payments into yen-denominated fixed rate payments are treated as an integral part of the hedged foreign currency borrowing, and the loan is accounted for as a yen-denominated fixed-rate borrowing.

3. Commitment Line Agreement

As of March 31, 2017 and September 30, 2017

The Company has signed commitment line agreements with four banks.

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
Total amount of commitment line agreement	50,000,000	50,000,000
Debt financing balance	—	—
Balance	50,000,000	50,000,000

4. Financial Instruments

For the six months ended March 31, 2017 and September 30, 2017

1. Status of financial instruments

(1) Policies for dealing financial instruments

Concerning the financing of property acquisitions, the Company shall use several funding sources including bank loans, the issuance of investment corporation bonds and the issuance of investment units. When executing such financing activities, the Company endeavors to retain the ability to secure stable and low-cost financing by maintaining high credit ratings and thereby limiting the financial covenants that may restrict the financial flexibility of the Company. To achieve these goals, the Company intends to further develop and reinforce the confidence of debt holders and rating agencies in the Company by bolstering the capital base and controlling the loan-to-value ratio (“LTV”) at an adequate level.

In order to hedge against future interest-rate fluctuations, the Company may enter into derivative transactions, which shall be executed solely for the purpose of hedging against interest-rate fluctuation and other risks, and not for speculative purposes.

With respect to management of excess funds, as a matter of policy the Company uses time deposits as its main vehicle, while securities and monetary claims are also eligible for such investment.

(2) Characteristics and risk profile of each financial instrument and risk management system

The Company regularly re-evaluates the appropriateness and effectiveness of its risk management system in order to improve on it.

The characteristics and risk profile of financial instruments and the system in place to manage such risks are as follows:

The deposits, which are typically large time deposits used to manage excess funds, are exposed to the credit risk of the deposit-taking financial institutions. The Company manages credit risk by restricting the tenor of the deposit to relatively short periods and setting a minimum credit rating requirement for the deposit-taking financial institutions.

The funding proceeds from borrowings and issues of investment corporation bonds are applied mainly to acquire real estate properties and repay outstanding loans and bonds. While floating-rate short-term and long-term loans are exposed to the risk of interest-rate hikes, such risk is mitigated by the Company’s low LTV and relatively high percentage of long-term fixed-rate debts within the total borrowing. The Company may also exercise hedging by means of derivative transactions (interest-rate swap transactions) in order to mitigate the risk of fluctuation concerning the floating-rate long-term loans, thereby effectively stabilizing the overall interest rates on the loans. Foreign currency-denominated loans are also exposed to currency exchange and interest-rate fluctuation risk. However, the Company uses derivative transactions as a method of hedging against these risks (interest-rate and currency swap transactions). For more detailed information on the hedge accounting method, hedging instruments, hedged items, hedge policies and the evaluation method of hedge effectiveness, please refer to the previous Section 2. Summary of Significant Accounting Policies: Hedge accounting.

Loans and investment corporation bonds involve liquidity risk at the time of maturity. To manage such liquidity risk, the Company implements measures such as (i) maintaining and strengthening its ability to access equity markets to secure funds, (ii) maintaining

commitment lines with major financial institutions (There is no amount outstanding under the facility as of March 31, 2017 and September 30, 2017) and (iii) preparing monthly financial plans.

(3) Supplementary note regarding fair value of financial instruments

The fair values of financial instruments presented in this report are based on their market value, and in cases where market values are not available, reasonably calculated values are presented. Since calculation of fair value is based on certain assumptions, the fair value could differ depending on the assumptions used. In addition, the contract value of derivative transactions, which is presented in Section 5. Derivative Transactions, is not an exact representation of market risk attributable to derivative transactions.

2. Fair value of financial instruments

Fair value of financial instruments, their values carried on the balance sheets and the differences between them as of March 31, 2017 and September 30, 2017 are as follows.

The financial instruments whose fair values are extremely difficult to estimate are excluded from the following schedule (Note 2):

	Thousands of yen		
	As of March 31, 2017		
	Book value*	Fair value*	Difference*
(1) Cash and deposits	15,709,586	15,709,586	—
(2) Cash and deposits in trust	5,605,731	5,605,731	—
(3) Short-term loans	(36,000,000)	(36,000,000)	—
(4) Current portion of investment corporation bonds	—	—	—
(5) Current portion of long-term loans	(46,500,000)	(46,684,630)	(184,630)
(6) Investment corporation bonds	(30,000,000)	(31,654,880)	(1,654,880)
(7) Long-term loans	(256,500,000)	(261,031,032)	(4,531,032)
(8) Derivative transactions	—	—	—

* Liabilities are shown in parentheses.

	Thousands of yen		
	As of September 30, 2017		
	Book value*	Fair value*	Difference*
(1) Cash and deposits	18,332,818	18,332,818	—
(2) Cash and deposits in trust	6,022,777	6,022,777	—
(3) Short-term loans	(34,500,000)	(34,500,000)	—
(4) Current portion of investment corporation bonds	(10,000,000)	(10,031,400)	(31,400)
(5) Current portion of long-term loans	(36,000,000)	(36,186,169)	(186,169)
(6) Investment corporation bonds	(20,000,000)	(21,513,664)	(1,513,664)
(7) Long-term loans	(275,000,000)	(278,917,124)	(3,917,124)
(8) Derivative transactions	—	—	—

* Liabilities are shown in parentheses.

Notes: 1. Measurement of fair value of financial instruments and matters concerning derivative transactions

(1) Cash and deposits and (2) Cash and deposits in trust

Due to short tenor, the book values of these assets are reasonable approximations of the present value of these assets and hence used as their fair value.

(3) Short-term loans

Since these loans' tenor is short and rates are reset at a short interval, the book values of these liabilities are reasonable approximations of their present value and hence used as their fair values.

(4) Current portion of investment corporation bonds and (6) Investment corporation bonds

Their fair values are based on reference prices published by a financial data provider where available. When reference prices are not available, their fair values are calculated by discounting the aggregate of the principal and interest by nominal rates assumed applicable if the loans were refinanced for the duration of the current maturity.

(5) Current portion of long-term loans and (7) Long-term loans

For loans with floating interest rates, since the interest rates on such loans reflect market rates reasonably well over the short term and their book values are good approximations of their fair values, the book values are presented as their fair values. (However, the fair values of floating-rate long-term loans hedged by an interest-rate and currency swap subject to integrated treatment or by an interest-rate swap subject to special accounting treatment are calculated by discounting the aggregated principal and interest on such loans, after taking into account the effect of said interest-rate and currency swaps or interest-rate swaps, using reasonable estimates of the rates that would be applicable if the Company were to refinance the existing loans for the remaining period to maturity under the prevailing market conditions as of March 31, 2017 and September 30, 2017. Such floating-rate long-term loans are presented in Section 5. Derivative Transactions.) The fair values of the liabilities with fixed interest rates are calculated by discounting the aggregated amounts of the principal and the interest of the loans by the rates that are reasonably estimated to be applicable if the Company were to refinance the existing loans for the remaining period to maturity under the prevailing market conditions as of March 31, 2017 and September 30, 2017.

(8) Derivative transactions

Please refer to Section 5. Derivative Transactions.

2. Financial instruments whose fair values cannot be reliably measured

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
(1) Non-listed stock *1	577,168	577,168
(2) Deposits received from tenants *2	50,950,892	51,555,491

*1 With regard to non-listed stock, which does not have a quoted market price in an active market and whose cash flows are not reasonably estimated, fair value cannot be reliably measured and it is therefore presented at book value.

*2 With regard to deposits received from tenants, which do not have a quoted market price in an active market and reasonably estimated tenor, their cash flows cannot be reliably measured and they are therefore presented at their book value.

3. Redemption schedule for monetary claims after the closing date

	Thousands of yen					
	As of March 31, 2017					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Cash and deposits	15,709,586	—	—	—	—	—
Cash and deposits in trust	5,605,731	—	—	—	—	—
Total	21,315,318	—	—	—	—	—

	Thousands of yen					
	As of September 30, 2017					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Cash and deposits	18,332,818	—	—	—	—	—
Cash and deposits in trust	6,022,777	—	—	—	—	—
Total	24,355,596	—	—	—	—	—

4. Repayment schedule for investment corporation bonds, long-term loans and other interest-bearing debt after the closing date

	Thousands of yen					
	As of March 31, 2017					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Short-term loans	36,000,000	—	—	—	—	—
Investment corporation bonds	—	10,000,000	—	—	—	20,000,000
Long-term loans	46,500,000	27,500,000	49,000,000	39,000,000	40,200,000	100,800,000
Total	82,500,000	37,500,000	49,000,000	39,000,000	40,200,000	120,800,000

	Thousands of yen					
	As of September 30, 2017					
	1 year or less	1 to 2 years	2 to 3 years	3 to 4 years	4 to 5 years	Over 5 years
Short-term loans	34,500,000	—	—	—	—	—
Investment corporation bonds	10,000,000	—	—	—	—	20,000,000
Long-term loans	36,000,000	25,000,000	46,500,000	47,200,000	51,000,000	105,300,000
Total	80,500,000	25,000,000	46,500,000	47,200,000	51,000,000	125,300,000

5. Derivative Transactions

(1) Derivatives not designated as hedging instruments

For the period from October 1, 2016 to March 31, 2017

“Not applicable”

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

(2) Derivatives designated as hedging instruments

For the period from October 1, 2016 to March 31, 2017

The contract amount or the equivalent principal amount set out in the contract as of the closing date for each derivative designated as a hedging instrument is as follows.

Thousands of yen

Derivative accounting method	Type of derivative transaction	Hedged item	Contract value		Fair value	Measurement of fair value
				Over one year		
Hedge accounting	Receive floating, pay fixed interest-rate swap transactions	Long-term loans	64,300,000	64,300,000	*	—
Integrated Treatment (Special Treatment and Allocation Treatment) for interest-rate and currency swap transactions	Receive floating USD, pay fixed JPY, interest-rate and currency swap transactions (with initial and final exchange)	Long-term loans	10,000,000	10,000,000	*	—

For the period from April 1, 2017 to September 30, 2017

The contract amount or the equivalent principal amount set out in the contract as of the closing date for each derivative designated as a hedging instrument is as follows.

Thousands of yen

Derivative accounting method	Type of derivative transaction	Hedged item	Contract value		Fair value	Measurement of fair value
				Over one year		
Hedge accounting	Receive floating, pay fixed interest-rate swap transactions	Long-term loans	64,300,000	64,300,000	*	—
Integrated Treatment (Special Treatment and Allocation Treatment) for interest-rate and currency swap transactions	Receive floating USD, pay fixed JPY, interest-rate and currency swap transactions (with initial and final exchange)	Long-term loans	10,000,000	10,000,000	*	—

* Because the derivative transactions eligible for the Special Treatment of interest-rate swaps and Integrated Treatment (Special Treatment for interest-rate swaps and Allocation Treatment for currency swaps) are accounted for as integral parts of the hedged loans, the fair value of those derivative transactions is included in that of the underlying long-term loans as of March 31, 2017 and September 30, 2017. Please refer to the measurement of fair value of financial instruments in Note 1 of "2. Fair value of financial instruments" under Section 4. Financial Instruments as well as subheadings (5) and (7) of Note 1 concerning derivative transactions.

6. Property and Equipment

Property and equipment as of March 31, 2017 and September 30, 2017 consisted of the following:

	Thousands of yen			
	As of March 31, 2017		As of September 30, 2017	
	Acquisition costs	Book value	Acquisition costs	Book value
Land	434,837,910	434,837,910	434,855,149	434,855,149
Buildings and structures	268,253,237		269,091,499	
Accumulated depreciation	(87,928,478)	180,324,759	(92,739,743)	176,351,756
Machinery and equipment	3,074,681		3,098,290	
Accumulated depreciation	(1,960,979)	1,113,701	(2,053,112)	1,045,177
Tools, furniture and fixtures	426,995		433,685	
Accumulated depreciation	(252,624)	174,371	(272,945)	160,740
Construction in progress	6,087	6,087	7,958	7,958
Land in trust	181,425,424	181,425,424	190,320,005	190,320,005
Buildings and structures in trust	88,545,705		90,586,272	
Accumulated depreciation	(21,238,686)	67,307,019	(22,824,526)	67,761,745
Machinery and equipment in trust	993,657		1,010,101	
Accumulated depreciation	(691,097)	302,560	(713,693)	296,407
Tools, furniture and fixtures in trust	54,191		68,247	
Accumulated depreciation	(22,677)	31,513	(26,154)	42,093
Construction in progress in trust	1,020	1,020	1,020	1,020
Total	865,524,368	865,524,368	870,842,053	870,842,053

7. Loans

The condition of loans by financial institutions as of September 30, 2017 is as follows.

	Classification	Drawdown date	Balance at beginning of current period (¥ thousand)	Balance at end of current period (¥ thousand)	Average interest rate*1 (%)	Repayment date	Repayment method	Use of proceeds	Notes
	Lender								
Short-term loans	Mizuho Bank, Ltd.	April 1, 2016	5,500,000	—	0.07	April 3, 2017	Bullet	*2	Unsecured Unguaranteed Unsubordinated
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 1, 2016	3,500,000	—	0.07	April 3, 2017			
	Shinsei Bank, Limited	September 1, 2016	2,000,000	—	0.07	September 1, 2017			
	Shinkin Central Bank	September 1, 2016	1,000,000	—	0.07	September 1, 2017			
	Resona Bank, Limited	September 1, 2016	1,000,000	—	0.07	September 1, 2017			
	Mitsubishi UFJ Trust and Banking Corporation	December 26, 2016	5,000,000	5,000,000	0.07	December 26, 2017			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	December 26, 2016	5,000,000	5,000,000	0.07	December 26, 2017			
	Sumitomo Mitsui Trust Bank, Limited	December 26, 2016	1,300,000	1,300,000	0.07	December 26, 2017			
	The 77 Bank, Ltd.	January 10, 2017	1,000,000	1,000,000	0.07	January 10, 2018			
	Resona Bank, Limited	March 1, 2017	2,000,000	—	0.07	March 1, 2018 *3			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 2, 2017	1,500,000	1,500,000	0.07	March 2, 2018			
	Mizuho Bank, Ltd.	March 27, 2017	5,500,000	5,500,000	0.07	March 27, 2018			
	Sumitomo Mitsui Trust Bank, Limited	March 31, 2017	1,700,000	1,700,000	0.07006	March 30, 2018			
	Mizuho Bank, Ltd.	April 3, 2017	—	5,500,000	0.07	April 3, 2018			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 3, 2017	—	3,500,000	0.07	April 3, 2018			
	Shinsei Bank, Limited	June 15, 2017	—	2,500,000	0.07	June 15, 2018			
	Shinkin Central Bank	September 1, 2017	—	1,000,000	0.07	September 3, 2018			
	Resona Bank, Limited	September 1, 2017	—	1,000,000	0.07	September 3, 2018			
	Subtotal		36,000,000	34,500,000					
Long-term loans	Mitsubishi UFJ Trust and Banking Corporation	April 4, 2011	5,000,000	—	1.205	April 4, 2017	Bullet	*2	Unsecured Unguaranteed Unsubordinated
	Mitsubishi UFJ Trust and Banking Corporation	June 1, 2011	12,000,000	—	1.12625	June 1, 2017			
	The Iyo Bank, Ltd.	June 15, 2012	2,500,000	—	0.66	June 15, 2017			
	Shinsei Bank, Limited	June 15, 2012	2,500,000	—	0.66	June 15, 2017			
	The Bank of Fukuoka, Ltd.	June 15, 2012	2,500,000	—	0.66	June 15, 2017			
	The Hachijuni Bank, Ltd.	June 15, 2012	1,000,000	—	0.66	June 15, 2017			
	The Bank of Fukuoka, Ltd.	August 31, 2011	2,000,000	—	0.9025	August 31, 2017			
	The Bank of Fukuoka, Ltd.	August 31, 2012	1,000,000	—	0.57125	August 31, 2017			
	The Hachijuni Bank, Ltd.	December 20, 2012	1,000,000	1,000,000	0.45625	December 20, 2017 *4			
	The Joyo Bank, Ltd.	January 7, 2013	1,000,000	1,000,000	0.49125	January 9, 2018 *4			
	The Ashikaga Bank, Ltd.	January 7, 2013	1,000,000	1,000,000	0.49125	January 9, 2018 *4			
	Sumitomo Mitsui Trust Bank, Limited	January 17, 2011	3,000,000	3,000,000	1.43375	January 17, 2018 *4			
	Nippon Life Insurance Company	March 1, 2011	2,000,000	2,000,000	1.465	March 1, 2018 *4			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 24, 2011	2,000,000	2,000,000	1.3975	March 26, 2018 *4			
	Resona Bank, Limited	March 25, 2013	3,000,000	3,000,000	0.45	March 26, 2018 *4			

	Classification	Drawdown date	Balance at beginning of current period (¥ thousand)	Balance at end of current period (¥ thousand)	Average interest rate*1 (%)	Repayment date	Repayment method	Use of proceeds	Notes
	Lender								
Long-term loans	The Chugoku Bank, Limited	March 25, 2013	2,000,000	2,000,000	0.45	March 26, 2018 *4	Bullet	*2	Unsecured Unguaranteed Unsubordinated
	The Hachijuni Bank, Ltd.	March 25, 2013	1,000,000	1,000,000	0.45	March 26, 2018 *4			
	Taiyo Life Insurance Company	March 30, 2011	2,000,000	2,000,000	1.39625	March 30, 2018 *4			
	Shinkin Central Bank	April 24, 2013	5,000,000	5,000,000	0.52775	April 24, 2018 *4			
	Mitsubishi UFJ Trust and Banking Corporation	June 1, 2011	10,000,000	10,000,000	1.31125	June 1, 2018 *4			
	Shinsei Bank, Limited	August 31, 2011	3,000,000	3,000,000	1.0475	August 31, 2018 *4			
	Sumitomo Mitsui Trust Bank, Limited	November 15, 2011	3,000,000	3,000,000	0.98375	November 15, 2018			
	Sumitomo Mitsui Banking Corporation	November 15, 2011	3,000,000	3,000,000	0.98375	November 15, 2018			
	Mizuho Bank, Ltd.	September 1, 2015	2,500,000	2,500,000	0.17	March 1, 2019			
	The Gunma Bank, Ltd.	March 24, 2014	1,000,000	1,000,000	0.4105	March 25, 2019			
	Sumitomo Mitsui Trust Bank, Limited	May 29, 2015	5,000,000	5,000,000	0.2075	May 29, 2019			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 1, 2015	5,000,000	5,000,000	0.2	September 2, 2019			
	Sumitomo Mitsui Trust Bank, Limited	September 26, 2011	5,500,000	5,500,000	1.16	September 26, 2019			
	The Hiroshima Bank, Ltd.	October 1, 2014	3,000,000	3,000,000	0.31575	October 1, 2019			
	Mizuho Bank, Ltd.	November 1, 2011	6,000,000	6,000,000	1.2075	November 1, 2019			
	Mizuho Bank, Ltd.	November 15, 2011	3,000,000	3,000,000	1.13875	November 15, 2019			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	November 15, 2011	3,000,000	3,000,000	1.13875	November 15, 2019			
	Mitsubishi UFJ Trust and Banking Corporation	November 15, 2011	3,000,000	3,000,000	1.13875	November 15, 2019			
	The Gunma Bank, Ltd.	November 17, 2014	1,000,000	1,000,000	0.316	November 18, 2019			
	The Yamanashi Chuo Bank, Ltd.	December 15, 2014	2,000,000	2,000,000	0.266	December 16, 2019			
	Shinkin Central Bank	January 7, 2013	2,000,000	2,000,000	0.71375	January 7, 2020			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 15, 2013	5,500,000	5,500,000	0.71	January 15, 2020			
	Shinkin Central Bank	January 15, 2013	5,000,000	5,000,000	0.71	January 15, 2020			
	Mitsubishi UFJ Trust and Banking Corporation	June 15, 2012	4,000,000	4,000,000	0.9525	June 15, 2020			
	Sumitomo Mitsui Trust Bank, Limited	June 15, 2012	4,000,000	4,000,000	0.9525	June 15, 2020			
	Sumitomo Mitsui Trust Bank, Limited	June 15, 2015	3,000,000	3,000,000	0.3425	June 15, 2020			
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	July 3, 2017	—	2,000,000	0.1	July 3, 2020			
	The Yamaguchi Bank, Ltd.	October 29, 2012	2,000,000	2,000,000	0.8	October 29, 2020			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	December 21, 2012	5,000,000	5,000,000	0.80125	December 21, 2020			
	Mitsubishi UFJ Trust and Banking Corporation	December 21, 2012	5,000,000	5,000,000	0.80125	December 21, 2020			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 15, 2013	5,500,000	5,500,000	0.83625	January 15, 2021			
	Mitsubishi UFJ Trust and Banking Corporation	January 31, 2014	4,000,000	4,000,000	0.64225	January 29, 2021			
The Bank of Fukuoka, Ltd.	January 31, 2014	2,500,000	2,500,000	0.63849	January 29, 2021				
Sumitomo Mitsui Trust Bank, Limited	January 31, 2014	2,000,000	2,000,000	0.62575	January 29, 2021				
The Iyo Bank, Ltd.	March 24, 2014	2,000,000	2,000,000	0.6035	March 24, 2021				
Mitsubishi UFJ Trust and Banking Corporation	April 4, 2017	—	5,000,000	0.08427	April 5, 2021				

	Classification	Drawdown date	Balance at beginning of current period (¥ thousand)	Balance at end of current period (¥ thousand)	Average interest rate*1 (%)	Repayment date	Repayment method	Use of proceeds	Notes
	Lender								
Long-term loans	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 24, 2013	5,000,000	5,000,000	0.775	April 26, 2021	Bullet	*2	Unsecured Unguaranteed Unsubordinated
	Mizuho Bank, Ltd.	June 15, 2012	4,000,000	4,000,000	1.07375	June 15, 2021			
	Sumitomo Mitsui Trust Bank, Limited	December 26, 2016	3,700,000	3,700,000	0.1913	June 28, 2021			
	The Bank of Fukuoka, Ltd.	August 31, 2017	—	1,500,000	0.1325	August 31, 2021			
	The Iyo Bank, Ltd.	October 1, 2014	1,000,000	1,000,000	0.46525	October 1, 2021			
	The Chugoku Bank, Limited	October 1, 2014	1,000,000	1,000,000	0.4725	October 1, 2021			
	The Daishi Bank, Ltd.	November 14, 2014	1,800,000	1,800,000	0.463	November 15, 2021			
	Sony Bank Incorporated		1,400,000	1,400,000					
	The Toho Bank, Ltd.		1,400,000	1,400,000					
	The Hokuetsu Bank, Ltd.		1,400,000	1,400,000					
	The Shinkumi Federation Bank		1,000,000	1,000,000					
	The Akita Bank, Ltd.		900,000	900,000					
	The Gunma Bank, Ltd.		900,000	900,000					
	The 77 Bank, Ltd.		900,000	900,000					
	The Tochigi Bank, Ltd.		900,000	900,000					
	The Fukui Bank, Ltd.		900,000	900,000					
	The Bank of Iwate, Ltd.		500,000	500,000					
	The Higo Bank, Ltd.		500,000	500,000					
	The Yamagata Bank, Ltd.		500,000	500,000					
	The Nishi-Nippon City Bank, Ltd.		June 17, 2014	2,000,000					
	Sumitomo Mitsui Banking Corporation	January 7, 2013	2,000,000	2,000,000	0.98	January 7, 2022			
	Mizuho Bank, Ltd.	January 15, 2013	5,000,000	5,000,000	0.96625	January 17, 2022			
	The Norinchukin Bank	January 31, 2014	3,500,000	3,500,000	0.757	January 31, 2022			
	Mizuho Bank, Ltd.	April 24, 2013	3,000,000	3,000,000	0.87375	April 25, 2022			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	June 15, 2012	4,000,000	4,000,000	1.1975	June 15, 2022			
	Mitsubishi UFJ Trust and Banking Corporation	June 15, 2012	2,500,000	2,500,000	1.2725	June 15, 2022			
	Shinsei Bank, Limited	June 15, 2012	2,500,000	2,500,000	1.2725	June 15, 2022			
	The Norinchukin Bank	June 17, 2014	3,000,000	3,000,000	0.6785	June 17, 2022			
	The Gunma Bank, Ltd.	August 10, 2015	1,000,000	1,000,000	0.3925	August 10, 2022			
	The Shinkumi Federation Bank		1,000,000	1,000,000					
	The Daishi Bank, Ltd.		1,000,000	1,000,000					
	The Chugoku Bank, Limited		1,000,000	1,000,000					
	The Toho Bank, Ltd.		1,000,000	1,000,000					
	The Fukui Bank, Ltd.		1,000,000	1,000,000					
	The Tochigi Bank, Ltd.		500,000	500,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 1, 2015	2,000,000	2,000,000	0.47125	September 1, 2022			
	Development Bank of Japan Inc.	January 7, 2013	3,000,000	3,000,000	1.115	January 6, 2023			
	The Daishi Bank, Ltd.	January 7, 2016	1,500,000	1,500,000	0.2802	January 10, 2023			
	The Hachijuni Bank, Ltd.	January 15, 2016	1,000,000	1,000,000	0.265	January 16, 2023			
	The Iyo Bank, Ltd.	January 15, 2016	1,000,000	1,000,000	0.265	January 16, 2023			
Development Bank of Japan Inc.	January 31, 2014	5,000,000	5,000,000	0.9325	January 31, 2023				
The Yamaguchi Bank, Ltd.	March 25, 2013	1,000,000	1,000,000	0.945	March 24, 2023				
The Bank of Fukuoka, Ltd.	March 24, 2015	2,000,000	2,000,000	0.5125	March 24, 2023				
The Norinchukin Bank	March 25, 2015	3,500,000	3,500,000	0.46825	March 27, 2023				

	Classification	Drawdown date	Balance at beginning of current period (¥ thousand)	Balance at end of current period (¥ thousand)	Average interest rate*1 (%)	Repayment date	Repayment method	Use of proceeds	Notes
	Lender								
Long-term loans	Mitsubishi UFJ Trust and Banking Corporation	June 1, 2017	—	12,000,000	0.06236	June 1, 2023	Bullet	*2	Unsecured Unguaranteed Unsubordinated
	The Chugoku Bank, Limited	June 15, 2015	3,000,000	3,000,000	0.61175	June 15, 2023			
	The Bank of Fukuoka, Ltd.	June 15, 2017	—	2,500,000	0.2388	June 15, 2023			
	Mitsubishi UFJ Trust and Banking Corporation	December 19, 2014	10,000,000	10,000,000	0.42375*5	December 19, 2023			
	The Iyo Bank, Ltd.	June 15, 2017	—	2,500,000	0.275	June 17, 2024			
	The Hachijuni Bank, Ltd.	June 15, 2017	—	1,000,000	0.275	June 17, 2024			
	Mitsubishi UFJ Trust and Banking Corporation	September 1, 2015	3,500,000	3,500,000	0.63	September 2, 2024			
	Sumitomo Mitsui Trust Bank, Limited	September 2, 2015	3,800,000	3,800,000	0.536	September 2, 2024			
	The Norinchukin Bank	September 1, 2017	—	5,000,000	0.24	September 2, 2024			
	Taiyo Life Insurance Company	October 1, 2014	2,000,000	2,000,000	0.7825	October 1, 2024			
	Mizuho Bank, Ltd.	October 1, 2015	2,500,000	2,500,000	0.5575	October 1, 2024			
	Mizuho Trust & Banking Co., Ltd.	March 2, 2015	3,000,000	3,000,000	0.5585	March 3, 2025			
	Development Bank of Japan Inc.	March 30, 2017	5,000,000	5,000,000	0.315	March 31, 2025			
	Taiyo Life Insurance Company	May 29, 2015	1,500,000	1,500,000	0.7375	May 29, 2025			
	Development Bank of Japan Inc.	September 1, 2015	7,000,000	7,000,000	0.7175	September 1, 2025			
	Mizuho Bank, Ltd.	December 26, 2016	5,000,000	5,000,000	0.3625	December 26, 2025			
	Shinkin Central Bank	March 30, 2017	5,000,000	5,000,000	0.36	March 30, 2026			
	Shinkin Central Bank	September 1, 2017	—	5,000,000	0.3188	September 1, 2026			
	Mitsubishi UFJ Trust and Banking Corporation	October 31, 2016	3,000,000	3,000,000	0.24	October 30, 2026			
	Mizuho Bank, Ltd.	December 21, 2016	5,000,000	5,000,000	0.415	December 21, 2026			
	Subtotal		303,000,000	311,000,000					
	Total		339,000,000	345,500,000					

*1 The average for floating interest rates is recorded as the weighted average during the period. The average is rounded off to the fifth decimal place. The weighted average for interest rates of loans for which floating interest rates were swapped to fixed rates in order to hedge the risk of interest rate fluctuations is calculated taking the effect of this swap into consideration.

*2 The purposes of executing these loans are to purchase real properties or beneficiary right of real estate in trust, to repay existing loans, and to fund the redemption of investment corporation bonds.

*3 The Company made a full repayment (¥2,000 million) before maturity on July 3, 2017.

*4 At the end of the period under review, these loans are accounted for under current liabilities on the balance sheets as the current portion of long-term loans payable.

*5 In order to hedge the risk of exchange rate and interest rate fluctuations related to foreign currency-denominated loans, the Company conducted an interest-rate and currency swap transaction, which substantially secured exchange and interest rates. Accordingly, the balance and the weighted average for interest rates during the period are calculated taking the effect of this interest-rate and currency swap into consideration.

8. Investment Corporation Bonds including Current Portion of Investment Corporation Bonds

Outstanding investment corporation bonds as of September 30, 2017 are as follows.

Securities	Date of issue	Balance at beginning of current period (¥ thousand)	Balance at end of current period (¥ thousand)	Interest rate (%)	Repayment period	Repayment method	Use of proceeds	Notes
4th unsecured investment corporation bond	September 29, 2005	10,000,000	10,000,000	2.56	September 29, 2025	Bullet	*1	*2
9th unsecured investment corporation bond	August 30, 2013	10,000,000	10,000,000	0.497	August 30, 2018	Bullet	*1	*2
10th unsecured investment corporation bond	March 30, 2017	10,000,000	10,000,000	0.3975	March 30, 2027	Bullet	*1	*2 *3
Total		30,000,000	30,000,000					

*1 The investment corporation bonds are primarily used to fund the acquisition of real properties or beneficiary right of real estate in trust, and to repay existing loans.

*2 Financial covenants, such as a negative pledge, are not included in these bonds.

*3 Bond issuance was limited to qualified institutional investors by a private placement.

9. Net Assets

The Company is required to maintain net assets of at least ¥50 million, as required pursuant to the ITA.

10. Income Taxes

The Company is subject to Japanese corporate income taxes on all of its taxable income. However, under the Special Taxation Measures Act, an investment corporation is allowed to deduct dividends of accounting profits, or dividend distributions, paid to unitholders from its taxable income if certain tax requirements are satisfied. Such tax requirements include dividend distributions in excess of 90% of its earnings available for dividends for the fiscal period as stipulated by Article 67-15 of the Special Taxation Measures Act. The significant components of deferred tax assets and liabilities as of March 31, 2017 and September 30, 2017 were as follows:

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
Deferred tax assets:		
Accrued enterprise tax	914	937
Amortization of a term leasehold interest	61,519	66,507
Asset retirement obligations	104,585	105,639
	167,019	173,084
Valuation allowance	(73,683)	(79,725)
Total deferred tax assets	93,336	93,359
Deferred tax liabilities:		
Asset retirement obligations	92,421	92,421
Reserve for advanced depreciation of non-current assets	167,156	167,124
Total deferred tax liabilities	259,578	259,546
Net deferred tax liabilities	166,242	166,186

The reconciliation of tax rate difference between the adjusted statutory tax rate and the effective tax rate for the six months ended March 31, 2017 and September 30, 2017 was as follows:

	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Statutory tax rate	34.81%	34.81%
Deductible dividend distribution	(34.78%)	(34.78%)
Change in valuation allowance	0.06%	0.06%
Others	0.01%	0.01%
Effective tax rate	0.10%	0.09%

11. Related Party Transactions

For the six months ended March 31, 2017 and September 30, 2017

Transactions with related parties defined under the Financial Instruments and Exchange Act are listed below.

(1) Parent Company and Major Corporation Unitholders

For the period from October 1, 2016 to March 31, 2017

“Not applicable”

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

(2) Affiliated Companies

For the period from October 1, 2016 to March 31, 2017

“Not applicable”

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

(3) Sister Companies

For the period from October 1, 2016 to March 31, 2017

“Not applicable”

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

(4) Directors and Major Individual Unitholders

For the period from October 1, 2016 to March 31, 2017

“Not applicable”

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

Transactions with related parties defined under the ITA are listed below.

In addition to controlling unitholders, major unitholders, subsidiary corporations, subsidiary companies of controlling unitholders, and officers and their close relatives, the definition of a “related party” under the ITA also includes the asset management company and its interested parties (parent and subsidiary corporations, specified individual shareholders, and major shareholders of the asset management company defined as interested parties under Article 201 of the ITA and Article 123 of the enforcement order of the ITA), as well as the asset custody company.

For the period from October 1, 2016 to March 31, 2017 (Unaudited)

Type of relationship	Name of transaction partner	Type of business	Percentage of units held	Transaction details	Transaction amount (¥ thousand)	Accounting item	Balance at end of period (¥ thousand)
Interested party	Mitsubishi Estate Co., Ltd.	Real estate	1.307%	Rent revenue	11,388,759	—	—
				Security deposit increase	564,417	Deposits received from tenants	17,914,548
				Security deposit return	416,622		
Interested party	Mitsubishi Jisho Property Management Co., Ltd.	Real estate management	—	Property management expenses	2,087,848	—	—
Asset custody company	Sumitomo Mitsui Trust Bank, Limited	Bank	—	Long-term loans borrowing	3,700,000	Long-term loans payable	33,000,000

Notes: 1. Consumption tax is not included in the above amounts.

2. Transaction terms were decided based on market conditions at the time the transaction was made.

For the period from April 1, 2017 to September 30, 2017 (Unaudited)

Type of relationship	Name of transaction partner	Type of business	Percentage of units held	Transaction details	Transaction amount (¥ thousand)	Accounting item	Balance at end of period (¥ thousand)
Interested party	Mitsubishi Estate Co., Ltd.	Real estate	1.307%	Rent revenue	11,696,633	—	—
				Security deposit increase	238,162	Deposits received from tenants	17,885,603
				Security deposit return	267,106		
Interested party	Mitsubishi Jisho Property Management Co., Ltd.	Real estate management	—	Property management expenses	2,207,905	—	—
Interested party	Tokyo Opera City, Heat Supply Co., Ltd.	Heat supply business	—	Dividend income	11,365	—	—
Asset custody company	Sumitomo Mitsui Trust Bank, Limited	Bank	—	—	—	Long-term loans payable	33,000,000

Notes: 1. Consumption tax is not included in the above amounts.

2. Transaction terms were decided based on market conditions at the time the transaction was made.

12. Segment Information

For the six months ended March 31, 2017 and September 30, 2017

Since the Company has been engaged in the real estate leasing business using a single segment, segment information has been omitted.

Information on products and services

Since revenues from external customers for a single segment accounted for more than 90% of total operating revenues, segment information on products and services has been omitted.

Information on geographic area

(1) Revenue

Since 100% of total operating revenues was generated from external customers within Japan, a geographical breakdown of revenues has been omitted.

(2) Property and equipment

Since 100% of total property and equipment on the balance sheets was located within Japan, a geographical breakdown of such property and equipment has been omitted.

Information on major clients

Since no single external client represents 10% or more of the Company's total operating revenues, information on major clients has been omitted.

13. Asset Retirement Obligations

For the six months ended March 31, 2017 and September 30, 2017

Asset retirement obligations reported on balance sheets

The Company acquired Osaki Front Tower on February 1, 2011 under the term leasehold for business use agreement which, at the expiry of the leasehold, obligates the Company to restore the leased land to its original state. At the inception of a lease with such an obligation, the Company recognized an asset retirement obligation and a corresponding capital asset in an amount equal to the present value of the estimated demolition cost required for the removal of the properties located on the leased land. The present value is calculated using 2.015% as the discount rate over 42 years, which is the term of the leasehold.

Change in the asset retirement obligations for the six months ended March 31, 2017 and September 30, 2017 consisted of the following:

	Thousands of yen	
	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Balance at the beginning of the period	328,602	331,913
Increase in tangible fixed assets	—	—
Adjustment required over the period	3,310	3,344
Balance at the end of the period	331,913	335,257

Asset retirement obligations other than those reported on balance sheets

Under the Road Act of Japan, the Company is obligated to remove the cable lines and the accompanying equipment originally installed for preventing analog TV interference under the public roads close to Shibuya Cross Tower and to restore the public roads to their original states because analog TV broadcasting was discontinued.

Since the removal involves public roads currently in service and some of the locations of the underground structures are potentially affected by the ongoing redevelopment projects near Shibuya Station, it is difficult to initiate such removal unilaterally without involving other interested parties. Therefore, a reasonable estimate of the present value of asset retirement obligations cannot be made because the method, the cost and the timing of the removal remains uncertain.

In consideration of such uncertainty, the asset retirement obligation is not reported in the financial statements, and is instead noted herein.

14. Investment and Rental Property

For the six months ended March 31, 2017 and September 30, 2017

The Company owns primarily a portfolio of office properties in Tokyo and other prefectures in order to gain rental revenue from them.

The book values on balance sheets as of March 31, 2017 and September 30, 2017 and the fair values as of March 31, 2017 and September 30, 2017 are as follows:

Thousands of yen			
Book value		Fair value	
As of September 30, 2016	Change during the period*1	As of March 31, 2017	As of March 31, 2017
856,657,737	15,877,252	872,534,990	1,042,319,000

Thousands of yen			
Book value		Fair value	
As of March 31, 2017	Change during the period*2	As of September 30, 2017	As of September 30, 2017
872,534,990	5,302,967	877,837,957	1,069,480,000

Notes: 1. Book value on balance sheets means the acquisition cost less accumulated depreciation.

2. Significant changes

*1 As for increases/decreases for the period, the major reason for the increase was the acquisition of the Kanazawa Kamitsutsumicho Building (¥2,834,879 thousand) and the Tamachi Front Building (¥6,269,916 thousand), as well as the additional acquisition of the Shinjuku Eastside Square (¥4,719,469 thousand) and the Shiodome Building (¥10,505,287 thousand). The decrease was accounted for by the transfer of the Genki Medical Plaza (¥4,776,921 thousand) and by depreciation.

*2 As for increases/decreases for the period, the major reason for the increase was the additional acquisition of the Shiodome Building (¥10,595,264 thousand), and the major reason for the decrease was depreciation.

3. Fair values as of March 31, 2017 and September 30, 2017 are defined as the appraised values provided by an external qualified professional appraiser.

Profits and losses related to investment and rental property are listed in Section 16. Breakdown of Property-Related Revenues and Expenses.

15. Per Unit Information

The following table summarizes information about net assets per unit and profit per unit at March 31, 2017 and September 30, 2017 and for the periods then ended, respectively:

	Yen	
	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Net assets at period end per unit	358,661	359,213
Profit per unit	8,543	9,096

Notes: 1. Profit per unit is computed by dividing profit by the weighted average number of units outstanding during each period. Diluted profit per unit has not been presented since no warrants or convertible bonds were outstanding during the period.

2. The basis for the computation of profit per unit is as follows.

	Thousands of yen	
	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Profit	11,186,731	11,909,796
Amount not attributable to normal unitholders	—	—
Profit applicable to normal investment units	11,186,731	11,909,796
Average number of units	1,309,310 units	1,309,310 units

16. Breakdown of Property-Related Revenues and Expenses

For the six months ended March 31, 2017 and September 30, 2017

	Thousands of yen	
	For the period from October 1, 2016 to March 31, 2017	For the period from April 1, 2017 to September 30, 2017
Property-Related Revenues	30,784,997	31,718,582
Rent revenues	30,726,244	31,574,393
Rental revenues	24,352,065	25,114,226
Common service charges	3,545,126	3,509,723
Parking revenues	802,247	809,236
Other rental revenues	2,026,805	2,141,206
Other lease business revenues	58,753	144,189
Cancellation charges	11,438	64,125
Other miscellaneous revenues	47,315	80,064
Property-Related Expenses	16,939,531	16,999,035
Property management expenses	3,737,491	3,637,000
Utilities expenses	2,383,645	2,612,920
Property and other taxes	2,925,627	2,917,363
Casualty insurance	58,945	58,888
Repairing expenses	1,113,418	1,017,831
Depreciation	6,526,566	6,556,383
Other rental expenses	193,836	198,646
Property-Related Profits	13,845,466	14,719,547

17. Breakdown of Gain on Exchange of Real Estate Properties

For the period from October 1, 2016 to March 31, 2017

		Thousands of yen
Genki Medical Plaza		
	Revenue from transfer of real estate property	6,890,000
	Cost of real estate property transferred	4,776,921
	Other transfer expenses incurred	71,302
	Reduction amount of fixed assets	2,008,155
	Gain on exchange of real estate property	33,620

For the period from April 1, 2017 to September 30, 2017

“Not applicable”

18. Changes in Unitholders' Equity

For the six months ended March 31, 2017 and September 30, 2017

Total number of investment units issuable and number of units outstanding	As of March 31, 2017	As of September 30, 2017
Total number of investment units issuable	4,000,000 units	4,000,000 units
Number of units outstanding	1,309,310 units	1,309,310 units

19. Supplemental Cash Flow Information

Cash and cash equivalents

The following table represents a reconciliation of cash and cash equivalents at March 31, 2017 and September 30, 2017:

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
Cash and deposits	15,709,586	18,332,818
Cash and deposits in trust	5,605,731	6,022,777
Time deposits with maturities of more than three months	—	—
Cash and cash equivalents	21,315,318	24,355,596

20. Leases

1. Leased assets under finance lease transactions that do not transfer ownership of the leased assets to the lessees are capitalized and depreciated by the straight-line method over the lease term with no residual value. Such capitalized leased assets primarily consist of tools, furniture and fixtures.
2. The Company, as a lessor, owns office buildings under leases and earns rent income. As of March 31, 2017 and September 30, 2017, the future lease revenues under the non-cancelable operating leases are as follows:

	Thousands of yen	
	As of March 31, 2017	As of September 30, 2017
Due within one year	19,584,216	20,152,740
Due after one year	31,149,426	44,584,118
Total	50,733,642	64,736,859

21. Subsequent Events

For the six months ended September 30, 2017

“Not applicable”



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Independent Auditor's Report

The Board of Directors
Japan Real Estate Investment Corporation

We have audited the accompanying financial statements of Japan Real Estate Investment Corporation, which comprise the balance sheet as at September 30, 2017, and the statements of income and retained earnings, changes in unitholders' equity, cash distributions, and cash flows for the six-month period then ended and a summary of significant accounting policies and other explanatory information, all expressed in Japanese yen.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for designing and operating such internal control as management determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. The purpose of an audit of the financial statements is not to express an opinion on the effectiveness of the entity's internal control, but in making these risk assessments the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Japan Real Estate Investment Corporation as at September 30, 2017, and its financial performance and cash flows for the six-month period then ended in conformity with accounting principles generally accepted in Japan.

Ernst & Young Shinnihon LLC

December 22, 2017
Tokyo, Japan

Other Information

1. Risk Factors

The principal risks with respect to investment in JRE are as follows:

- any adverse conditions in the Japanese economy could adversely affect JRE;
- JRE may not be able to acquire properties to execute the growth and investment strategy in a manner that is accretive to earnings;
- illiquidity in the real estate market may limit the ability to grow or adjust the portfolio;
- the past experience of the asset manager (the “AIFM”) in the Japanese real estate market is not an indicator or guarantee of future results;
- JRE’s reliance on its sponsor companies, the AIFM, and other third party service providers could have a material adverse effect on business;
- there are potential conflicts of interest between JRE and its sponsor companies as well as the AIFM;
- JRE’s revenues largely comprise leasing revenues from the portfolio properties, which may be negatively affected by vacancies, decreases in rent, and late or missed payments by tenants;
- JRE faces significant competition in seeking tenants and it may be difficult to find replacement tenants;
- increases in interest rates may increase the interest expense and may result in a decline in the market price of the units;
- JRE may suffer large losses if any of the properties incurs damage from a natural or man-made disaster;
- most of the properties in the portfolio are concentrated in Tokyo and the Tokyo metropolitan area;
- any inability to obtain financing for future acquisitions could adversely affect the growth of the portfolio;
- JRE’s failure to satisfy a complex series of requirements pursuant to Japanese tax regulations would disqualify JRE from certain taxation benefits and significantly reduce the cash distributions to the unitholders; and
- ownership rights in some of JRE’s properties may be declared invalid or limited.

In addition, JRE is subject to the following risks:

- risks related to increasing operating costs;
- risks related to JRE’s dependence on the efforts of the AIFM’s key personnel;
- risks related to the restrictive covenants under debt financing arrangements;
- risks related to entering into forward commitment contracts;
- risks related to third party leasehold interests in the land underlying JRE properties;
- risks related to holding the property in the form of stratified ownership (*kubun shoyū*) interests or co-ownership interests (*kyōyū-mochibun*);
- risks related to holding the property through trust beneficiary interests;
- risks related to properties not in operation (including properties under development);
- risks related to the defective title, design, construction, or other defects or problems in the properties;
- risks related to impairment losses related to the properties;
- risks related to tenant leasehold deposits and/or security deposits;
- risks related to tenant’s default as a result of financial difficulty or insolvency;
- risks related to the insolvency of master lessee;
- risks related to the insolvency of a property seller following the purchase of a property by AIF;
- risks related to relying on expert appraisals and engineering, environmental and seismic reports as well as industry and market data;
- risks related to the presence of hazardous or toxic substances in the properties, or the failure to properly remediate such substances;
- risks related to strict environmental liabilities for the properties;
- risks related to the amendment of applicable administrative laws and local ordinances;
- risks related to infringing a third party’s intellectual property rights;
- risks related to holding interests in properties through preferred shares of special purpose companies (*tokutei mokuteki kaisha*);
- risks related to holding Japanese anonymous association (*tokumei kumiai*) interests;
- risks related to investments in trust beneficiary interests;
- risks related to the tight supervision by regulatory authorities and compliance with applicable rules and regulations;

- risks related to tax authority disagreement with the AIFM’s interpretations of Japanese tax laws and regulations;
- risks related to being unable to benefit from reductions in certain real estate taxes enjoyed by qualified J-REITs;
- risks related to changes in Japanese tax laws; and
- risk of dilution as a result of further issuances of units.

2. Information Required under Article 22(2)(d) of the EU Alternative Investment Fund Managers Directive (AIFMD)

(1) Material Changes in Information Listed in Article 23 of AIFMD during the Financial Period covered by the Report (six-month fiscal period ended September 30, 2017)

As our Articles of Incorporation were revised in March 2017, we revised the disclosure of asset management fees under the heading “Description of all fees, charges and expenses and a maximum amount which is directly / indirectly borne by the investors” (Article 23(1)(i)).

Therefore, in the section under the heading “The identity of the AIFM, AIF’s depository, auditor and any other service providers, and a description of their duties and the investors’ rights thereto” under Article 23(1)(d), we added the identity of the new transfer agent and special accounts administrator (Mitsubishi UFJ Trust and Banking Corporation) and a note stating that the general administrator for operation of administrative instruments and accounting would be replaced by Mitsubishi UFJ Trust and Banking Corporation, effective October 1, 2016. Please note that such replacement has been made effective as scheduled.

3. Remuneration Policy for the Asset Manager’s Directors, Corporate Auditors, and Employees

Beginning April 1, 2016 and ending March 31, 2017

1. Remuneration for Asset Manager Directors

The total amount of remuneration, bonuses, and other property benefits received by Asset Management Directors from the Asset Management Company as compensation for their duties, as well as the individual amounts each Asset Management Director receives, are decided by a resolution of a general meeting of unitholders. The policy for Asset Manager Director remuneration and bonuses is as follows.

- (1) The remuneration table is determined by the Director’s position.
- (2) Remuneration will be paid to full-time Directors, but will not be paid to part-time Directors.
- (3) Bonuses will not be paid to Directors, regardless of whether they occupy a full-time or part-time position.

2. Remuneration for Asset Manager Corporate Auditors

The total amount of remuneration, bonuses, and other property benefits received by Corporate Auditors from the Asset Management Company as compensation for their duties, as well as the individual amounts each Corporate Auditor receives, are decided by a resolution of a general meeting of unitholders. The policy for Corporate Auditor remuneration and bonuses is as follows.

- (1) Remuneration will not be paid to part-time Corporate Auditors.
- (2) Bonuses will not be paid to Corporate Auditors, regardless of whether they occupy a full-time or part-time position.

	Directors		Corporate Auditors		Total	
	Number of person(s) remunerated	Remuneration	Number of person(s) remunerated	Remuneration	Number of person(s) remunerated	Remuneration
Remuneration based on resolutions of the General Meeting of Unitholders of the Asset Manager	1	¥19.5 million	0	¥0 million	1	¥19.5 million

3. Remuneration for Asset Manager Employees

- (1) Remuneration for employees of the Asset Management Company (payment period, payment method, pay raises, promotions, etc.) is stipulated by pay regulations and personnel evaluation regulations, and decided by objective evaluation of the process as well as achievements that take into account the overall corporate performance.
- (2) Monthly pay consists of base pay, work allowance, executive allowance, and overtime pay. Pay raises are based on the results of performance evaluations that take into account management results from the previous fiscal year, and are carried out in April every year. Promotions are dealt with in the same way.
- (3) As for bonuses, the base number of multiples of monthly pay as bonuses is determined in advance by qualifications of the employee. Increases (or decreases) in the amount paid are based on the results of performance evaluations, which take into account corporate performance in the previous fiscal year.

	All employees			
	Number of employees	Remuneration		
		Total	Fixed	Variable
Remuneration based on compensation rules	35	¥340 million	¥217 million	¥123 million

4. Conflicts of Interest

There are potential conflicts of interest between the Company and the Asset Management Company with respect to remuneration for the Directors, Corporate Auditors, and employees of the Asset Management Company. The Company believes that the above remuneration policy mitigates such potential conflicts. In addition, the Asset Management Company has adopted an internal set of rules that apply to all related party transactions, such as transactions between the Company and the Asset Management Company. These rules require strict compliance by the Asset Management Company with laws and regulations regarding related-party transactions. They also contain specific procedures to be followed in the event of a transaction that involves a related party, in order to implement arm's length terms.

Corporate Data

As of September 30, 2017

Executives

Executive Director: Hiroshi Nakajima
Supervisory Directors: Tomohiro Okanoya
Hiroaki Takano
(Appointed on May 11, 2017)

Paid-in Capital

¥458,016,096,000

Number of Units Outstanding

1,309,310

Number of Unitholders

14,847

Stock Listing

Tokyo Stock Exchange

Securities Code

8952

LEI (Legal Entity Identifier)

3538003YAIR3CBGJJ928

Type of Investment Corporation

Closed-end corporate type fund

Transfer Agent

Mitsubishi UFJ Trust and Banking Corporation
1-4-5, Marunouchi, Chiyoda-ku, Tokyo 100-8212, Japan

Auditor

Ernst & Young ShinNihon LLC
Hibiya Kokusai Bldg.
2-2-3, Uchisaiwai-cho, Chiyoda-ku, Tokyo 100-0011, Japan

Incorporation

May 11, 2001

Executive Office

Japan Real Estate Investment Corporation
1-1-1, Otemachi, Chiyoda-ku, Tokyo 100-0004, Japan

For further information, please contact:

Japan Real Estate Asset Management Co., Ltd.

Planning Department

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This semiannual report includes translations of documents originally filed under the Japanese Financial Instruments and Exchange Law of Japan. This report was prepared in English solely for the convenience of readers outside Japan and should not be considered as a disclosure statement. The original Japanese documents shall take precedence in the event of any discrepancies arising from the translations or interpretations contained in this report.

Estimates for the Company's future operating results contained in this semiannual report are forward-looking statements and are based on information currently available to the Company and its asset management company and are subject to risks and uncertainties. Consequently, these projections should not be relied upon as the sole basis for evaluating the Company. Actual results may differ substantially from the projections depending on a number of factors.

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