

Japan Real Estate Investment Corporation
Performance Review for the 25th Period (March 2014)
May 19, 2014



Japan Real Estate Asset Management Co., Ltd.

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Terms used in this report

- (1) All numerical data are expressed by rounding the numbers down to their respective units. Percentages, including those for occupancy rates, and interest-bearing debt/total assets ratio are rounded to the first decimal point.
- (2) The figures for "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- (3) "Average occupancy rate" is calculated by dividing total leased space by total leasable space at the end of every month during the period.
- (4) "Leasable space" and "Leased space" do not include the area used for or leased as rental meeting rooms and maintenance/stock rooms and Nippon Brunswick (land with leasehold interest).
- (5) The data pertaining to the residential portions are not included in "Leasable space," "Leased space," "Occupancy rate" and "Number of tenants" for "Kitanomaru Square," "Nibancho Garden," "Akasaka Park Building," "Ebisu Neonato" and "Nishiki Park Building."
- (6) "Rent" means tenant rent for "Leasable space."
- (7) "The number of tenants" refers to those tenants with whom we have concluded lease agreements for leasable floor space of building. (It does not include tenants who are leasing space other than floor space of buildings, such as parking space or side signboards.)
- (8) "The number of tenants" is the number of sub-lessees in cases where a pass-through lease agreement (a type of agreement in which the rent charged to the lessee is linked to the rent to be collected from the sub-lessees) is signed with a property management company, etc.
- (9) The number of tenants for the entire portfolio is the gross number of tenants by building. (If the same tenant occupies multiple properties, such tenant is counted as multiple tenants.)
- (10) "Book value" includes construction in progress and leasehold rights, etc.
- (11) "Capital expenditure" represents capital expenditure for construction completed during the period. (excluding the expenses capitalized as construction in progress and as home furniture, the brokerage fees, etc. related to real estate acquisition, and incidental expenses of acquisition such as real-estate acquisition tax, which are reflected in the book value.) Extension work cost is not included in "Capital expenditure."
- (12) "Ratio of share of ownership" refers to: the share of co-ownership in the case of a building owned jointly with other owners; the share of common area as set forth in relevant documentation such as the rules on management of the building in the case of a compartmentalized building (including a building that shares compartmentalized building units with other owners); and the share of quasi co-ownership in the case of trust beneficiary rights owned jointly with other owners.
- (13) "Brokerage fees, etc." = brokerage fees in connection with lease contracts + incentive fees paid to the property management company for rent increase upon contract renewal
- (14) "Property-related revenues" = Rental revenues (rent income [including rent for residential portions], common service charges, income from parking spaces, and collected electricity charges, etc.) + Non-rental revenues (cancellation fees and other miscellaneous income)
- (15) "Gain on transfer of properties" = Gain on sale of properties + Gain on exchange of properties
- (16) The acquisition price for Ryoshin Ginza East Mirror Building (¥7,999,422,762) consists of the amount paid to acquire the building on March 15, 2005 (¥5,353,500,000), and the total amount spent to expand the property (¥2,645,922,762). The acquisition price for Jingumae Media Square Building, part of which was sold on October 30, 2009, is the initial amount paid to acquire the property.
As Nippon Brunswick (building) was transferred as of August 23, 2013, the acquisition price of Nippon Brunswick (land with leasehold interest, ¥5,500 million), represents the acquisition price of Nippon Brunswick (¥ 6,670 million) net of the acquisition price of the building (¥1,170 million) on March 24, 2004.
- (17) "Sponsors" refers to the following three shareholders of Japan Real Estate Asset Management Co., Ltd. (J-Rea): Mitsubishi Estate Co., Ltd.; The Dai-ichi Life Insurance Company, Limited; and Mitsui & Co., Ltd.
- (18) The abbreviated property name is reflected on certain pages. (The abbreviations are shown in the chart below.)
- (19) As JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014, figures calculated on the assumption of the split are indicated by "on a post-split basis."

Property name	Abbreviation of property name	Property name	Abbreviation of property name
Genki Medical Plaza	Genki Medical Plaza	Shibuya Cross Tower	Shibuya Cross Tower
Kitanomaru Square	Kitanomaru Square	Ebisu Neonato	Ebisu Neonato
MD Kanda Building	MD Kanda	Harmony Tower	Harmony Tower
Otemachi Financial City North Tower	Otemachi FCN	Otsuka Higashi-Ikebukuro Building	Otsuka Higashi-Ikebukuro
Kandabashi Park Building	Kandabashi Park	Ikebukuro 2Chome Building	Ikebukuro 2Chome
Nibancho Garden	Nibancho Garden	Ikebukuro YS Building	Ikebukuro YS
Mitsubishi UFJ Trust and Banking Building	Mitsubishi UFJ Trust	Hachioji First Square	Hachioji First
Burex Kojimachi Building	Burex Kojimachi	Saitama Urawa Building	Saitama Urawa
Sanno Grand Building	Sanno Grand	Queen's Tower A	Queen's
Yurakucho Denki Building	Yurakucho Denki	MM Park Building	MM Park
Kodenmacho Shin-Nihonbashi Building	Kodenmacho	Kawasaki Isago Building	Kawasaki Isago
Kyodo Building (Kayabacho 2Chome)	Kyodo (Kayabacho 2Chome)	Musashi Kosugi STM Building	Musashi Kosugi STM
Burex Kyobashi Building	Burex Kyobashi	8.3 Square Kita Building	8.3 Square Kita
Ginza Sanwa Building	Ginza Sanwa	Jozenji Park Building	Jozenji Park
Ryoshin Ginza East Mirror Building	Ryoshin Ginza EM	Higashi Nibancho Square	Higashi Nibancho
Harumi Front	Harumi Front	Sendai Honcho Honma Building	Sendai Honma
Harumi Center Building	Harumi Center	Kanazawa Park Building	Kanazawa Park
Akasaka Park Building	Akasaka Park	Nishiki Park Building	Nishiki Park
Aoyama Crystal Building	Aoyama Crystal	Nagoya Hirokoji Place	Hirokoji Place
Shiodome Building	Shiodome	Hirokoji Sakae Building	Hirokoji Sakae
Shiba 2Chome Daimon Building	Shiba 2Chome Daimon	Nagoya Hirokoji Building	Nagoya Hirokoji
Cosmo Kanasugibashi Building	Cosmo Kanasugibashi	Nagoya Misono Building	Nagoya Misono
Shinwa Building	Shinwa	Kyoto Shijo Kawaramachi Building	Kyoto Kawaramachi
Tokyo Opera City Building	Tokyo Opera City	Shijo Karasuma Center Building	Shijo Karasuma
TIX TOWER UENO	TIX UENO	Shin-Fujita Building	Shin-Fujita
Higashi-Gotanda 1Chome Building	Higashi-Gotanda 1Chome	Sakaisujihonmachi Building	Sakaisujihonmachi
Osaki Front Tower	Osaki Front Tower	Midotsuji Daiwa Building	Midotsuji Daiwa
Omori-Eki Higashiguchi Building	Omori-Eki Higashiguchi	Lit City Building	Lit City
Nippon Brunswick Building (Land with leasehold interest)	Nippon Brunswick (Land with leasehold interest)	NHK Hiroshima Broadcasting Center Building	NHK Hiroshima
Yoyogi 1Chome Building	Yoyogi 1Chome	Tosei Tenjin Building	Tosei Tenjin
da Vinci Harajuku	da Vinci Harajuku	Tenjin Crystal Building	Tenjin Crystal
Jingumae Media Square Building	Jingumae MS	Hinode Tenjin Building	Hinode Tenjin

Executive Summary

Summary of Financial Results for the 25th Period and Forecasts for the 26th and the 27th Periods

Operating Results and Forecasts

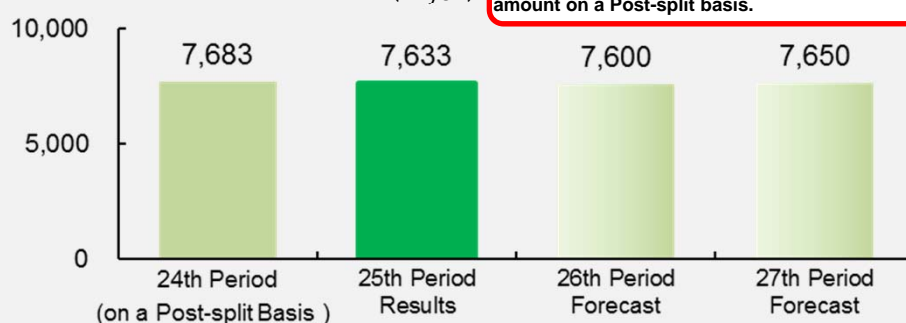
◆ Operating results and forecasts

	24th Period Results	25th Period Results	26th Period Forecast	27th Period Forecast
Operating Revenue	¥26,225 million	¥26,582 million	¥27,610 million	¥27,600 million
Operating Income	¥10,781 million	¥10,831 million	¥11,200 million	¥11,240 million
Ordinary Income	¥9,143 million	¥9,083 million	¥9,530 million	¥9,580 million
Net Income	¥9,129 million	¥9,070 million	¥9,520 million	¥9,570 million
Dividend Per Unit	15,366 yen	7,633 yen	7,600 yen	7,650 yen
[Ref] Dividend Per Unit on a Post-split Basis	7,683 yen	—	—	—

◆ Results and forecasts of dividend distribution

(In yen)

JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. Dividend per unit for the 24th Period refers to the amount on a Post-split basis.






Highlight for the 25th Period

◆ Issuance of new investment units

Number of units issued : 63,250 units (public offering : 57,500 units / third-party allocation : 5,750 units)

Aggregate amount of issue price : ¥30,764 million

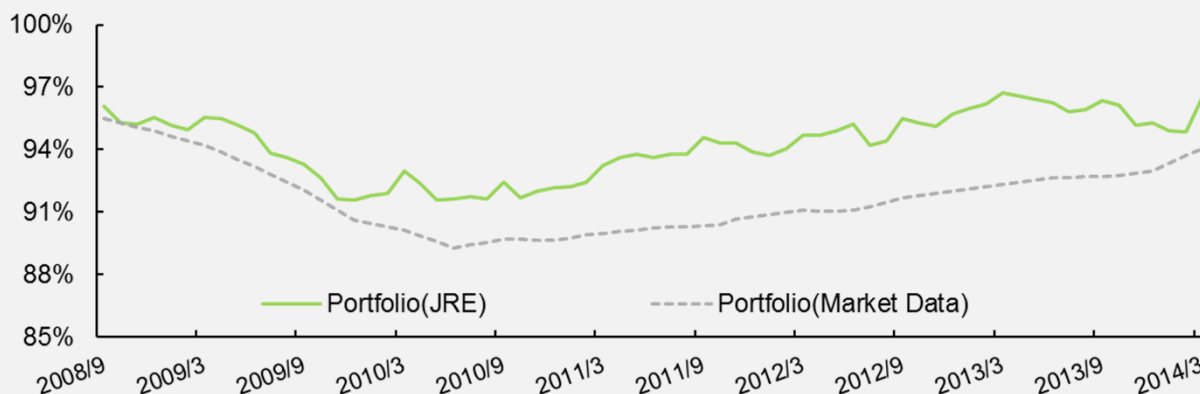
◆ Property acquisitions

	Acquisition		
	Queen's Tower A	Ebisu Neonato(Additional share)	Otemachi Financial City North Tower
Property photo			
Location	Minatomirai, Nishi-ku, Yokohama	Ebisu, Shibuya-ku, Tokyo	Otemachi, Chiyoda-ku, Tokyo
Acquisition date	January 31, 2014	February 18, 2014	March 31, 2014
Acquisition price	¥17,200 million	¥10,512 million	¥15,462 million
Appraisal value	¥17,500 million (as of March 31, 2014)	¥10,600 million (as of January 1, 2014)	¥16,600 million (as of March 31, 2014)
Occupancy rate	98.8%	100.0%	100.0%
Completion date	June, 1997	October, 1994	October, 2012
Reason for the acquisition	<ul style="list-style-type: none"> Superior location Office complex that caters to tenant needs 	<ul style="list-style-type: none"> Superior location Increase in share co-ownership of this asset 	<ul style="list-style-type: none"> Superior location State-of-the-art-office with high functionality

Property Management

◆ Trend in occupancy rate

- Occupancy rate at the end of 25th Period : 96.7% (at the end of 24th Period : 96.3%)



◆ Rent

- Status of rent revision during the 25th Period:
- Status of new rent assessed during the 25th Period:
* Please refer to the page 12 for individual properties.

Net change in rent has **decreased by ¥13 million** at monthly rent base

For 12 properties among 63 properties held, assessed rents have risen compared to the preceding assessment

Financial Condition

◆ Sound financial position (at the end of 25th Period)

LTV (Interest-bearing debts / Total assets) 43.9 % (After repayments of short-term loans 40.1%) (Note 2)	Long-term, fixed-interest bearing debt ratio (Note 1) 84.2 % (After repayments of short-term loans 92.4%) (Note 2)	Weighted average interest rate 0.96 % (After repayments of short-term loans 1.03%) (Note 2)
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(Note 1) Long-term, fixed-interest bearing debt ratio = (Long-term, fixed-interest loans + Investment corporation bonds [including current portion of Long-term, fixed-interest loans and Investment corporation bonds]) / Total interest-bearing debts

(Note 2) Since April, 2014, JRE made repayments of 31,900 million yen in short-term loans until May 7, 2014. The figures in bracket indicate after repayments.

◆ JRE's credit ratings (at the end of 25th Period)

- JRE is awarded the highest level of ratings in the J-REIT sector.

S&P A+ (Stable)	Moody's A1 (Negative)	R&I AA (Stable)
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(As of May 19, 2014)

Financial Results for the 25th Period and Forecasts for the 26th and the 27th Periods

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

	24th Period Performance (Sep 30, 2013) Apr 2013-Sep 2013	25th Period Performance (Mar 31, 2014) Oct 2013-Mar 2014	26th Period Forecast (Sep 30, 2014) Apr 2014-Sep 2014	27th Period Forecast (Mar 31, 2015) Oct 2014-Mar 2015
Operating Revenues	26,225	26,582	27,610	27,600
(% change from the preceding period)	(+3.4%)	(+1.4%)	(+3.9%)	(-0.0%)
(variance from the initial forecast)	(+0.9%)	(+2.3%)	(+5.9%)	
Initial Forecast	25,980	25,980	26,060	
Property-related Revenues	26,206	26,582	27,610	27,600
(% change from the preceding period)	(+3.4%)	(+1.4%)	(+3.9%)	(-0.0%)
(variance from the initial forecast)	(+0.9%)	(+2.3%)	(+5.9%)	
Initial Forecast	25,980	25,980	26,060	
Gain on Sale of Properties	18	-	-	-
Operating Income	10,781	10,831	11,200	11,240
(% change from the preceding period)	(+1.4%)	(+0.5%)	(+3.4%)	(+0.4%)
(variance from the initial forecast)	(+0.1%)	(+0.6%)	(+4.7%)	
Initial Forecast	10,770	10,770	10,700	
Ordinary Income	9,143	9,083	9,530	9,580
(% change from the preceding period)	(+4.5%)	(-0.7%)	(+4.9%)	(+0.5%)
(variance from the initial forecast)	(+1.4%)	(+0.7%)	(+5.7%)	
Initial Forecast	9,020	9,020	9,020	
Net Income	9,129	9,070	9,520	9,570
(% change from the preceding period)	(+3.5%)	(-0.7%)	(+5.0%)	(+0.5%)
(variance from the initial forecast)	(+1.4%)	(+0.8%)	(+5.8%)	
Initial Forecast	9,000	9,000	9,000	
Units Outstanding	594,140 units	1,188,280 units	1,251,530 units	1,251,530 units
[Ref]Units Outstanding on a Post-split Basis	1,188,280 units			
Dividend per Unit	15,366 yen	7,633 yen	7,600 yen	7,650 yen
[Ref]Dividend per Unit on a Post-split Basis	7,683 yen			
Total Assets	775,066	817,130		
Net Assets	405,415	405,355		
Total Liabilities	369,651	411,774		
Interest-bearing Debts	320,150	358,900		
LTV	41.3%	43.9%	-	-
Unit Price	1,148,000 yen	518,000 yen	-	-
Market Capitalization	682,072	615,529	-	-
Number of Properties	62	64	64	64
Leasable Space	713,180 m ²	750,956 m ²	750,920 m ²	750,795 m ²
Occupancy Rate at Period-end	96.3%	96.7%	97.7%	-

JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. For reference, the figures on a Post-split basis also provided.

* The Information as of the end of each fiscal period

* The initial forecast for the 24th Period means the 24th Period performance forecast announced on May 16, 2013 and for the 25th and 26th Periods mean the 25th and 26th Periods performance forecast announced on November 18, 2013.

* JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.

* Assumptions for performance forecast

• Performance forecast is based on the 64 properties (including Nippon Brunswick (land with leasehold interest)) held as of March 31, 2014 and number of properties at the end of the period includes land with leasehold interest.

• The risk of decreasing revenues due to return of leased space and reduced rent is assumed, in addition to the increases and decreases already confirmed. Vacant spaces due to termination of agreements are assumed to be leased gradually after a certain period of time.

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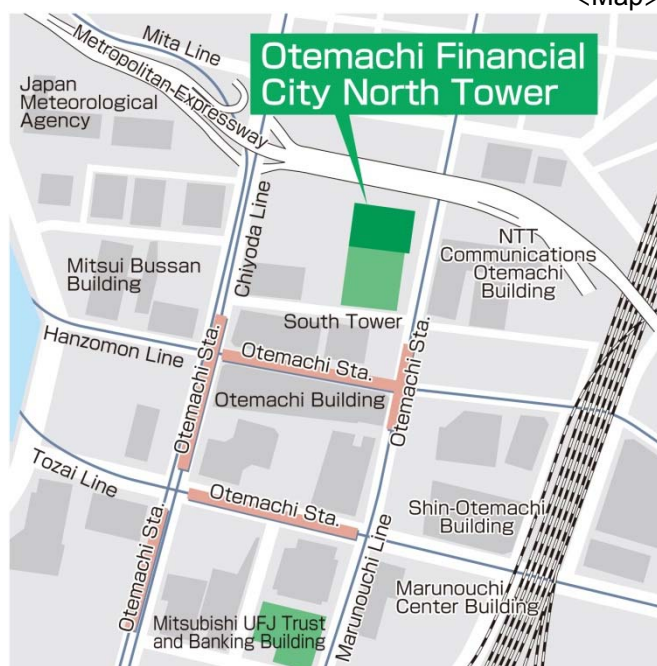
Acquisition in the 25th Period (Tokyo Central 3 Wards)

Otemachi Financial City North Tower

<Exterior>



<Map>



Property Summary

■ Location :	1-9-5 Otemachi, Chiyoda-ku, Tokyo
■ Area :	<Land> 14,108.16 m ² <Building> 239,769.07 m ²
■ Structure :	Steel-framed, steel-framed reinforced concrete structure, flat roof Above ground : 35 floors Below ground : 4 floors
■ Completion date :	October 2012
■ Type of ownership :	Real property Land : 60% share of co-ownership of ownership (right of land) below: Target of right of land : Ownership of land 15 lots Ratio of right of land : 1-5-1 Otemachi, Chiyoda-ku, Tokyo and 13 other lots : 6,110,638 / 100,000,000 1-5-2 Otemachi, Chiyoda-ku, Tokyo : 6,120,155 / 100,000,000 Building : 60% share of co-ownership of compartmentalized building units below: 8,304.58 m ² from the 19th floor to the 22nd floor in the North Tower 5.642032 % of share of co-ownership in common areas in accordance with the building management rules ※Share of ownership of the building: 3.3852192 %
■ Leasable space :	5,112 m ² (as of March 31, 2014)
■ Occupancy rate :	100.0 % (as of March 31, 2014)

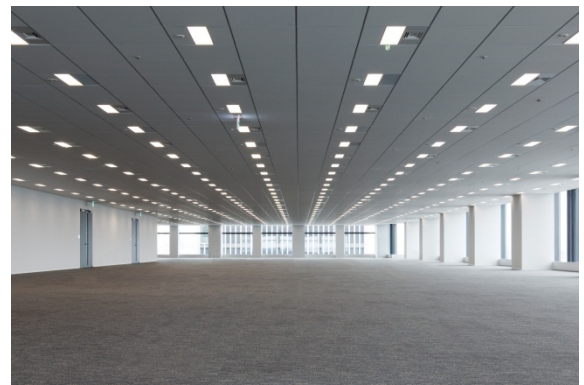
Transaction Summary

■ Seller :	Mitsubishi Estate Co., Ltd. and Sankei Building Co., Ltd.
■ Acquisition price :	¥15,462 million
■ Appraisal value :	¥16,600 million (as of March 31, 2014)
■ Acquisition date :	March 31, 2014

Estimation of NOI and Depreciation

<Estimated NOI> ¥ 508 million per year
(Estimated under normal leasing operation)

<Estimated Depreciation> ¥ 176 million per year
(Estimated under normal leasing operation)



Acquisition in the 25th Period (Yokohama)

Queen's Tower A

<Exterior>



<Map>



Property Summary

- Location : 2-3-1 Minatomirai, Nishi-ku, Yokohama City, Kanagawa Prefecture
- Area : <Land> 44,406.40 m² <Building> 498,282.77 m²
- Structure : Steel-framed, steel-framed reinforced concrete, reinforced concrete structure, flat roof
Above ground : 37 floors Below ground : 5 floors
- Completion date : June 1997
- Type of ownership : Trust beneficiary right in trust of real estate
Land : Ownership (share of co-ownership: 3 lots 41.21765%)
※Other 19 lots are owned by the other landowners
Building : Compartmentalized building units
(share of co-ownership: percentage of the whole area 11.11481%)
Asset to be acquired Tower A (offices) B3F ~ 14F ~ 17F 95% of share of co-ownership
DHC (leasable space) 95% of share of co-ownership
Parking lots 26.923% of share of co-ownership
※Additionally, Common area in accordance with the building management rules is included.
- Leasable space : 26,667 m² (as of March 31, 2014)
- Occupancy rate : 98.8 % (as of March 31, 2014)

Transaction Summary

- Seller : Regina Property Godo Kaisha
- Acquisition price : ¥17,200 million
- Appraisal value : ¥17,500 million
(as of March 31, 2014)
- Acquisition date : January 31, 2014

Estimation of NOI and Depreciation

<Estimated NOI> ¥1,031 million per year
(Estimated under normal leasing operation)

<Estimated Depreciation> ¥378 million per year
(Estimated under normal leasing operation)

Acquisition of an Additional Share in the 25th Period (Tokyo 23 Wards)

Ebisu Neonato

<Exterior>



<Map>



Property Summary

- Location : 4-1-18 Ebisu, Shibuya-ku, Tokyo
- Area : <Land> 5,005.70㎡ <Building> 36,598.38㎡
- Structure : Steel-framed, steel-framed reinforced concrete structure, flat roof
Above ground : 18 floors Below ground : 2 floors
- Completion date : October 1994
- Type of ownership : Real Property Land : Ownership (share of co-ownership : 29,177,104 / 90,000,000 of total land)
Building : Compartmentalized building units (14th floor ~ 18th floor)
*Additional share of ownership of the building : approx. 32.42%
*Changes in JRE's share of ownership of this building after the acquisition of additional share : approx. 12.30% → approx. 44.72%
※ Additionally, Common area in accordance with the building management rules is included : approx. 32.42%
- Leasable space : 6,237.34㎡ (additional share (approx. 32.42%) as of March 31, 2014)
*JRE's total share : 8,700.29㎡ (as of March 31, 2014)
- Occupancy rate : 100.0% (additional share (approx. 32.42%) as of March 31, 2014)
*JRE's total share : 100.0% (March 31, 2014)

Transaction Summary

- Seller : INPEX CORPORATION
- Acquisition price : ¥10,512 million
- Appraisal value : ¥10,600 million
(as of January 1, 2014)
- Acquisition date : February 18, 2014

Estimation of NOI and Depreciation

<Estimated NOI> ¥ 461 million per year
(Estimated under normal leasing operation)

<Estimated Depreciation> ¥ 131 million per year
(Estimated under normal leasing operation)

External Growth (Consideration of Property Acquisitions)

Deal Sources

*The details are given on pages 46 and 47.

Strong pipelines of sponsors

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

73.1%

Acquisition through negotiated transactions based on high creditworthiness

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

78.5%

Trend of Properties Undergoing Research

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



Apr 2012- Mar 2013

Area	22nd Period							23rd Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	7	24	15	12	7	7	72	11	19	11	8	21	12	82	154	73.0%
Other Major Cities	10	3	6	5	7	0	31	3	6	8	3	3	3	26	57	27.0%
Total	17	27	21	17	14	7	103	14	25	19	11	24	15	108	211	100.0%

Apr 2013- Mar 2014

Area	24th Period							25th Period							Total	%
	Apr	May	Jun	Jul	Aug	Sep	Total	Oct	Nov	Dec	Jan	Feb	Mar	Total		
Tokyo Metropolitan Area	19	22	9	9	7	6	72	10	9	8	4	4	2	37	109	67.3%
Other Major Cities	0	13	4	4	6	4	31	11	5	2	1	2	1	22	53	32.7%
Total	19	35	13	13	13	10	103	21	14	10	5	6	3	59	162	100.0%

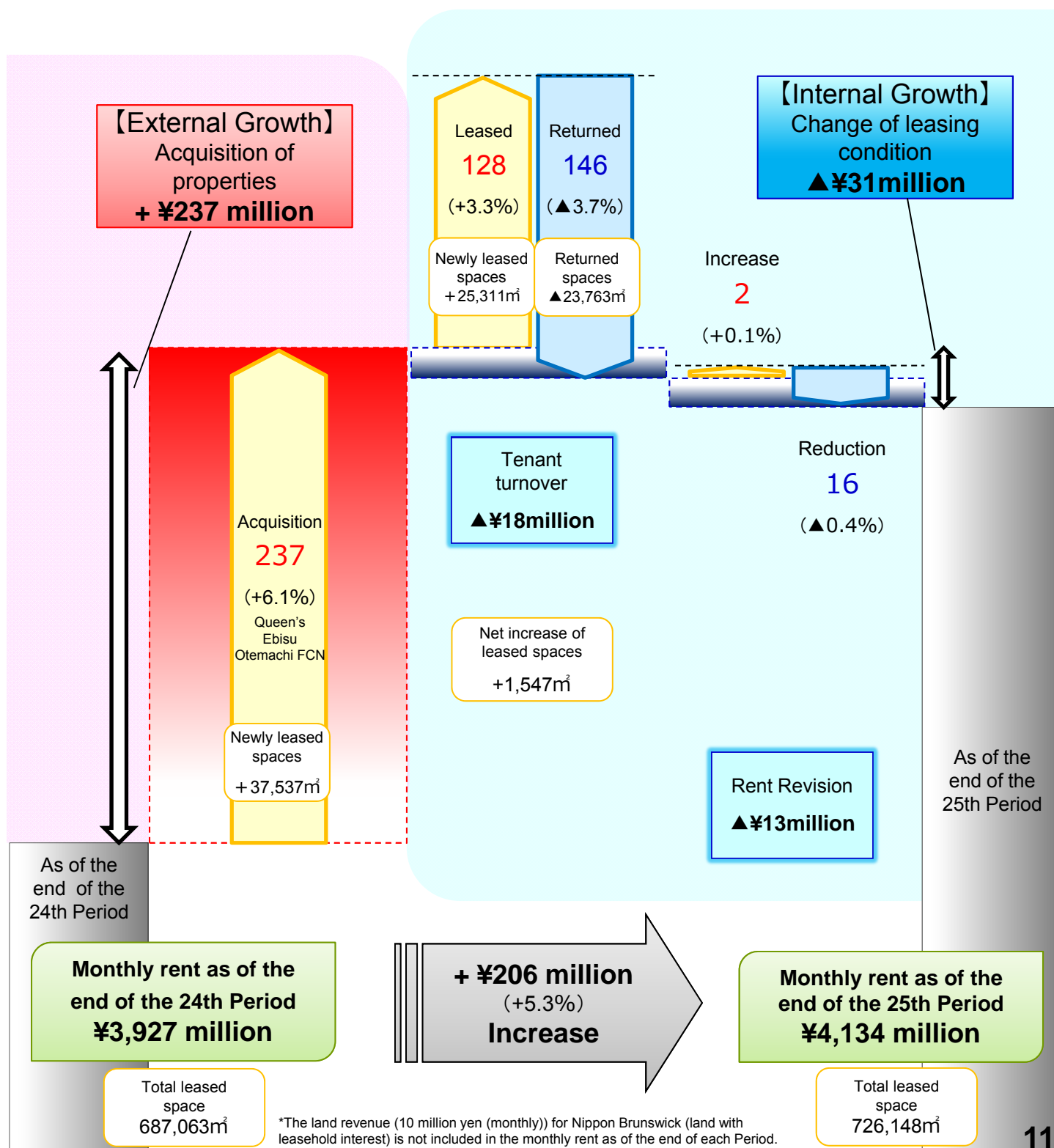
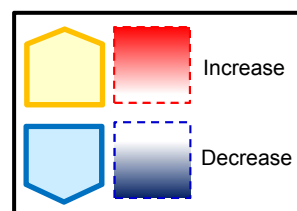
Property valued at ¥80 billion are under specific review (multiple properties)

Factors in the Net Increase of Monthly Contract Rent

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

• Data for residential portions are excluded.

(In millions of yen)



Trend in New Market Rent Level

- With regard to the new rent data (Note 1) assessed by CBRE K.K. (CBRE), the trend shows the price as of December 31, 2013 set at 100.
- The assessment was made for 55 properties. 8 properties in unusual situations, including single-tenant leased properties, are excluded from the 63 properties (building) (Note 2) held in total as of March 31, 2014.

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

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

Area		Property Name	Trend in assessed new rent (intermediate value of upper and lower limits:index) at time of survey																																								
			'03/06	'03/12	'04/06	'04/12	'05/06	'05/12	'06/06	'06/12	'07/06	'07/12	'08/06	'08/12	'09/06	'09/12	'10/06	'10/12	'11/06	'11/12	'12/06	'12/12	'13/06	'13/12																			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza																																									
		Kitanomaru Square													104	98	94	92	88	88	88	92	96	100																			
		MD Kanda	139	139	139	144	150	150	172	172	188	194	175	156	131	119	109	109	103	100	100	100	100	100																			
		Kandabashi Park	127	127	127	134	140	143	177	177	194	194	183	160	137	123	114	106	100	97	97	100	100	100																			
		Otemachi FCN																																									
		Nibancho Garden																																									
		Mitsubishi UFJ Trust																																									
		Burex Kojimachi																																									
		Sanno Grand				123	130	148	170	175	185	185	178	155	130	120	110	105	105	100	100	100	100	100	100																		
	Yurakucho Denki		108	108	121	129	142	163	171	192	192	183	152	121	113	106	104	102	98	98	98	100	100	100																			
	Chuo	Kodenmacho	107	107	107	111	119	119	126	126	159	170	163	152	137	122	107	107	104	100	100	100	100	100	100																		
		Kyoto (Kayabacho 2Chome)																	103	100	100	100	100	100																			
		Burex Kyobashi																																									
		Ginza Sanwa					131	140	147	153	164	164	162	127	111	111	100	96	93	93	93	93	96	100																			
		Ryoshin Ginza EM					152	152	158	167	176	176	167	155	133	118	106	106	100	97	97	97	97	100																			
		Harumi Front																																									
		Harumi Center											181	181	173	154	142	127	123	119	104	100	100	100																			
		Minato	Akasaka Park																		95	95	95	98	100																		
			Aoyama Crystal	121	119	117	124	136	148	150	162	169	169	164	148		121	110	102	102	100	95	95	98	100																		
	Shiodome														119	108	102	98	96	96	96	98	98	100																			
	Shiba 2Chome Daimon		131	131	131	146	162	165	173	177	185	188	188	177	154	131	112	104	104	100	100	100	100	100																			
	Cosmo Kanasugibashi		129	129	129	138	150	158	167	175	183	192	192	167	138	129	113	104	104	100	100	100	100	100																			
	Shinjuku	Shinwa				125	131	138	163	175	181	181	181	156	125	119	116	103	103	97	97	100	100	100																			
		Tokyo Opera City						154	168	176	180	180	176	149	122	117	112	112	110	102	100	100	98	100																			
		Taito	TIX UENO																		100	100	100	100																			
	Shinagawa	Higashi-Gotanda 1Chome			137	152	152	156	156	163	170	170	170	156	141	126	115	111	107	100	100	100	100	100																			
		Osaki Front Tower																																									
	Ota	Omori-Eki Higashiguchi	127	123	123	123	123	123	123	135	142	150	150	131	127	112	112	104	100	100	100	100	100	100																			
	Shibuya	Yoyogi 1Chome					138	153	169	175	178	181	181	156	125	119	116	109	103	100	100	100	100	100																			
		da Vinci Harajuku	134	129	129	129	129	146	146	146	146	146	146	140	114	106	103	100	100	100	100	100	100	100																			
		Jingumae MS		115	113	113	115	138	145	155	155	160	155	145	113	105	103	100	95	95	95	98	98	100																			
		Shibuya Cross Tower	100	100	113	119	135	156	156	160	160	160	150	131	96	92	92	92	88	90	92	96	100	100																			
		Ebisu Neonato		102	104	115	123	138	149	155	162	162	153	128	98	96	94	89	89	89	89	91	96	100																			
	Nakano	Harmony Tower					133	139	145	158	164	164	164	152	127	112	112	106	103	100	100	100	100	100																			
	Toshima	Osuka Higashi-Ikebukuro	120	120	110	110	110	110	110	115	135	135	140	140	135	125	125	125	115	100	100	100	100	100																			
		Ikebukuro 2Chome	98	98	98	98	100	100	104	104	112	112	112	112	108	100	100	100	100	100	100	100	100	100																			
Ikebukuro YS					107	114	121	131	138	141	141	141	141	134	114	107	107	100	100	100	100	100	100																				
Other Areas	Hachioji	Hachioji First					125	125	125	125	125	130	130	125	115	110	110	110	100	100	100	100	100	100																			
		Saitama	Saitama Urawa	105	105	90	90	110	110	119	124	129	129	129	119	100	100	100	100	100	100	100	100	100																			
	Yokohama	MM Park												141	137	119	104	104	104	104	100	100	100	100																			
		Queen's																						100																			
	Kawasaki	Kawasaki Isago	137	132	132	132	132	132	132	132	137	137	137	132	121	121	121	121	111	95	95	95	95	100																			
		Musashi Kosugi STM												122	115	107	107	107	107	100	100	100	100	100																			
	Sapporo	8-3 Square Kita										104	108	108	108	104	104	104	104	100	100	100	100	100																			
	Sendai	Jozenji Park				121	124	132	132	132	134	134	134	118	111	105	105	105	105	100	100	100	100	100																			
		Higashi Nibancho																				100	100	100																			
		Sendai Honma	156	150	144	144	147	156	156	156	159	159	159	144	131	125	113	106	106	100	100	100	100	100																			
	Kanazawa	Kanazawa Park	119	114	114	114	114	112	126	126	126	126	124	114	105	100	100	100	100	100	100	100	100	100																			
	Nagoya	Nishiki Park										156	156	156	151	147	138	129	111	111	107	107	102	100	100																		
		Hirokoji Place																						100																			
		Hirokoji Sakae										150	144	144	144	144	144	139	128	128	111	106	106	100	100																		
		Nagoya Hirokoji	135	135	135	135	135	143	143	143	143	143	143	139	135	130	109	109	109	109	109	109	109	100	100																		
		Nagoya Misono		159	159	159	159	169	163	163	163	163	163	156	156	150	131	131	119	119	106	106	100	100																			
	Kyoto	Shijo Karasuma																						100																			
		Kyoto Kawaramachi	123	110	110	110	110	110	110	116	123	129	129	123	110	110	106	106	106	106	106	106	106	100	100																		
	Osaka	Shin-Fujita													132	128	112	100	100	100	100	100	100	100																			
		Sakaishujihonmachi	144	139	122	122	128	139	150	161	161	161	156	144	128	117	106	106	100	100	100	100	100	100																			
		Midosuji Daiwa	139	122	117	117	126	135	161	161	165	165	161	143	117	109	109	109	109	109	109	109	109	100	100																		
	Okayama	Lit City								106	106	106	106	106	102	102	98	98	98	98	98	98	100	100																			
	Hiroshima	NHK Hiroshima			95	95	95	98	109	109	109	109	113	113	113	105	102	102	102	100	100	100	100	100																			
	Fukuoka	Tosei Tenjin	120	114	109	109	109	109	114	114	120	120	120	120	109	103	103	103	100	100	100	100	100	100																			
		Tenjin Crystal					130	130	135	135	135	135	130	115	105	95	95	95	95	95	95	95	95	100																			
		Hinode Tenjin	127	109	100	100	100	105	114	114	114	114	114	114	114	105	100	100	100	100	95	95	95	95	100																		
						Assessed rent increased compared to the preceding assessment																		(blank)		No ownership, or properties without rent assessment																	
						Assessed rent decreased compared to the preceding assessment																																					

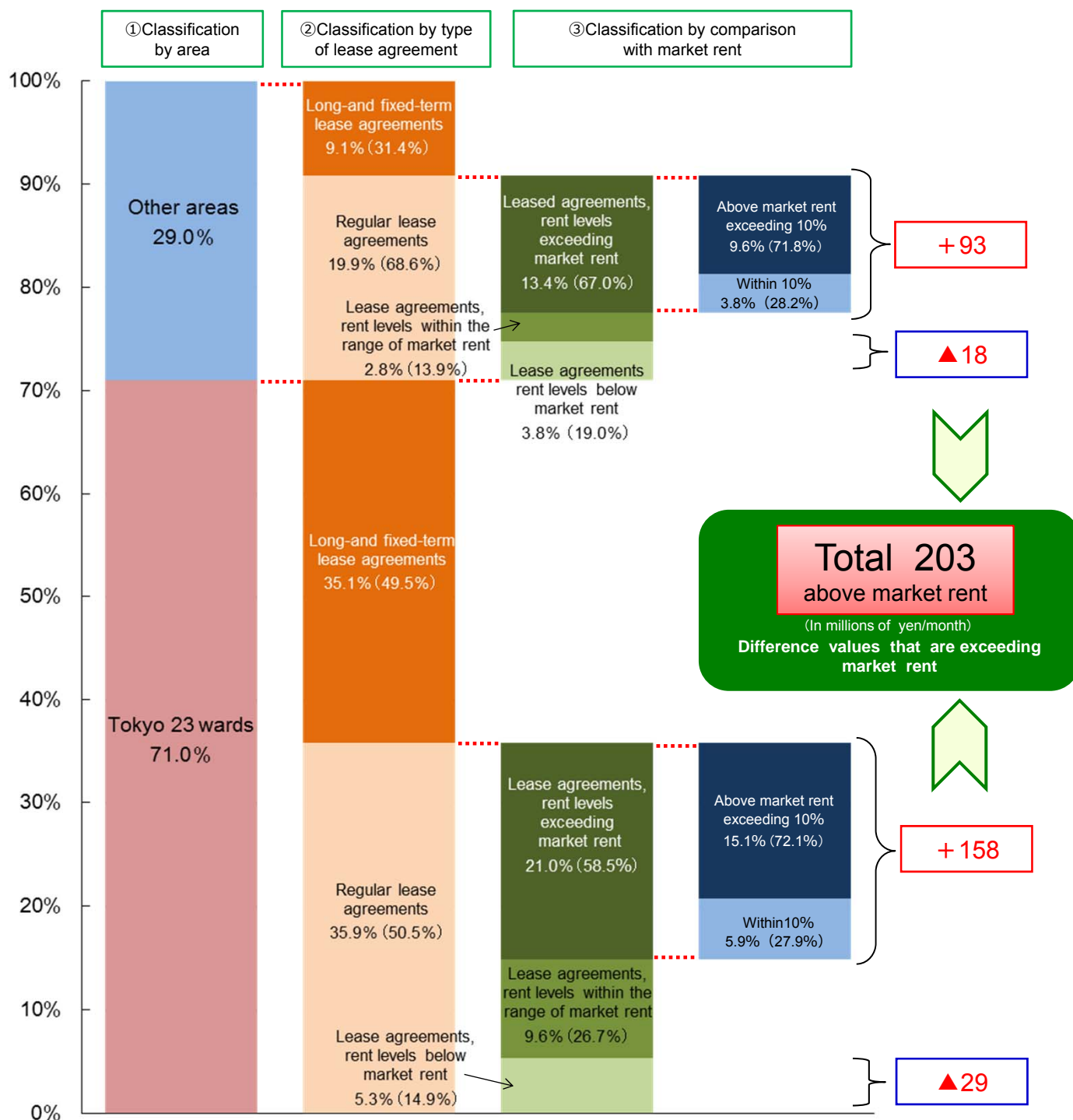
Comparison of Portfolio Rent vs Market Rent

63 properties held as of March 31, 2014

Monthly rent in the entire portfolio,
including common service charges : **¥4,134 million**

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

- Percentages represent the share of the entire portfolio. The numbers in parenthesis show the percentage of the share classified in the previous step.
- Long-and fixed-term lease agreements are contracts in which revenues are promised for a period of one year or longer from the end of the 25th Period.



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

Summary of Debts for the 25th Period Ended March 31, 2014

Breakdown of short-term and long-term debts

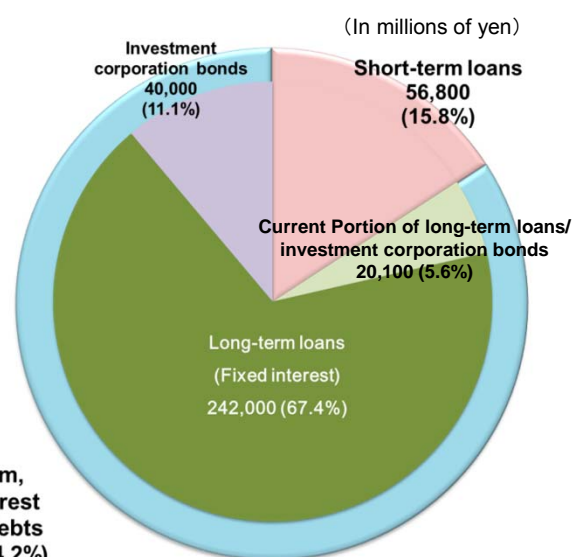
(In millions of yen)

Short-term loans	56,800
Current portion of long-term loans	5,100
Long-term loans (Variable interest)	0
Long-term loans (Fixed interest)	242,000
Total amount of loans	303,900
Current portion of Investment corporation bonds	15,000
Investment corporation bonds	40,000
Total amount of investment corporation bonds	55,000
Total amount of interest-bearing debts	358,900

Outstanding balance of loans by financial institutions

(In millions of yen)

Mitsubishi UFJ Trust and Banking Corporation	69,200
Mizuho Bank, Ltd.	48,700
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	48,700
Sumitomo Mitsui Trust Bank, Limited	35,700
Shinkin Central Bank	13,000
The Development Bank of Japan Inc.	11,600
The Dai-ichi Life Insurance Company, Limited	10,000
The Bank of Fukuoka, Ltd.	10,000
Shinsei Bank, Limited	8,000
The Iyo Bank, Ltd.	5,500
The Chugoku Bank, Ltd.	5,000
Sumitomo Mitsui Banking Corporation	5,000
Resona Bank, Ltd.	5,000
Taiyo Life Insurance Company	4,500
The Hachijuni Bank, Ltd.	4,000
The Norinchukin Bank	3,500
The Hiroshima Bank, Ltd.	3,000
The Yamaguchi Bank, Ltd.	3,000
The Gunma Bank, Ltd.	2,000
Nippon Life Insurance Company	2,000
The Yamanashi Chuo Bank, Ltd.	2,000
The Daishi Bank, Ltd.	1,500
The Ashikaga Bank, Ltd.	1,000
The 77 Bank, Ltd.	1,000
The Joyo Bank, Ltd.	1,000



Long-term, fixed -interest bearing debts
302,100 (84.2%)

Interest rate and maturity (year)

Weighted average interest rate 0.96 %

Average maturity of total interest-bearing debts 3.85 years

	Average interest rate	Maturity(year)
Short-term loans	0.22%	0.77
Current portion of long-term loans/ Investment corporation bonds	1.67%	0.36
Long-term loans/ Investment corporation bonds	1.05%	4.72

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

Repayments in short-term Loans (Ref.)

Since April, 2014, JRE made repayments of 31,900 million yen in short-term loans until May 7, 2014.

	At the end of 25th period	After repayment
• Long-term, fixed-interest bearing debt ratio	84.2%	→ 92.4%
• Weighted average interest rate	0.96%	→ 1.03%
• Average maturity of total interest-bearing debts	3.85years	→ 4.05years

Overview of the Interest-bearing Debts as of March 31, 2014

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

* Loans drawn down and investment corporation bonds issued during the 25th Period are shown in blue.

<Short-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date-Period
Mizuho Bank, Ltd.	'13/07/31	3,000	0.2263	'14/04/30 9 months
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/07/31	3,000	0.2263	'14/07/31 1 year
Sumitomo Mitsui Trust Bank, Limited	'13/09/02	5,000	0.2263	'14/09/02 1 year
Sumitomo Mitsui Trust Bank, Limited	'13/10/07	1,000	0.2263	'14/10/07 1 year
Mizuho Bank, Ltd.	'14/01/07	4,000	0.2263	'15/01/07 1 year
Mitsubishi UFJ Trust and Banking Corporation	'14/01/07	1,500	0.2263	'15/01/07 1 year
The Daiichi Bank, Ltd.	'14/01/07	1,500	0.2263	'15/01/07 1 year
The 77 Bank, Ltd.	'14/01/07	1,000	0.2263	'15/01/07 1 year
Mitsubishi UFJ Trust and Banking Corporation	'14/01/15	5,000	0.2263	'15/01/15 1 year
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'14/02/18	3,500	0.2263	'15/02/18 1 year
Mizuho Bank, Ltd.	'14/02/18	3,500	0.2263	'15/02/18 1 year
Sumitomo Mitsui Trust Bank, Limited	'14/03/24	2,500	0.2263	'14/09/24 6 months
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'14/03/24	2,500	0.2263	'15/03/24 1 year
Mizuho Bank, Ltd.	'14/03/24	2,500	0.2263	'15/03/24 1 year
Mitsubishi UFJ Trust and Banking Corporation	'14/03/24	2,500	0.2263	'15/03/24 1 year
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'14/03/31	3,700	0.2163	'15/03/31 1 year
Mizuho Bank, Ltd.	'14/03/31	3,700	0.2163	'15/03/31 1 year
Mitsubishi UFJ Trust and Banking Corporation	'14/03/31	3,700	0.2163	'15/03/31 1 year
Sumitomo Mitsui Trust Bank, Limited	'14/03/31	3,700	0.2163	'15/03/31 1 year
Total		56,800		

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

Lender	Borrowing Date	EOB	Interest	Repayment/Maturity Date-Period
Sixth Investment Corporation Bond	'07/06/18	15,000	1.91	'14/06/18 7 years
The Bank of Fukuoka, Ltd.	'10/03/24	2,000	1.39875	'15/03/24 5 years
The Development Bank of Japan Inc. (*1)	'10/03/24	100	1.665	'17/03/24 7 years
The Gunma Bank, Ltd.	'11/11/15	1,000	0.615	'14/11/17 3 years
The Yamanashi Chuo Bank, Ltd.	'11/12/15	2,000	0.645	'14/12/15 3 years
Total		20,100		

(*1) The 2,000-million-yen loan dated March 24, 2010 (principal outstanding: 1,600 million yen as of the end of March 2014) will be repaid according to the repayment schedule under which 50 million yen will be repaid every six months and 1,350 million yen on the final repayment date.

<Investment Corporation Bonds>

Bond Name	Issue Date	EOB	Interest	Maturity Date-Period
4th Investment Corporation Bond	'05/09/29	10,000	2.56	'25/09/29 20 years
7th Investment Corporation Bond	'10/04/23	10,000	1.26	'15/04/23 5 years
8th Investment Corporation Bond	'10/07/23	10,000	1.05	'15/07/23 5 years
9th Investment Corporation Bond	'13/08/30	10,000	0.497	'18/08/30 5 years
Total		40,000		

**Total amount of interest-bearing
debts as of March 31, 2014**
358,900 million yen

Outline of commitment line agreement

Commitment line (*1)

- Borrowing limit: ¥40 billion
- Expiry of the contract: September 19, 2016
- Participating financial institutions:
Mizuho Bank, Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Mitsubishi UFJ Trust and Banking Corporation

Commitment line (*2)

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

**There is no outstanding balance
as of the end of the 25th Period**

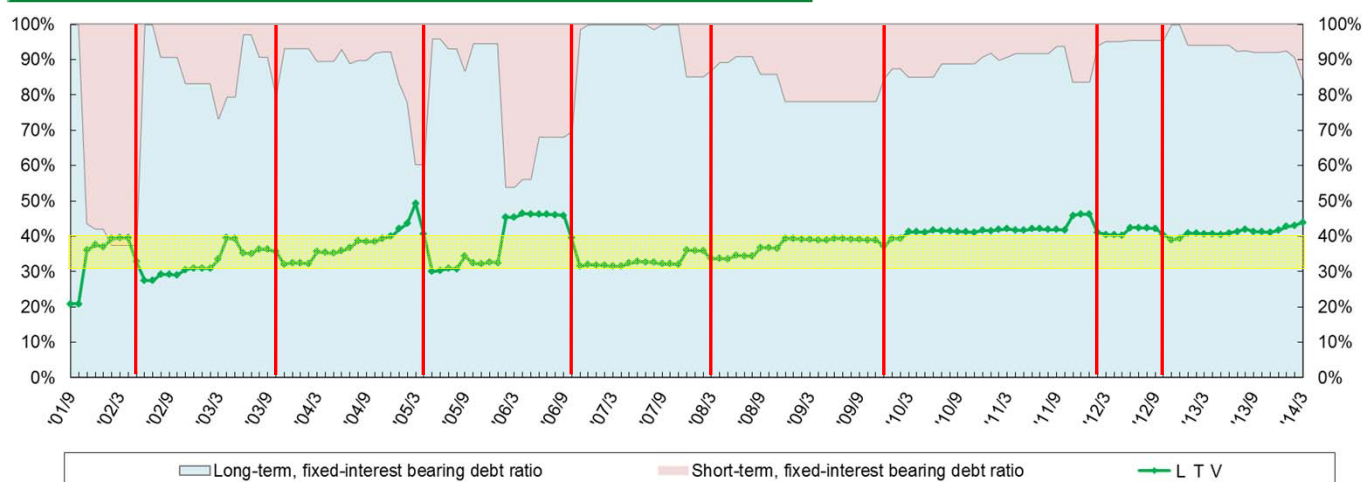
<Long-term Loans>

Lender	Borrowing Date	EOB	Interest	Repayment Date-Period
The Dai-ichi Life Insurance Company, Limited	'07/05/31	5,000	1.86875	'15/05/29 8 years
Taiyo Life Insurance Company	'07/05/31	1,500	1.86875	'15/05/29 8 years
Taiyo Life Insurance Company	'08/04/24	1,000	1.595	'16/04/25 8 years
The Development Bank of Japan Inc.	'08/09/01	2,000	1.65	'15/09/01 7 years
The Dai-ichi Life Insurance Company, Limited	'09/03/30	5,000	1.54375	'17/03/30 8 years
The Development Bank of Japan Inc. (*1)	'10/03/24	1,500	1.665	'17/03/24 7 years
The Hiroshima Bank, Ltd.	'10/06/14	3,000	1.1875	'15/06/15 5 years
The Chugoku Bank, Ltd.	'10/06/15	3,000	1.20875	'15/06/15 5 years
Mizuho Bank, Ltd.	'10/12/21	5,000	1.30625	'16/12/21 6 years
Sumitomo Mitsui Trust Bank, Limited	'11/01/17	3,000	1.43375	'18/01/17 7 years
Resona Bank, Ltd.	'11/03/01	2,000	1.255	'17/03/01 6 years
Nippon Life Insurance Company	'11/03/01	2,000	1.465	'18/03/01 7 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/03/24	2,000	1.3975	'18/03/26 7 years
Taiyo Life Insurance Company	'11/03/30	2,000	1.39625	'18/03/30 7 years
Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.0325	'16/04/04 5 years
Mitsubishi UFJ Trust and Banking Corporation	'11/04/04	5,000	1.205	'17/04/04 6 years
Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	12,000	1.12625	'17/06/01 6 years
Mitsubishi UFJ Trust and Banking Corporation	'11/06/01	10,000	1.31125	'18/06/01 7 years
Mizuho Bank, Ltd.	'11/06/23	6,000	0.90875	'16/06/23 5 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/06/23	6,000	0.90875	'16/06/23 5 years
Mitsubishi UFJ Trust and Banking Corporation	'11/06/23	6,000	0.90875	'16/06/23 5 years
Sumitomo Mitsui Trust Bank, Limited	'11/06/23	6,000	0.90875	'16/06/23 5 years
The Bank of Fukuoka, Ltd.	'11/08/31	2,000	0.9025	'17/08/31 6 years
Shinsei Bank, Limited	'11/08/31	3,000	1.0475	'18/08/31 7 years
Sumitomo Mitsui Trust Bank, Limited	'11/09/26	5,500	1.16	'19/09/26 8 years
Mizuho Bank, Ltd.	'11/11/01	6,000	1.2075	'19/11/01 8 years
Shinkin Central Bank	'11/11/15	1,000	0.7525	'16/11/15 5 years
Sumitomo Mitsui Trust Bank, Limited	'11/11/15	3,000	0.98375	'18/11/15 7 years
Sumitomo Mitsui Banking Corporation	'11/11/15	3,000	0.98375	'18/11/15 7 years
Mizuho Bank, Ltd.	'11/11/15	3,000	1.13875	'19/11/15 8 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'11/11/15	3,000	1.13875	'19/11/15 8 years
Mitsubishi UFJ Trust and Banking Corporation	'11/11/15	3,000	1.13875	'19/11/15 8 years
The Iyo Bank, Ltd.	'12/06/15	2,500	0.66	'17/06/15 5 years
The Bank of Fukuoka, Ltd.	'12/06/15	2,500	0.66	'17/06/15 5 years
Shinsei Bank, Limited	'12/06/15	2,500	0.66	'17/06/15 5 years
The Hachijuni Bank, Ltd.	'12/06/15	1,000	0.66	'17/06/15 5 years
Mitsubishi UFJ Trust and Banking Corporation	'12/06/15	4,000	0.9525	'20/06/15 8 years
Sumitomo Mitsui Trust Bank, Limited	'12/06/15	4,000	0.9525	'20/06/15 8 years
Mizuho Bank, Ltd.	'12/06/15	4,000	1.07375	'21/06/15 9 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'12/06/15	4,000	1.1975	'22/06/15 10 years
Mitsubishi UFJ Trust and Banking Corporation	'12/06/15	2,500	1.2725	'22/06/15 10 years
Shinsei Bank, Limited	'12/06/15	2,500	1.2725	'22/06/15 10 years
The Bank of Fukuoka, Ltd.	'12/08/31	1,000	0.57125	'17/08/31 5 years
The Yamaguchi Bank, Ltd.	'12/10/29	2,000	0.8	'20/10/29 8 years
The Hachijuni Bank, Ltd.	'12/12/20	1,000	0.45625	'17/12/20 5 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'12/12/21	5,000	0.80125	'20/12/21 8 years
Mitsubishi UFJ Trust and Banking Corporation	'12/12/21	5,000	0.80125	'20/12/21 8 years
The Joyo Bank, Ltd.	'13/01/07	1,000	0.49125	'18/01/09 5 years
The Ashikaga Bank, Ltd.	'13/01/07	1,000	0.49125	'18/01/09 5 years
Shinkin Central Bank	'13/01/07	2,000	0.71375	'20/01/07 7 years
Sumitomo Mitsui Banking Corporation	'13/01/07	2,000	0.98	'22/01/07 9 years
The Development Bank of Japan Inc.	'13/01/07	3,000	1.115	'23/01/06 10 years
The Iyo Bank, Ltd.	'13/01/15	1,000	0.3825	'16/01/15 3 years
The Hachijuni Bank, Ltd.	'13/01/15	1,000	0.3825	'16/01/15 3 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/01/15	5,500	0.71	'20/01/15 7 years
Shinkin Central Bank	'13/01/15	5,000	0.71	'20/01/15 7 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/01/15	5,500	0.83625	'21/01/15 8 years
Mizuho Bank, Ltd.	'13/01/15	5,000	0.96625	'22/01/17 9 years
Resona Bank, Ltd.	'13/03/25	3,000	0.45	'18/03/26 5 years
The Chugoku Bank, Ltd.	'13/03/25	2,000	0.45	'18/03/26 5 years
The Hachijuni Bank, Ltd.	'13/03/25	1,000	0.45	'18/03/26 5 years
The Yamaguchi Bank, Ltd.	'13/03/25	1,000	0.945	'23/03/24 10 years
Shinkin Central Bank	'13/04/24	5,000	0.52775	'18/04/24 5 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	'13/04/24	5,000	0.775	'21/04/26 8 years
Mizuho Bank, Ltd.	'13/04/24	3,000	0.87375	'22/04/25 9 years
Mitsubishi UFJ Trust and Banking Corporation (*2)	'14/01/31	4,000	0.64225	'21/01/29 7 years
The Bank of Fukuoka, Ltd. (*2)	'14/01/31	2,500	0.63849	'21/01/29 7 years
Sumitomo Mitsui Trust Bank, Limited (*2)	'14/01/31	2,000	0.62575	'21/01/29 7 years
The Norinchukin Bank (*2)	'14/01/31	3,500	0.757	'22/01/31 8 years
The Development Bank of Japan Inc.	'14/01/31	5,000	0.9325	'23/01/31 9 years
The Gunma Bank, Ltd. (*2)	'14/03/24	1,000	0.4105	'19/03/25 5 years
The Iyo Bank, Ltd. (*2)	'14/03/24	2,000	0.6035	'21/03/24 7 years
Total		242,000		

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

LTV / Debt Capacity / Diversification of Repayment Date

LTV (Interest-bearing Debts / Total Assets)



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

Issue of new investment units

LTV in the range of 30-40%

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

Ensure financial soundness by constantly maintaining conservative LTV

Debt Capacity

(As of the end of March 2014)

(In millions of yen)

Total assets	Interest-bearing debts	L T V	Debt capacity	
817,130	358,900	43.9%	Up to 45% of LTV	16,016
			Up to 40% of LTV	-53,413

Diversification of Repayment Dates

(As of the end of March 2014)

(In millions of yen)

	Apr 2014- Mar 2015 (1year)	Apr 2015- Mar 2016 (2years)	Apr 2016- Mar 2017 (3years)	Apr 2017- Mar 2018 (4years)	Apr 2018- Mar 2019 (5years)	Apr 2019- Mar 2020 (6years)	Apr 2020- Mar 2021 (7years)	Apr 2021- Mar 2022 (8years)	Apr 2022- Mar 2023 (9years)	...	Apr 2025- Mar 2026 (12years)	Total
Short-term Loans	56,800	0	0	0	0	0	0	0	0		0	56,800
Long-term Loans	5,100	16,600	44,400	46,500	25,000	33,000	36,000	19,500	21,000		0	247,100
Investment Corporation Bonds	15,000	20,000	0	0	10,000	0	0	0	0		10,000	55,000
Total	76,900	36,600	44,400	46,500	35,000	33,000	36,000	19,500	21,000		10,000	358,900

(In millions of yen)

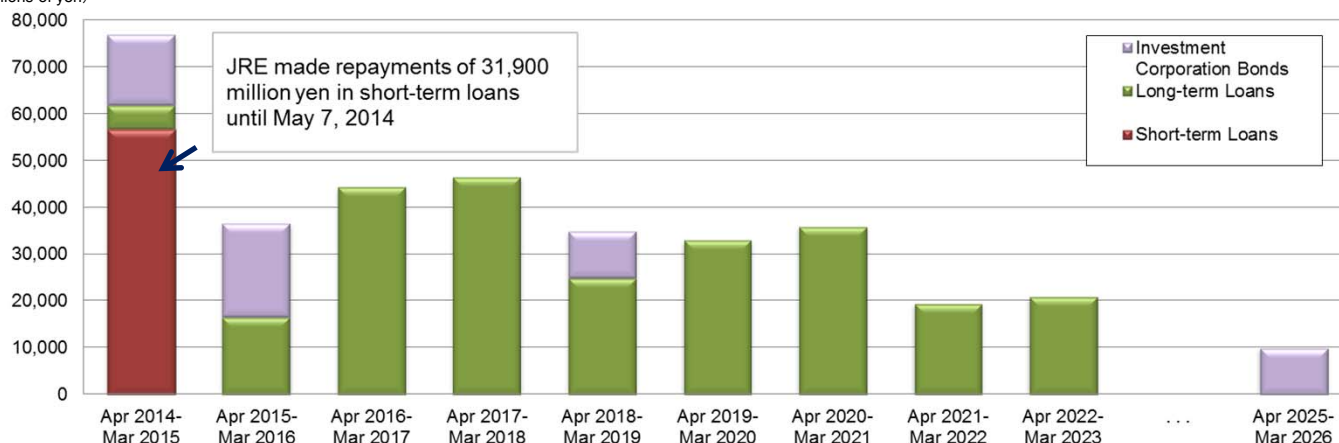
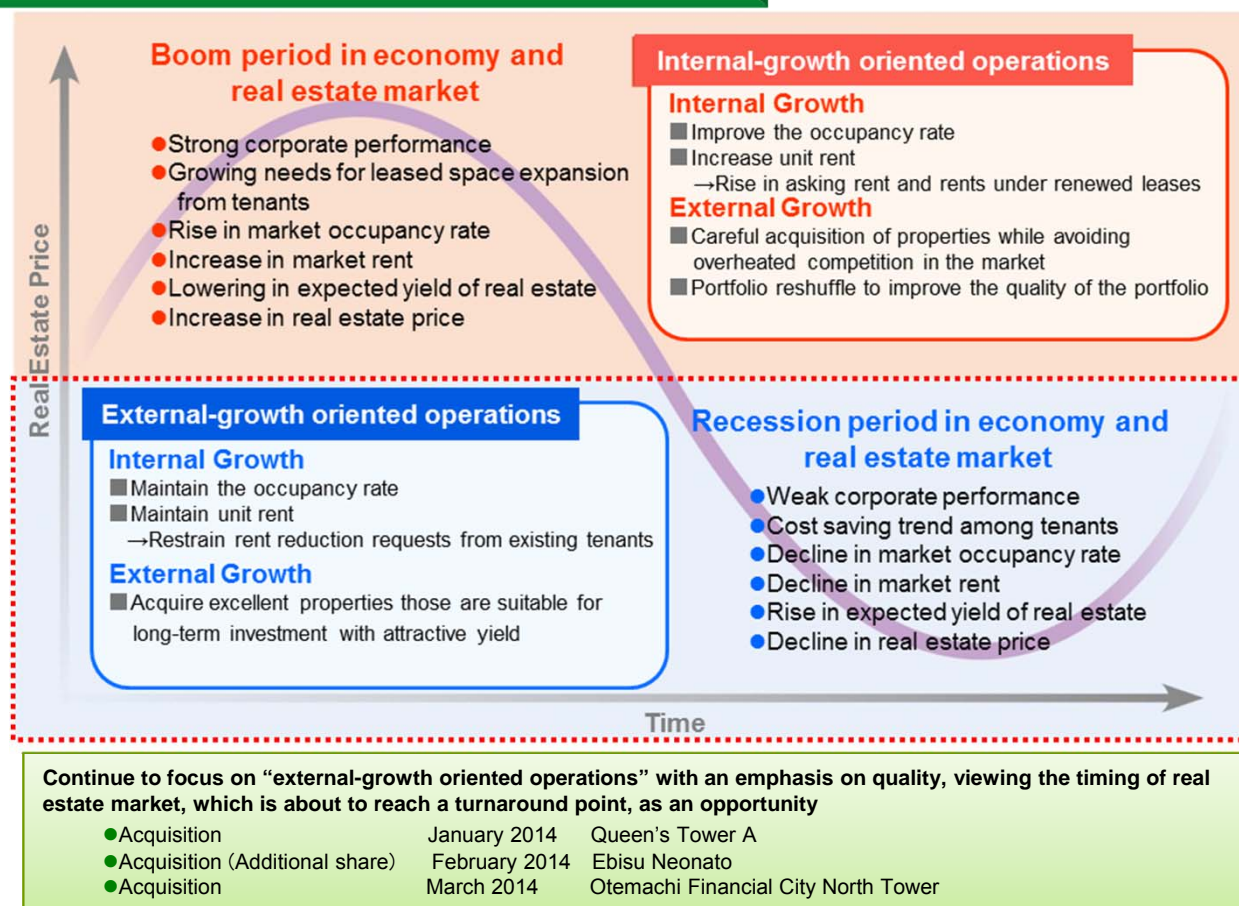


Image of JRE Growth

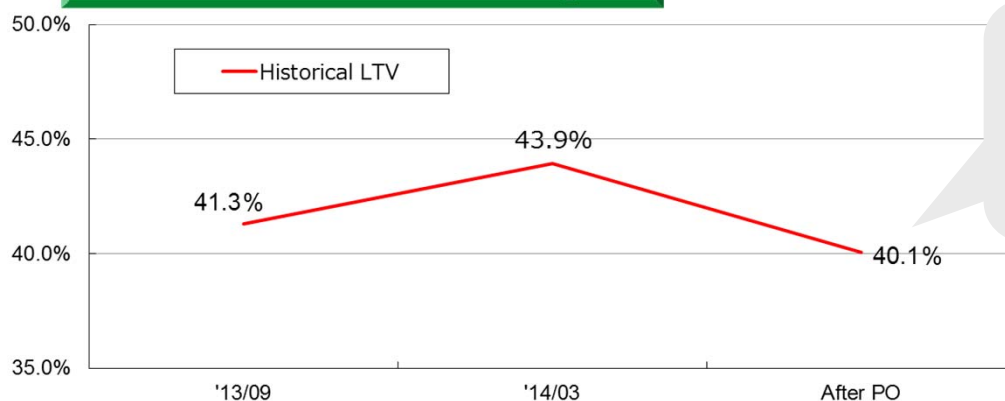
Market Environment and Growth Strategy (Image)



Summary of Issuance of new investment units

- Number of units issued : 63,250 units
(Public offering 57,500 units + Third-party allocation 5,750 units)
- (Number of units outstanding after issuance) : 1,251,530 units
- Aggregate amount of issue price : ¥30,764 million
- Launch date : March 27, 2014 (Thursday)
- Price determination date : April 8, 2014 (Tuesday)
- Payment date (public offering) : April 15, 2014 (Tuesday)

LTV after Public Offering



Ensure the further growth by the issuance of new investment units, which will enable to control the leverage. Debt capacity up to 45% of LTV will be approx. 73 billion yen.

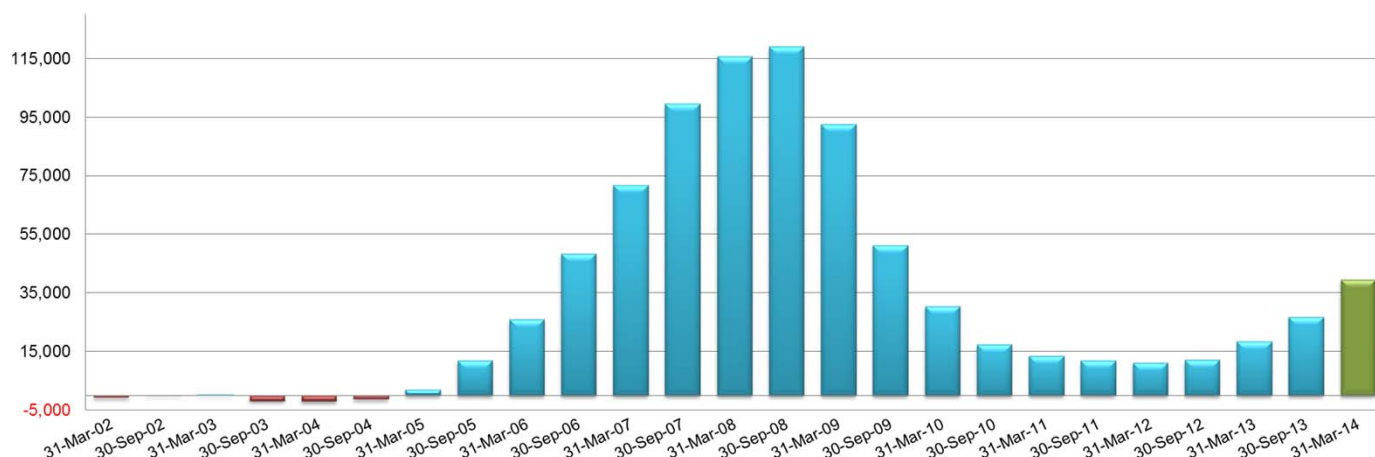
Appraisal Values of Properties

(In millions of yen)

Area		Name	25th Period Appraisal Value (Mar 31, 14)	24th Period Appraisal Value (Sep 30, 13)	Amount of Difference	25th Period Book Value (Mar 31, 14)	25th Period Appraisal Value — Book Value	Acquisition Price	
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,510	6,390	120	4,889	1,620	5,000	
		Kitanomaru Square	74,200	72,300	1,900	75,200	-1,000	81,555	
		MD Kanda	7,480	7,350	130	8,800	-1,320	9,520	
		Kandabashi Park	4,100	4,120	-20	4,551	-451	4,810	
		Nibancho Garden	17,300	16,900	400	13,096	4,203	14,700	
		Mitsubishi UFJ Trust	44,600	44,900	-300	29,439	15,160	44,700	
		Burex Kojimachi	6,220	6,060	160	6,042	177	7,000	
		Sanno Grand	29,600	29,000	600	21,198	8,401	20,900	
		Yurakucho Denki	7,220	7,120	100	7,805	-585	7,200	
	Chuo	Kodenmachi	2,910	2,910	0	2,836	73	3,173	
		Kyodo (Kayabacho 2Chome)	5,030	5,020	10	4,316	713	4,410	
		Burex Kyobashi	6,400	6,250	150	4,646	1,753	5,250	
		Ginza Sanwa	15,400	15,100	300	17,158	-1,758	16,830	
		Ryoshin Ginza EM	5,390	5,280	110	7,554	-2,164	7,999	
		Harumi Front	36,600	35,200	1,400	30,940	5,659	31,300	
		Harumi Center	20,500	20,100	400	23,871	-3,371	26,800	
		Akasaka Park	62,900	62,900	0	61,113	1,786	60,800	
	Minato	Aoyama Crystal	6,980	6,960	20	7,253	-273	7,680	
		Shiodome	78,800	76,800	2,000	73,727	5,072	75,850	
		Shiba 2Chome Daimon	6,060	5,940	120	5,054	1,005	4,859	
		Cosmo Kanasugibashi	2,780	2,690	90	2,596	183	2,808	
	Shinjuku	Shinwa	5,500	5,680	-180	7,565	-2,065	7,830	
		Tokyo Opera City	29,500	29,600	-100	29,534	-34	31,776	
	Taito	TIX UENO	23,700	23,300	400	21,425	2,274	22,000	
	Shinagawa	Higashi-Gotanda 1Chome	5,570	5,470	100	4,735	834	5,500	
		Osaki Front Tower	15,500	15,500	0	11,121	4,378	12,300	
	Ota	Omori-Eki Higashiguchi	5,170	5,150	20	4,518	651	5,123	
	Shibuya	Nippon Brunswick (Land with leasehold interest)	5,360	5,240	120	5,572	-212	5,500	
		Yoyogi 1Chome	9,940	10,000	-60	7,406	2,533	8,700	
		da Vinci Harajuku	6,280	6,180	100	4,913	1,366	4,885	
		Jingumae MS	9,560	10,200	-640	10,780	-1,220	12,200	
		Shibuya Cross Tower	42,500	42,100	400	38,259	4,240	34,600	
	Nakano	Harmony Tower	10,800	10,600	200	8,145	2,654	9,020	
	Toshima	Otsuka Higashi-Ikebukuro	3,960	3,820	140	3,541	418	3,541	
		Ikebukuro 2Chome	1,610	1,640	-30	1,599	10	1,728	
		Ikebukuro YS	4,310	4,250	60	4,308	1	4,500	
Other Areas	Hachioji	Hachioji First	4,440	4,430	10	5,059	-619	5,679	
	Saitama	Saitama Urawa	2,090	2,070	20	2,486	-396	2,574	
	Yokohama	MM Park	35,500	35,000	500	34,034	1,465	37,400	
		Kawasaki	Kawasaki Isago	2,390	2,330	60	2,874	-484	3,375
		Musashi Kosugi STM	3,840	3,770	70	3,913	-73	4,000	
		Sapporo	8-3 Square Kita	6,770	6,790	-20	6,394	375	7,100
	Sendai	Jozenji Park	892	887	5	1,003	-111	1,000	
		Higashi Nibancho	11,700	11,700	0	9,897	1,802	9,950	
		Sendai Honma	2,240	2,350	-110	2,942	-702	3,174	
	Kanazawa	Kanazawa Park	4,350	4,350	0	4,330	19	4,580	
	Nagoya	Nishiki Park	3,690	3,690	0	4,480	-790	5,150	
		Hirokoji Place	9,250	9,050	200	8,612	637	8,567	
		Hirokoji Sakae	1,550	1,510	40	1,694	-144	1,680	
		Nagoya Hirokoji	11,800	11,700	100	15,452	-3,652	14,533	
		Nagoya Misono	1,110	1,110	0	1,389	-279	1,865	
	Kyoto	Shijo Karasuma	4,550	4,540	10	4,400	149	4,400	
		Kyoto Kawaramachi	1,760	1,740	20	2,591	-831	2,650	
	Osaka	Shin-Fujita	16,700	16,400	300	22,504	-5,804	24,000	
		Sakaisujihonmachi	3,150	3,370	-220	3,752	-602	4,164	
		Midosuji Daiwa	12,800	13,200	-400	13,226	-426	14,314	
	Okayama	Lit City	4,230	4,230	0	3,602	627	4,650	
	Hiroshima	NHK Hiroshima	2,470	2,460	10	2,621	-151	2,770	
	Fukuoka	Tosei Tenjin	1,300	1,290	10	1,406	-106	1,550	
		Tenjin Crystal	2,490	2,470	20	4,403	-1,913	5,000	
		Hinode Tenjin	3,650	3,580	70	3,448	201	3,657	
	Properties held as of the end of the 24th and 25th Periods during which the shares of ownership remain unchanged		Tokyo 23 Wards	626,240	618,020	8,220	575,521	50,718	612,348
			Other Areas	154,712	154,017	695	166,521	-11,809	177,782
			Total (61 properties)	780,952	772,037	8,915	742,042	38,909	790,130
	Properties acquired during the 25th Period								
	Tokyo 23 Wards	Chiyoda	Otemachi FCN	16,600	—	—	15,608	991	15,462
		Shibuya	Ebisu Neonato	14,100	—	—	14,425	-325	14,612
	Other Areas	Yokohama	Queen's	17,500	—	—	17,466	33	17,200
	64 properties held as of the end of the 25th Period								
	Tokyo 23 Wards			656,940	—	—	605,555	51,384	642,423
	Other Areas			172,212	—	—	183,987	-11,775	194,982
	Total (64 properties)			829,152	—	—	789,543	39,608	837,405

Trend of Unrealized Gain or Loss

(In millions of yen)



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

		1st Period 31-Mar-02	2nd Period 30-Sep-02	3rd Period 31-Mar-03	4th Period 30-Sep-03	5th Period 31-Mar-04	6th Period 30-Sep-04	7th Period 31-Mar-05	8th Period 30-Sep-05
Appraisal value at the end of period	A	144,940	165,251	184,704	191,271	217,150	238,961	293,342	339,029
Book value	B	145,580	165,088	184,304	193,038	219,032	240,134	291,350	327,005
Unrealized profit or loss	A-B=C	-640	162	399	-1,787	-1,882	-1,173	1,991	12,023
<Reference> Units outstanding	D	320,800 units	450,800 units	450,800 units	450,800 units	520,800 units	520,800 units	520,800 units	690,800 units
Unrealized profit or loss per unit	C/D=E	-1,995 yen	359 yen	887 yen	-3,965 yen	-3,614 yen	-2,252 yen	3,823 yen	17,405 yen
Net asset value per unit	F	260,795 yen	255,212 yen	256,013 yen	256,344 yen	263,538 yen	263,592 yen	264,149 yen	299,627 yen
Adjusted net asset value per unit	E+F=G	258,800 yen	255,571 yen	256,900 yen	252,379 yen	259,923 yen	261,340 yen	267,973 yen	317,032 yen
Unit price at the end of period	H	265,000 yen	255,500 yen	296,000 yen	324,000 yen	415,000 yen	437,500 yen	437,500 yen	457,500 yen
H/G		1.02 times	1.00 times	1.15 times	1.28 times	1.60 times	1.67 times	1.63 times	1.44 times

		9th Period 31-Mar-06	10th Period 30-Sep-06	11th Period 31-Mar-07	12th Period 30-Sep-07	13th Period 31-Mar-08	14th Period 30-Sep-08	15th Period 31-Mar-09	16th Period 30-Sep-09
Appraisal value at the end of period	A	439,799	467,001	498,741	531,100	619,160	644,700	636,770	591,920
Book value	B	413,708	418,607	427,013	431,463	503,376	525,503	544,245	540,709
Unrealized profit or loss	A-B=C	26,090	48,393	71,727	99,636	115,783	119,196	92,524	51,210
<Reference> Units outstanding	D	690,800 units	690,800 units	820,000 units	820,000 units	886,000 units	886,000 units	886,000 units	886,000 units
Unrealized profit or loss per unit	C/D=E	37,768 yen	70,053 yen	87,472 yen	121,507 yen	130,681 yen	134,533 yen	104,429 yen	57,799 yen
Net asset value per unit	F	299,737 yen	300,302 yen	331,545 yen	332,035 yen	350,504 yen	345,429 yen	345,403 yen	345,492 yen
Adjusted net asset value per unit	E+F=G	337,506 yen	370,356 yen	419,018 yen	453,543 yen	481,186 yen	479,962 yen	449,832 yen	403,291 yen
Unit price at the end of period	H	510,000 yen	500,000 yen	780,000 yen	690,000 yen	580,000 yen	418,000 yen	378,000 yen	367,000 yen
H/G		1.51 times	1.35 times	1.86 times	1.52 times	1.21 times	0.87 times	0.84 times	0.91 times

		17th Period 31-Mar-10	18th Period 30-Sep-10	19th Period 31-Mar-11	20th Period 30-Sep-11	21st Period 31-Mar-12	22nd Period 30-Sep-12	23rd Period 31-Mar-13	24th Period 30-Sep-13	25th Period 31-Mar-14
Appraisal value at the end of period	A	645,239	632,112	642,220	634,357	693,230	712,888	758,210	775,147	829,152
Book value	B	614,734	614,593	628,689	622,542	681,970	700,829	739,901	748,257	789,543
Unrealized profit or loss	A-B=C	30,504	17,518	13,530	11,814	11,259	12,058	18,308	26,889	39,608
<Reference> Units outstanding	D	978,400 units	978,400 units	978,400 units	978,400 units	1,098,080 units	1,098,080 units	1,188,280 units	1,188,280 units	1,188,280 units
Unrealized profit or loss per unit	C/D=E	31,177 yen	17,905 yen	13,828 yen	12,075 yen	10,253 yen	10,981 yen	15,407 yen	22,629 yen	33,332 yen
Net asset value per unit	F	340,585 yen	339,877 yen	339,385 yen	340,014 yen	339,565 yen	339,164 yen	341,065 yen	341,178 yen	341,128 yen
Adjusted net asset value per unit	E+F=G	371,763 yen	357,783 yen	353,213 yen	352,090 yen	349,818 yen	350,145 yen	356,472 yen	363,807 yen	374,461 yen
Unit price at the end of period	H	398,500 yen	379,500 yen	393,500 yen	377,000 yen	364,500 yen	393,000 yen	644,500 yen	574,000 yen	518,000 yen
H/G		1.07 times	1.06 times	1.11 times	1.07 times	1.04 times	1.12 times	1.81 times	1.58 times	1.38 times

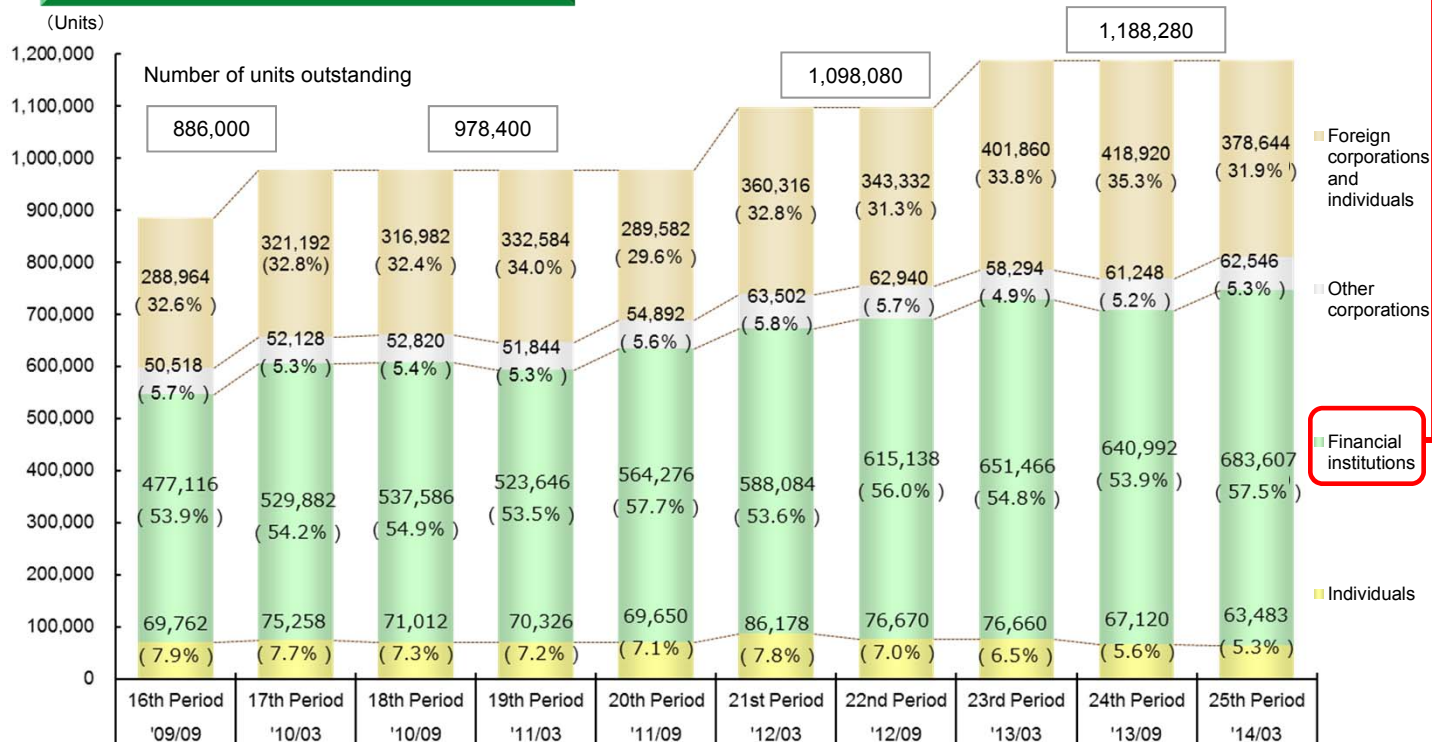
* Unrealized gain or loss means the difference between appraisal value and book value at the end of each period.

* Appraisal values at the end of period are survey values determined by institutional appraisers for the 1st Period through the 9th Period, or appraisal values determined by institutional appraisers for the 10th Period through 25th Period, at the end of each fiscal period.

* As JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. The figures for the 1st Period through the 24th Period are taken the split into account.

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

Unitholder Composition



Top 10 Unitholders

25th Period

	Company	Units	% of Total Units Outstanding
1	Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	204,533	17.21%
2	The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	98,930	8.33%
3	Trust & Custody Services Bank, Ltd. (Toshin Acc.)	88,897	7.48%
4	The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	66,723	5.62%
5	STATE STREET BANK AND TRUST COMPANY 505223	24,524	2.06%
6	THE BANK OF NEW YORK, NON-TREATY JASDEC ACCOUNT	23,743	2.00%
7	NOMURA BANK (LUXEMBOURG) S. A.	23,183	1.95%
8	Mitsubishi Estate Co., Ltd.	20,320	1.71%
9	The Chugoku Bank, Ltd.	16,780	1.41%
10	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT	15,721	1.32%
	The Dai-ichi Life Insurance Company, Limited	9,840	0.83%
	Mitsui & Co., Ltd.	3,200	0.27%

24th Period

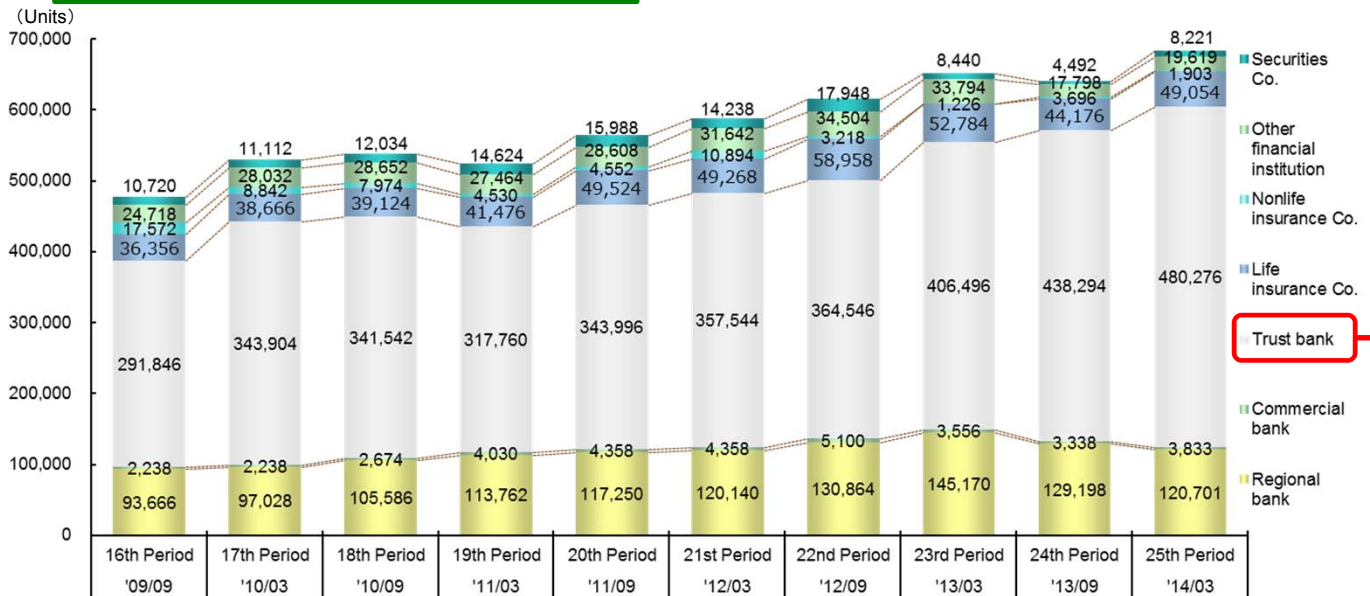
	Company	Units	% of Total Units Outstanding
1	Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	187,024	15.74%
2	Trust & Custody Services Bank, Ltd. (Toshin Acc.)	88,974	7.49%
3	The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	76,888	6.47%
4	The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	69,130	5.82%
5	NOMURA BANK (LUXEMBOURG) S. A.	34,366	2.89%
6	THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	28,828	2.43%
7	STATE STREET BANK AND TRUST COMPANY 505223	24,150	2.03%
8	Mitsubishi Estate Co., Ltd.	20,320	1.71%
9	The Chugoku Bank, Ltd.	16,780	1.41%
10	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT	14,526	1.22%
	The Dai-ichi Life Insurance Company, Limited	9,840	0.83%
	Mitsui & Co., Ltd.	3,200	0.27%

Number of Unitholders by Sector

	25th Period (Mar-14)		24th Period (Sep-13)	
	Unitholders	%	Unitholders	%
Individuals	13,005	93.0%	13,144	93.1%
Financial institutions	202	1.4%	195	1.4%
Other corporations	384	2.7%	395	2.8%
Foreign corporations / individuals	395	2.8%	383	2.7%
Total	13,986	100.0%	14,117	100.0%

Financial Institutions

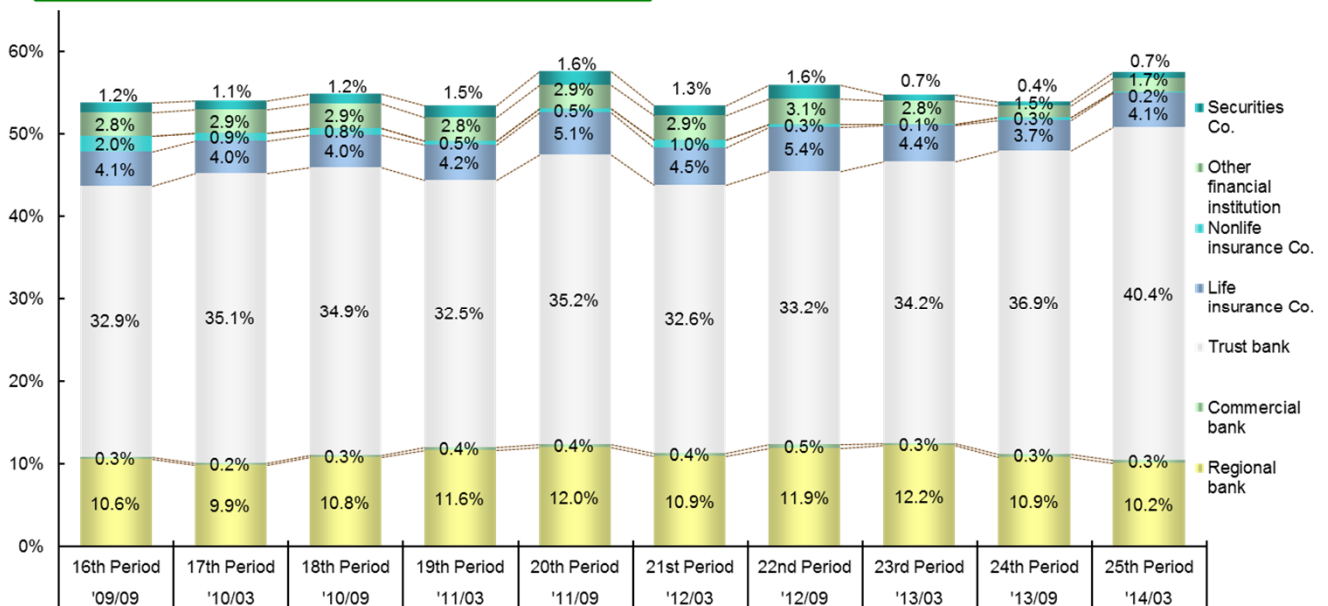
Distribution of Total Units Outstanding by Financial Institutions Segment



<Number of investment trust units>

	16th Period Apr 09-Sep 09	17th Period Oct 09-Mar 10	18th Period Apr 10-Sep 10	19th Period Oct 10-Mar 11	20th Period Apr 11-Sep 11	21st Period Oct 11-Mar 12	22nd Period Apr 12-Sep 12	23rd Period Oct 12-Mar 13	24th Period Apr 13-Sep 13	25th Period Oct 13-Mar 14
Number of units outstanding	886,000	978,400	978,400	978,400	978,400	1,098,080	1,098,080	1,188,280	1,188,280	1,188,280
Trust banks	291,846	343,904	341,542	317,760	343,996	357,544	364,546	406,496	438,294	480,276
Investment trust	271,652	320,032	315,096	282,310	288,234	285,850	278,266	316,986	336,156	374,564
% against total units outstanding	30.7%	32.7%	32.2%	28.9%	29.5%	26.0%	25.3%	26.7%	28.3%	31.5%
% against units owned by trust banks	93.1%	93.1%	92.3%	88.8%	83.8%	79.9%	76.3%	78.0%	76.7%	78.0%

Proportion of Total Units Outstanding by Financial Institutions Segment



Future Management Policies

External Growth

Steady external growth with
a focus on quality

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



Internal Growth

Internal growth by our continuous
efforts since IPO

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

Growth of Dividends

Ski jumping is a sporting event that requires not only basic physical fitness but also a wide range of capabilities including a sense of balance, the ability to judge wind conditions, and the abilities to act instantaneously and remain tremendously focused at the time of taking off.

JRE will continue to take a leap forward with the aim of achieving further external growth, internal growth and higher dividend, while precisely determining the winds that indicate an improvement in market conditions and leveraging the "solid financial position" we have established.



Financial Strategy

Sustain and enhance financial soundness

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

MEMO

1. Overview of Financial Results and Forecasts

Income Statement for the 25th Period

(In millions of yen; Dividend per unit in yen)								
Term	24th Period	→ change →		25th Period	← change ←		25th Period	Initial Forecast (*1)
	(Sep 30, 2013)	(amount)	(%)	(Mar 31, 2014)	(amount)	(%)	(Mar 31, 2014)	
Actual/Forecast	Actual			Actual				
Operating Revenues	26,225	357	1.4%	26,582	602	2.3%	25,980	
Property-related Revenues	26,206	376	1.4%	26,582	602	2.3%	25,980	
Rental Revenues	26,116			26,357				
Non-rental Revenues	90			225				
Gain on Sale of Properties (*2)	18	-18		-	-		-	
Operating Expenses	15,444	307	2.0%	15,751	541	3.6%	15,210	
Property-related Expenses (*3)	9,001	100	1.1%	9,101	301	3.4%	8,800	
Property Management Expenses	3,080	167	5.4%	3,247				
Property Management Costs	3,003			3,154				
Brokerage Fees, etc.	77			93				
Utilities Expenses	2,433	-19	-0.8%	2,414				
Property and Other Taxes	2,356	-21	-0.9%	2,335				
Casualty Insurance	57	-3	-5.8%	53				
Repairing Expenses	866	20	2.4%	887				
Other Expenses	207	-44	-21.4%	162				
NOI (*4)	17,205	276	1.6%	17,481	301	1.8%	17,180	
Depreciation	5,507	141	2.6%	5,649	169	3.1%	5,480	
Property-related Profits and Losses (*4)	11,697	134	1.1%	11,832	142	1.2%	11,690	
Gross Operating Income	11,716	115	1.0%	11,832	142	1.2%	11,690	
Administrative Expenses	934	65	7.0%	1,000	80	8.7%	920	
Asset Management Fees	621	53	8.6%	675	75	12.5%	600	
Other Administrative Expenses	313			325				
Operating Income	10,781	50	0.5%	10,831	61	0.6%	10,770	
Non-operating Revenues	135			8				
Interest Income	5			6				
Other Non-operating Revenues	129			2				
Non-operating Expenses	1,774			1,757				
Interest Expense	1,337	-39	-3.0%	1,297	8	0.5%	1,700	
Interest Expense on Investment Corporation	392	18	4.7%	410				
Amortization of Investment Corporation	17			21				
Bond Issuance Costs								
Other Non-operating Expenses	27			26				
Ordinary Income	9,143	-59	-0.7%	9,083	63	0.7%	9,020	
Income before Income Taxes	9,143			9,083				
Income Taxes	13			13				
Net Income	9,129	-59	-0.7%	9,070	70	0.8%	9,000	
Retained Earnings at Period-end	9,160			9,100				
FFO (*5)	14,619	100	0.7%	14,719				
Dividend per Unit (*6)	7,683	-50	-0.7%	7,633	53	0.7%	7,580	

*1 The initial forecast means the 25th Period performance forecast announced on November 18, 2013.

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

*3 Excluding Depreciation

*4 Excluding Gain on sale of properties and Dividends Earned

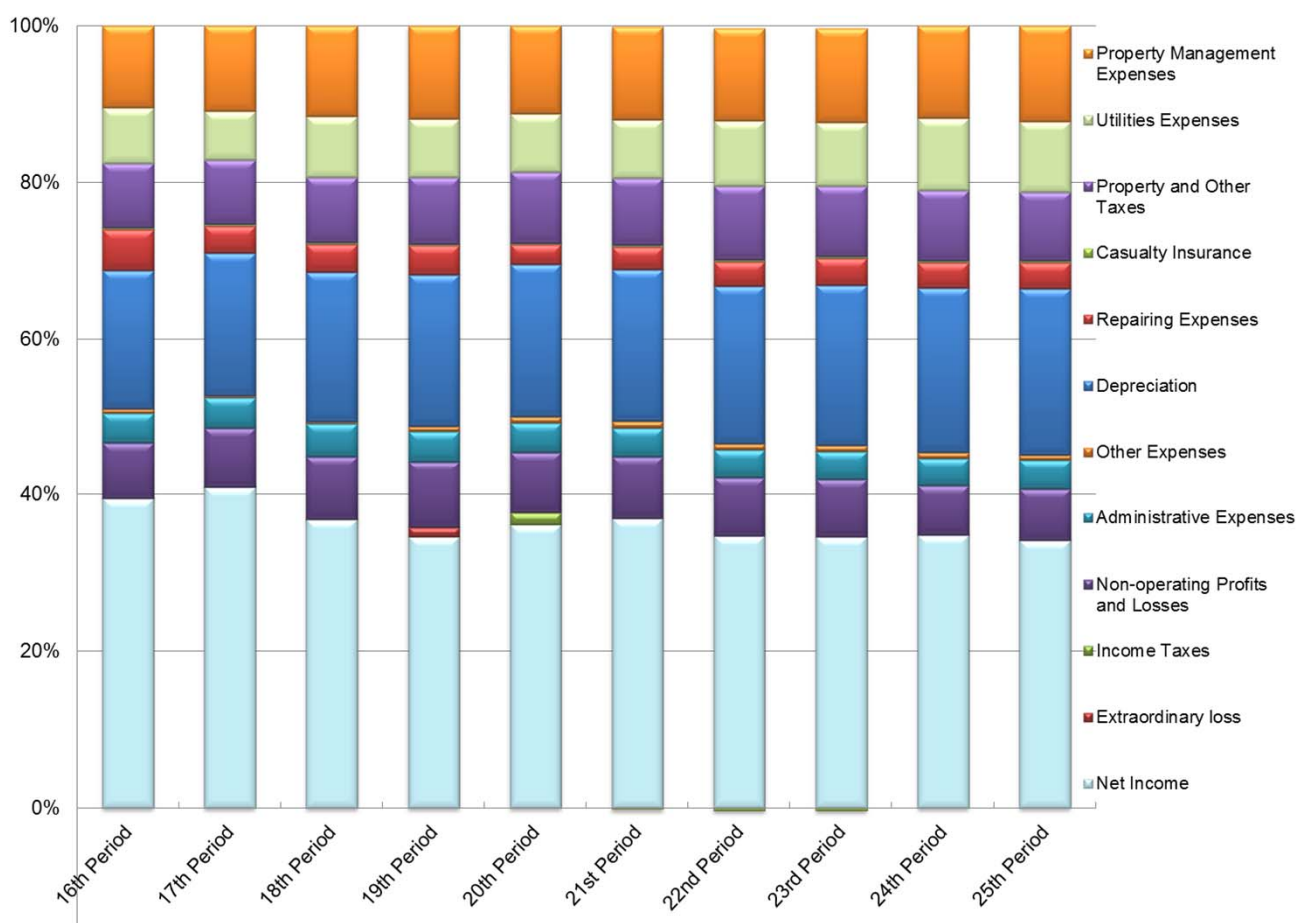
*5 Net income + Depreciation - Gain on sale of properties - Dividends earned

*6 Dividend per unit for the 24th Period is the amount after the split implemented on January 1, 2014. Actual dividend per unit on a Pre-split basis is 15,366 yen.

Breakdown of Operating Revenues

	16th Period 30-Sep-09	17th Period 31-Mar-10	18th Period 30-Sep-10	19th Period 31-Mar-11	20th Period 30-Sep-11	21st Period 31-Mar-12	22nd Period 30-Sep-12	23rd Period 31-Mar-13	24th Period 30-Sep-13	25th Period 31-Mar-14
Operating Revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Property Management Expenses	10.4%	10.9%	11.5%	11.9%	11.3%	11.9%	11.9%	12.1%	11.7%	12.2%
Utilities Expenses	7.2%	6.3%	7.9%	7.5%	7.4%	7.5%	8.4%	8.2%	9.3%	9.1%
Property and Other Taxes	8.2%	8.2%	8.3%	8.5%	9.1%	8.6%	9.5%	9.1%	9.0%	8.8%
Casualty Insurance	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Repairing Expenses	5.2%	3.5%	3.6%	3.8%	2.6%	2.9%	3.2%	3.5%	3.3%	3.3%
Depreciation	17.7%	18.2%	19.1%	19.4%	19.4%	19.5%	20.3%	20.5%	21.0%	21.3%
Other Expenses	0.5%	0.2%	0.2%	0.6%	0.8%	0.8%	0.8%	0.8%	0.8%	0.6%
Administrative Expenses	3.8%	3.9%	4.2%	3.9%	3.7%	3.7%	3.6%	3.7%	3.6%	3.8%
Non-operating Profits and Losses	7.2%	7.7%	8.2%	8.4%	7.8%	8.0%	7.6%	7.4%	6.2%	6.6%
Income Taxes	0.0%	0.0%	0.0%	0.0%	1.5%	-0.1%	-0.3%	-0.3%	0.1%	0.0%
Extraordinary loss	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Net Income	39.5%	41.0%	36.8%	34.6%	36.2%	37.1%	34.9%	34.8%	34.8%	34.1%

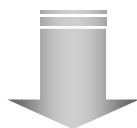
*In Operating revenues, Gain on transfer of development rights of floor area is included in the 16th Period, Gain on sale of properties and Compensation for the property transfer are included in the 17th Period, Gain on sale of properties and Extraordinary income are included in the 20th Period, Extraordinary income is included in the 21st Period and Gain on sale of properties is included in the 24th Period.



Performance Comparison (the 24th Period vs the 25th Period)

(In millions of yen)

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



Factors affecting increase and decrease in each group

* Asset Group A *

58 properties operated all through the 24th and 25th Periods without any changes in shares of ownership

<Main factors affecting increase and decrease Repairing Expenses>

Kanazawa Park	129
Mitsubishi UFJ Trust	35
Sendai Honma	35
Shibuya Cross Tower	-206
Shiba 2Chome Daimon	-25
Akasaka Park	-20

* Asset Group B *

2 properties acquired during the 24th Period
(Nagoya Hirokoji Place, Shijo Karasuma Center Building)

* Asset Group C *

3 properties acquired during the 25th Period
(Otemachi FCN, Ebisu Neonato(additional share), Queen's)

* Asset Group D *

1 property transferred during the 24th Period
(Nippon Brunswick) ※Only building was transferred

	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Property-related Revenues	26,206	26,582	376	1.4%
Property-related Expenses (1)	14,509	14,750	241	1.7%
Property-related Profits and Losses	11,697	11,832	134	1.1%
NOI (2)	17,205	17,481	276	1.6%
Occupancy Rate an End of Period	96.3%	96.7%	0.4%	
Average Occupancy Rate during Period	96.2%	95.6%	-0.6%	

(1) Property-related Expenses include Depreciation.

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

	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Property-related Revenues	25,749	25,392	-357	-1.4%
Property-related Expenses	14,238	14,165	-73	-0.5%
Property Management Expenses	3,019	3,095	75	2.5%
Property Management Costs	2,944	3,001	56	1.9%
Brokerage Fees, etc.	74	93	18	25.4%
Utilities Expenses	2,393	2,355	-38	-1.6%
Property and Other Taxes	2,307	2,304	-3	-0.1%
Casualty Insurance	55	50	-4	-8.7%
Repairing Expenses	853	870	17	2.0%
Other Expenses	207	162	-44	-21.4%
Depreciation	5,401	5,326	-75	-1.4%
Property-related Profits and Losses	11,510	11,227	-283	-2.5%
NOI	16,912	16,553	-358	-2.1%
Occupancy Rate at End of Period	96.4%	96.6%	0.2%	
Average Occupancy Rate during Period	96.3%	95.6%	-0.7%	

	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Property-related Revenues	139	547	408	293.5%
Property-related Expenses	75	266	190	252.4%
Property Management Expenses	15	61	45	292.8%
Property Management Costs	15	61	45	292.8%
Brokerage Fees, etc.	-	-	0	-
Utilities Expenses	7	52	44	613.0%
Property and Other Taxes	0	0	0	14.9%
Casualty Insurance	0	1	0	210.6%
Repairing Expenses	1	9	8	679.9%
Other Expenses	-	-	0	-
Depreciation	50	141	90	177.7%
Property-related Profits and Losses	63	281	217	342.4%
NOI	114	422	308	269.1%

	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Property-related Revenues	108	583	475	439.9%
Property-related Expenses	60	298	238	396.7%
Property-related Profits and Losses	47	284	236	494.0%
NOI	71	466	394	552.5%

	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Property-related Revenues	210	60	-150	-71.5%
Property-related Expenses	134	20	-114	-84.5%
Property-related Profits and Losses	75	39	-36	-48.1%
NOI	107	39	-67	-63.4%

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

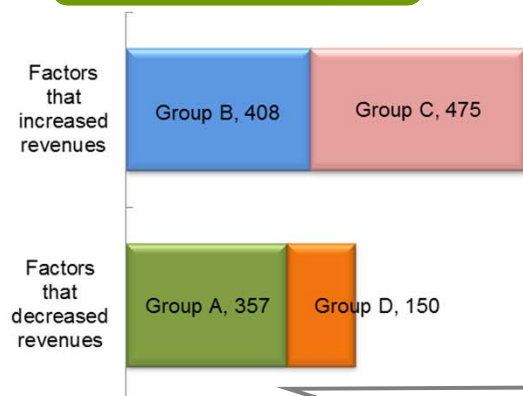


28 on the JRE website (<http://www.j-re.co.jp/english/>) for the performance comparison, by building, of the 25th Period.

Factors affecting Increase and Decrease

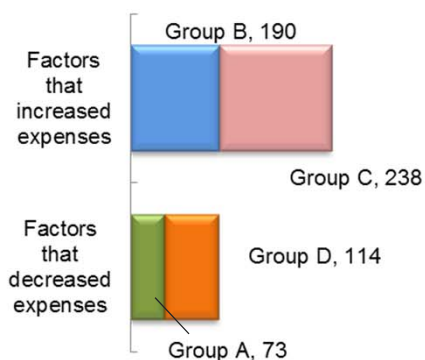
(In millions of yen)

Property-related revenues



**Increase in revenues:
¥ 376 million**

Property-related expenses



**Increase in expenses:
¥ 241 million**

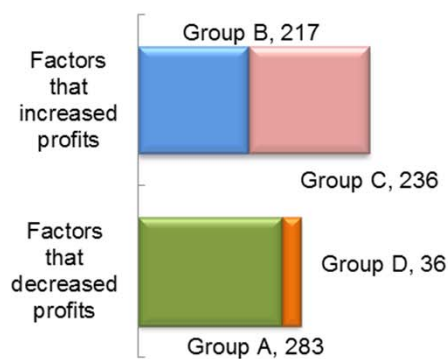
Main Factors affecting Increase and Decrease

Property Name	24th Period (Apr 2013- Sep 2013)	25th Period (Oct 2013- Mar 2014)	Change	% Change
Shibuya Cross Tower	1,189	1,291	102	8.6%
Aoyama Crystal	160	201	41	25.6%
Harumi Center	620	645	25	4.2%
Shiodome	1,719	1,740	20	1.2%
Harmony Tower	356	373	17	4.8%
Akasaka Park	2,408	2,265	-143	-5.9%
Tokyo Opera City	1,423	1,315	-107	-7.5%
Higashi Nibancho	637	531	-106	-16.6%
MM Park	1,340	1,242	-97	-7.3%
Shinwa	200	160	-39	-19.8%

Best 5

Worst 5

Property-related profits and losses



**Increase in profits:
¥ 134 million**

Performance (Operating Results) of Each Property in the 25th Period

(In millions of yen)

Property Name	Performance (October 1, 2013 - March 31, 2014)												
	Property-related Revenues	Property-related Expenses	Property Management Expenses	Utilities Expenses	Property and Other Taxes	Casualty Insurance	Repairing Expenses	Depreciation (1)	Other Expenses	(2) Property-related Profits and Losses	(3) NOI ((1)+(2))	(4) Capex	NCF ((3)-(4))
Genki Medical Plaza	226	79	15	18	16	0	5	20	2	147	168	-	168
Kitanomaru Square	1,686	769	155	77	94	2	9	428	-	917	1,346	12	1,333
MD Kanda	221	94	14	22	20	0	12	25	-	126	151	139	12
Kandabashi Park	116	34	1	-	16	0	-	16	-	82	98	-	98
Otemachi FCN	1	14	0	-	-	0	-	14	-	-13	1	-	1
Nibancho Garden	480	239	58	28	53	0	7	90	-	240	331	7	324
Mitsubishi UFJ Trust	993	396	54	65	131	1	36	106	1	597	703	53	650
Burex Kojimachi	150	76	-	-	13	0	0	61	-	73	135	16	119
Sanno Grand	914	406	103	67	105	1	50	77	0	508	585	52	533
Yurakucho Denki	241	146	33	19	41	0	20	31	-	94	125	24	101
Kodenmachi	118	55	16	9	11	0	1	12	3	63	76	-	76
Kyodo (Kayabacho 2Chome)	145	60	10	11	11	0	2	24	-	84	108	1	107
Burex Kyobashi	151	52	-	-	11	0	2	37	-	99	137	6	130
Ginza Sanwa	375	135	28	22	59	0	5	19	-	239	258	39	219
Ryoshin Ginza EM	159	97	16	15	14	0	2	47	0	61	109	1	108
Harumi Front	1,235	597	109	125	0	2	0	359	-	637	997	9	987
Harumi Center	645	401	77	48	48	1	1	224	0	244	468	-	468
Akasaka Park	2,265	1,264	241	225	278	4	102	411	0	1,001	1,412	144	1,268
Aoyama Crystal	201	99	13	16	28	0	1	29	8	102	131	29	102
Shiodome	1,740	676	136	117	120	2	4	292	3	1,063	1,355	2	1,353
Shiba 2Chome Daimon	281	138	37	30	36	0	2	30	0	142	172	51	121
Cosmo Kanasugibashi	108	47	11	8	12	0	1	12	-	61	74	1	72
Shinwa	160	94	23	20	19	0	6	24	0	66	90	45	44
Tokyo Opera City	1,315	1,118	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	196	Undisclosed	67	Undisclosed
TIX UENO	699	384	56	47	40	1	0	237	-	315	552	0	552
Higashi-Gotanda 1Chome	155	92	14	18	14	0	0	43	-	63	107	-	107
Osaki Front Tower	665	515	66	51	28	0	1	275	91	150	425	2	422
Omori-Eki Higashiguchi	216	105	30	23	25	0	1	23	-	111	134	20	114
Nippon Brunswick	60	20	-	-	20	-	-	-	-	39	39	-	39
Yoyogi 1Chome	286	140	20	23	23	0	3	68	-	146	214	0	214
da Vinci Harajuku	191	60	10	11	16	0	7	14	-	130	145	-	145
Jingumae MS	309	134	23	33	36	0	3	36	-	175	212	3	209
Shibuya Cross Tower	1,291	905	158	138	125	2	65	413	2	385	799	172	626
Ebisu Neonato	178	92	23	6	10	0	6	45	-	86	131	1	130
Harmony Tower	373	227	117	-	48	1	10	49	-	146	196	-	196
Otsuka Higashi-Ikebukuro	196	103	20	27	12	0	6	36	-	93	129	53	76
Ikebukuro 2Chome	70	32	8	6	5	0	3	7	-	38	45	6	38
Ikebukuro YS	177	82	16	17	14	0	3	30	-	94	125	0	124
Hachioji First	236	121	50	0	26	0	5	38	-	115	153	16	137
Saitama Urawa	104	53	16	10	9	0	1	15	-	50	66	9	56
MM Park	1,242	735	135	184	54	2	21	336	0	506	843	24	818
Queen's	403	191	67	0	0	1	0	121	0	211	333	0	333
Kawasaki Isago	136	79	25	17	13	0	4	18	-	57	75	42	33
Musashi Kosugi STM	158	70	21	2	10	0	12	22	-	88	111	86	24
8-3 Square Kita	309	185	28	52	21	0	2	79	-	123	202	-	202
Jozenji Park	71	42	9	8	6	0	7	9	-	28	38	35	2
Higashi Nibancho	531	237	60	43	0	0	4	127	0	294	422	-	422
Sendai Honma	127	100	16	16	15	0	40	11	0	26	38	214	-176
Kanazawa Park	464	430	102	57	63	1	152	52	0	33	85	270	-184
Nishiki Park	205	146	44	18	19	0	15	41	6	59	101	3	97
Hirokoji Place	352	165	36	36	0	0	9	82	-	186	268	6	262
Hirokoji Sakae	85	50	12	11	11	0	5	9	0	35	44	0	44
Nagoya Hirokoji	584	387	91	61	61	1	42	128	0	196	325	211	113
Nagoya Misono	66	47	11	7	6	0	1	20	0	19	40	4	35
Shijo Karasuma	195	100	25	15	0	0	0	59	-	94	153	-	153
Kyoto Kawaramachi	115	75	19	14	10	0	2	27	0	39	67	19	47
Shin-Fujita	696	519	92	89	77	1	53	204	-	176	381	231	149
Sakaisujihonmachi	230	137	43	29	36	0	4	22	-	92	114	10	104
Midotsuji Daiwa	527	287	64	44	75	1	47	54	-	240	295	14	280
Lit City	259	147	30	24	19	1	5	65	-	111	177	-	177
NHK Hiroshima	262	190	50	28	23	0	29	33	24	72	106	160	-54
Tosei Tenjin	85	46	13	8	7	0	6	10	-	38	48	-	48
Tenjin Crystal	146	134	24	17	19	0	13	59	-	11	70	86	-15
Hinode Tenjin	170	68	21	14	14	0	0	18	-	101	119	14	104
Total	26,582	14,750	3,247	2,414	2,335	53	887	5,649	162	11,832	17,481	2,433	15,048

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

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

MEMO

Balance Sheet for the 25th Period

(In millions of yen)

Item	24th Period (Sep 30, 2013)	25th Period (Mar 31, 2014)	Change	Reason for change
Assets				
I Current Assets				
Cash and Bank Deposits	24,598	25,043	445	Increase due to rent revenues, etc.
Other Current Assets	439	697	257	Increase in accrued consumption taxes refund, etc. due to the acquisition of properties
Total Current Assets	25,038	25,741	703	
II Fixed Assets				
Property and Equipment				
Buildings (including those held in trust)	293,621	312,346	18,725	Increase due to capital expenditure and the acquisition of properties
Structures (including those held in trust)	3,324	3,378	53	
Machinery and Equipment (including that held in trust)	4,007	4,071	63	
Land (including that held in trust)	510,355	538,445	28,090	
Accumulated Depreciation	△70,445	△76,076	△5,630	
Total Property and Equipment	740,863	782,165	41,302	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	7,393	7,377	△15	
Total Intangible Assets	7,393	7,377	△15	
Investments and Other Assets				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	1,095	1,191	96	
Total Investments and Other Assets	1,672	1,768	96	
Total Fixed Assets	749,929	791,311	41,382	
III Deferred Assets				
Deferred Investment Corporation Bond Issuance Costs	99	77	△21	
Total Deferred Assets	99	77	△21	
Total Assets	775,066	817,130	42,063	

(In millions of yen)

Item	24th Period (Sep 30, 2013)	25th Period (Mar 31, 2014)	Change	Reason for change
Liabilities				
I Current Liabilities				
Short-term Loans	25,000	56,800	31,800	Increase due to the new loans for property acquisition and refinancing from long-term loans
Current Portion of Long-term Loans	13,100	5,100	Δ8,000	Decrease due to redemption at maturity and refinancing to long-term and short-term loans
Current Portion of Investment Corporation Bonds	15,000	15,000	-	
Rent Received in Advance	2,840	3,288	447	
Other Current Liabilities	3,561	3,702	141	Decrease due to payment of consumption taxes for the 24th Period Increase in accrued construction costs and accrued fees Recording of unadjusted amount at the end of the period due to the acquisition of properties, etc.
Total Current Liabilities	59,501	83,890	24,388	
II Long-term Liabilities				
Investment Corporation Bonds	40,000	40,000	-	
Long-term Loans	227,050	242,000	14,950	Increase due to the new loans for property acquisition and refinancing from current portion of long-term loans, etc.
Deposits Received from Tenants	42,634	45,418	2,784	Increase in lease deposits due to the acquisition of properties, etc.
Other Long-term Liabilities	465	464	0	
Total Long-term Liabilities	310,149	327,883	17,734	
Total Liabilities	369,651	411,774	42,123	
Net Assets				
Unitholders' Capital	396,018	396,018	-	
Reserve for Reduction Entry	236	236	-	
Retained Earnings	9,160	9,100	Δ59	
Total Net Assets	405,415	405,355	Δ59	
Total Liabilities and Net Assets	775,066	817,130	42,063	

Cash Flow and Dividend Statement for the 25th Period

Cash Flow Statement

(In millions of yen)

Item	25th Period (182 days)
Cash Flow from Operating Activities	14,364
Income before income taxes	9,083
Depreciation	5,649
Other	△ 368
Cash Flow from Investing Activities	△ 37,541
Cash Flow from Financial Activities	29,623
Proceeds from short-term loans	45,800
Repayment of short-term loans	△ 14,000
Proceeds from long-term loans	20,000
Repayment of long-term loans	△ 13,050
Proceeds from investment corporation bonds	-
Redemption of investment corporation bonds	-
Payments of investment corporation bond issuance costs	-
Proceeds from issuance of units	-
Payment of new unit issuance costs	-
Dividends to unitholders	△ 9,126
Net Change in Cash and Cash Equivalents	6,445
Cash and Cash Equivalents at the Beginning of Period	14,598
Cash and Cash Equivalents at the End of Period	21,043

Dividend Statement

(In yen)

Item	25th Period (182 days)
Retained Earnings at the End of Period	9,100,926,837
Reserve for Reduction Entry	0
Total Amount of Dividends	9,070,141,240
Retained Earnings Brought Forward	30,785,597

Dividend per unit: **7,633 yen** for the 25th Period
(24th Period: 7,683 yen)

*JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.
Dividend per unit for the 24th Period refers to the amount on a Post-split basis.

■ Based on the cash distribution policy stipulated in Article 32 (2) of the bylaws of JRE, in making cash distributions to the extent of account profits, JRE will distribute profits as cash distributions in excess of 90% of the “amount of distributable profit” as set forth Article 67-15 of the Act on Special Measures Concerning Taxation of Japan. Accordingly, JRE determined that it would pay dividends for the 25th Period in the amount of 9,070,141,240 yen, which is an integral multiple of 1,188,280—the number of units outstanding, while adding the reversal of reserve for reduction entry to retained earnings and securing retained earnings brought forward.

Historical Summary of Selected Financial Index in the Previous 5 Periods

Financial Ratio	Term Number of Days	21st Period Ended Mar 31, 2012 183days	22nd Period Ended Sep 30, 2012 183days	23rd Period Ended Mar 31, 2013 182days	24th Period Ended Sep 30, 2013 183days	25th Period Ended Mar 31, 2014 182days
Return on Assets (ROA) (annualized)		1.3% 2.6%	1.2% 2.3%	1.2% 2.4%	1.2% 2.4%	1.1% 2.3%
Return on Equity (ROE) (annualized)		2.6% 5.3%	2.3% 4.5%	2.2% 4.4%	2.3% 4.5%	2.2% 4.5%
EOP Equity Ratio		53.0%	51.4%	52.9%	52.3%	49.6%
LTV(1)		40.4%	42.2%	40.6%	41.3%	43.9%
LTV(2)		43.9%	45.7%	44.0%	44.7%	47.5%
LTV(3)		39.6%	41.3%	39.8%	40.3%	42.9%
LTV(4)		41.0%	42.9%	41.0%	41.3%	43.3%
EOP Long-term Debt to Capitalization		111.3%	112.2%	106.2%	106.2%	109.3%
Debt Service Coverage Ratio (DSCR)		8.5 times	8.3 times	8.7 times	9.5 times	9.6 times
NOI (In millions of yen)		16,361	15,997	16,768	17,205	17,481
FFO (In millions of yen)		13,625	13,356	14,032	14,619	14,719
FFO Dividend Payout Ratio		65.2%	64.5%	64.1%	62.4%	61.6%
AFFO (In millions of yen)		11,833	11,893	12,178	13,073	12,286
AFFO Dividend Payout Ratio		75.1%	72.5%	73.9%	69.8%	73.8%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* FFO = Net income + Depreciation – Gain on sale of properties – Gain on transfer of development rights of floor area – Dividends earned

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

* AFFO = FFO – Capital Expenditures

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

Income Statement for the 25th Period and Forecasts for the 26th and the 27th Periods

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

Term	24th Period		25th Period		26th Period		27th Period
	Ended Sep 30, 2013		Ended Mar 31, 2014		Ending Sep 30, 2014		Ending Mar 31, 2015
Actual/Forecast	Actual	→ Change →	Actual	→ Change →	Forecast	→ Change →	Forecast
Number of Properties	62		64		64		64
Number of Days	(183 days)		(182 days)		(183 days)		(182 days)
Operating Revenues	26,225	+357	26,582	+1,027	27,610	-10	27,600
Property-related Revenues	26,206	+376	26,582	+1,027	27,610	-10	27,600
Gain on Sale of Properties	18	-18	-		-		-
Operating Expenses	15,444	+307	15,751	+658	16,410	-50	16,360
Property-related Expenses (excluding Depreciation)	9,001	+100	9,101	+468	9,570	-50	9,520
Depreciation	5,507	+141	5,649	+220	5,870	-70	5,800
Administrative Expenses	934	+65	1,000	-40	960	+70	1,030
(Asset Management Fees (*1))	(621)	(+53)	(675)	(-45)	(630)	(+50)	(680)
NOI (*2)	17,205	+276	17,481	+558	18,040	+30	18,070
Property-related Profits and Losses (*2)	11,697	+134	11,832	+337	12,170	+100	12,270
Gross Operating Income	11,716	+115	11,832	+337	12,170	+100	12,270
Operating Income	10,781	+50	10,831	+368	11,200	+40	11,240
Non-operating Revenues	135	-126	8	+21	30	-30	-
Non-operating Expenses	1,774	-16	1,757	-67	1,690	-30	1,660
(Interest Expense)	(1,729)	(-21)	(1,708)	(-78)	(1,630)	(-30)	(1,600)
Ordinary Income	9,143	-59	9,083	+446	9,530	+50	9,580
Net Income	9,129	-59	9,070	+449	9,520	+50	9,570
Units Outstanding	1,188,280 units		1,188,280 units	+63,250 units	1,251,530 units		1,251,530 units
Dividend per Unit (*3)	7,683 yen	-50 yen	7,633 yen	-33 yen	7,600 yen	+50 yen	7,650 yen
Occupancy Rate at Period-end	96.3%	+0.4%	96.7%	+1.0%	97.7%		

*1 Term fee and Incentive fee

*2 Gain on sale of properties is excluded.

*3 JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014. The figures for units outstanding and dividend per unit for the 24th period are taken the split into account. Units Outstanding and Dividend per Unit for the 24th Period on a Pre-split basis are 594,140 units and 15,366 yen respectively.

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

- 25th→26th Period: Increase due to operation of the properties acquired in the 25th Period (Otemachi FCN, Ebisu Neonato (additional share), Queen's) throughout the 26th Period
Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 25th and the 26th Periods
- 26th→27th Period: Decrease due to factors including estimated rent reduction associated with rent revision and tenant turnover in properties under operation for the full term in both the 26th and the 27th Periods

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

- 25th→26th Period: Increase in expenses due to seasonal factor, etc associated with properties under operation for the full term in both the 25th and the 26th Periods
Increase in property and other taxes, etc for the property acquired in the 23rd and 24th Periods (Harumi Front, other 3 properties)
Increase due to operation of the properties acquired in the 25th Period (Otemachi FCN, Ebisu Neonato (additional share), Queen's) throughout the 26th Period
- 26th→27th Period: Decrease in expenses due to seasonal factor, etc associated with properties under operation for the full term in both the 26th and the 27th Periods

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

(In millions of yen)

	24thPeriod Actual	25thPeriod Actual	26thPeriod Forecast	27thPeriod Forecast
Operating Revenues	26,225	26,582	27,610	27,600

	24th → 25th	25th → 26th	26th → 27th
Change	357	1,027	Δ 10
Property-related Profits and Losses	376	1,027	Δ 10
Existing Property (full-year operation)	Δ 357	Δ 59	Δ 10
Acquired Property			
Acquired Property in the 24th Period	408		
Acquired Property in the 25th Period	475	1,086	
Transferred Property			
Transferred Property in the 24th Period	Δ 150		
Gain on Sale of Properties	Δ 18		

	24thPeriod Actual	25thPeriod Actual	26thPeriod Forecast	27thPeriod Forecast
Operating Income	10,781	10,831	11,200	11,240

	24th → 25th	25th → 26th	26th → 27th
Change	50	368	40
Property-related Profits and Losses	134	337	100
Existing Property (full-year operation)	Δ 283	Δ 147	100
Acquired Property			
Acquired Property in the 24th Period	217		
Acquired Property in the 25th Period	236	475	
Transferred Property			
Transferred Property in the 24th Period	Δ 36		
Gain on Sale of Properties	Δ 18		
Administrative Expenses	Δ 65	40	Δ 70

Profit increased by ¥12 million, excluding a decrease factor amounting to –¥160 million due to property and other taxes for the property acquired in the 23rd and 24th Periods.

Balance Sheet Forecast for the 26th Period

(In millions of yen)

Item	25th Period 31-Mar-14	26th Period 30-Sep-14	Change	Reason for change
Assets				
Current Assets				
Cash and Bank Deposits	25,043	29,272	4,229	Increase due to rent revenues, etc.
Other Current Assets	697	298	△ 399	Decrease due to deposit of accrued consumption taxes refund, etc.
Total Current Assets	25,741	29,570	3,829	
Fixed Assets				
Property and Equipment				
Buildings (including those held in trust)	312,346	314,319	1,973	Increase due to capital expenditure, etc.
Structures (including those held in trust)	3,378	3,384	6	
Machinery and Equipment (including that held in trust)	4,071	4,109	38	
Land (including that held in trust)	538,445	538,517	72	
Accumulated Depreciation	△ 76,076	△ 81,878	△ 5,802	
Total Property and Equipment	782,165	778,450	△ 3,715	
Intangible Assets				
Leasehold rights, etc. (including those held in trust)	7,377	7,361	△ 16	
Total Intangible Assets	7,377	7,361	△ 16	
Investments and Other Assets				
Investment Securities	577	577	-	
Long-term Prepaid Expenses, etc.	1,191	1,150	△ 41	
Total Investments and Other Assets	1,768	1,727	△ 41	
Total Fixed Assets	791,311	787,538	△ 3,773	
Deferred Assets				
Deferred Investment Corporation Bond Issuance Costs	77	110	33	
Deferred New Unit Issuance Costs	—	44	44	
Total Deferred Assets	77	154	77	
Total Assets	817,130	817,262	132	

(In millions of yen)

Item	25th Period 31-Mar-14	26th Period 30-Sep-14	Change	Reason for change
Liabilities				
Current Liabilities				
Short-term Loans	56,800	24,900	Δ 31,900	Decrease due to repayment and prepayment of loans
Current Portion of Long-term Loans	5,100	19,600	14,500	Decrease due to the repayment Increase due to decrease of remaining periods of loans
Current Portion of Investment Corporation Bonds	15,000	20,000	5,000	Decrease due to redemption at maturity Increase due to decrease of remaining periods of bonds
Rent Received in Advance	3,288	3,347	59	
Other Current Liabilities	3,702	3,838	136	Decrease due to accrued construction costs at the end of the 25th period
Total Current Liabilities	83,890	71,685	Δ 12,205	
Long-term Liabilities				
Investment Corporation Bonds	40,000	30,000	Δ 10,000	Decrease due to the transfer to the current portion of Investment Corporation Bonds Increase due to the issuance of Investment Corporation Bonds
Long-term Loans	242,000	232,450	Δ 9,550	Decrease due to the transfer to the current portion of long-term loans Increase due to the refinancing from a portion of current portion of Investment Corporation Bonds
Deposits Received from Tenants	45,418	46,090	672	Increase due to new leasing
Other Long-term Liabilities	464	464	0	
Total Long-term Liabilities	327,883	309,004	Δ 18,879	
Total Liabilities	411,774	380,689	Δ 31,085	
Net Assets				
Unitholders' Capital	396,018	426,783	30,765	Increase due to new unit issuance
Reserve for Reduction Entry	236	236	0	
Retained Earnings	9,100	9,554	454	
Total Net Assets	405,355	436,573	31,218	
Total Liabilities and Net Assets	817,130	817,262	132	

JRE's Achievement after IPO and Performance Forecasts

*The land and building adjacent to Ryoshin Ginza East Mirror Building are not included in the number of properties and total acquisition price of properties as of 14th Period - 17th Period.

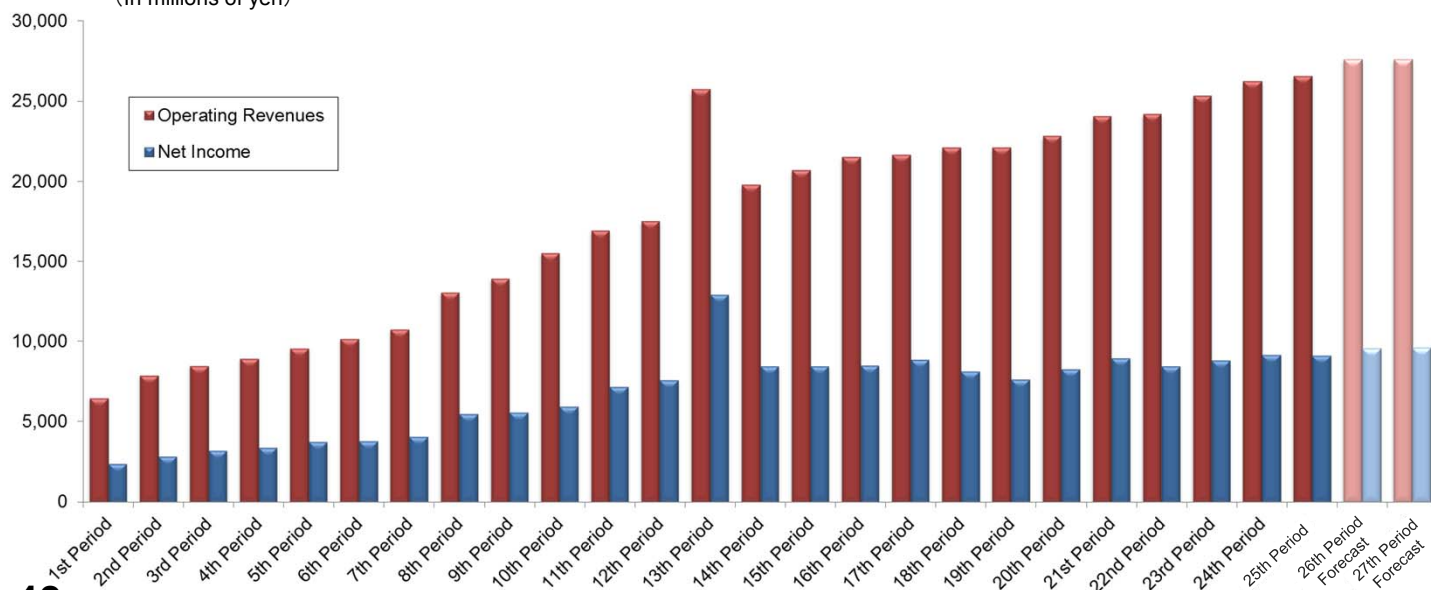
*The acquisition price related to the transfer of the part of Jingumae Media Square Building site is not excluded.

*As Nippon Brunswick (building) was transferred as of August 23, 2013, JRE owns the land with leasehold interest, leasable space and occupancy rate for Nippon Brunswick are excluded.

	1st Period Mar 31, 2002 May 2001-Mar 2002	2nd Period Sep 30, 2002 Apr 2002-Sep 2002	3rd Period Mar 31, 2003 Oct 2002-Mar 2003	4th Period Sep 30, 2003 Apr 2003-Sep 2003	5th Period Mar 31, 2004 Oct 2003-Mar 2004	6th Period Sep 30, 2004 Apr 2004-Sep 2004	7th Period Mar 31, 2005 Oct 2004-Mar 2005	8th Period Sep 30, 2005 Apr 2005-Sep 2005	9th Period Mar 31, 2006 Oct 2005-Mar 2006	10th Period Sep 30, 2006 Apr 2006-Sep 2006	11th Period Mar 31, 2007 Oct 2006-Mar 2007	12th Period Sep 30, 2007 Apr 2007-Sep 2007	13th Period Mar 31, 2008 Oct 2007-Mar 2008
Operating Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,570	16,960	17,530	25,743
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+11.5%)	(+8.9%)	(+3.4%)	(+46.9%)
Property-related Revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169	16,500	17,132	17,807
(% change from the preceding period)	—	(+21.8%)	(+7.5%)	(+5.5%)	(+6.6%)	(+6.2%)	(+5.9%)	(+22.1%)	(+6.4%)	(+8.8%)	(+8.8%)	(+3.8%)	(+3.9%)
Gain on Transfer of Unused Development Rights of Floor Area	—	—	—	—	—	—	—	—	—	—	—	—	—
Gain on Transfer of Properties	—	—	—	—	—	—	—	—	—	400	459	397	—
Dividends Earned	—	—	—	—	—	—	—	—	—	—	—	—	7,935
Compensation for the Property Transfer	—	—	—	—	—	—	—	—	—	—	—	—	—
Operating Income	2,961	3,386	3,687	3,898	4,341	4,358	4,701	6,226	6,319	7,041	8,304	8,739	14,218
(% change from the preceding period)	—	(+14.4%)	(+8.9%)	(+5.7%)	(+11.4%)	(+0.4%)	(+7.9%)	(+32.4%)	(+1.5%)	(+11.4%)	(+17.9%)	(+5.2%)	(+62.7%)
Ordinary Income	2,405	2,898	3,259	3,408	3,803	3,831	4,121	5,510	5,586	5,977	7,184	7,586	12,946
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)	(+20.2%)	(+5.6%)	(+70.7%)
Net Income	2,403	2,897	3,258	3,407	3,802	3,830	4,120	5,509	5,585	5,976	7,183	7,585	12,945
(% change from the preceding period)	—	(+20.5%)	(+12.5%)	(+4.6%)	(+11.6%)	(+0.7%)	(+7.6%)	(+33.7%)	(+1.4%)	(+7.0%)	(+20.2%)	(+5.6%)	(+70.7%)
Units Outstanding	160,400units	225,400units	225,400units	225,400units	260,400units	260,400units	260,400units	345,400units	345,400units	345,400units	410,000units	410,000units	443,000units
[Ref] Units Outstanding on a Post-split Basis (*)	320,800units	450,800units	450,800units	450,800units	520,800units	520,800units	520,800units	690,800units	690,800units	690,800units	820,000units	820,000units	886,000units
Dividend per Unit	14,983yen	12,853yen	14,455yen	15,117yen	14,602yen	14,711yen	15,824yen	15,951yen	16,172yen	17,302yen	17,521yen	18,500yen	29,223yen
[Ref] Dividend per Unit on a Post-split Basis (*)	7,491yen	6,426yen	7,227yen	7,558yen	7,301yen	7,355yen	7,912yen	7,975yen	8,086yen	8,651yen	8,760yen	9,250yen	14,611yen
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973	449,643	527,537
Net Assets	83,663	115,049	115,410	115,559	137,250	137,279	137,569	206,982	207,058	207,449	271,867	272,269	310,547
Net Assets per Unit (*)	260,795yen	255,212yen	256,013yen	256,344yen	263,538yen	263,592yen	264,149yen	299,627yen	299,737yen	300,302yen	331,545yen	332,035yen	350,504yen
Total Liabilities	78,146	70,347	84,611	94,021	107,272	120,093	184,789	148,985	226,493	233,714	172,105	177,374	216,990
Interest-bearing Debts	64,000	54,000	66,800	76,000	87,000	99,000	159,000	122,000	196,500	202,500	140,000	144,500	177,500
LTV	39.6%	29.1%	33.4%	36.3%	35.6%	38.5%	49.3%	34.3%	45.3%	45.9%	31.5%	32.1%	33.6%
Unit Price (period-end) (*)	265,000yen	255,500yen	296,000yen	324,000yen	415,000yen	437,500yen	437,500yen	457,500yen	510,000yen	500,000yen	780,000yen	690,000yen	580,000yen
Market Capitalization	85,012	115,179	133,436	146,059	216,132	227,850	227,850	316,041	352,308	345,400	639,600	565,800	513,880
Number of Properties	24	27	30	32	36	39	46	50	52	49	50	50	53
Total Acquisition Price of Properties	144,697	164,277	183,542	192,607	218,437	239,827	290,510	326,560	412,766	418,693	441,276	446,940	518,969
Leasable Space	201,884m ²	215,928m ²	236,693m ²	246,062m ²	273,157m ²	293,105m ²	336,026m ²	364,610m ²	400,090m ²	396,173m ²	397,928m ²	406,605m ²	479,877m ²
Occupancy Rate	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%
Public Offerings of New Units													
Number of Newly Issued Units	—	65,000units	—	—	35,000units	—	—	85,000units	—	—	64,600units	—	33,000units
Offer Price	—	490,980yen	—	—	629,000yen	—	—	826,000yen	—	—	1,009,400yen	—	1,029,000yen
Aggregate Amount of Offer Price	—	31,913	—	—	22,015	—	—	70,210	—	—	65,207	—	33,957
Issue Price	—	475,268yen	—	—	608,456yen	—	—	800,288yen	—	—	978,500yen	—	997,500yen
Aggregate Amount of Issue Price	—	30,892	—	—	21,295	—	—	68,024	—	—	63,211	—	32,917
Payment Date	—	2002/5/7	—	—	2003/10/24	—	—	2005/4/26	—	—	2006/10/24	—	2008/3/12

Trend in Operating Revenues and Net Income

(In millions of yen)



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

14th Period Sep 30, 2008 Apr 2008-Sep 2008	15th Period Mar 31, 2009 Oct 2008-Mar 2009	16th Period Sep 30, 2009 Apr 2009-Sep 2009	17th Period Mar 31, 2010 Oct 2009-Mar 2010	18th Period Sep 30, 2010 Apr 2010-Sep 2010	19th Period Mar 31, 2011 Oct 2010-Mar 2011	20th Period Sep 30, 2011 Apr 2011-Sep 2011	21st Period Mar 31, 2012 Oct 2011-Mar 2012	22nd Period Sep 30, 2012 Apr 2012-Sep 2012	23rd Period Mar 31, 2013 Oct 2012-Mar 2013	24th Period Sep 30, 2013 Apr 2013-Sep 2013	25th Period Mar 31, 2014 Oct 2013-Mar 2014	26th Period Forecast Sep 30, 2014 Apr 2014-Sep 2014	27th Period Forecast Mar 31, 2015 Oct 2014-Mar 2015
19,805 (-23.1%)	20,716 (+4.6%)	21,524 (+3.9%)	21,665 (+0.7%)	22,112 (+2.1%)	22,135 (+0.1%)	22,829 (+3.1%)	24,059 (+5.4%)	24,222 (+0.7%)	25,357 (+4.7%)	26,225 (+3.4%)	26,582 (+1.4%)	27,610 (+3.9%)	27,600 (-0.0%)
19,805 (+11.2%)	20,716 (+4.6%)	20,795 (+0.4%)	20,758 (-0.2%)	22,112 (+6.5%)	22,135 (+0.1%)	22,283 (+0.7%)	24,059 (+8.0%)	24,222 (+0.7%)	25,357 (+4.7%)	26,206 (+3.4%)	26,582 (+1.4%)	27,610 (+3.9%)	27,600 (-0.0%)
—	—	728	—	—	—	—	—	—	—	—	—	—	—
—	—	—	885	—	—	546	—	—	—	18	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	21	—	—	—	—	—	—	—	—	—	—
9,807 (-31.0%)	9,955 (+1.5%)	10,054 (+1.0%)	10,538 (+4.8%)	9,939 (-5.7%)	9,802 (-1.4%)	10,380 (+5.9%)	10,786 (+3.9%)	10,212 (-5.3%)	10,631 (+4.1%)	10,781 (+1.4%)	10,831 (+0.5%)	11,200 (+3.4%)	11,240 (+0.4%)
8,449 (-34.7%)	8,426 (-0.3%)	8,505 (+0.9%)	8,876 (+4.4%)	8,135 (-8.3%)	7,938 (-2.4%)	8,603 (+8.4%)	8,863 (+3.0%)	8,372 (-5.5%)	8,749 (+4.5%)	9,143 (+4.5%)	9,083 (-0.7%)	9,530 (+4.9%)	9,580 (+0.5%)
8,448 (-34.7%)	8,425 (-0.3%)	8,504 (+0.9%)	8,875 (+4.4%)	8,134 (-8.4%)	7,652 (-5.9%)	8,268 (+8.1%)	8,934 (+8.1%)	8,448 (-5.4%)	8,824 (+4.5%)	9,129 (+3.5%)	9,070 (-0.7%)	9,520 (+5.0%)	9,570 (+0.5%)
443,000units	443,000units	443,000units	489,200units	489,200units	489,200units	489,200units	549,040units	549,040units	594,140units	594,140units	1,188,280units	1,251,530units	1,251,530units
886,000units	886,000units	886,000units	978,400units	978,400units	978,400units	978,400units	1,098,080units	1,098,080units	1,188,280units	1,188,280units	—	—	—
19,072yen	19,020yen	19,198yen	18,043yen	16,628yen	15,642yen	15,850yen	16,190yen	15,700yen	15,140yen	15,366yen	7,633yen	7,600yen	7,650yen
9,536yen	9,510yen	9,599yen	9,021yen	8,314yen	7,821yen	7,925yen	8,095yen	7,850yen	7,570yen	7,683yen	—	—	—
542,920	565,022	564,528	637,326	634,974	646,847	643,949	703,085	724,851	765,628	775,066	817,130	—	—
306,050	306,027	306,106	333,228	332,536	332,054	332,670	372,869	372,429	405,280	405,415	405,355	—	—
345,429yen	345,403yen	345,492yen	340,585yen	339,877yen	339,385yen	340,014yen	339,565yen	339,164yen	341,065yen	341,178yen	341,128yen	—	—
236,869	258,994	258,422	304,097	302,437	314,793	311,279	330,215	352,422	360,347	369,651	411,774	—	—
199,500	220,500	220,500	262,500	262,450	272,400	269,350	284,300	305,750	311,200	320,150	358,900	—	—
36.7%	39.0%	39.1%	41.2%	41.3%	42.1%	41.8%	40.4%	42.2%	40.6%	41.3%	43.9%	—	—
418,000yen	378,000yen	367,000yen	398,500yen	379,500yen	393,500yen	377,000yen	364,500yen	393,000yen	644,500yen	574,000yen	518,000yen	—	—
370,348	334,908	325,162	389,892	371,302	385,000	368,856	400,250	431,545	765,846	682,072	615,529	—	—
54	55	55	55	55	57	56	57	58	60	62	64	64	64
542,969	564,219	564,219	641,245	643,891	660,601	657,863	718,663	740,663	782,433	794,230	837,405	837,405	837,405
508,296m	516,411m	516,421m	566,277m	567,612m	588,984m	584,964m	629,761m	645,787m	700,759m	713,180m	750,956m	750,920m	750,795m
96.1%	95.5%	93.3%	93.0%	92.4%	93.2%	94.6%	94.7%	95.5%	96.7%	96.3%	96.7%	97.7%	—
—	—	—	46,200units	—	—	—	59,840units	—	45,100units	—	—	63,250units	—
—	—	—	597,520yen	—	—	—	672,750yen	—	746,850yen	—	—	501,760yen	—
—	—	—	(*2) 25,095	—	—	—	(*2) 36,597	—	(*2) 30,620	—	—	(*2) 28,851	—
—	—	—	579,040yen	—	—	—	652,050yen	—	723,870yen	—	—	486,400yen	—
—	—	—	26,751	—	—	—	39,018	—	32,646	—	—	30,764	—
—	—	—	2009/12/8 2009/12/22	—	—	—	2012/2/28 2012/3/27	—	2012/10/29 2012/11/28	—	—	2014/4/15 2014/5/14	—

(*1) JRE implemented a 2-for-1 split of each investment unit as of January 1, 2014.

The figures for the 1st through the 24th periods are taken the split into account.

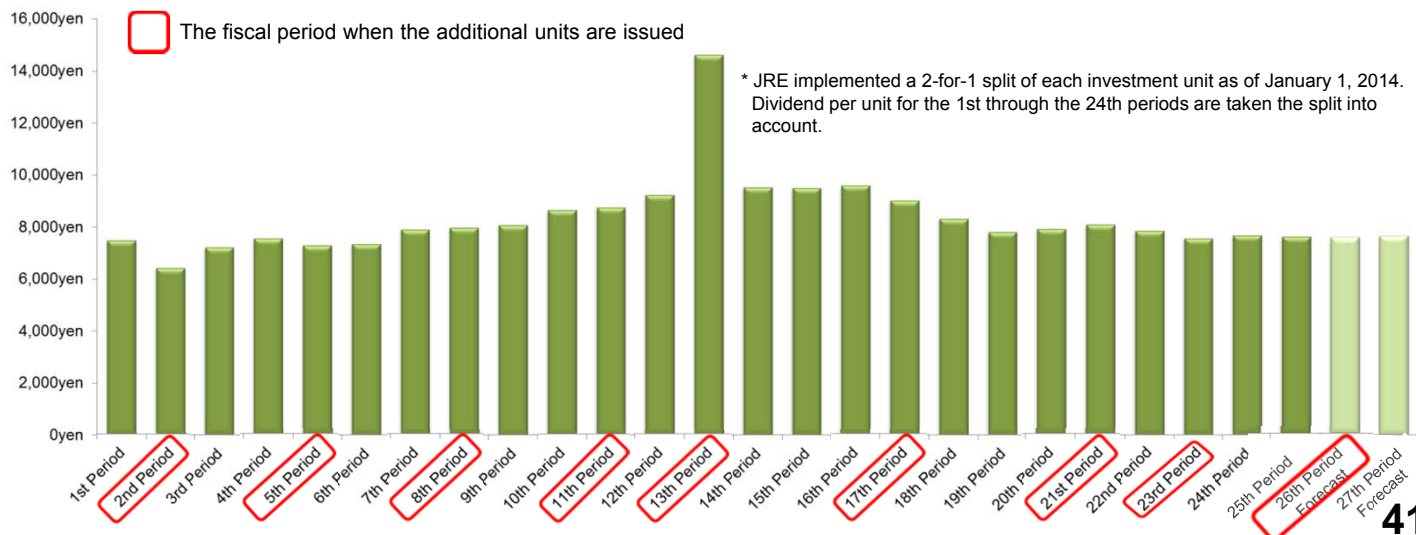
(*2) 17th Period: Aggregate amount of offer price by the public offering of 42,000 new units

21st Period: Aggregate amount of offer price by the public offering of 54,400 new units

23rd Period: Aggregate amount of offer price by the public offering of 41,000 new units

26th Period: Aggregate amount of offer price by the public offering of 57,500 new units

Trend in Dividend per Unit



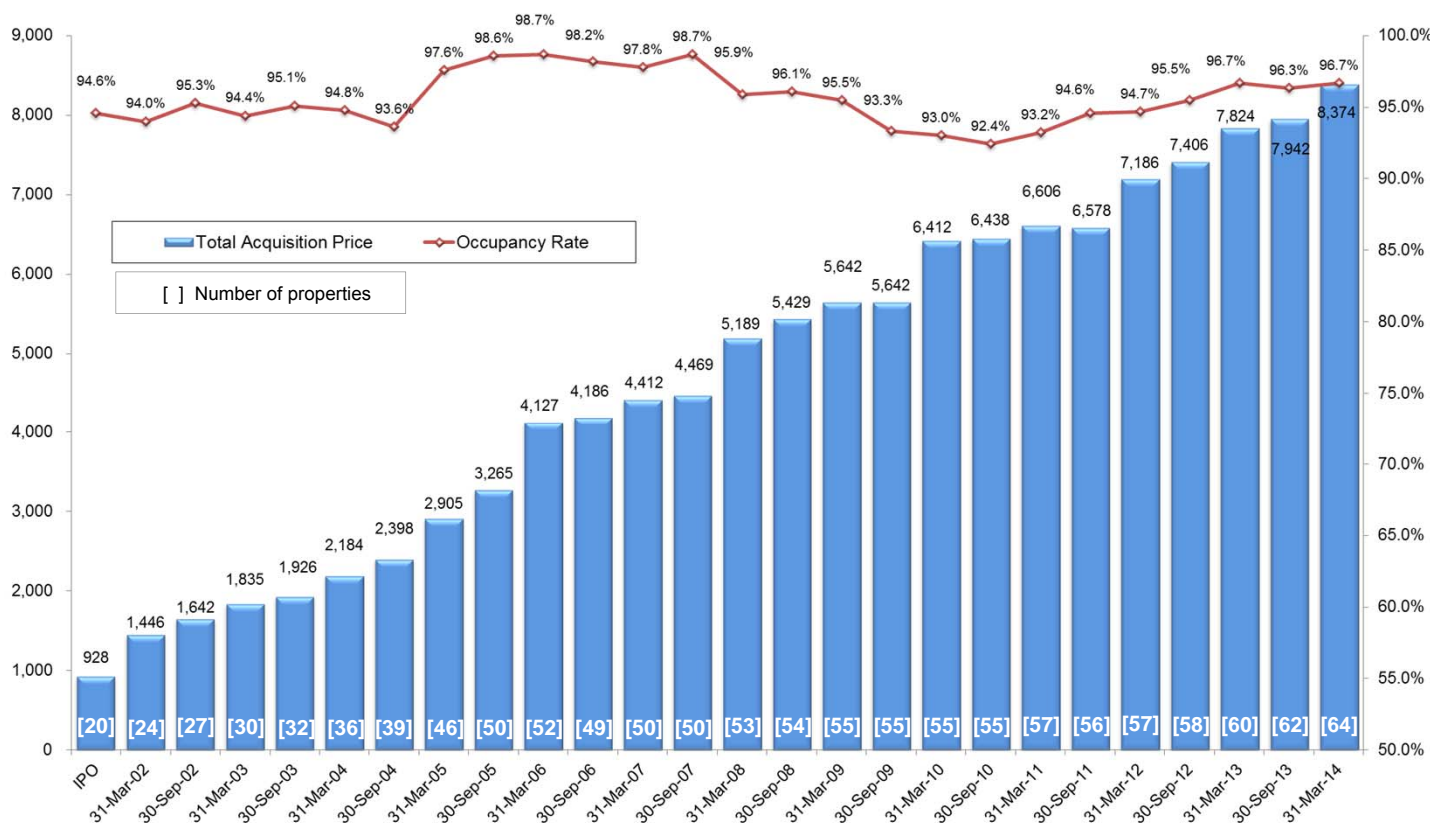
2. Portfolio Growth / Owned Properties Data

Historical Asset Size and Occupancy Rate

Historical Asset Size and Occupancy Rate

(In 100 millions of yen)

JRE aims at maintaining stable occupancy rate and steady expansion of its asset size



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

Performance of Property Acquisition and Transfer

(In millions of yen)

	At IPO ~'01/09	1st Period '01/10~'02/03	2nd Period '02/04~'02/09	3rd Period '02/10~'03/03	4th Period '03/04~'03/09	5th Period '03/10~'04/03	6th Period '04/04~'04/09	7th Period '04/10~'05/03	8th Period '05/04~'05/09	9th Period '05/10~'06/03	10th Period '06/04~'06/09	11th Period '06/10~'07/03	12th Period '07/04~'07/09
Acquisition	92,845	51,852	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850	7,100
Transfer	—	—	—	—	—	—	—	—	—	—	7,003	41,900	1,770

	13th Period '07/10~'08/03	14th Period '08/04~'08/09	15th Period '08/10~'09/03	16th Period '09/04~'09/09	17th Period '09/10~'10/03	18th Period '10/04~'10/09	19th Period '10/10~'11/03	20th Period '11/04~'11/09	21st Period '11/10~'12/03	22nd Period '12/04~'12/09	23rd Period '12/10~'13/03	24th Period '13/04~'13/09	25th Period '13/10~'14/03	Total
Acquisition	72,029	24,000	21,250	—	77,026	2,645	16,710	—	60,800	22,000	41,770	12,967	43,174	876,719
Transfer	—	—	—	—	1,507	—	—	3,160	—	—	—	1,220	—	56,560

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

Achieved steady growth since IPO in 2001 and established a portfolio worth over ¥830 billion (total acquisition price)

Geographic Diversification and Historical Building Age of Properties

At IPO (The end of September 2001)
20 properties

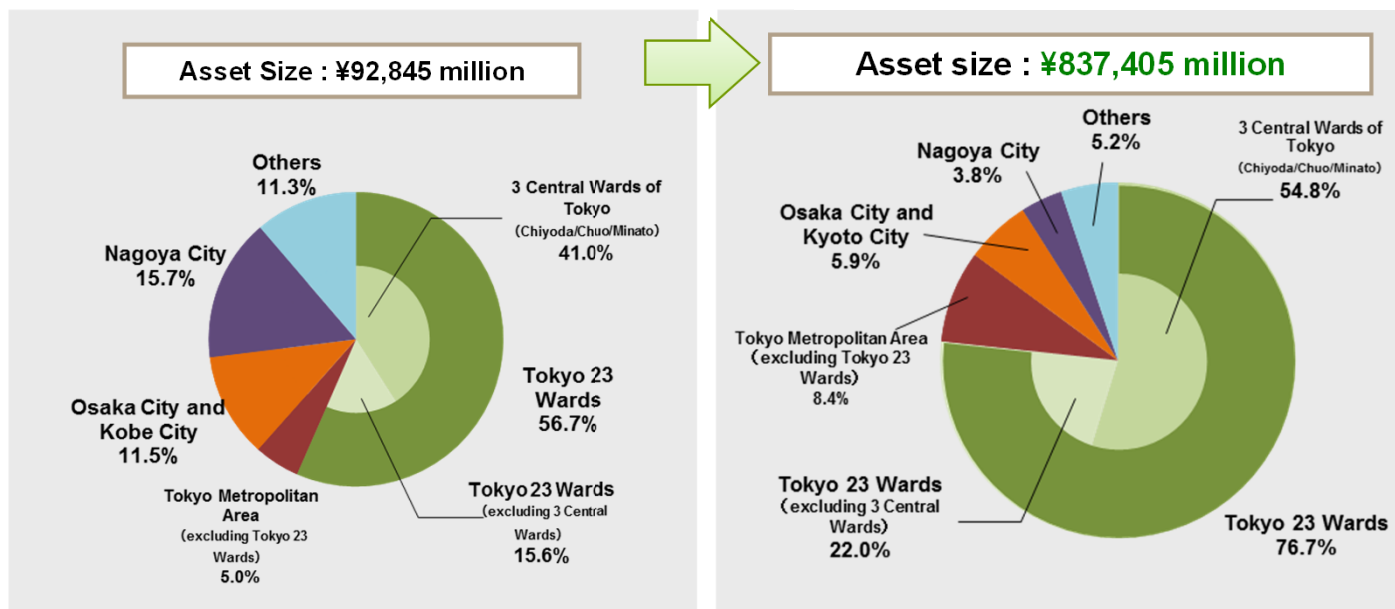
After 12.5 years

As of the end of March 2014
64 properties

Geographical Diversification

* Acquisition price basis

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



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

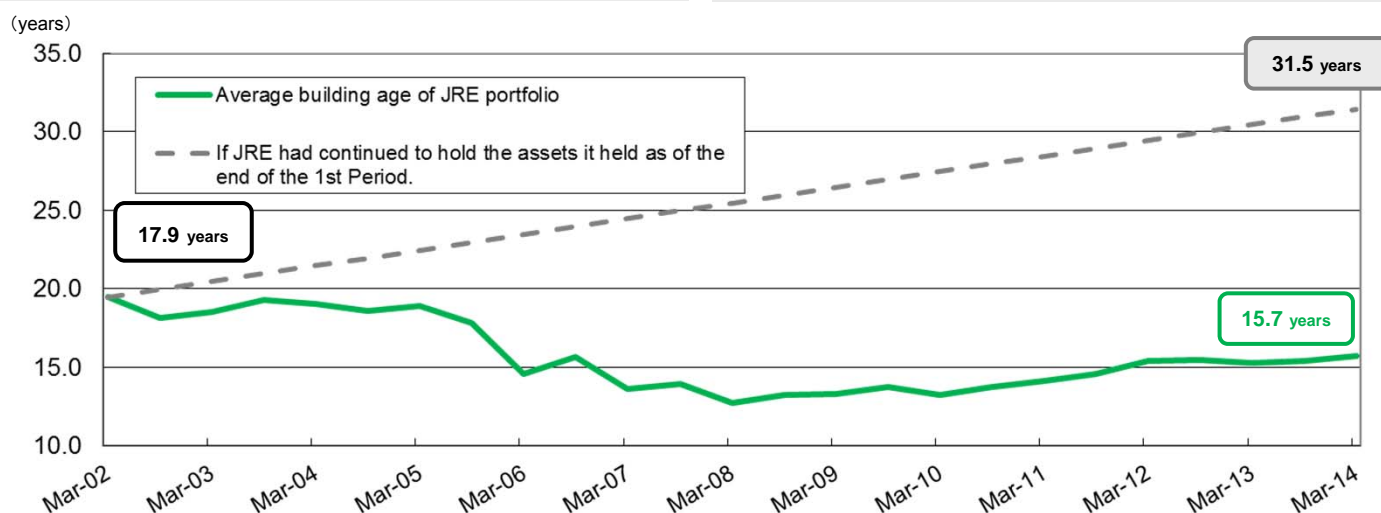
Trend in Average Building Age

*Weighted average based on acquisition prices

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

Average Building Age : 17.9 years

Average Building Age : 15.7 years



Even after 12.5 years since IPO, overall building age is lower in the current portfolio

External Growth (Acquisition Criteria)

Geographic Diversification

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

70% and over
in the Tokyo
metropolitan area

30% and less
in the other major
local cities



Structure

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

Adaptation to new earthquake-
resistance standards



Size of Property

There are 36 large-sized buildings
for which floor area exceeds
over 10,000 m²

* whole building area

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

Acquiring the properties for
which floor area exceeds
over 3,000 m²



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

External Growth (Deal Sources)



By your side, for life

DAI-ICHI LIFE



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

Acquisition from sponsors, etc. / through sponsors' introduction

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

*** 39 deals** ^{(*)2}

*** ¥390,449 million**



Harumi Front



Akasaka Park Building

Sponsors' introductions
(Negotiated Transactions)

*** 11 deals**

*** ¥93,862 million**



Shiodome Building
(The share acquired in December 2008)

Negotiated Transactions
from others

*** 27 deals**

*** ¥203,498 million**



Nagoya Hirokoji Place

The acquisition through
negotiated transaction
against total acquisition is:

78.5%

* Property Acquisition Price Base

Acquisition through negotiated transactions

Type of transaction	Number of deals		Amount (In 100 millions of yen)	
Negotiated Transactions	77	(89.5%)	6,878	(78.5%)
Acquisition from sponsors, etc.	39	(45.3%)	3,904	(44.5%)
Acquisition through sponsors' introduction	11	(12.8%)	938	(10.7%)
Others	27	(31.4%)	2,034	(23.2%)
Tender Transactions	9	(10.5%)	1,889	(21.5%)
Acquisition from sponsors, etc.	2	(2.3%)	407	(4.6%)
Acquisition through sponsors' introduction	2	(2.3%)	1,161	(13.2%)
Others	5	(5.8%)	320	(3.7%)
Total	86	(100.0%)	8,767	(100.0%)

Tender Transactions
from sponsors, etc.

*** 2 deals**

*** ¥40,700 million**



MM Park Building

Sponsors' introduction
(Tender Transactions)

*** 2 deals**

*** ¥116,156 million**



Kitanomaru Square

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

73.1%

* Property Acquisition Price Base

Acquisition / Introduction by parties other than sponsors

Acquisition through tender
transactions from others

*** 5 deals**

*** ¥32,056 million**

Yurakucho Denki Building

**Acquisition through tender
transactions**

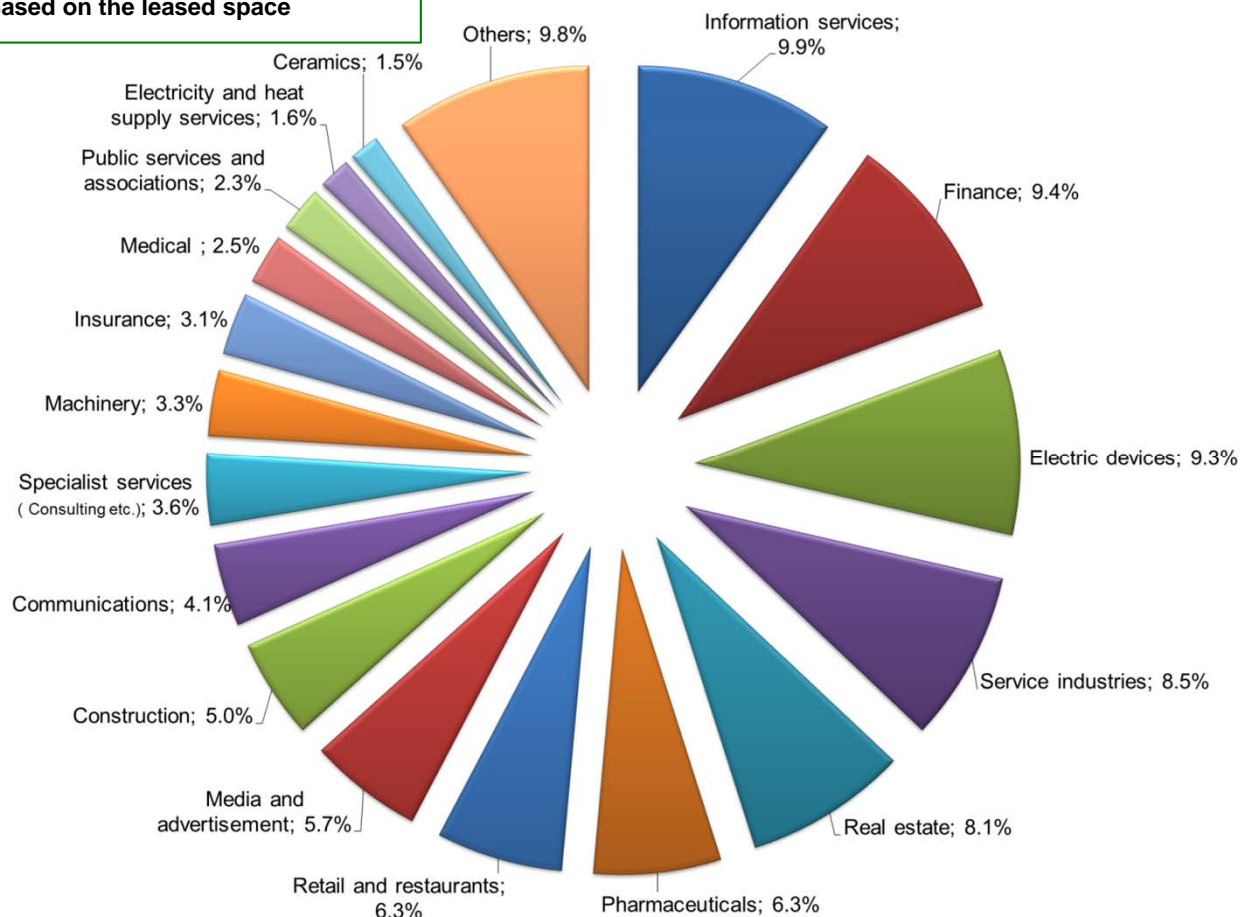
(*1) Acquisition from sponsors, etc. includes those from 1) the sponsor (three entities which are current sponsors and a past sponsor, Tokio Marine & Nichido Fire Insurance Co., Ltd.), and 2) SPC in which the sponsor has a 50% or larger equity investment (including acquisition of a trust property in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

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

Tenant Diversification and Changes in the Number of Tenants

Tenant Diversification

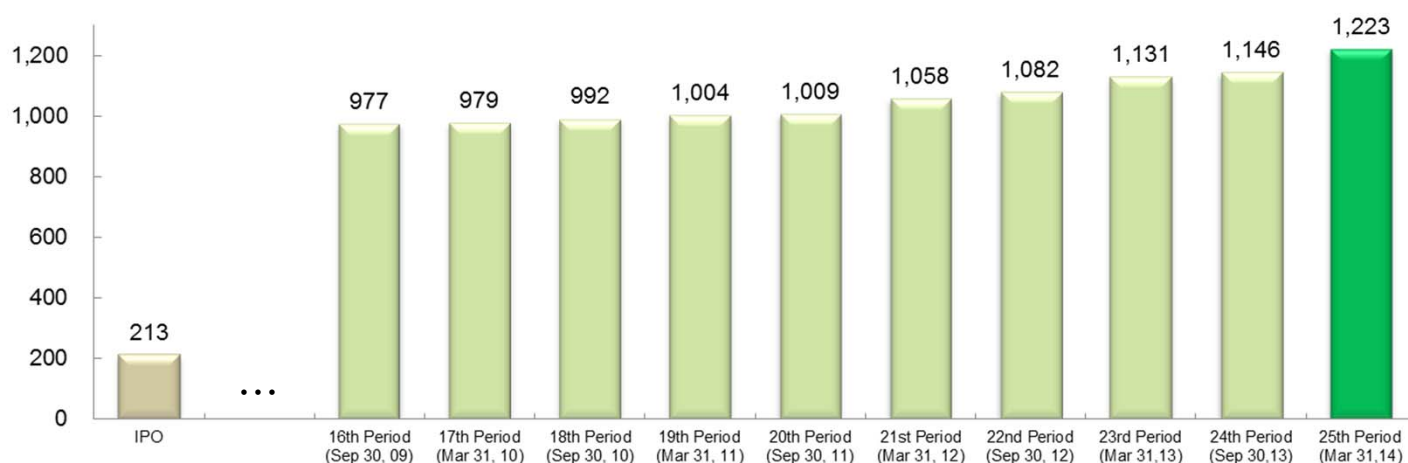
63 properties as of March 31, 2014
Based on the leased space



Changes in the Number of Tenants

Gross number of tenants

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



Major Tenants and Ratios

Major Tenants / Top 10

63 properties as of March 31, 2014 Based on the leased space

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

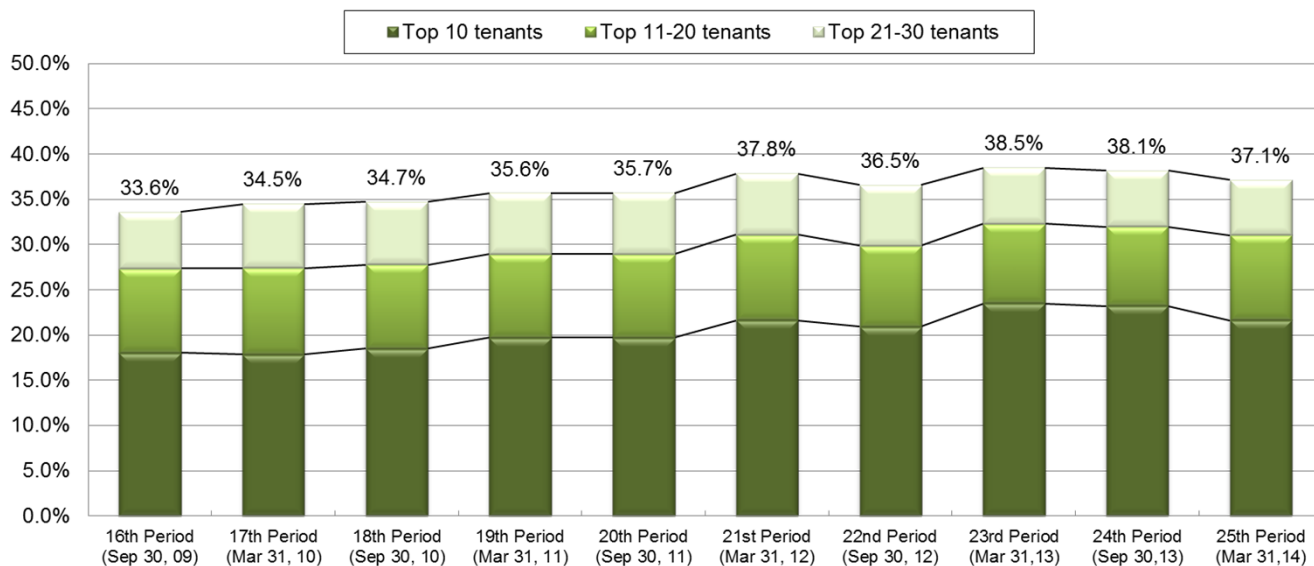
25th Period-end					24th Period-end		
Rank	Tenant	Property	Leased Space(m ²)	% of Total Leased Space	Rank	Leased Space(m ²)	Leased Space Change(m ²)
1	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Harumi Front (also includes 3 other buildings)	33,901	4.7%	1	33,901	0
2	(Note)	Kitanomaru Square (also includes 2 other buildings)	26,061	3.6%	2	26,061	0
3	Mitsubishi Estate Co., Ltd.	Osaki Front Tower (also includes 1 other building)	17,213	2.4%	4	17,213	0
4	General Electric Company	Akasaka Park Building	13,683	1.9%	3	18,842	-5,158
5	HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building (also includes 1 other building)	12,831	1.8%	5	12,244	586
6	NTT Communications Corporation	Shiodome Building	11,813	1.6%	6	11,813	0
7	JGC Corporation	MM Park Building (also includes 1 other building)	10,649	1.5%	12	6,938	3,711
8	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598	1.5%	7	10,598	0
9	TOTO LTD.	Shiodome Building (also includes 2 other buildings)	10,570	1.5%	8	10,570	0
10	Minato Mirai 21 District Heating and Cooling Co., Ltd	Queen's Tower A	9,536	1.3%	-	0	9,536
11	Company A		9,316	1.3%	9	9,316	0
12	Company B		8,774	1.2%	10	8,774	0
13	Company C		8,567	1.2%	11	8,567	0
14	Company D		7,073	1.0%	298	444	6,628
15	Company E		6,657	0.9%	13	6,657	0

(Note) Not disclosed due to tenant's request

Percentage of Major Tenants

63 properties as of March 31, 2014 Based on the leased space

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



Historical NOI Yield (Investment Yield)

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

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

* NOI Yield = Annualized NOI/Acquisition Price

		16th Period Sep-09	17th Period Mar-10	18th Period Sep-10	19th Period Mar-11	20th Period Sep-11	21st Period Mar-12	22nd Period Sep-12	23rd Period Mar-13	24th Period Sep-13	25th Period Mar-14
48 properties held as of the beginning of the 16th Period	Property-related revenues	100.0	96.7	92.1	91.0	90.5	89.3	87.9	87.1	87.7	87.6
	Average occupancy rate during period	94.3%	92.5%	92.3%	93.0%	93.9%	93.8%	94.5%	95.1%	96.3%	96.5%
Acquisition price:¥506.2 billion	NOI yield	4.87%	4.90%	4.50%	4.42%	4.48%	4.32%	4.18%	4.20%	4.16%	4.15%
48 properties held as of the beginning of the 18th Period	Property-related revenues			100.0	98.8	98.2	97.0	95.4	94.5	95.2	95.1
	Average occupancy rate during period			92.3%	93.0%	93.9%	93.8%	94.5%	95.1%	96.3%	96.5%
Acquisition price:¥506.2 billion	NOI yield			4.50%	4.42%	4.48%	4.32%	4.18%	4.20%	4.16%	4.15%
51 properties held as of the beginning of the 20th Period	Property-related revenues					100.0	98.9	96.9	96.0	94.3	93.8
	Average occupancy rate during period					94.0%	93.9%	94.6%	95.4%	95.8%	95.8%
Acquisition price:¥621.8 billion	NOI yield					4.53%	4.38%	4.23%	4.18%	4.03%	4.01%
54 properties held as of the beginning of the 22nd Period	Property-related revenues							100.0	99.9	98.6	97.3
	Average occupancy rate during period							94.8%	95.7%	96.1%	95.6%
Acquisition price:¥699.3 billion	NOI yield							4.34%	4.33%	4.18%	4.12%

48 properties (16th Period) Excluding 1 property already transferred and Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Harmony Tower, Ryoshin Ginza EM, Tokyo Opera City, and Shiodome from 55 properties at the beginning of the 16th Period

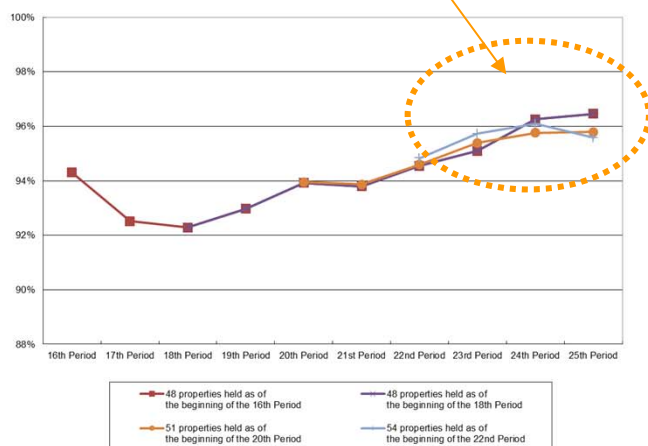
48 properties (18th Period) Excluding 1 property already transferred and Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Harmony Tower, Ryoshin Ginza EM, Tokyo Opera City and Shiodome from 55 properties at the beginning of the 18th Period

51 properties (20th Period) Excluding 1 property already transferred and Nippon Brunswick (land with leasehold interest), Ebisu Neonato, Harmony Tower, Osaki Front Tower and Kyodo(Kayabacho2Chome) from 57 properties at the beginning of the 20th Period

54 properties (22nd Period) Excluding 1 property already transferred and Nippon Brunswick (land with leasehold interest), Ebisu Neonato and Harmony Tower from 57 properties at the beginning of the 22nd Period

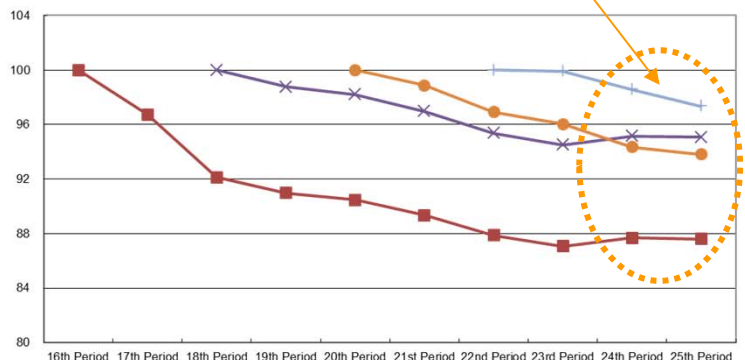
Average Occupancy Rate during the Period

Average occupancy rate during the Period show a steady recovery trend.



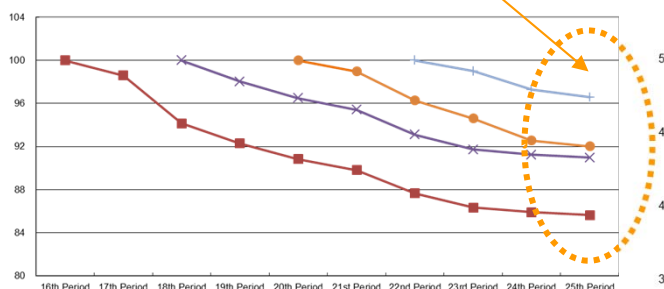
Property-related Revenues

Property-related revenues show some signs of bottoming out.

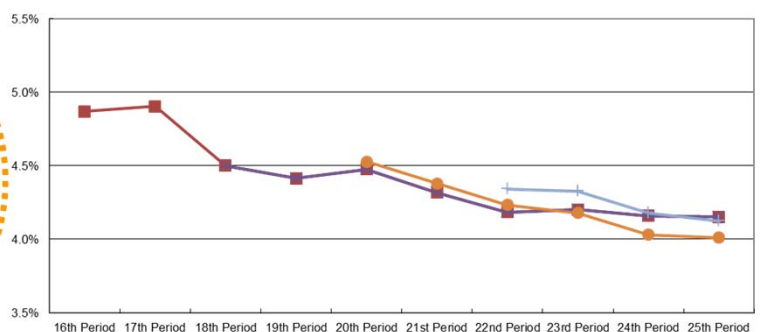


Revenues / Average Occupancy Rate during the Period

Although revenue per unit space (leased space) had been declining due to tenant turnover and other factors, signs of bottoming out have emerged in some segments.



NOI Yield

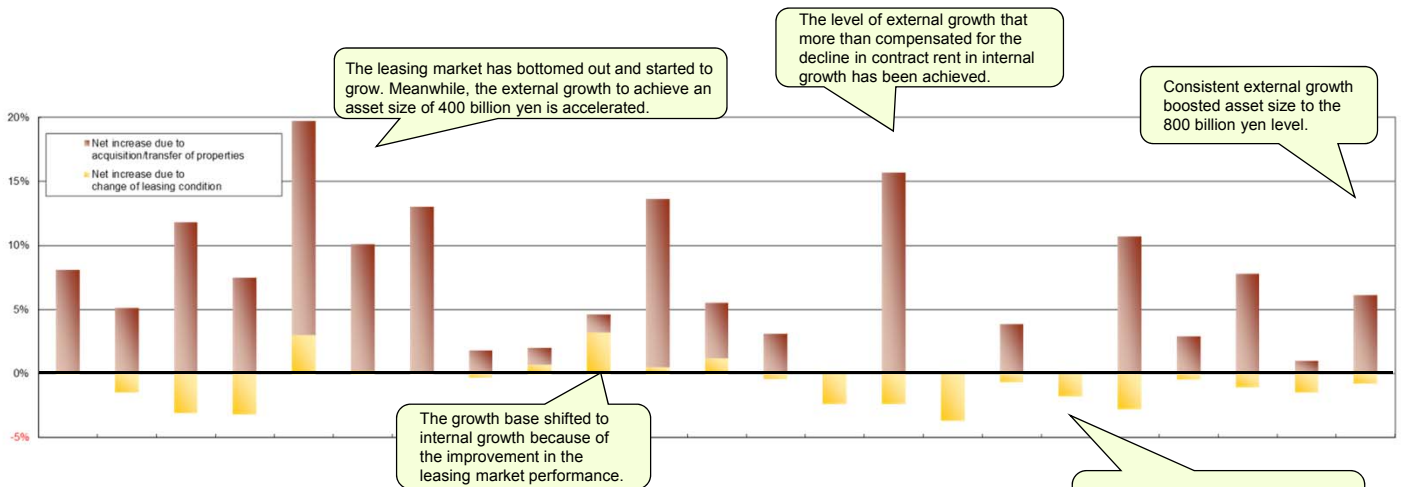


Net Increase of Monthly Contract Rent

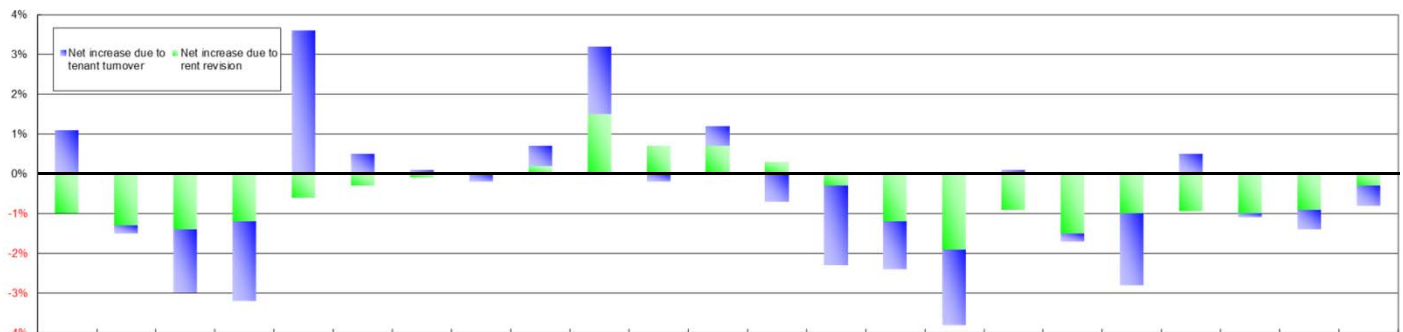
* Percentages represent the rates of net increase of rent over monthly total portfolio contract rent (including common service charges) as of the end of the previous period (prior six months). Data for residential portions are excluded.

	3rd Period Oct 02- Mar 03	4th Period Apr 03- Sep 03	5th Period Oct 03- Mar 04	6th Period Apr 04- Sep 04	7th Period Oct 04- Mar 05	8th Period Apr 05- Sep 05	9th Period Oct 05- Mar 06	10th Period Apr 06- Sep 06	11th Period Oct 06- Mar 07	12th Period Apr 07- Sep 07	13th Period Oct 07- Mar 08	14th Period Apr 08- Sep 08	15th Period Oct 08- Mar 09	16th Period Apr 09- Sep 09	17th Period Oct 09- Mar 10	18th Period Apr 10- Sep 10	19th Period Oct 10- Mar 11	20th Period Apr 11- Sep 11	21st Period Oct 11- Mar 12	22nd Period Apr 12- Sep 12	23rd Period Oct 12- Mar 13	24th Period Apr 13- Sep 13	25th Period Oct 13- Mar 14
Rate of net increase of rent over the end of the previous period ... I + II	8.1%	3.6%	8.7%	4.3%	19.7%	10.1%	13.0%	1.5%	2.0%	4.6%	13.6%	5.5%	2.7%	-2.4%	13.3%	-3.7%	3.2%	-1.8%	7.9%	2.4%	6.6%	-0.5%	5.3%
Net increase due to acquisition/transfer of properties ... I (= ① + ②)	8.0%	5.1%	11.8%	7.5%	16.7%	9.9%	13.0%	1.8%	1.3%	1.4%	13.1%	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%	2.9%	7.8%	1.0%	6.1%
Increase due to property acquisition ... ①	8.0%	5.1%	11.8%	7.5%	16.7%	9.9%	13.0%	3.9%	8.2%	1.8%	13.1%	4.3%	3.1%	0.0%	15.7%	0.0%	3.9%	0.0%	10.7%	2.9%	7.8%	2.0%	6.1%
Reduction due to property transfer ... ②	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.1%	-7.0%	-0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-1.0%	0.0%	
Net increase due to change of leasing condition ... II (= ③ + ④)	0.1%	-1.5%	-3.1%	-3.2%	3.0%	0.2%	0.0%	-0.3%	0.7%	3.2%	0.5%	1.2%	-0.4%	-2.4%	-2.4%	-3.7%	-0.7%	-1.8%	-2.8%	-0.5%	-1.1%	-1.5%	-0.8%
Net increase due to tenant turnover ... ③ (= a + b)	1.1%	-0.2%	-1.6%	-2.0%	3.6%	0.5%	0.1%	-0.2%	0.5%	1.7%	-0.2%	0.5%	-0.7%	-2.0%	-1.2%	-1.9%	0.1%	-0.2%	-1.8%	0.5%	-0.1%	-0.5%	-0.5%
Increase due to newly leased spaces ... a	5.0%	3.0%	6.4%	5.0%	7.4%	3.1%	3.5%	3.5%	3.8%	5.7%	4.4%	4.0%	4.5%	2.6%	3.5%	3.9%	3.5%	6.7%	4.2%	3.4%	3.5%	2.0%	3.3%
Reduction due to returned spaces ... b	-4.0%	-3.2%	-8.0%	-7.0%	-3.8%	-2.6%	-3.4%	-3.7%	-3.3%	-4.1%	-4.5%	-3.5%	-5.2%	-4.6%	-4.7%	-5.8%	-3.4%	-7.0%	-6.0%	-3.0%	-3.6%	-2.5%	-3.7%
Net increase due to rent revision ... ④ (= c + d)	-1.0%	-1.3%	-1.4%	-1.2%	-0.6%	-0.3%	-0.1%	0.0%	0.2%	1.5%	0.7%	0.7%	0.3%	-0.3%	-1.2%	-1.9%	-0.9%	-1.5%	-1.0%	-0.9%	-1.0%	-0.9%	-0.3%
Increase due to rent revision ... c	0.0%	0.1%	0.0%	0.8%	0.0%	0.0%	0.0%	0.1%	0.2%	1.5%	0.7%	0.7%	0.4%	0.3%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.4%	0.1%	0.1%
Reduction due to rent revision ... d	-1.0%	-1.4%	-1.4%	-2.0%	-0.6%	-0.3%	-0.1%	-0.1%	0.0%	0.0%	0.0%	0.0%	-0.1%	-0.6%	-1.3%	-1.9%	-0.9%	-1.6%	-1.1%	-1.0%	-1.4%	-1.0%	-0.4%

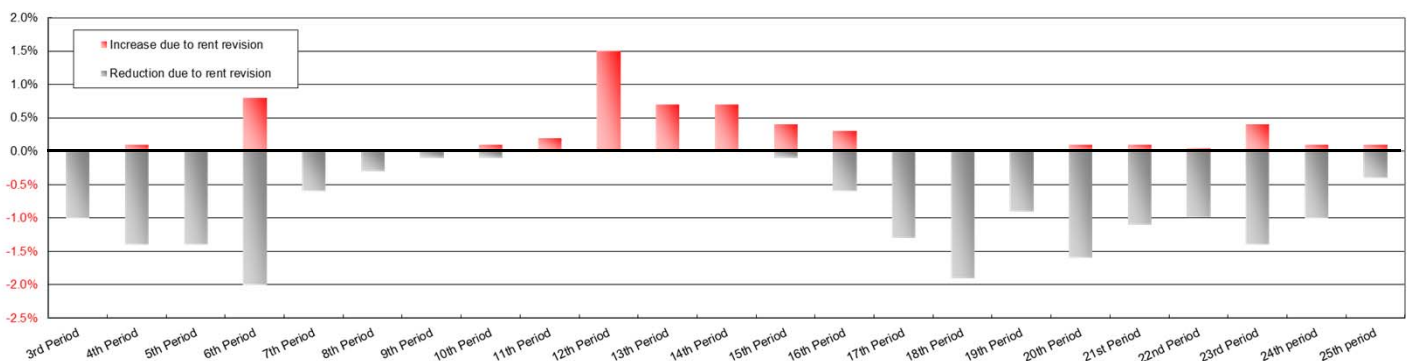
Breakdown of net increase of rent due to external growth and internal growth



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

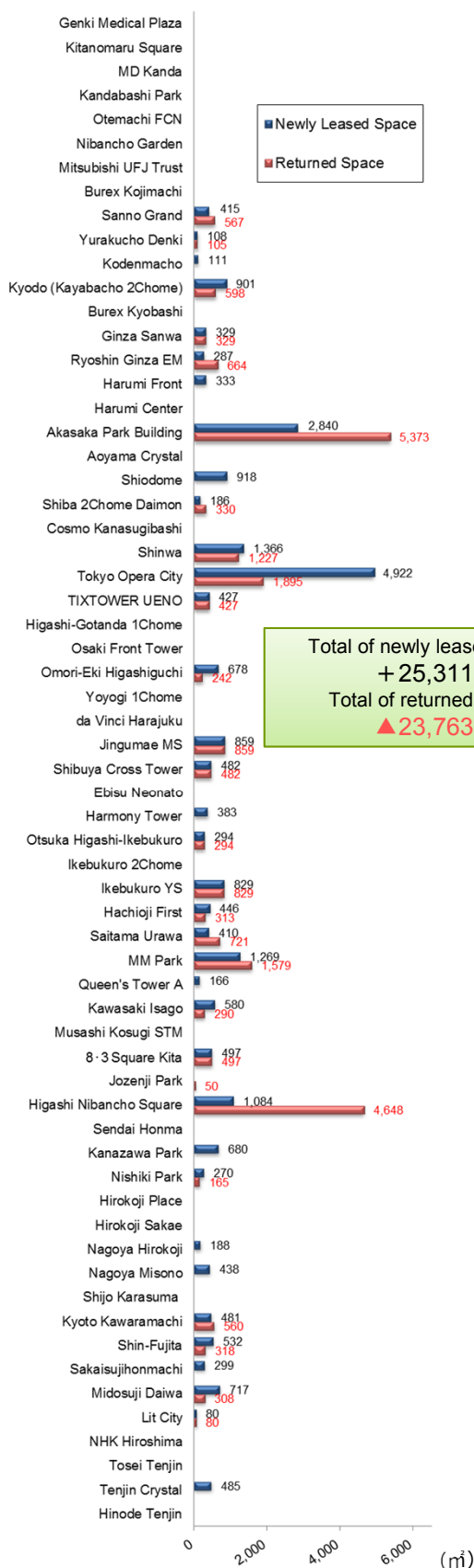


Breakdown of net increase of rent due to rent increase revision and rent reduction revision

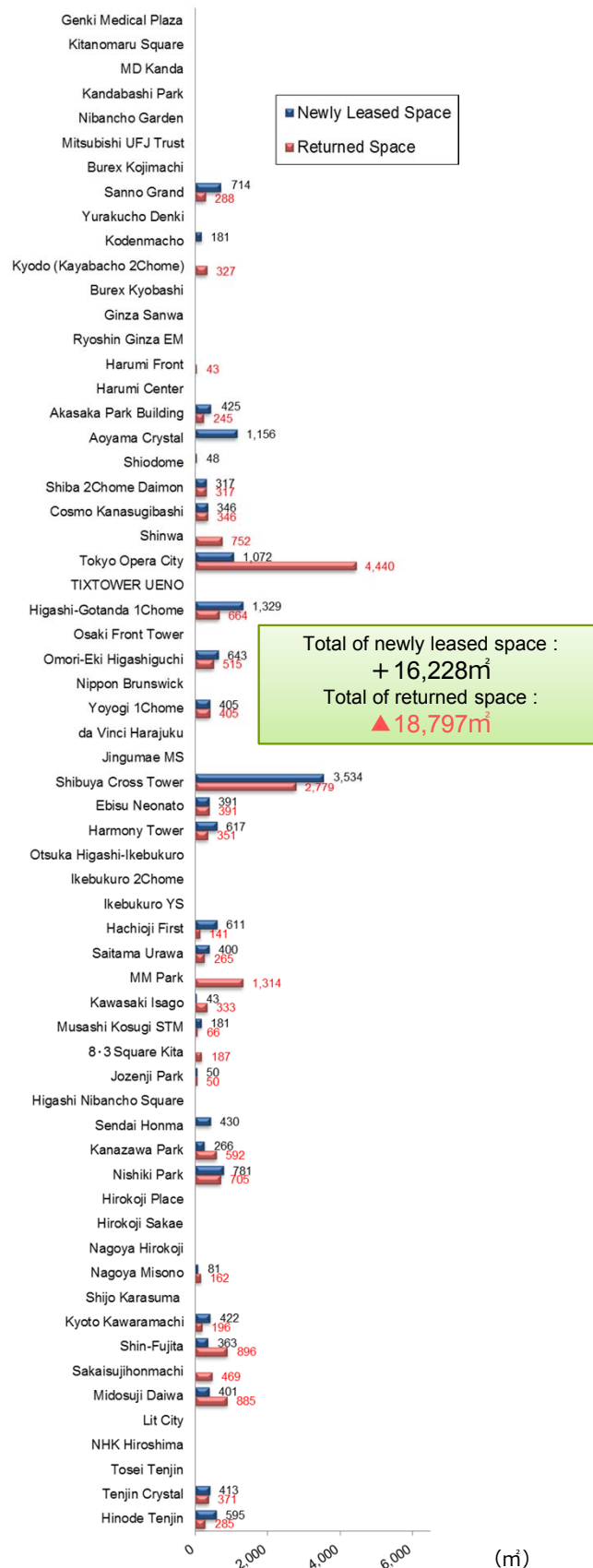


Newly Leased & Returned Space of Each Property

Ratio of Annual Tenant Turnover
in the 25th Period



Ratio of Annual Tenant Turnover
in the 24th Period



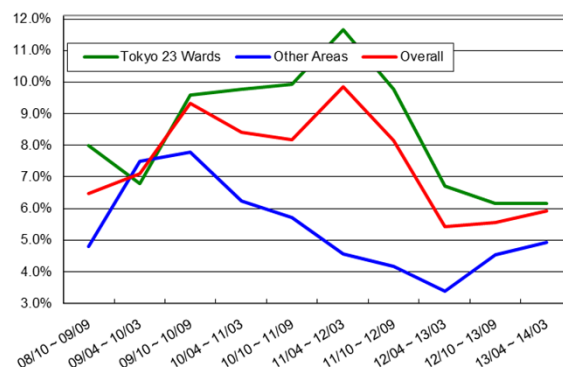
Status of Tenant Turnover (By Area and Rent Change)

Ratio of Annual Tenant Turnover

Ratio of Annual Tenant Turnover*

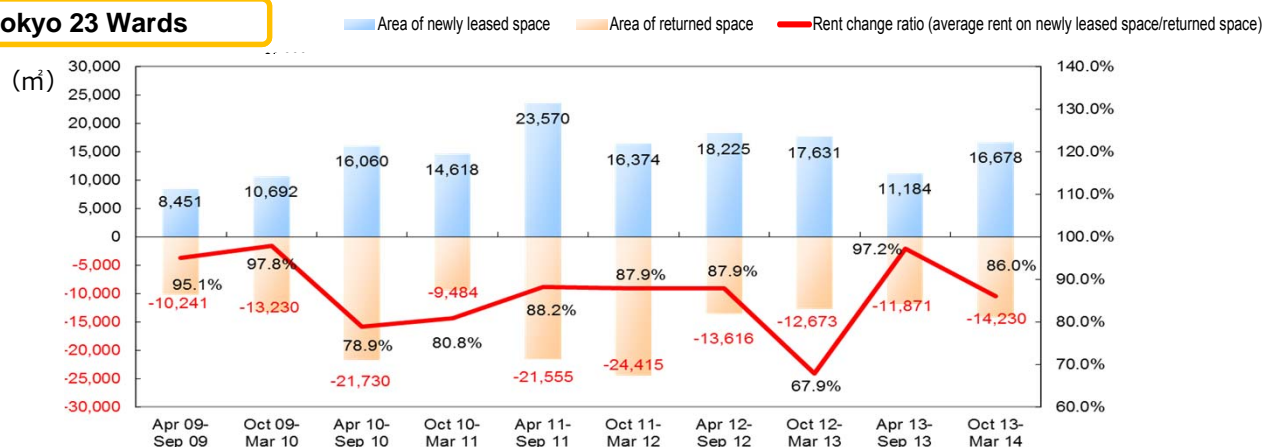
	08/10~ 09/09	09/04~ 01/03	09/10~ 01/09	10/04~ 11/03	10/10~ 11/09	11/04~ 12/03	11/10~ 12/09	12/04~ 13/03	12/10~ 13/09	13/04~ 14/03
Tokyo 23 Wards	8.0%	6.8%	9.6%	9.8%	9.9%	11.7%	9.8%	6.7%	6.2%	6.2%
Other Areas	4.8%	7.5%	7.8%	6.2%	5.7%	4.6%	4.2%	3.4%	4.5%	4.9%
Overall	6.5%	7.1%	9.3%	8.4%	8.2%	9.9%	8.2%	5.4%	5.6%	5.9%

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

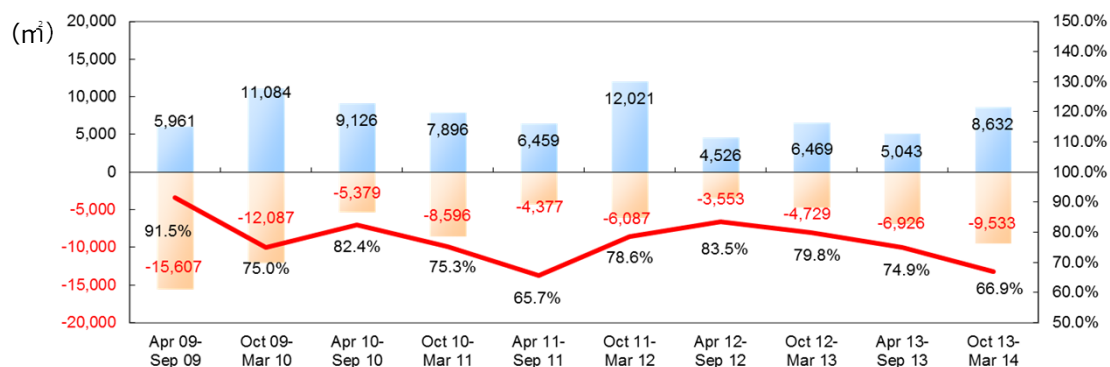


Trend in Area of Newly Leased & Returned Space and Rent Change Ratio

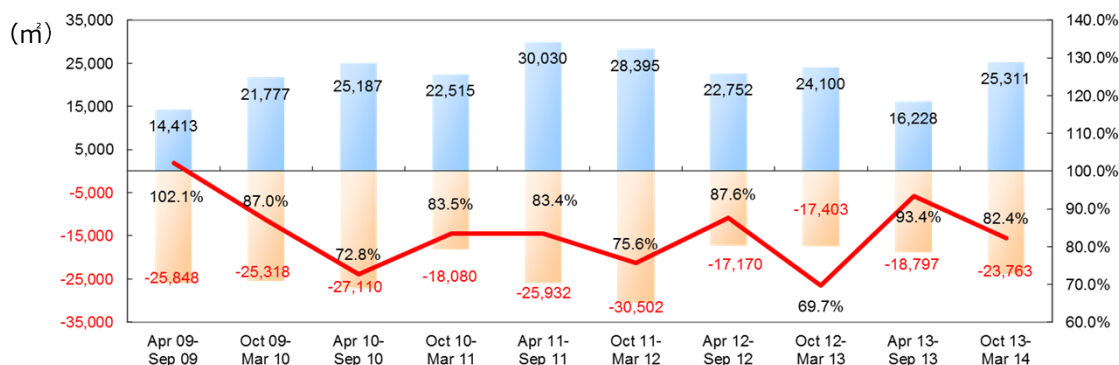
Tokyo 23 Wards



Other Areas



Overall



Trend of Rent Revision

Rent increase on revision of monthly rent

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

(In thousands of yen/month)

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

	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10	Oct 10-Mar 11	Apr 11-Sep 11	Oct 11-Mar 12	Apr 12-Sep 12	Oct 12-Mar 13	Apr 13-Sep 13	Oct 13-Mar 14
Tokyo 23 Wards	4,326	258	1,169	288	1,004	443	1,319	10,004	374	888
Other Areas	4,391	954	165	588	121	1,467	184	4,935	2,809	1,741
Overall	8,718	1,213	1,335	876	1,125	1,911	1,503	14,940	3,184	2,630

Rent reduction on revision of monthly rent

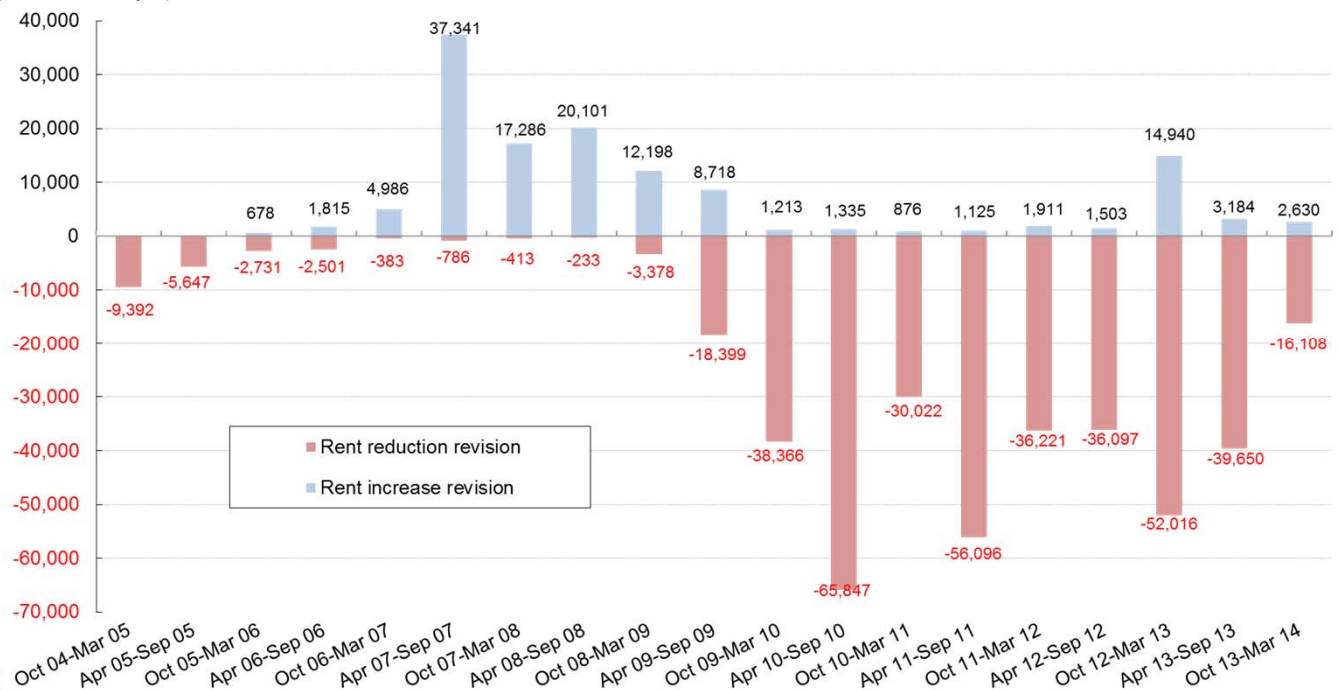
(In thousands of yen/month)

	Oct 04-Mar 05	Apr 05-Sep 05	Oct 05-Mar 06	Apr 06-Sep 06	Oct 06-Mar 07	Apr 07-Sep 07	Oct 07-Mar 08	Apr 08-Sep 08	Oct 08-Mar 09
Tokyo 23 Wards	-2,179	-3,311	-393	-89	0	-22	-350	-26	-2,218
Other Areas	-7,213	-2,335	-2,337	-2,412	-383	-763	-63	-207	-1,159
Overall	-9,392	-5,647	-2,731	-2,501	-383	-786	-413	-233	-3,378

	Apr 09-Sep 09	Oct 09-Mar 10	Apr 10-Sep 10	Oct 10-Mar 11	Apr 11-Sep 11	Oct 11-Mar 12	Apr 12-Sep 12	Oct 12-Mar 13	Apr 13-Sep 13	Oct 13-Mar 14
Tokyo 23 Wards	-10,806	-27,211	-49,726	-22,157	-44,791	-25,312	-31,407	-40,836	-18,288	-10,405
Other Areas	-7,592	-11,155	-16,121	-7,865	-11,304	-10,908	-4,689	-11,179	-21,362	-5,702
Overall	-18,399	-38,366	-65,847	-30,022	-56,096	-36,221	-36,097	-52,016	-39,650	-16,108

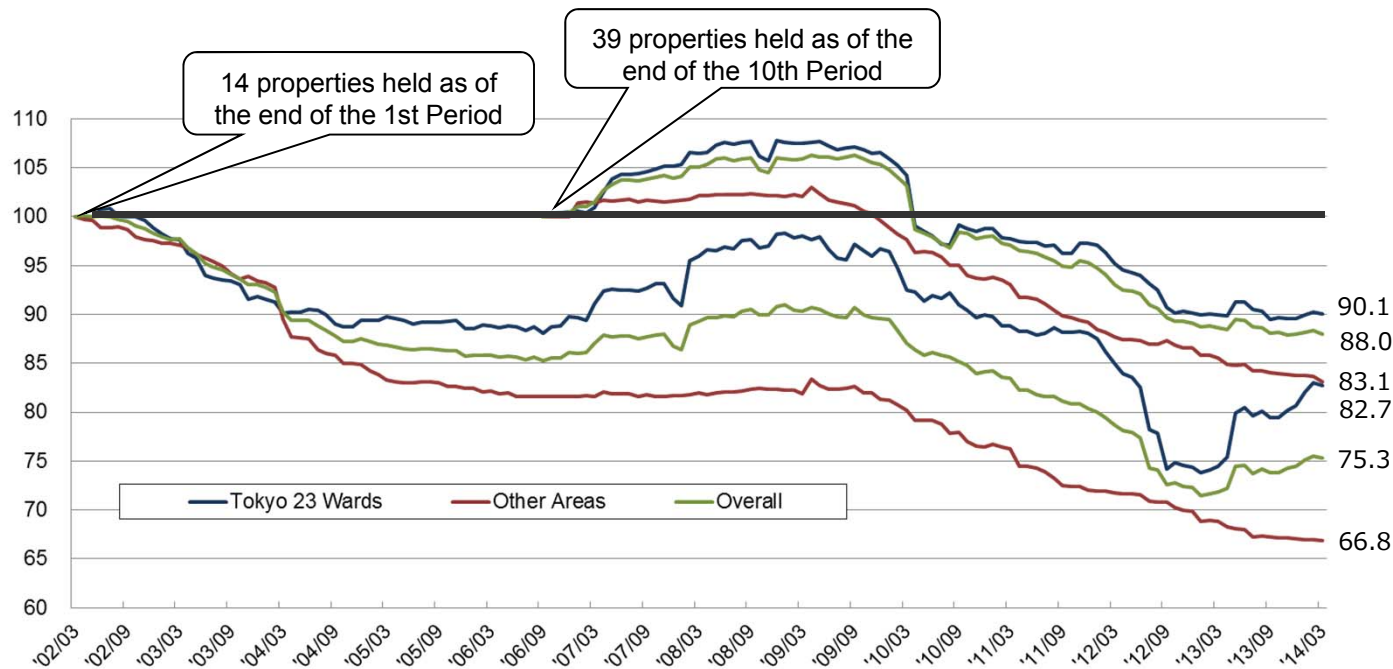
<Entire portfolio / Trend of rent increase and reduction>

(In thousands of yen)



Changes in Average Rent Level

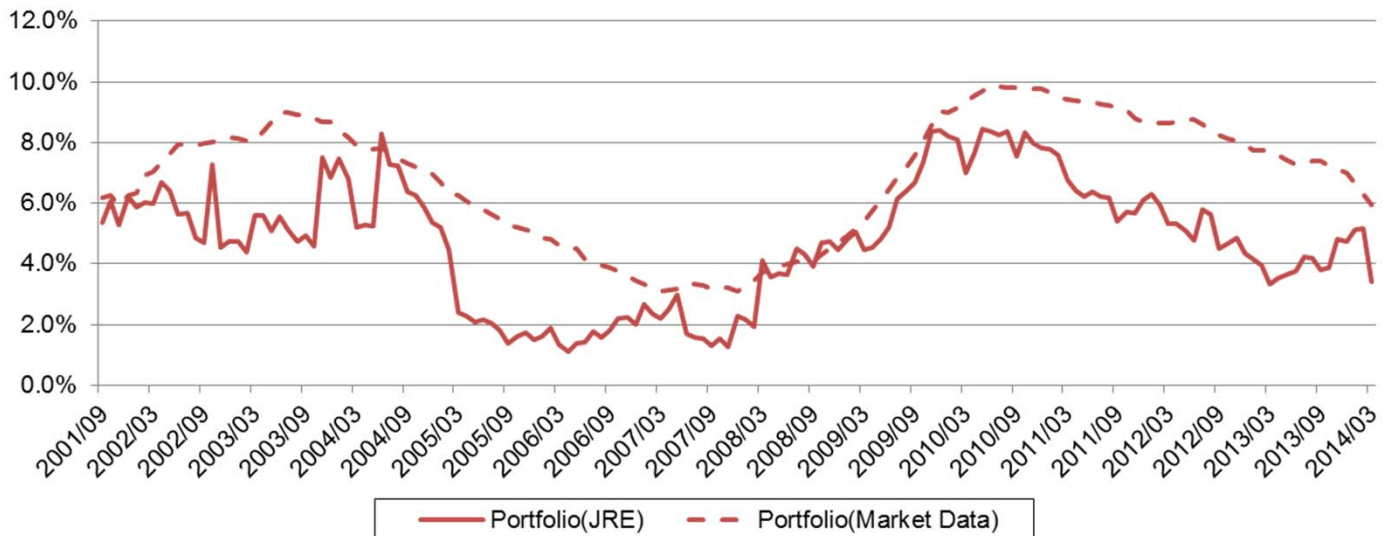
- Comparison of JRE’s portfolio of properties with constantly held shares of ownership in which no increase or decrease (including transfer) of shares has been seen since the ends of the 1st and the 10th Periods.
- The trend sets the average rent as of the ends of the 1st and 10th Periods (the start of each trend) at 100.



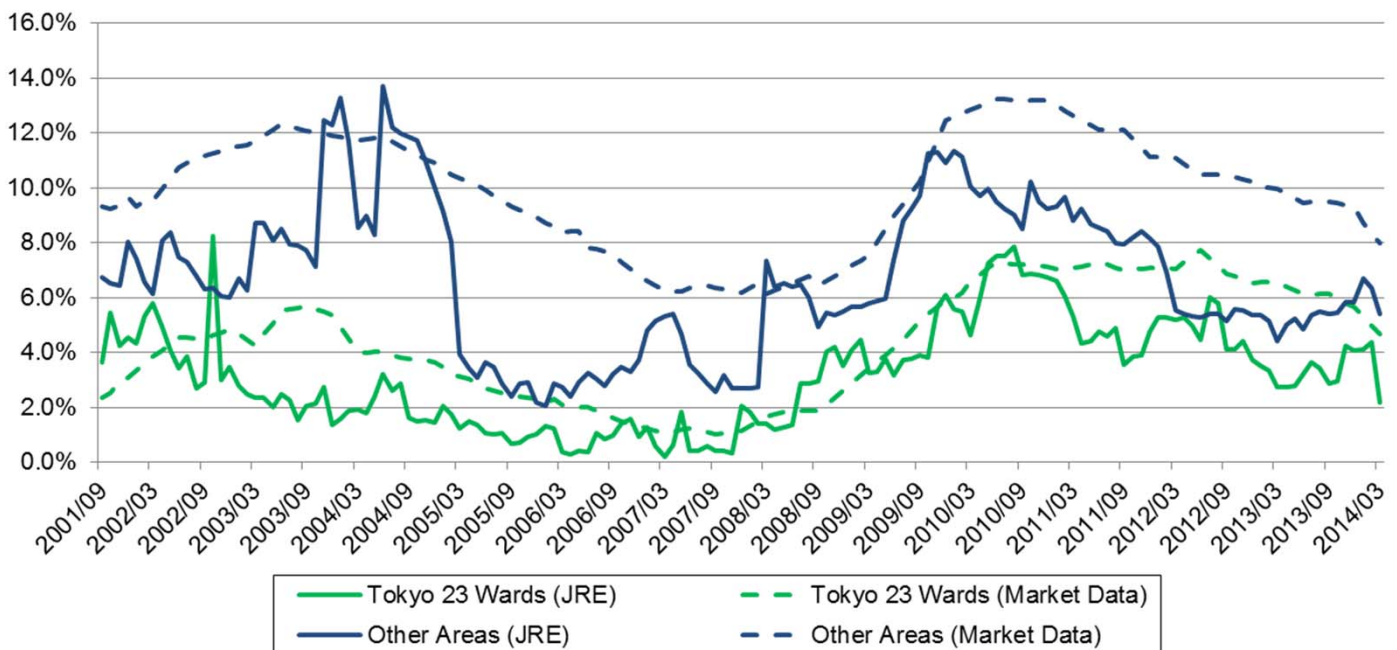
MEMO

Trend in Vacancy Rate (Comparison with Market Vacancy Rate)

Overall



Tokyo 23 Wards/Other Areas



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

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

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

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

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

* Data from January 2013 and thereafter reflects the change in office area announced in the 1Q 2014 edition of "Japan Office Market View."

Maintaining lower vacancy rate than the market

MEMO

Portfolio List at the End of the 25th Period (Occupancy Rate, etc.)

Area		Name	Acquisition Date	Additional Acquisition Date	Ownership	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Number of Tenants	
								End of 25th Period	Variation from End of 24th Period	End of 25th Period	Variation from End of 24th Period		
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	'02/10/31	-	100.0%	4,791	4,791	0		100.0%		1	
		Kitanomaru Square	'06/02/24	-	100.0%	25,678	25,678	0		100.0%		4	
		MD Kanda	'02/05/31	-	100.0%	6,269	6,269	0		100.0%		8	
		Kandabashi Park	'02/08/15	-	56.76%	3,687	3,687	0		100.0%		10	
		Otemachi FCN	'14/03/31	-	3.385219%	5,112	5,112	0	-	100.0%	-	2	
		Nibancho Garden	'05/04/01	-	31.345%	9,316	9,316	0		100.0%		1	
		Mitsubishi UFJ Trust	'07/03/28	-	19.38402%	11,904	11,904	0		100.0%		10	
		Burex Kojimachi	'05/07/29	-	100.0%	4,495	4,495	0		100.0%			
		Sanno Grand	'05/01/31	'06/04/03	99.0%	20,855	20,294	560	148	97.3%	-0.7%	34	
		Yurakucho Denki	'03/08/01	-	10.78%	4,697	4,185	511		89.1%	0.0%	12	
	Chuo	Kodenmacho	'01/09/25	-	100.0%	3,897	3,897	0	-111	100.0%	2.9%	11	
		Kyodo (Kayabacho 2Chome)	'11/03/01	-	100.0%	4,513	4,513	0	-327	100.0%	7.2%	8	
		Burex Kyobashi	'02/07/22	-	100.0%	4,279	4,279	0		100.0%		1	
		Ginza Sanwa	'05/03/10	-	70.95%	4,329	4,329	0		100.0%		10	
		Ryoshin Ginza EM	'05/03/15	'10/05/24	100.0%	4,255	3,878	377	377	91.1%	-8.9%	11	
		Harumi Front	'13/01/07	-	100.0%	33,369	33,183	185	-333	99.4%	1.0%	5	
		Harumi Center	'07/12/18	-	100.0%	20,812	20,812	0		100.0%		9	
		Minato	Akasaka Park	'11/11/15	-	100.0%	45,013	41,894	3,119	2,533	93.1%	-5.6%	26
	Aoyama Crystal		'03/03/14	-	100.0%	4,898	4,898	0		100.0%		8	
	Shiodome		'08/12/19	'10/01/15	40.0%	32,155	31,590	565	-918	98.2%	2.9%	35	
	Shiba 2Chome Daimon		'01/09/10	-	100.0%	9,606	9,462	144	144	98.5%	-1.5%	22	
	Cosmo Kanasugibashi		'01/09/25	-	100.0%	4,062	4,062	0		100.0%		6	
	Shinjuku		Shinwa	'04/09/01	-	100.0%	5,997	5,522	475	-276	92.1%	4.3%	13
		Tokyo Opera City	'05/09/13	'10/03/24	31.325%	35,050	33,392	1,657	-3,027	95.3%	8.6%	97	
	Taito	TIX UENO	'12/06/15	-	94.040229%	15,020	14,853	167		98.9%		18	
	Shinagawa	Higashi-Gotanda 1Chome	'04/11/01	-	100.0%	5,205	5,205	0		100.0%		4	
		Osaki Front Tower	'11/02/01	-	100.0%	16,856	16,856	0		100.0%		1	
	Ota	Omori-Eki Higashiguchi	'01/09/10	-	100.0%	7,756	7,756	0	-432	100.0%	5.6%	23	
	Shibuya	Yoyogi 1Chome	'04/04/01	-	100.0%	7,745	7,745	0		100.0%		9	
		da Vinci Harajuku	'02/11/22	-	100.0%	3,147	3,147	0		100.0%		4	
		Jingumae MS	'03/10/09	-	100.0%	5,558	5,558	0		100.0%		5	
		Shibuya Cross Tower	'01/11/30	-	100.0%	30,532	28,789	1,743		94.3%		64	
		Ebisu Neonato	'03/11/14	04/04/01 14/02/18	44.718394%	8,700	8,700	0		100.0%		5	
	Nakano	Harmony Tower	'05/02/28	'12/12/19	32.113115%	11,998	11,998	0	-383	100.0%	3.2%	18	
	Toshima	Otsuka Higashi-Ikebukuro	'01/09/25	-	100.0%	7,224	7,224	0		100.0%		6	
		Ikebukuro 2Chome	'01/09/25	-	100.0%	2,186	2,186	0		100.0%		9	
		Ikebukuro YS	'04/08/02	-	100.0%	5,932	5,932	0		100.0%		11	
Other Areas	Hachioji	Hachioji First	'05/03/31	'08/03/19	80.4%	10,068	10,068	0	-133	100.0%	1.3%	47	
	Saitama	Saitama Urawa	'01/09/25	'01/10/11	100.0%	4,510	4,199	310	310	93.1%	-6.9%	19	
	Yokohama	MM Park	'08/03/24	-	100.0%	38,426	35,484	2,941	238	92.3%	-0.6%	25	
		Queen's	'14/01/31	-	11.11481%	26,667	26,354	312	-	98.8%	-	52	
	Kawasaki	Kawasaki Isago	'01/09/25	-	100.0%	6,831	6,831	0	-290	100.0%	4.3%	13	
		Musashi Kosugi STM	'08/03/25	-	34.32%	5,378	5,378	0		100.0%		25	
	Sapporo	8-3 Square Kita	'07/06/01	-	100.0%	12,265	12,078	187		98.5%		6	
	Sendai	Jozenji Park	'05/01/31	-	50.0%	2,518	2,467	50		98.0%	-2.0%	17	
		Higashi Nibancho	'13/01/07	-	100.0%	20,526	16,362	4,163	3,564	79.7%	-17.4%	17	
		Sendai Honma	'01/09/25	'06/06/28	100.0%	6,234	5,981	252		96.0%		22	
	Kanazawa	Kanazawa Park	'02/02/28	'03/03/03	89.0%	20,889	20,147	742	-680	96.4%	3.3%	72	
	Nagoya	Nishiki Park	'06/10/02	'06/11/01	57.04651%	8,033	7,738	294	-116	96.3%	1.4%	58	
		Hirokoji Place	'13/07/31	-	100.0%	13,200	12,053	1,146		91.3%		22	
		Hirokoji Sakae	'06/09/22	-	100.0%	3,911	3,121	790		79.8%		12	
		Nagoya Hirokoji	'01/09/10	-	100.0%	21,624	21,302	321	-188	98.5%	0.9%	31	
		Nagoya Misono	'03/08/08	-	100.0%	3,448	3,448	0	-438	100.0%	12.7%	16	
	Kyoto	Shijo Karasuma	'13/09/03	-	100.0%	6,634	6,634	0		100.0%		6	
		Kyoto Kawaramachi	'01/12/20	-	100.0%	6,805	5,810	994	80	85.4%	-1.2%	32	
	Osaka	Shin-Fujita	'08/09/01	-	100.0%	28,414	26,248	2,165	-213	92.4%	0.8%	41	
		Sakaisujihonmachi	'01/09/25	'03/12/26	100.0%	11,556	11,180	375	-299	96.7%	2.6%	20	
		Midosuji Daiwa	'01/09/25	'02/02/28	100.0%	20,450	20,200	249	-409	98.8%	2.0%	42	
	Okayama	Lit City	'06/02/01	-	27.7488%	9,965	9,965	0		100.0%		41	
	Hiroshima	NHK Hiroshima	'04/03/25	'08/03/03	48.753%	9,860	9,860	0		100.0%		12	
	Fukuoka	Tosei Tenjin	'01/09/25	-	100.0%	4,000	4,000	0		100.0%		19	
		Tenjin Crystal	'05/06/01	-	100.0%	5,973	5,973	0	-485	100.0%	8.1%	30	
		Hinode Tenjin	'01/09/10	-	74.4844%	5,841	5,841	0		100.0%		4	
	Tokyo 23 Wards						436,917	427,408	9,508	-2,608	97.8%	0.7%	522
	Other Areas						314,039	298,739	15,300	1,300	95.1%	0.0%	701
	Portfolio						750,956	726,148	24,808	-1,308	96.7%	0.4%	1223

*The above-mentioned occupancy rates do not include the residential portions. Leasable space and occupancy rates of the residential portions as of the end of the 25th period are 11,694㎡・94.7% of Kitanomaru Square, 10,780㎡・93.2% of Akasaka Park Building, 1,686㎡・100.0% of Nibancho Garden and 954㎡・92.4% of Nishiki Park Building.

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

Portfolio List at the End of the 26th Period (Forecasted Occupancy Rate, etc.)

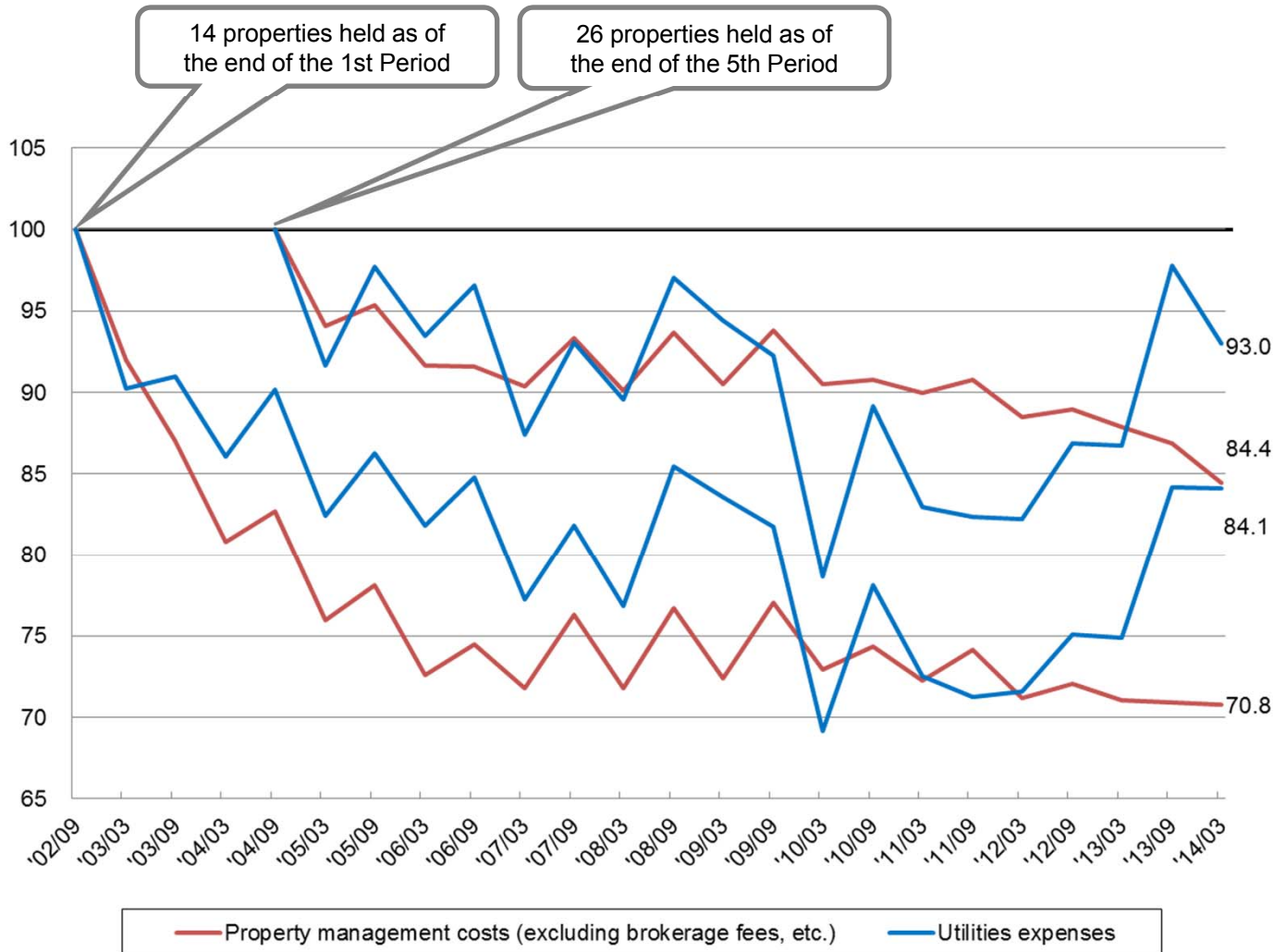
Area		Name	Floor Area (Whole Building) (㎡)	Leasable Space (㎡)	Leased Space (㎡)	Vacant Area (㎡)		Occupancy Rate		Property Management Company		
						End of 26th Period	Variation from End of 25th Period	End of 26th Period	Variation from End of 25th Period			
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	6,722.02	4,791	4,791	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Kitanomaru Square	57,279.20	25,678	25,678	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		MD Kanda	8,185.11	6,269	6,269	0		100.0%		Bussan Property Management Co., Ltd.		
		Kandabashi Park	9,370.25	3,687	3,687	0		100.0%		Mitsubishi Estate Co., Ltd.		
		Otemachi FCN	239,796.07	5,112	5,112	0		100.0%		NTT Urban Development Builservice Co.		
		Nibancho Garden	57,031.06	9,316	9,316	0		100.0%		The Dai-Ichi Building Co., Ltd.		
		Mitsubishi UFJ Trust	108,171.67	11,904	11,904	0		100.0%		Mitsubishi Estate Co., Ltd.		
		Burex Kojimachi	6,526.64	4,495	4,495	0		100.0%		Space Design, Inc.		
		Sanno Grand	33,875.95	20,855	19,429	1,425	865	93.2%	-4.1%	Mitsubishi Estate Co., Ltd.		
		Yurakucho Denki	70,287.65	4,697	4,185	511		89.1%		Yuden Building Kanri Co., Ltd.		
	Chuo	Kodenmacho	5,822.88	3,897	3,897	0		100.0%		The Dai-Ichi Building Co., Ltd.		
		Kyodo (Kayabacho 2Chome)	5,505.80	4,513	3,914	598	598	86.7%	-13.3%	Bussan Property Management Co., Ltd.		
		Burex Kyobashi	5,470.54	4,279	4,279	0		100.0%		Space Design, Inc.		
		Ginza Sanwa	8,851.00	4,329	4,329	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Ryoshin Ginza EM	5,751.68	4,255	4,255	0	-377	100.0%	8.9%	The Dai-Ichi Building Co., Ltd.		
		Harumi Front	45,458.90	33,369	33,183	185		99.4%		Mitsubishi Estate Co., Ltd.		
		Harumi Center	26,447.27	20,812	20,812	0		100.0%		Mitsubishi Estate Co., Ltd.		
		Akasaka Park	97,489.16	45,013	45,013	0	-3,119	100.0%	6.9%	Mitsubishi Estate Co., Ltd.		
	Minato	Aoyama Crystal	8,094.36	4,898	4,898	0		100.0%		XYMAX PROPERTIES Corporation		
		Shiodome	115,930.83	32,155	32,155	0	-565	100.0%	1.8%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Shiba 2Chome Daimon	16,235.10	9,606	9,530	76	-68	99.2%	0.7%	Tokio Marine & Nichido Facilities, Inc.		
		Cosmo Kanasugibashi	5,420.93	4,062	4,062	0		100.0%		The Dai-Ichi Building Co., Ltd.		
		Shinjuku	8,291.69	5,997	5,997	0	-475	100.0%	7.9%	Tokio Marine & Nichido Facilities, Inc.		
	Taito	Tokyo Opera City	232,996.81	35,050	34,130	920	-737	97.4%	2.1%	Tokyo Operacity Property Management co.,Ltd.		
		TIX UENO	23,727.48	15,020	14,475	544	377	96.4%	-2.5%	The Dai-Ichi Building Co., Ltd.		
	Shinagawa	Higashi-Gotanda 1Chome	6,460.39	5,205	5,205	0		100.0%		Sohgo Housing Co., Ltd		
		Osaki Front Tower	23,673.92	16,856	16,856	0		100.0%		Mitsubishi Estate Co., Ltd.		
	Ota	Omori-Eki Higashiguchi	14,095.34	7,756	7,756	0		100.0%		Tokio Marine & Nichido Facilities, Inc.		
	Shibuya	Yoyogi 1Chome	10,778.10	7,745	7,745	0		100.0%		Tokio Marine & Nichido Facilities, Inc.		
		da Vinci Harajuku	4,359.20	3,147	3,147	0		100.0%		XYMAX PROPERTIES Corporation		
		Jingumae MS	9,420.42	5,558	5,558	0		100.0%		The Dai-Ichi Building Co., Ltd.		
		Shibuya Cross Tower	61,862.33	30,532	28,789	1,742		94.3%	0.0%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Ebisu Neonato	36,598.38	8,700	8,700	0		100.0%		Tokio Marine & Nichido Facilities, Inc.		
	Nakano	Harmony Tower	72,729.31	11,998	11,998	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Toshima	Otsuka Higashi-Ikebukuro	9,531.28	7,224	7,224	0		100.0%		Sohgo Housing Co., Ltd	
	Ikebukuro 2Chome		3,157.51	2,186	2,186	0		100.0%		Sohgo Housing Co., Ltd		
	Ikebukuro YS		7,464.64	5,932	5,932	0		100.0%	-0.0%	XYMAX PROPERTIES Corporation		
	Other Areas	Hachioji	Hachioji First	18,329.98	10,068	10,010	57	57	99.4%	-0.6%	Sohgo Housing Co., Ltd	
Saitama		Saitama Urawa	6,258.59	4,510	4,510	0	-310	100.0%	6.9%	The Dai-Ichi Building Co., Ltd.		
Yokohama		MM Park	49,037.51	38,426	37,198	1,227	-1,713	96.8%	4.5%	Mitsubishi Estate Co., Ltd.		
		Queen's	498,282.77	26,667	25,784	882	570	96.7%	-2.1%	Mitsubishi Estate Co., Ltd.		
Kawasaki		Kawasaki Isago	9,623.83	6,831	6,478	352	352	94.8%	-5.2%	Sohgo Housing Co., Ltd		
		Musashi Kosugi STM	22,839.61	5,378	5,333	45	45	99.1%	-0.9%	Sohgo Housing Co., Ltd		
Sapporo		8-3 Square Kita	16,096.97	12,265	12,265	0	-187	100.0%	1.5%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
Sendai		Jozenji Park	7,648.33	2,518	2,467	50		98.0%		Mitsubishi Estate Co., Ltd.		
		Higashi Nibancho	27,680.45	20,526	20,062	463	-3,700	97.7%	18.0%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Sendai Honma	8,247.50	6,234	5,812	421	169	93.2%	-2.7%	The Dai-Ichi Building Co., Ltd.		
Kanazawa		Kanazawa Park	43,481.20	20,889	19,610	1,279	536	93.9%	-2.6%	Mitsubishi Estate Co., Ltd.		
		Nagoya	Nishiki Park	25,091.91	8,033	7,756	276	-18	96.6%	0.2%	Mitsubishi Estate Co., Ltd.	
Hirokoji Place			15,947.29	13,200	12,360	839	-307	93.6%	2.3%	The Dai-Ichi Building Co., Ltd.		
Hirokoji Sakae			6,445.08	3,911	3,121	790		79.8%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
Nagoya Hirokoji			33,377.73	21,624	20,904	719	397	96.7%	-1.8%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
Nagoya Misono			5,348.00	3,448	3,367	81	81	97.6%	-2.4%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
Kyoto		Shijo Karasuma	9,185.98	6,634	6,634	0		100.0%		MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Kyoto Kawaramachi	9,701.04	6,805	5,701	1,104	109	83.8%	-1.6%	XYMAX PROPERTIES Corporation		
Osaka		Shin-Fujita	45,411.31	28,414	26,102	2,312	146	91.9%	-0.5%	MTSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd.		
		Sakaisujihonmachi	17,145.59	11,520	11,350	169	-205	98.5%	1.8%	The Dai-Ichi Building Co., Ltd.		
		Midotsuji Daiwa	31,213.27	20,450	20,200	249		98.8%		The Dai-Ichi Building Co., Ltd.		
Okayama		Lit City	52,653.19	9,965	9,965	0		100.0%		Taisei-Yuraku Real Estate Co.,Ltd.		
Hiroshima		NHK Hiroshima	35,217.28	9,860	9,860	0		100.0%		Mitsubishi Estate Co., Ltd.		
Fukuoka		Tosei Tenjin	5,588.57	4,000	3,751	248	248	93.8%	-6.2%	The Dai-Ichi Building Co., Ltd.		
		Tenjin Crystal	10,432.04	5,973	5,973	0		100.0%		The Dai-Ichi Building Co., Ltd.		
		Hinode Tenjin	12,527.07	5,841	5,841	0		100.0%		Tokio Marine & Nichido Facilities, Inc.		
Tokyo 23 Wards				436,917	430,910	6,006	-3,501	98.6%	0.8%			
Other Areas					314,003	302,429	11,573	-3,726	96.3%	1.2%		
Portfolio				750,920	733,340	17,580	-7,228	97.7%	1.0%			

*Mitsubishi Jisho Property Management Co., Ltd. merged with Mitsubishi Estate Building Management Co., Ltd. as of April 1, 2014 and Mitsubishi Estate Building Management Co., Ltd. as the surviving company changed its corporate name to MITSUBISHI JISHO PROPERTY MANAGEMENT Co., Ltd. that same day.

Trend in Property Management Costs and Utilities Expenses

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

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



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

Efforts to Strengthen Portfolio Competitiveness

Examples of Efforts taken for each Building to Strengthen Competitiveness

Added Value Renovations • Environmental Measures • Disaster Countermeasures

- Installation of disabled toilet (MM Park)
- Repairing the elevators (Ginza Sanwa)
- Refurbishing the common areas (Akasaka Park)
- Planting renewal work (Omori-Eki Higashiguchi)
- Renewal air-Conditioning (Nagoya Hirokoji)
- Conducting Evacuation Drills and AED Demonstration Courses
- Stockpiles of Emergency Food / Portable Toilet
- Installation of escape equipment to common area (Shinwa)
- Installation of Emergency Stairway Evacuation Chair (Kitanomaru Square, Akasaka Park)
- Installation of emergency MCA wireless capability in asset and property management companies
- Installation of VissQ (Visual Sensor System for Quakes) (Kitanomaru Square, Harumi Front, Akasaka Park, Shibuya Cross Tower, MM Park)

(Ex.) MM Park



As part of our customer service, we renovated a kitchen area and built a toilet for wheelchair users, which has led to greater tenant satisfaction.

Environmental & Social Awareness (DBJ Green Building Certification)

DBJ Green Building

Platinum

2012

“For the first time on a property owned by a J-REIT”
obtained the top “**Platinum**” rank

Harumi Front

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

JRE owns three more buildings that have attained the “Gold” rank

MM Park

Osaki Front Tower

Harumi Center

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

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

JRE's Renovation Work

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

Trend in Construction Costs and Depreciation (Actual)

(In millions of yen)

	1st Period May 01-Mar 02	2nd Period Apr 02-Sep 02	3rd Period Oct 02-Mar 03	4th Period Apr 03-Sep 03	5th Period Oct 03-Mar 04	6th Period Apr 04-Sep 04	7th Period Oct 04-Mar 05	8th Period Apr 05-Sep 05	9th Period Oct 05-Mar 06	10th Period Apr 06-Sep 06	11th Period Oct 06-Mar 07	12th Period Apr 07-Sep 07	13th Period Oct 07-Mar 08
Construction costs	794	453	933	841	1,585	1,161	1,178	1,025	1,728	1,654	2,857	1,520	2,760
Repairing expenses (reported as expense)	321	152	323	289	365	363	471	474	528	513	916	580	991
Capital expenditure (capitalized as asset)	472	301	609	552	1,219	797	706	550	1,200	1,141	1,940	939	1,769
Depreciation	1,100	1,194	1,310	1,393	1,498	1,657	1,641	2,017	2,359	2,682	2,717	2,835	3,068
Total assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973	449,643	527,537
Property-related revenues	6,492	7,910	8,500	8,965	9,560	10,151	10,747	13,119	13,962	15,169	16,500	17,132	17,807

	14th Period Apr 08-Sep 08	15th Period Oct 08-Mar 09	16th Period Apr 09-Sep 09	17th Period Oct 09-Mar 10	18th Period Apr 10-Sep 10	19th Period Oct 10-Mar 11	20th Period Apr 11-Sep 11	21st Period Oct 11-Mar 12	22nd Period Apr 12-Sep 12	23rd Period Oct 12-Mar 13	24th Period Apr 13-Sep 13	25th Period Oct 13-Mar 14
Construction costs	1,138	1,721	2,313	2,074	1,563	2,315	1,328	2,493	2,227	2,741	2,411	3,320
Repairing expenses (reported as expense)	511	676	1,119	756	790	833	585	700	764	886	866	887
Capital expenditure (capitalized as asset)	627	1,044	1,193	1,318	773	1,481	743	1,792	1,463	1,854	1,545	2,433
Depreciation	3,560	3,788	3,801	3,945	4,218	4,286	4,433	4,690	4,908	5,208	5,507	5,649
Total assets	542,920	565,022	564,528	637,326	634,974	646,847	643,949	703,085	724,851	765,628	775,066	817,130
Property-related revenues	19,805	20,716	20,795	20,758	22,112	22,135	22,283	24,059	24,222	25,357	26,206	26,582

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

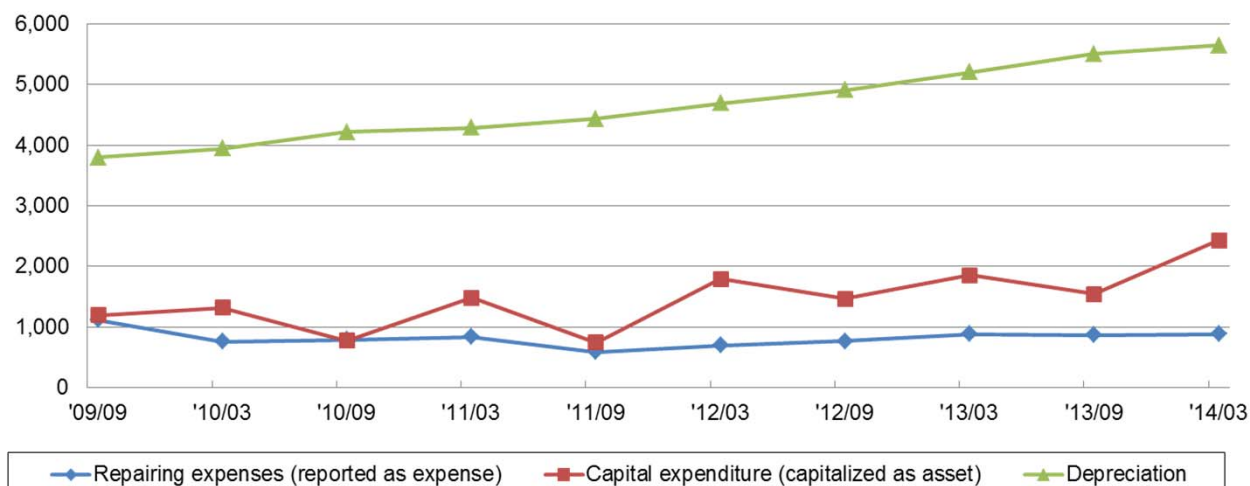
5-year Plan for Capital Expenditure and Depreciation (Forecast)

(In 100 millions of yen)

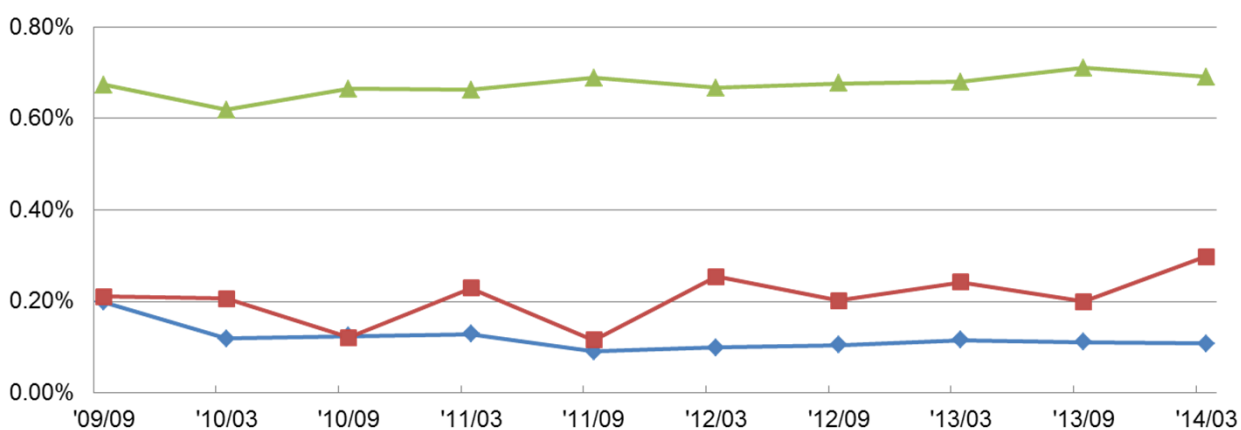
	Apr 13-Mar 14 Actual	Apr 14-Mar 15	Apr 15-Mar 16	Apr 16-Mar 17	Apr 17-Mar 18	Total
Capital expenditure (capitalized as asset)	39	53	53	43	43	231
Depreciation	111	116	115	116	115	573

Repair work expenses, capital expenditure, depreciation (Actual)

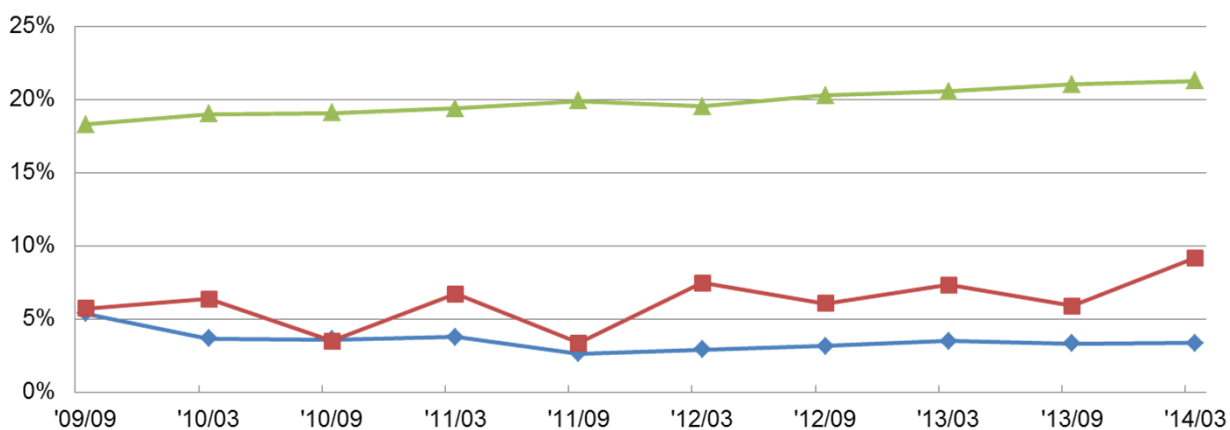
(In millions of yen)



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



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



Details of Appraisal Values at the End of the 25th Period

(In millions of yen)

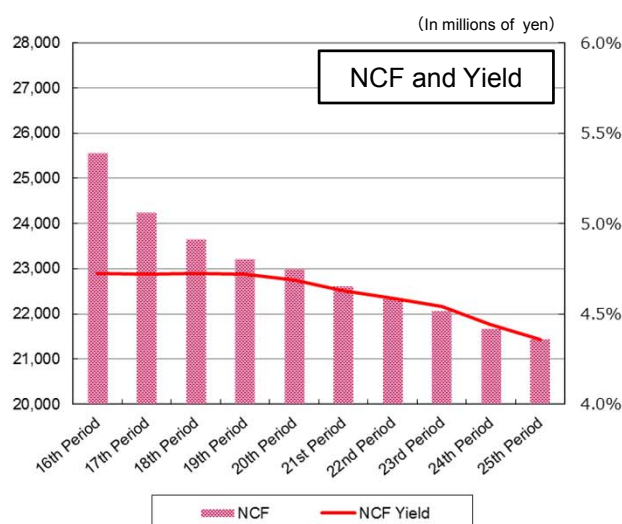
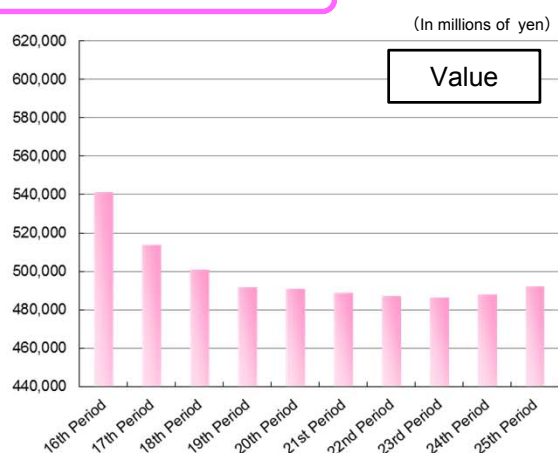
Name	Acquisition Price	Appraisal Value as of the End of Period															
		24th Period					25th Period					Change					
		DC(*1)		DCF(*2)			DC(*1)		DCF(*2)			Appraisal Value	Change in Value	DC(*1)		DCF(*2)	
		Appraisal Value	Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate	Appraisal Value	Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate			Cap Rate	Assessed CF	Discount Rate	Terminal Cap Rate
Genki Medical Plaza	5,000	6,390	5.20%	336	4.80%	5.50%	6,510	5.10%	336	4.70%	5.40%	120	1.9%	-0.10%	0.0%	-0.10%	-0.10%
Kitanomaru Square	81,555	72,300	3.90%	2,894	3.70%	4.10%	74,200	3.80%	2,894	3.60%	4.00%	1,900	2.6%	-0.10%	0.0%	-0.10%	-0.10%
MD Kanda	9,520	7,350	4.30%	327	4.10%	4.50%	7,480	4.20%	325	4.00%	4.40%	130	1.8%	-0.10%	-0.6%	-0.10%	-0.10%
Kandabashi Park	4,810	4,120	4.40%	185	4.20%	4.60%	4,100	4.30%	178	4.10%	4.50%	-20	-0.5%	-0.10%	-3.4%	-0.10%	-0.10%
Nibancho Garden	14,700	16,900	4.50%	777	4.30%	4.70%	17,300	4.40%	777	4.20%	4.60%	400	2.4%	-0.10%	0.0%	-0.10%	-0.10%
Mitsubishi UFJ Trust	44,700	44,900	3.40%	1,544	3.10%	3.50%	44,600	3.40%	1,534	3.10%	3.50%	-300	-0.7%	0.00%	-0.6%	0.00%	0.00%
Burex Kojimachi	7,000	6,060	4.10%	252	3.90%	4.30%	6,220	4.00%	252	3.80%	4.20%	160	2.6%	-0.10%	0.0%	-0.10%	-0.10%
Sanno Grand	20,900	29,000	4.30%	1,274	4.00%	4.40%	29,600	4.20%	1,266	3.90%	4.30%	600	2.1%	-0.10%	-0.6%	-0.10%	-0.10%
Yurakucho Denki	7,200	7,120	4.30%	314	4.10%	4.50%	7,220	4.20%	310	4.00%	4.40%	100	1.4%	-0.10%	-1.0%	-0.10%	-0.10%
Kodenmachi	3,173	2,910	4.80%	145	4.60%	5.00%	2,910	4.70%	142	4.50%	4.90%	0	0.0%	-0.10%	-2.0%	-0.10%	-0.10%
Kyodo (Kayabacho 2Chome)	4,410	5,020	4.40%	221	4.20%	4.60%	5,030	4.30%	221	4.10%	4.50%	10	0.2%	-0.10%	0.2%	-0.10%	-0.10%
Burex Kyobashi	5,250	6,250	4.10%	260	3.90%	4.30%	6,400	4.00%	260	3.80%	4.20%	150	2.4%	-0.10%	0.0%	-0.10%	-0.10%
Ginza Sanwa	16,830	15,100	3.80%	587	3.70%	3.90%	15,400	3.70%	585	3.60%	3.80%	300	2.0%	-0.10%	-0.3%	-0.10%	-0.10%
Ryoshin Ginza EM	7,999	5,280	4.30%	234	4.10%	4.50%	5,390	4.20%	234	4.00%	4.40%	110	2.1%	-0.10%	0.0%	-0.10%	-0.10%
Harumi Front	31,300	35,200	4.90%	1,706	4.50%	5.20%	36,600	4.70%	1,709	4.30%	5.00%	1,400	4.0%	-0.20%	0.2%	-0.20%	-0.20%
Harumi Center	26,800	20,100	4.60%	955	4.40%	4.80%	20,500	4.50%	952	4.30%	4.70%	400	2.0%	-0.10%	-0.3%	-0.10%	-0.10%
Akasaka Park	60,800	62,900	4.00%	2,603	3.80%	4.20%	62,900	4.00%	2,600	3.80%	4.20%	0	0.0%	0.00%	-0.1%	0.00%	0.00%
Aoyama Crystal	7,680	6,960	4.10%	294	3.90%	4.30%	6,980	4.10%	295	3.90%	4.30%	20	0.3%	0.00%	0.3%	0.00%	0.00%
Shiodome	75,850	76,800	3.90%	3,080	3.70%	4.10%	78,800	3.80%	3,065	3.60%	4.00%	2,000	2.6%	-0.10%	-0.5%	-0.10%	-0.10%
Shiba 2Chome Daimon	4,859	5,940	4.70%	289	4.50%	4.90%	6,060	4.60%	290	4.40%	4.80%	120	2.0%	-0.10%	0.3%	-0.10%	-0.10%
Cosmo Kanasugibashi	2,808	2,690	4.80%	131	4.60%	5.00%	2,780	4.70%	133	4.50%	4.90%	90	3.3%	-0.10%	1.3%	-0.10%	-0.10%
Shinwa	7,830	5,680	4.50%	263	4.30%	4.70%	5,500	4.40%	247	4.20%	4.60%	-180	-3.2%	-0.10%	-6.1%	-0.10%	-0.10%
Tokyo Opera City	31,776	29,600	4.50%	1,403	4.30%	4.70%	29,500	4.40%	1,372	4.20%	4.60%	-100	-0.3%	-0.10%	-2.2%	-0.10%	-0.10%
TIX UENO	22,000	23,300	4.40%	1,038	4.20%	4.60%	23,700	4.30%	1,034	4.10%	4.50%	400	1.7%	-0.10%	-0.3%	-0.10%	-0.10%
Higashi-Gotanda 1Chome	5,500	5,470	4.50%	249	4.20%	4.60%	5,570	4.40%	246	4.10%	4.50%	100	1.8%	-0.10%	-0.9%	-0.10%	-0.10%
Osaki Front Tower	12,300	15,500	4.70%	913	4.40%	4.90%	15,500	4.70%	912	4.40%	4.90%	0	0.0%	0.00%	0.0%	0.00%	0.00%
Omori-Eki Higashiguchi	5,123	5,150	5.20%	281	5.00%	5.40%	5,170	5.10%	277	4.90%	5.30%	20	0.4%	-0.10%	-1.3%	-0.10%	-0.10%
Nippon Brunswick (Land with leasehold interest)	5,500	5,240	—	180	3.20%	—	5,360	0.00%	180	3.30%	—	120	2.3%	—	0.0%	0.10%	—
Yoyogi 1Chome	8,700	10,000	4.20%	431	4.00%	4.40%	9,940	4.20%	427	4.00%	4.40%	-60	-0.6%	0.00%	-0.9%	0.00%	0.00%
da Vinci Harajuku	4,885	6,180	4.50%	279	4.20%	4.60%	6,280	4.40%	277	4.10%	4.50%	100	1.6%	-0.10%	-0.7%	-0.10%	-0.10%
Jingumae MS	12,200	10,200	4.10%	426	3.90%	4.30%	9,560	4.00%	391	3.80%	4.20%	-640	-6.3%	-0.10%	-8.2%	-0.10%	-0.10%
Shibuya Cross Tower	34,600	42,100	4.00%	1,731	3.80%	4.20%	42,500	3.90%	1,697	3.70%	4.10%	400	1.0%	-0.10%	-1.9%	-0.10%	-0.10%
Harmony Tower	9,020	10,600	4.50%	493	4.30%	4.70%	10,800	4.40%	494	4.20%	4.60%	200	1.9%	-0.10%	0.1%	-0.10%	-0.10%
Otsuka Higashi-Ikebukuro	3,541	3,820	5.60%	214	5.30%	5.70%	3,960	5.50%	217	5.20%	5.60%	140	3.7%	-0.10%	1.3%	-0.10%	-0.10%
Ikebukuro 2Chome	1,728	1,640	5.20%	86	5.00%	5.40%	1,610	5.10%	82	4.90%	5.30%	-30	-1.8%	-0.10%	-4.0%	-0.10%	-0.10%
Ikebukuro YS	4,500	4,250	5.00%	216	4.80%	5.20%	4,310	4.90%	214	4.70%	5.10%	60	1.4%	-0.10%	-0.7%	-0.10%	-0.10%
Hachioji First	5,679	4,430	5.40%	238	5.20%	5.60%	4,440	5.30%	233	5.10%	5.50%	10	0.2%	-0.10%	-2.2%	-0.10%	-0.10%
Saitama Urawa	2,574	2,070	5.70%	123	5.50%	5.90%	2,090	5.60%	121	5.40%	5.80%	20	1.0%	-0.10%	-1.4%	-0.10%	-0.10%
MM Park	37,400	35,000	4.90%	1,723	4.70%	5.10%	35,500	4.80%	1,723	4.60%	5.00%	500	1.4%	-0.10%	0.0%	-0.10%	-0.10%
Kawasaki Isago	3,375	2,330	5.50%	132	5.30%	5.70%	2,390	5.40%	132	5.20%	5.60%	60	2.6%	-0.10%	0.3%	-0.10%	-0.10%
Musashi Kosugi STM	4,000	3,770	5.40%	204	5.20%	5.60%	3,840	5.30%	205	5.10%	5.50%	70	1.9%	-0.10%	0.0%	-0.10%	-0.10%
8-3 Square Kita	7,100	6,790	5.50%	378	5.40%	5.70%	6,770	5.50%	377	5.40%	5.70%	-20	-0.3%	0.00%	-0.2%	0.00%	0.00%
Jozenji Park	1,000	887	6.20%	53	6.10%	6.40%	892	6.20%	54	6.10%	6.40%	5	0.6%	0.00%	0.6%	0.00%	0.00%
Higashi Nibancho	9,950	11,700	5.80%	655	5.50%	6.10%	11,700	5.80%	662	5.50%	6.10%	0	0.0%	0.00%	1.1%	0.00%	0.00%
Sendai Honma	3,174	2,350	5.80%	144	5.70%	6.00%	2,240	5.80%	136	5.70%	6.00%	-110	-4.7%	0.00%	-5.6%	0.00%	0.00%
Kanazawa Park	4,580	4,350	6.60%	298	6.50%	6.80%	4,350	6.60%	292	6.40%	6.80%	0	0.0%	0.00%	-2.1%	-0.10%	0.00%
Nishiki Park	5,150	3,690	5.60%	217	5.40%	5.80%	3,690	5.50%	214	5.30%	5.70%	0	0.0%	-0.10%	-1.7%	-0.10%	-0.10%
Hirokoji Place	8,567	9,050	5.20%	476	5.00%	5.40%	9,250	5.10%	477	4.90%	5.30%	200	2.2%	-0.10%	0.1%	-0.10%	-0.10%
Hirokoji Sakae	1,680	1,510	5.40%	82	5.20%	5.60%	1,550	5.30%	83	5.10%	5.50%	40	2.6%	-0.10%	1.4%	-0.10%	-0.10%
Nagoya Hirokoji	14,533	11,700	5.30%	628	5.10%	5.50%	11,800	5.20%	623	5.00%	5.40%	100	0.9%	-0.10%	-0.8%	-0.10%	-0.10%
Nagoya Misono	1,865	1,110	5.70%	65	5.50%	5.90%	1,110	5.60%	63	5.40%	5.80%	0	0.0%	-0.10%	-2.2%	-0.10%	-0.10%
Shijo Karasuma	4,400	4,540	5.70%	260	5.50%	5.90%	4,550	5.70%	261	5.50%	5.90%	10	0.2%	0.00%	0.1%	0.00%	0.00%
Kyoto Kawaramachi	2,650	1,740	6.00%	109	5.90%	6.20%	1,760	5.90%	108	5.80%	6.10%	20	1.1%	-0.10%	-1.0%	-0.10%	-0.10%
Shin-Fujita	24,000	16,400	5.00%	846	4.80%	5.20%	16,700	4.90%	843	4.70%	5.10%	300	1.8%	-0.10%	-0.3%	-0.10%	-0.10%
Sakaisujihonmachi	4,164	3,370	5.40%	194	5.20%	5.60%	3,150	5.30%	176	5.10%	5.50%	-220	-6.5%	-0.10%	-9.3%	-0.10%	-0.10%
Midosuji Daiwa	14,314	13,200	4.80%	647	4.60%	5.00%	12,800	4.70%	612	4.50%	4.90%	-400	-3.0%	-0.10%	-5.4%	-0.10%	-0.10%
Lit City	4,650	4,230	6.30%	270	6.20%	6.50%	4,230	6.30%	269	6.20%	6.50%	0	0.0%	0.00%	-0.4%	0.00%	0.00%
NHK Hiroshima	2,770	2,460	6.20%	146	6.10%	6.40%	2,470	6.20%	146	6.10%	6.40%	10	0.4%	0.00%	0.2%	0.00%	0.00%
Tosei Tenjin	1,550	1,290	6.00%	80	5.90%	6.20%	1,300	5.90%	80	5.80%	6.10%	10	0.8%	-0.10%	-0.7%	-0.10%	-0.10%
Tenjin Crystal	5,000	2,470	5.60%	141	5.50%	5.80%	2,490	5.50%	138	5.40%	5.70%	20	0.8%	-0.10%	-1.9%	-0.10%	-0.10%
Hinode Tenjin	3,657	3,580	5.60%	203	5.30%	5.60%	3,650	5.50%	203	5.20%	5.50%	70	2.0%	-0.10%	0.1%	-0.10%	-0.10%
Subtotal (61 properties)	790,130	772,037					780,952					8,915	1.2%				
Otemachi FCN	15,462						16,600	3.60%	628	3.30%	3.70%						
Ebisu Neonato	14,612						14,100	4.10%	601	3.90%	4.30%						
Queen's	17,200						17,500	5.10%	895	4.80%	5.40%						
Total (64 properties)	837,405						829,152										

*The properties for which additional shares were acquired/transferred during the 25th Period among properties held at the end of the 24th Period are included in "Property acquired/transferred during the 25th Period".(The appraisal value at the end of the 24th Period has been left out of the above.)

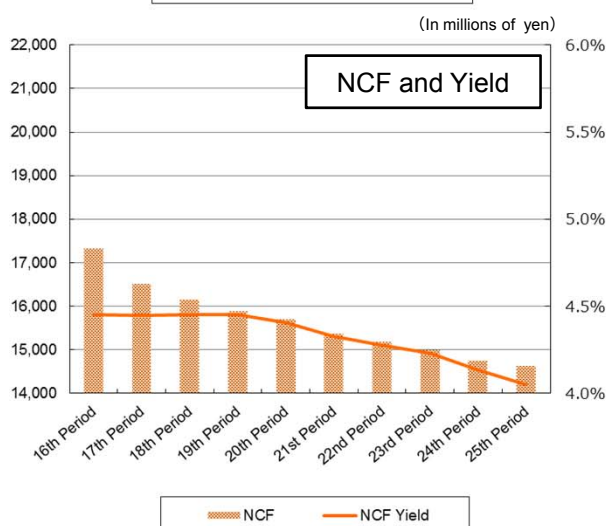
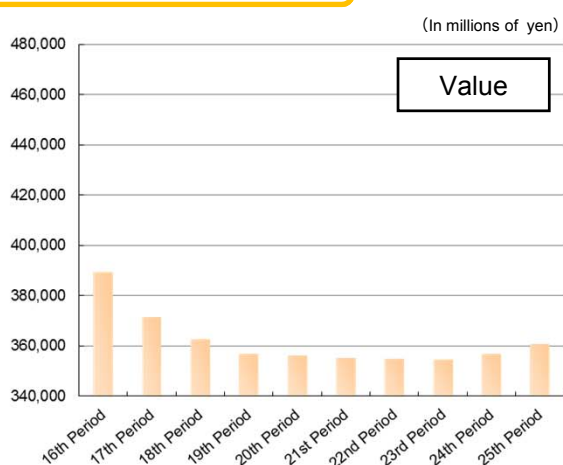
Historical Appraisal Values and NCF

JRE's portfolio of 48 properties with constantly held ownership without increase or decrease of share between the end of the 16th Period and the end of the 25th Period.

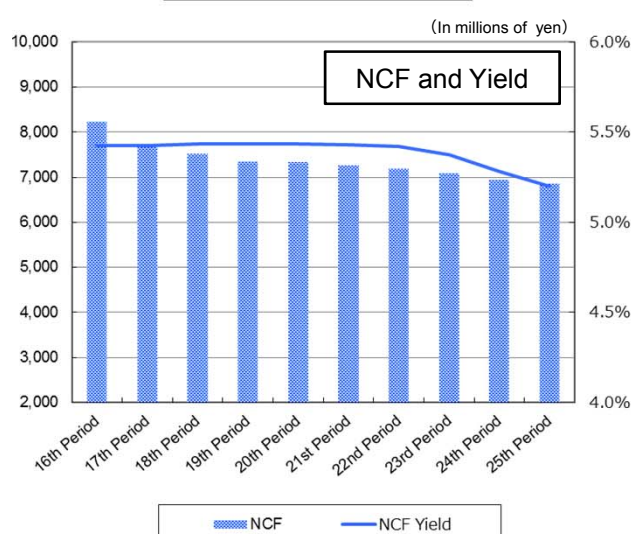
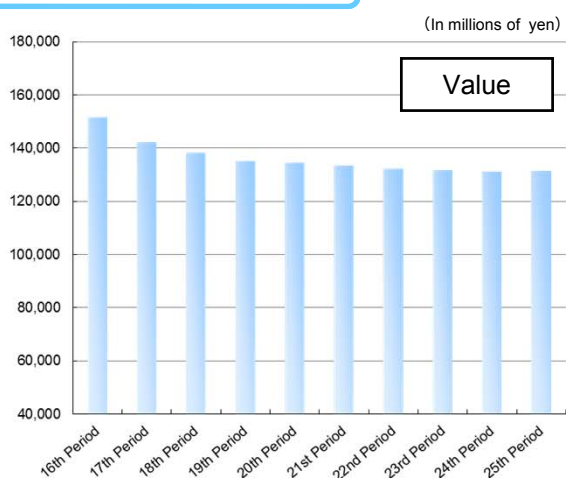
Overall



Tokyo 23 Wards



Other Areas



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

Portfolio Classification by Area and Floor Space

Floor Size by Area, Property and PM Companies

Blue shows the acquired properties. Red shows the transferred properties

(As of March 31, 2014)

Area Tsubo per Standard floor (Tsubo ≒ 3.3 m²)	Area							Total Number of Buildings					
	Tokyo 23 Wards			Other Areas				Total Acquisition Price (¥mm) (%)					
	3 Central Wards	Other Area	Tokyo Metropolitan Area (excl. 23 Wards)	Osaka / Kyoto / Kobe	Nagoya	Other							
450 -	Nibancho Garden	1,117	Tokyo Opera City	653	MM Park	828		Kanazawa Park	625	16			
	Shiodome	1,059			Musashi Kosugi	619		Lit City	550	481,625			
	Otemachi FCN	709			STM			Higashi Nibancho	468	(57.9%)			
	Harumi Front	693			Queen's	476							
	Sanno Grand	666											
	Harumi Center	648											
	Akasaka Park	617											
	Kitanomaru	568											
	Square												
Mitsubishi UFJ Trust	537												
300 - 450	Property E		Harmony Tower	413	Hachioji First	335	Shin-Fujita	440	Hirokoji Place	421	8-3 Square Kita	373	14
	Yurakucho Denki	398	Ebisu Neonato	373			Midosuji Daiwa	341	Nagoya Hirokoji	333	NHK Hiroshima	301	181,554
	Shiba 2Chome	352	Osaki Front	368									(21.8%)
	Daimon		Tower										
			TIX UENO	329									
			Shibuya Cross	313									
			Tower										
200 - 300	Kandabashi Park	212	Property H		Property B		Sakaisujinmachi	284	Nishiki Park	209	Hinode Tenjin	252	12
			Otsuka Higashi-Ikebukuro	273			Shijo Karasuma	264					60,025
			Ikebukuro YS	251			Kyoto	223					(7.2%)
			Yoyogi 1Chome	230			Kawaramachi						
			Shinwa	227									
			Omori-Eki	218									
			Higashiguchi										
			Higashi-Gotanda 1Chome	201									
150 - 200	Ginza Sanwa	198	Property A		Kawasaki Isago	197			Nagoya Misono	157	Jozenji Park	191	14
	MD Kanda	198			Saitama Urawa	189					Sendai Honma	179	68,528
	Genki Medical Plaza	183									Property C		(8.2%)
	Kyodo (Kayabacho)	181									Tosei Tenjin	167	
	Burex Kyobashi	176											
	Ryoshin Ginza	173											
	EM												
	Cosmo	160											
	Kanasugibashi												
Kodenmachi	150												
100 - 150	Burex Kojimachi	132	Jingumae MS	146			Property F		Hirokoji Sakae	144	Property D		6
	Aoyama Crystal	117	da Vinci	117							Tenjin Crystal	112	38,445
			Harajuku										(4.6%)
			Property G										
- 100			Ikebukuro	74									1
			2Chome										1,728
													(0.2%)
Total Number of Buildings	22	15	6	5	5	10	63						
Total Acquisition Price (¥mm)	458,607	178,315	70,228	49,528	31,795	43,431	831,905						
(%)	(55.1%)	(21.4%)	(8.4%)	(6.0%)	(3.8%)	(5.2%)	(100.0%)						
Number of PM Companies	9	7	3	3	3	5	12						

- Balanced portfolio of properties, mostly large scale and competitive properties.
- The ratio of properties with standard floor area of 200 tsubo is approximately 87% on an acquisition price basis.
- JRE keeps property management agreements with several property management companies in each area with a view to assure fair competition among them and accumulate know-how through them.

Portfolio Classification by Building Age and Location

Building Age and Walking Time from the Nearest Station

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

(As of March 31, 2014)

Time Building Age	Area								Total Number of Buildings
	Tokyo 23 Wards				Other Areas				Total Acquisition Price (¥mm)
	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	- 1 min. walk	1 - 5 min.	5 - 10 min.	10 min. -	(%)
- 10 years	Otemachi FCN Kitanomaru Square Burex Kojimachi	TIX UENO Shiodome Osaki Front Tower Higashi-Gotanda 1Chome Nibancho Garden	Harumi Front Harumi Center		Shijo Karasuma Higashi Nibancho MM Park 8-3 Square Kita Lit City	Hirokoji Place			16 364,535 (43.8%)
10 - 20 years	Mitsubishi UFJ Trust MD Kanda Harmony Tower Tokyo Opera City Ebisu Neonato	Yoyogi 1Chome Burex Kyobashi Ryoshin Ginza EM Jingumae MS			Queen's Hachioji First Nishiki Park NHK Hiroshima	Shin-Fujita			14 198,577 (23.9%)
20 - 30 years	Kodenmachi Kyodo (Kayabacho 2Chome) Property G Omori-Eki Higashiguchi Genki Medical Plaza	Kandabashi Park Akasaka Park Otsuka Higashi-Ikebukuro Shiba 2Chome Daimon	Cosmo Kanasugibashi Property A Ikebukuro 2Chome Ikebukuro YS Shinwa da Vinci Harajuku		Sakaisujihonmachi Sendai Honma Midosuji Daiwa Musashi Kosugi STM	Tenjin Crystal Jozenji Park Kanazawa Park Nagoya Misono Kawasaki Isago Saitama Urawa Hirokoji Sakae Hinode Tenjin Nagoya Hirokoji	Tosei Tenjin Property F	Property B Property D Property C	27 178,933 (21.5%)
30 years -	Ginza Sanwa Yurakucho Denki Property E Sanno Grand	Aoyama Crystal Shibuya Cross Tower Property H				Kyoto Kawaramachi			6 89,860 (10.8%)
Total Number of Buildings	15	15	7	0	13	12	1	0	63
Total Acquisition Price (¥mm)	276,283	280,789	79,851	0	119,951	73,481	1,550	0	831,905
(%)	(33.2%)	(33.8%)	(9.6%)	(0.0%)	(14.4%)	(8.8%)	(0.2%)	(0.0%)	(100.0%)

- Properties aged 10 years or less account for approx. 44% of the total properties on an acquisition price basis.
- The ratio of properties located within a five-minute walk from the nearest station is approx. 90% of the total number of properties on an acquisition price basis.

PML Values

Tokyo 23 Wards

Area		Name	Completion Date	PML Value
Tokyo 23 Wards	Chiyoda	Genki Medical Plaza	1985/09	3.4%
		Kitanomaru Square	2006/01	1.6%
		MD Kanda	1998/02	5.0%
		Kandabashi Park	1993/07	5.0%
		Otemachi FCN	2012/10	0.9%
		Nibancho Garden	2004/04	2.1%
		Mitsubishi UFJ Trust	2003/02	1.4%
		Burex Kojimachi	2005/01	4.1%
		Sanno Grand	1966/09	3.6%
		Yurakucho Denki	1975/09	3.7%
	Chuo	Kodenmacho	1991/11	3.3%
		Kyodo (Kayabacho 2Chome)	1991/04	3.6%
		Burex Kyobashi	2002/02	4.7%
		Ginza Sanwa	1982/10	3.7%
		Ryoshin Ginza EM	1998/10	2.8%
		Harumi Front	2012/02	2.0%
		Harumi Center	2006/11	3.5%
	Minato	Akasaka Park	1993/07	1.4%
		Aoyama Crystal	1982/12	5.4%
		Shiodome	2007/12	1.4%
		Shiba 2Chome Daimon	1984/03	3.0%
		Cosmo Kanasugibashi	1992/03	7.3%
	Shinjuku	Shinwa	1989/11	7.0%
		Tokyo Opera City	1996/07	2.0%
	Taito	TXTOWER UENO	2010/07	2.0%
	Shinagawa	Higashi-Gotanda 1Chome	2004/07	2.6%
		Osaki Front Tower	2005/06	3.4%
	Ota	Omori-Eki Higashiguchi	1989/07	2.8%
	Shibuya	Yoyogi 1Chome	2003/10	2.2%
		da Vinci Harajuku	1987/12	9.6%
Jingumae MS		1998/03	3.3%	
Shibuya Cross Tower		1976/04	2.2%	
Ebisu Neonato		1994/10	2.4%	
Nakano	Harmony Tower	1997/03	2.0%	
Toshima	Otsuka Higashi-Ikebukuro	1987/11	6.1%	
	Ikebukuro 2Chome	1990/05	3.4%	
	Ikebukuro YS	1989/12	5.7%	

Other Areas

Area		Name	Completion Date	PML Value
Other Areas	Hachioji	Hachioji First	1996/07	3.9%
	Saitama	Saitama Urawa	1990/03	7.2%
	Yokohama	MM Park	2007/12	4.0%
		Queen's	1997/06	3.3%
	Kawasaki	Kawasaki Isago	1990/12	4.1%
		Musashi Kosugi STM	1990/10	3.8%
	Sapporo	8・3 Square Kita	2006/12	1.6%
	Sendai	Jozenji Park	1993/01	3.3%
		Higashi Nibancho Square	2008/07	1.8%
		Sendai Honma	1991/11	2.2%
	Kanazawa	Kanazawa Park	1991/10	4.8%
	Nagoya	Nishiki Park	1995/08	2.4%
		Hirokoji Place	2004/12	3.1%
		Hirokoji Sakae	1987/09	5.2%
		Nagoya Hirokoji	1987/05	2.4%
		Nagoya Misono	1991/09	4.1%
	Kyoto	Shijo Karasuma	2010/01	11.7%
		Kyoto Kawaramachi	1982/11	12.1%
	Osaka	Shin-Fujita	1995/04	4.0%
		Sakaisujihonmachi	1992/10	7.4%
		Midosuji Daiwa	1991/09	6.9%
	Okayama	Lit City	2005/06	0.6%
	Hiroshima	NHK Hiroshima	1994/08	1.1%
	Fukuoka	Tosei Tenjin	1992/03	4.3%
		Tenjin Crystal	1993/08	3.1%
		Hinode Tenjin	1987/08	4.2%
Portfolio PML				2.0%

* Completion date is the date of construction.

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

The percentage of the expense in restoring an earthquake-struck building to pre-earthquake condition to the total replacement value (i.e., total expense incurred from an earthquake divided by replacement value of a building), when assuming a catastrophic earthquake that is likely to occur with a 10% probability over a span of 50 years (a 10% probability of an earthquake occurring in 50 years can be translated into one occurring once in 475 years, which means an earthquake with a recurrence span of 475 years or one that might occur once in 475 years).

Key Properties of JRE

(As of March 31, 2014)

Kitanomaru Square
(Chiyoda-ku, Tokyo)



- Acquisition Date February 24, 2006
- Acquisition Price ¥81,555.5 million
- Area Land: 5,821.03 m²
Building: 57,279.20 m²
- Completion Date January 2006

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



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

Harumi Front
(Chuo-ku, Tokyo)



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

Tokyo Opera City Building
(Shinjuku-ku, Tokyo)



- Acquisition Date September 13, 2005/March 24, 2010
- Acquisition Price ¥31,776.8 million
- Area Land: 18,236.94 m²
Building: 232,996.81 m²
(Ownership: 31.325%)
- Completion Date July 1996

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



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

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



- Acquisition Date December 19, 2008/January 15,2010
- Acquisition Price ¥75,850 million
- Area Land: approx. 12,046 m²
Building: 115,930.83 m²
(Quasi-co-ownership: 40.0% of the trust beneficiary right)
- Completion Date December 2007

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



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

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



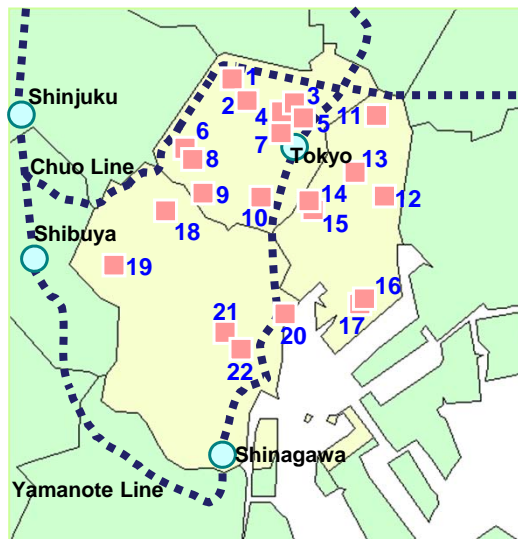
- Acquisition Date March 24, 2008
- Acquisition Price ¥37,400 million
- Area Land: 6,825.77 m²
Building: 49,037.51 m²
- Completion Date December 2007

Portfolio Map

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

As of March 31, 2014

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



Nibancho Garden



Sanno Grand Building



Ginza Sanwa Building

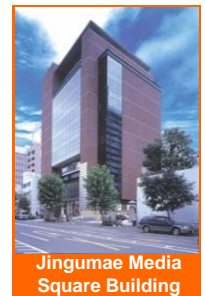
23 Wards of Tokyo (excluding 3 Central Wards)



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



Osaki Front Tower



Jingumae Media Square Building

Other Areas

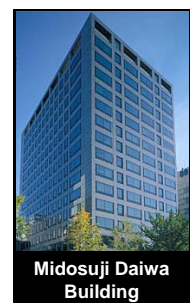
- 1 Hachioji First Square
- 2 Saitama Urawa Building
- 3 MM Park Building
- 4 Queen's Tower A
- 5 Kawasaki Isago Building
- 6 Musashi Kosugi STM Building
- 7 8·3 Square Kita Building
- 8 Jozenji Park Building
- 9 Higashi Nibancho Square
- 10 Sendai Honcho Honma Building
- 11 Kanazawa Park Building
-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



8·3 Square Kita Building



Nagoya Hirokoji Building

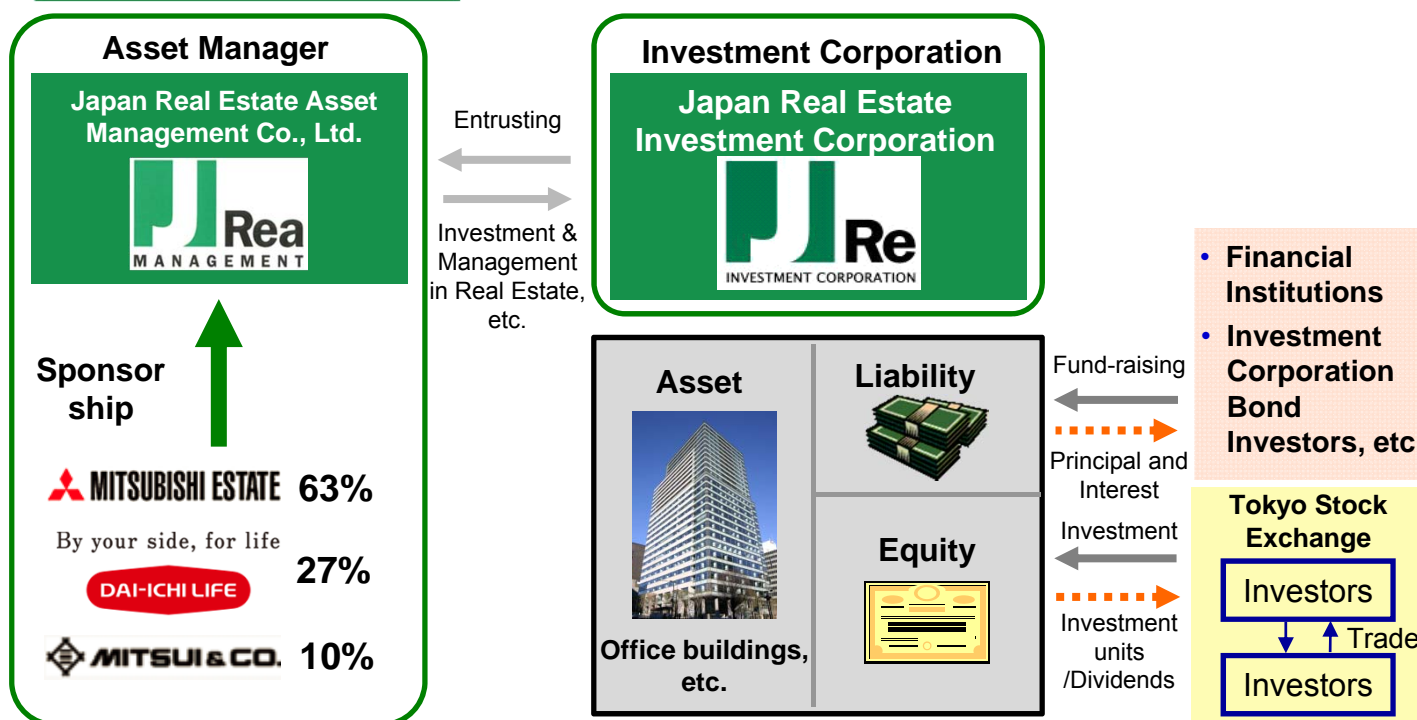


Midosuji Daiwa Building

3. Appendix

Outline of Japan Real Estate Investment Corporation

Structure



Points

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

The Strengths of Japan Real Estate Investment Corporation

(As of May 19, 2014)

① Collaboration with three sponsors:

Mitsubishi Estate Co., Ltd.; The Dai-ichi Life Insurance Company, Limited and Mitsui & Co., Ltd.

Property pipeline support

- Providing properties
- Property information, etc.

Operating support

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

Human resource support

- Sending experienced professionals

<Protection against conflicts of interest>

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

② Investment Corporation **focused on office buildings**

(64 office buildings, total acquisition price: ¥837.4 billion*)

③ **The first listed J-REIT**, showing steady performance for 25 consecutive periods

④ **Sound financial strength**

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

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

Compliance Structure

Basic Principle of Compliance for the Investment Corporation

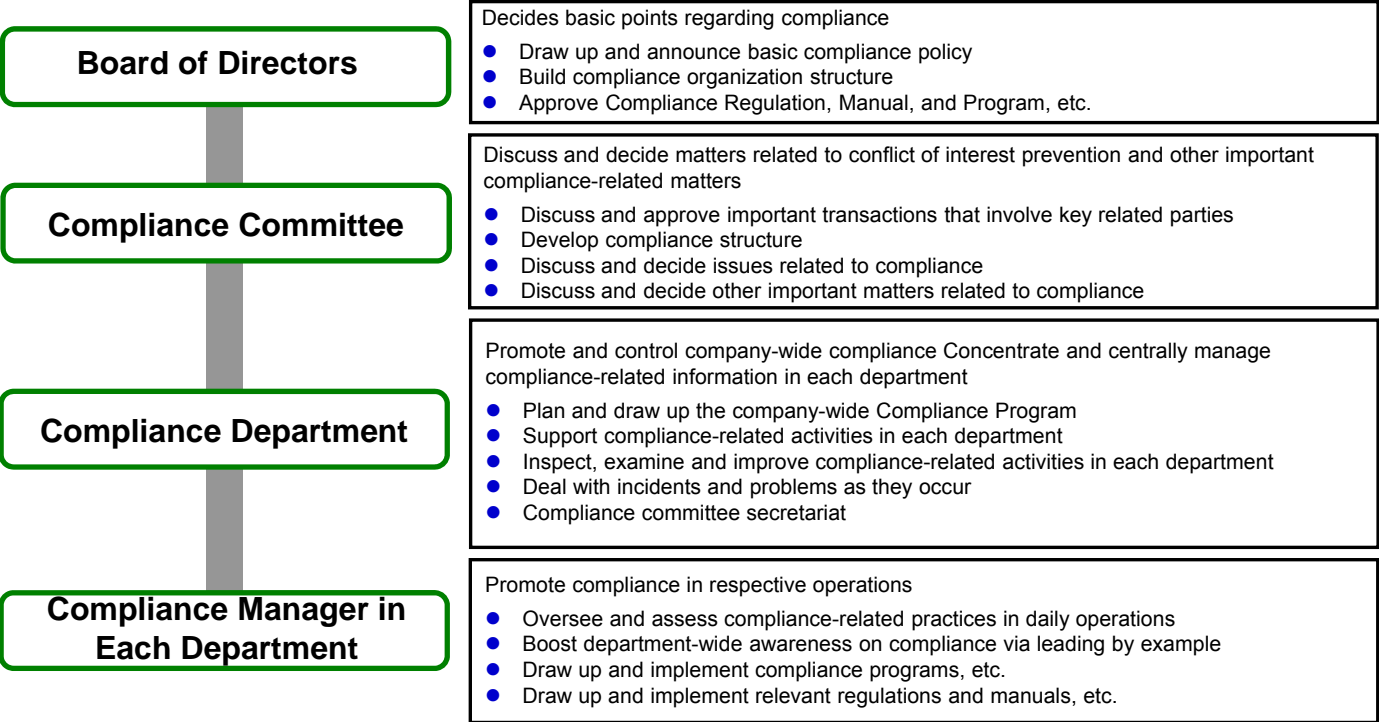
JRE's basic principle of compliance is to thoroughly observe legal and other relevant norms in regard to the business operation as well as to respond to the requirements from society. This means that the investment corporation administers and oversees the outsourcing companies from the same standpoint,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

Basic Principle of Compliance for the Asset Management Company

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

Compliance Promotion System

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



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

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

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

Structure and Past Record of Fees to Asset Management Company

Structure of Fees to Asset Management Company

Term fee

(As of March 31, 2014)

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

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

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

[Formula]*

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

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

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

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

Incentive fee

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

[Formula]

([CF per Unit as of the last day of the relevant fiscal period] - [CF per Unit as of the last day of the immediately preceding fiscal period]) x (Total number of outstanding Units as of the last day of the relevant fiscal period) x 30.0%

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

[Formula]

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

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

(i) Consolidation or Split of Units

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

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

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

Acquisition fee

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

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

Transfer fee

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

Merger fee

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

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

Asset Management Fees Paid to the Asset Management Company

→New Asset Management Fee Rate (reduction)

(In millions of yen)

	1st Period Mar-02	2nd Period Sep-02	3rd Period Mar-03	4th Period Sep-03	5th Period Mar-04	6th Period Sep-04	7th Period Mar-05	8th Period Sep-05	9th Period Mar-06	10th Period Sep-06	11th Period Mar-07	12th Period Sep-07	13th Period Mar-08	14th Period Sep-08
Term Fee (*a)	389	382	408	312	325	330	342	392	410	422	452	476	713	531
Incentive Fee (*a)	0	0	24	80	0	32	134	0	160	230	0	185	1,860	0
Aquisition Fee (*b)	649	88	185	90	192	213	464	180	475	33	134	71	386	78
Transfer Fee (*c)	0	0	0	0	0	0	0	0	0	20	154	8	0	0
Total AM Fee	1,038	470	617	484	518	576	941	573	1,046	707	741	741	2,960	609
Total Assets	161,809	185,397	200,022	209,581	244,523	257,372	322,358	355,968	433,552	441,163	443,973	449,643	527,537	542,920
Amount of Aquisition Price during the Period	144,697	19,580	19,265	9,065	25,830	21,390	50,683	36,050	86,205	12,630	49,850	7,100	72,029	24,000
Amount of Transfer Price during the Period	0	0	0	0	0	0	0	0	0	7,003	41,900	1,770	0	0
Term Fee / Total Assets	0.24%	0.21%	0.20%	0.15%	0.13%	0.13%	0.11%	0.11%	0.09%	0.10%	0.10%	0.11%	0.14%	0.10%
Incentive Fee / Total Assets	—	—	0.01%	0.04%	—	0.01%	0.04%	—	0.04%	0.05%	—	0.04%	0.35%	—
Aquisition Fee / Amount of Aquisition Price during the Period	0.45%	0.45%	0.96%	1.00%	0.75%	1.00%	0.92%	0.50%	0.55%	0.26%	0.27%	1.00%	0.54%	0.33%
Transfer Fee / Amount of Transfer Price during the Period	—	—	—	—	—	—	—	—	—	0.29%	0.37%	0.50%	—	—
Total AM Fee / Total Assets	0.64%	0.25%	0.31%	0.23%	0.21%	0.22%	0.29%	0.16%	0.24%	0.16%	0.17%	0.16%	0.56%	0.11%

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

	15th Period Mar-09	16th Period Sep-09	17th Period Mar-10	18th Period Sep-10	19th Period Mar-11	20th Period Sep-11	21st Period Mar-12	22nd Period Sep-12	23rd Period Mar-13	24th Period Sep-13	25th Period Mar-14	Average after 4th Period	
												per period	per year
Term Fee (*a)	537	540	529	542	538	546	579	571	592	613	617	496	992
Incentive Fee (*a)	0	0	0	0	0	0	0	0	0	8	57	125	250
Aquisition Fee (*b)	53	0	373	0	83	0	277	110	208	64	215	168	337
Transfer Fee (*c)	0	0	7	0	0	15	0	0	0	6	0	9	19
Total AM Fee	591	540	910	542	622	562	856	681	800	692	891	799	1,599
Total Assets	565,022	564,523	637,326	634,974	646,847	643,949	703,085	724,851	765,628	775,066	817,130	532,136 (*2)	
Amount of Aquisition Price during the Period	21,250	0	77,026	0 (*3)	16,710	0	60,800	22,000	41,770	12,967	43,174	31,387	62,775
Amount of Transfer Price during the Period	0	0	1,507	0	0	3,160	0	0	0	1,220	0	2,570	5,141
Term Fee / Total Assets	0.10%	0.10%	0.08%	0.09%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.08%	0.09%	0.19%
Incentive Fee / Total Assets	—	—	—	—	—	—	—	—	—	0.00%	0.01%	0.02%	0.05%
Aquisition Fee / Amount of Aquisition Price during the Period	0.25%	—	0.49%	—	0.50%	—	0.46%	0.50%	0.50%	0.50%	0.50%	0.54%	0.54%
Transfer Fee / Amount of Transfer Price during the Period	—	—	0.50%	—	—	0.50%	—	—	—	0.50%	—	0.38%	0.38%
Total AM Fee / Total Assets	0.10%	0.10%	0.14%	0.09%	0.10%	0.09%	0.12%	0.09%	0.10%	0.09%	0.11%	0.15%	0.30%

(*1) Accounting treatment of asset management fees

(*a) Expense (Administrative expenses)

(*b) Capitalized for asset

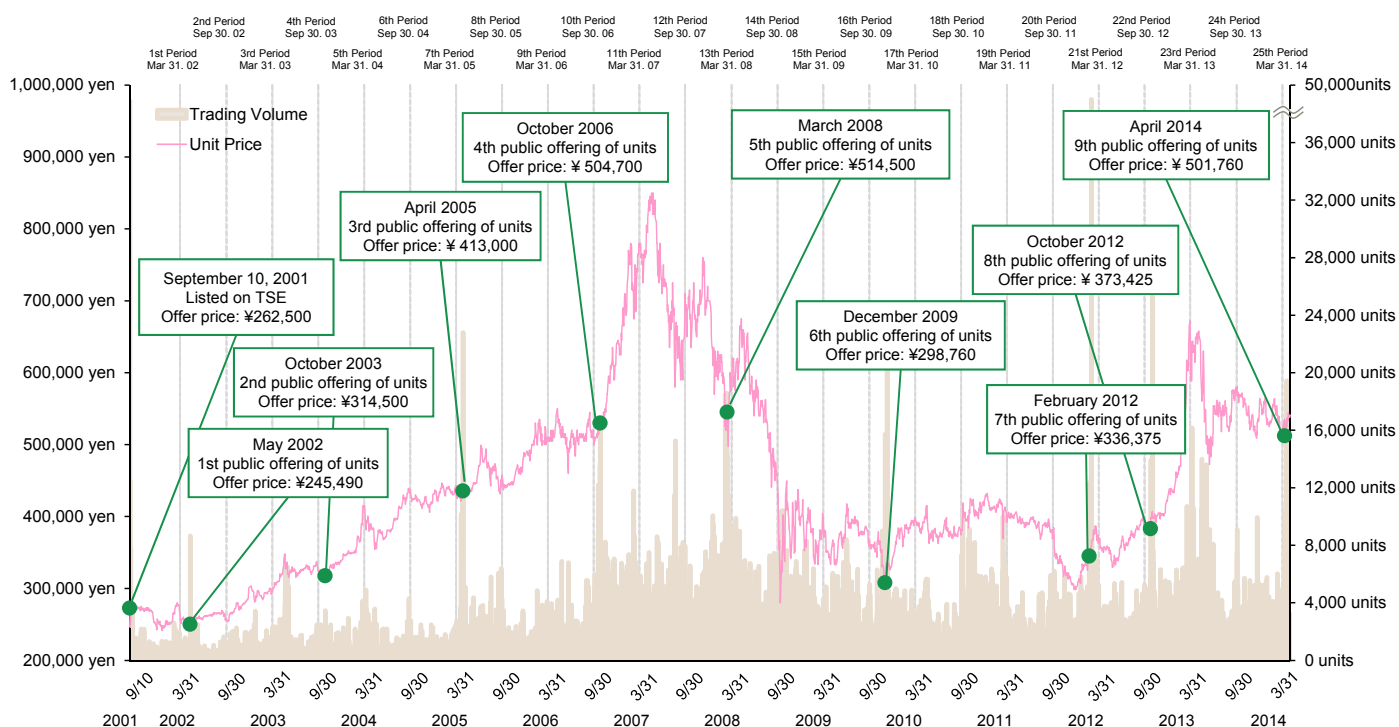
(*c) Expense (reflected in capital gain / loss as transfer expense)

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

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

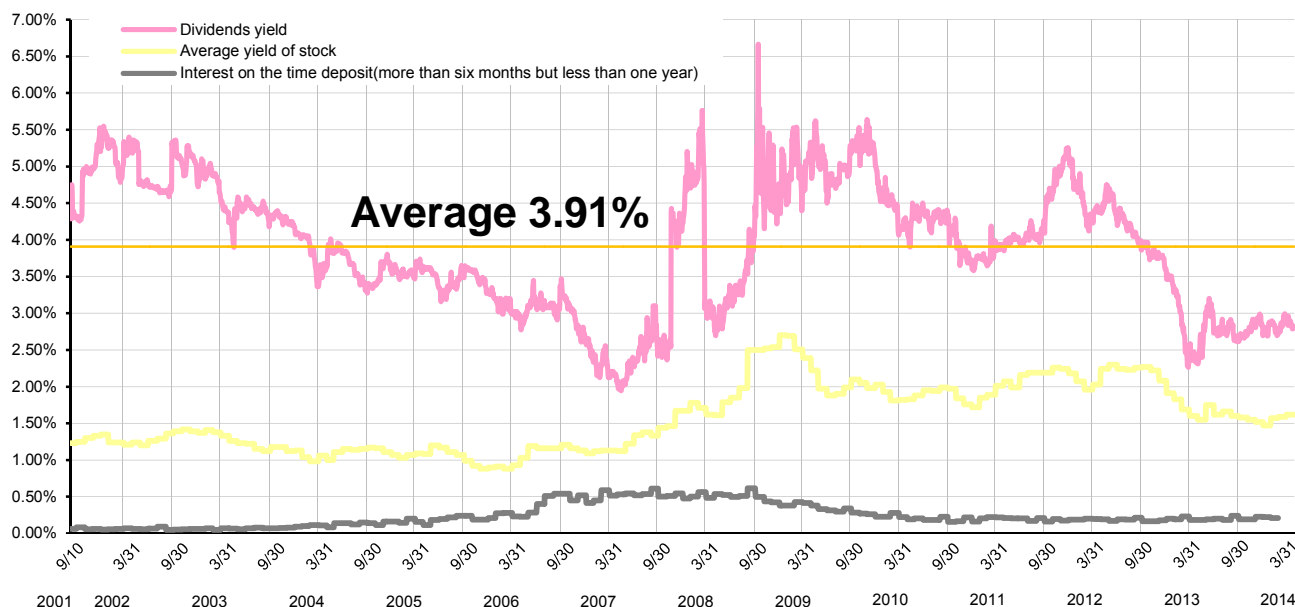
Unit Price Performance ① (After IPO)

◆ Unit Price Performance



- * Unit prices are based on daily closing prices.
- * JRE has conducted 2-for-1 investment unit split on January 1, 2014. Unit price and Offer price are all noted after the split.

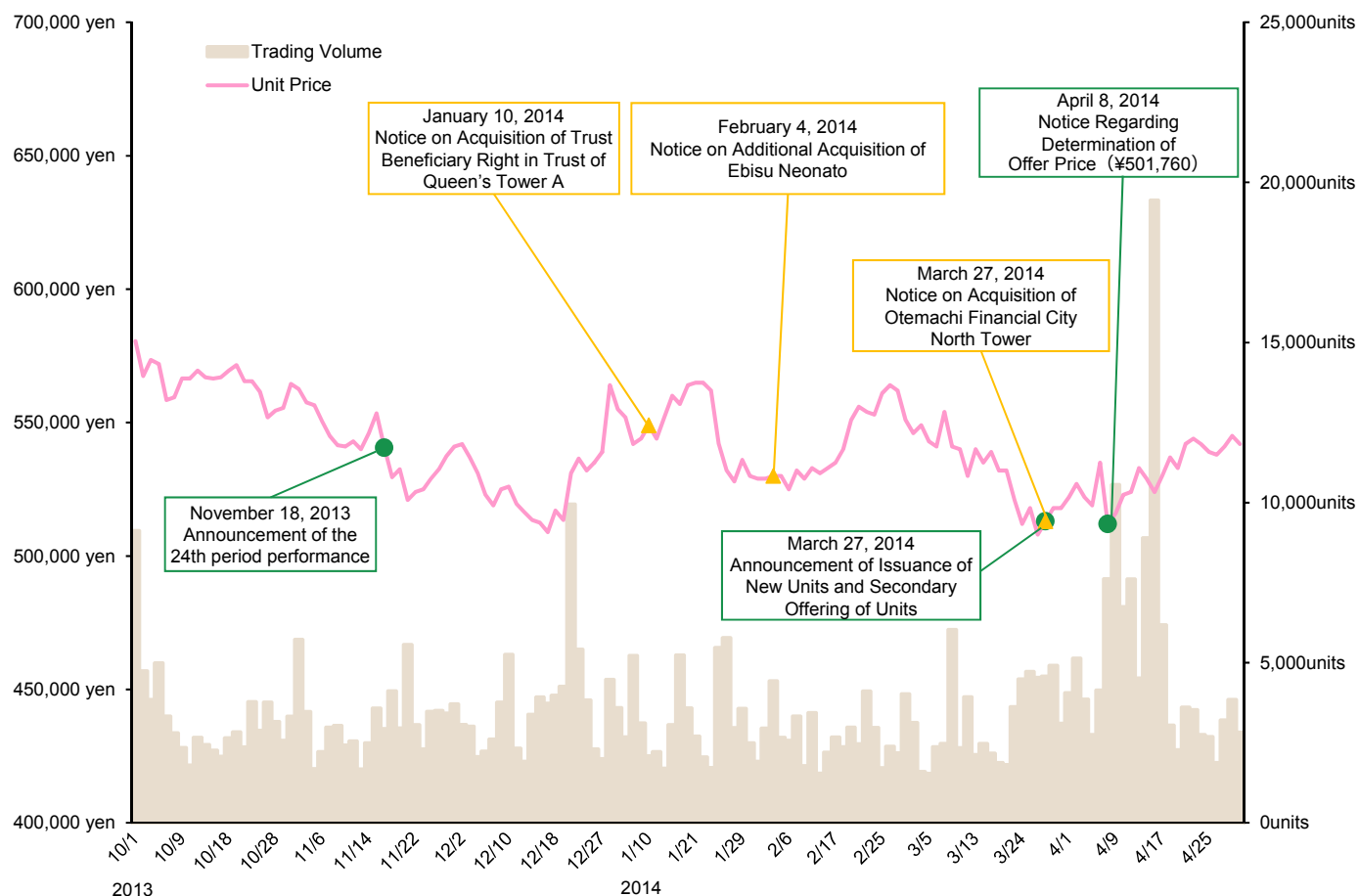
◆ Historical Dividend Yield of JRE Unit



- * The Dividends yield is computed by annualizing the disclosed projected dividend per unit divided by the unit price (daily closing price from September 10, 2001 to April 30, 2014) .
- * The average yield of stocks is based on fixed dividends and is simple average of dividends yield of stocks listed on the 1st section of TSE on a monthly basis as of April 2014.
- * Interest on the time deposit (more than six months but less than one year) is on a monthly basis as of February 2014.
- * Gray lines show ex-dividend dates.
- * Source: Bank of Japan, Tokyo Stock Exchange

Unit Price Performance ② (From the 25th Period to Date)

As of April 30, 2014



* Unit prices are based on daily closing prices.

* JRE has conducted 2-for-1 investment unit split on January 1, 2014.
Unit price and Offer price are all noted after the split.

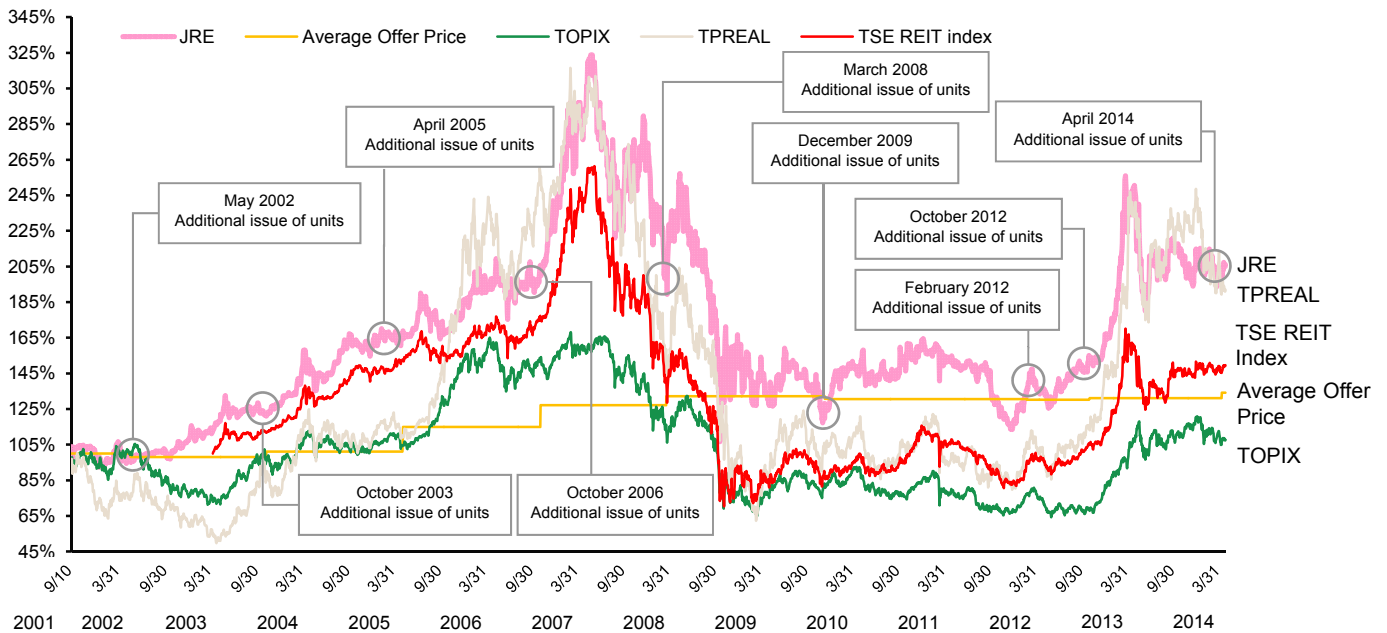
* Circles (●) show announcements of JRE's events.

* Triangles (▲) show announcements of acquisition and transfer.

MEMO

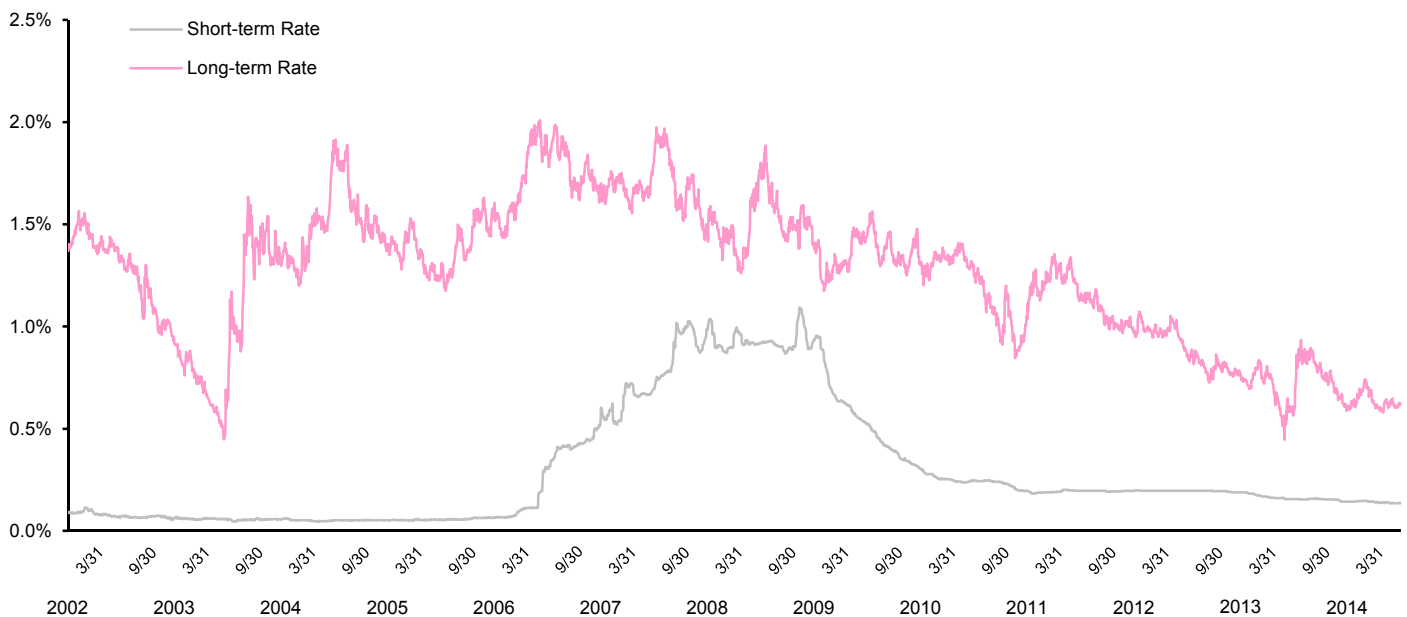
Unit Price Performance ③ (Relative to Major Indices)

◆ Unit Price Performance (as of April 30, 2014)



- * Stock performance is measured based on the offer price of 262,500 yen (after the split) for JRE and the closing prices of 1,080.83 yen for TOPIX and 770.21 yen for TPREAL on September 7, 2001. The TSE REIT index is a ratio against the closing price on March 31, 2003.
- * TPREAL (TOPIX Real Estate Index) is a weighted index designed to measure the performance of the real estate sector of the TOPIX index.
- * Stock prices are based on the closing prices of each day.
- * The stock price performance above is historical and not an indication of future performance.

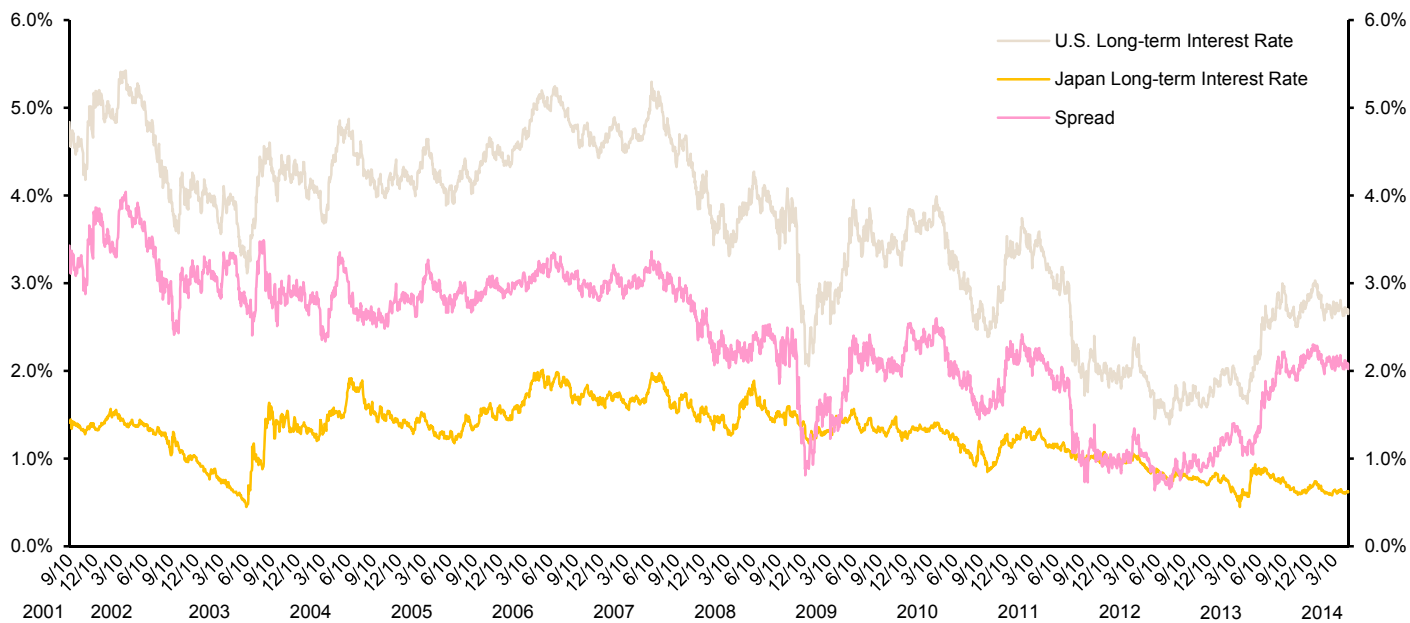
◆ Change in Long- and Short-term Interest Rates



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

Interest Rate Comparison of Japan and U.S.

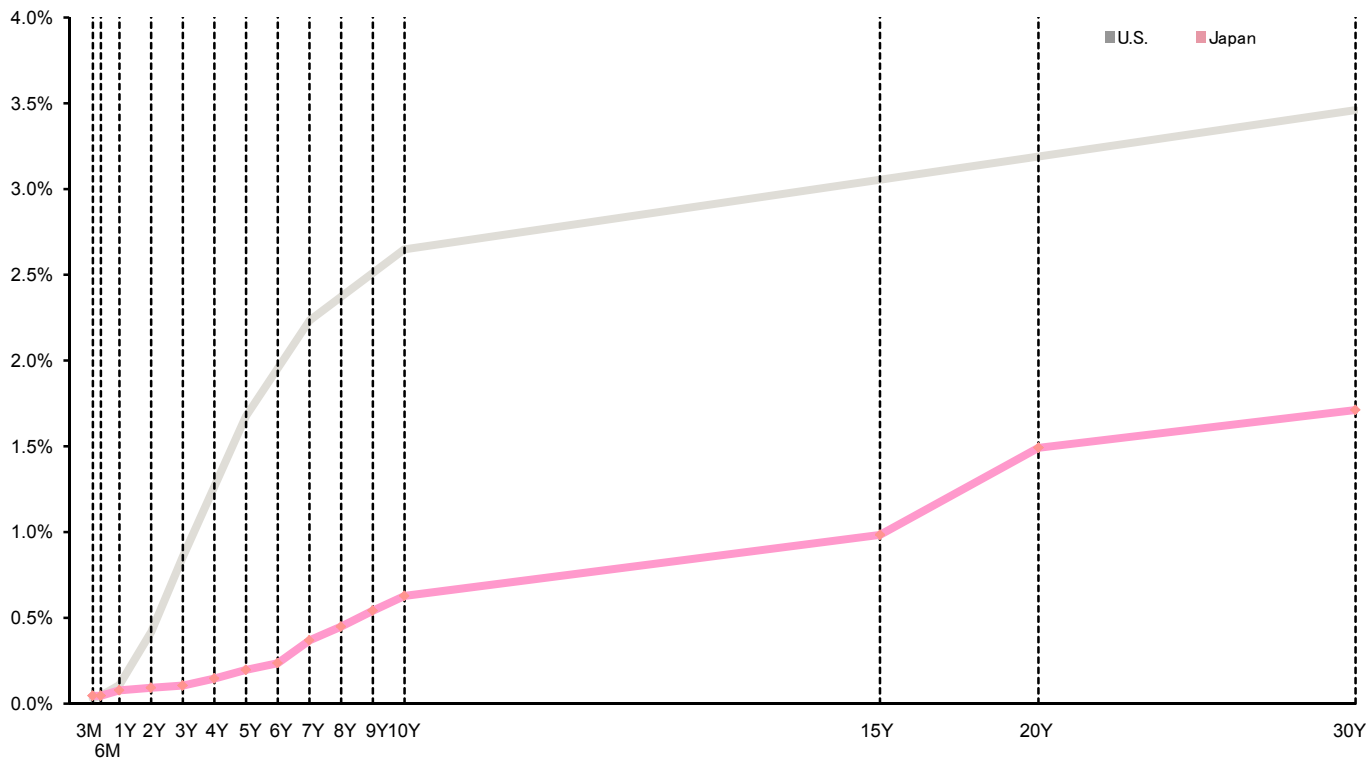
◆ Long-term Interest Rate Comparison of Japan and U.S. (As of April 30, 2014)



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

* Source: Bloomberg

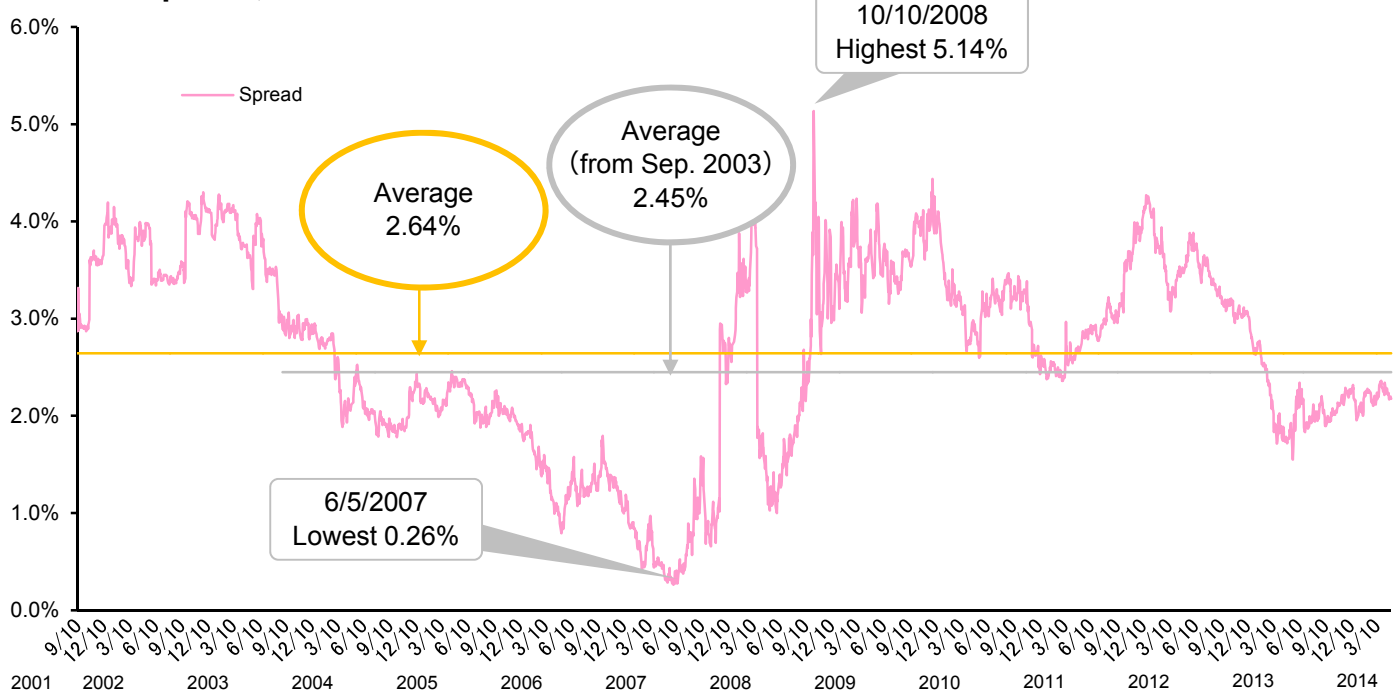
◆ Yield Curve Comparison of Japan and U.S. (As of April 30, 2014)



* Source: Bloomberg

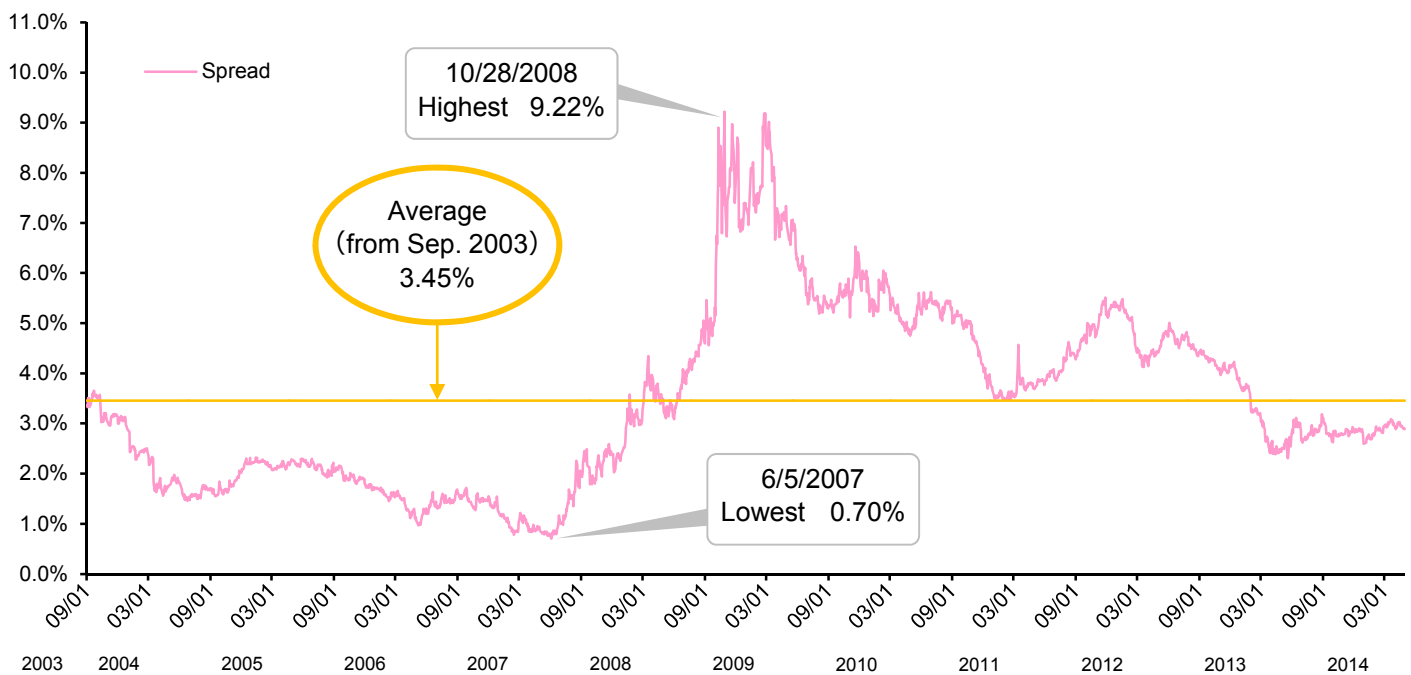
Yield Spread Comparison

◆ JRE Dividend Yield Spread against JGB As of April 30, 2014



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

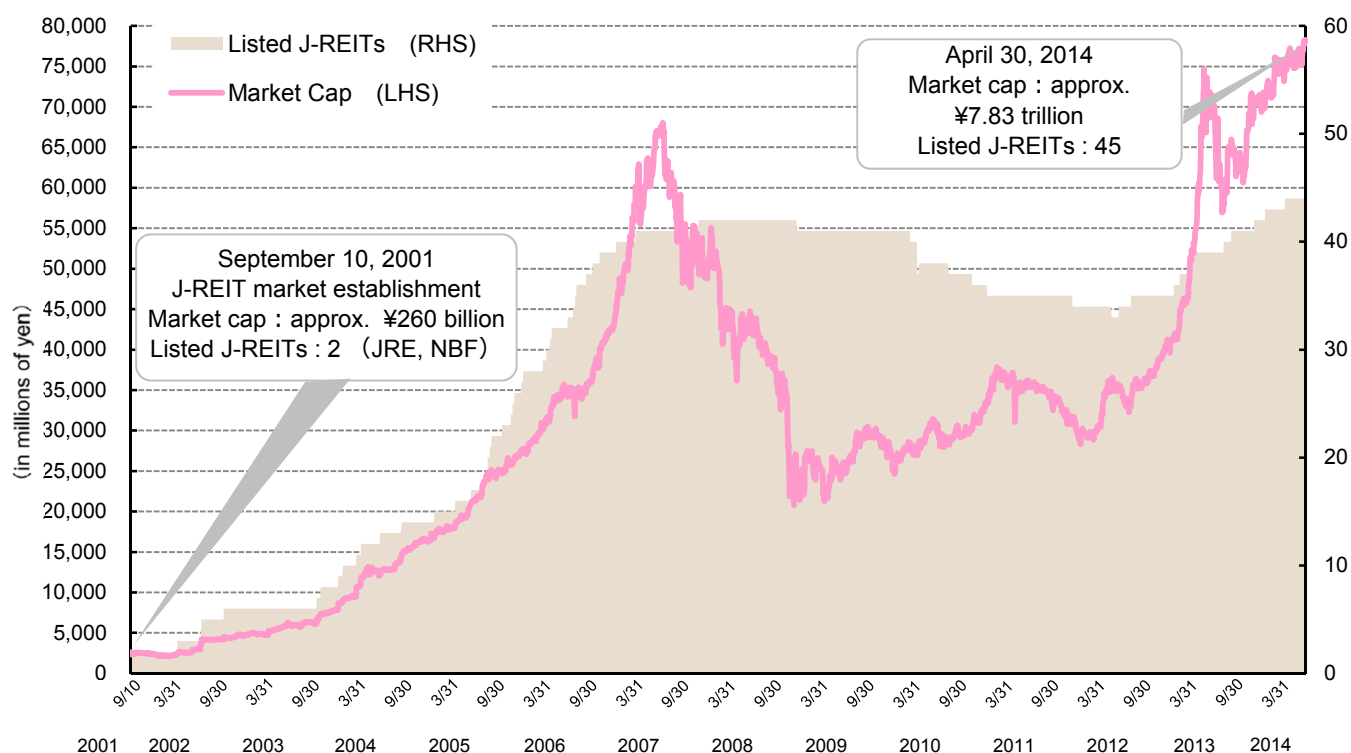
◆ TSE REIT Dividend Yield Spread against JGB As of April 30, 2014



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

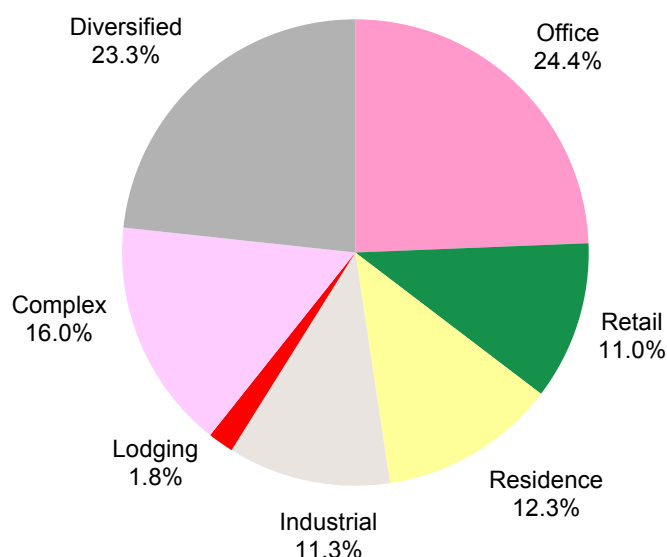
J-REIT Market Trend

◆ J-REIT Market Capitalization and the Number of Listed J-REITs (As of April 30, 2014)



* Source: Bloomberg

◆ Sector Breakdown by Market Capitalization (As of April 30, 2014)



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

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

Introduction of JRE Website

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

<Main Functions>

The screenshot shows the JRE website homepage. At the top, the JRE logo and name 'Japan Real Estate Investment Corporation' are displayed. Navigation tabs include 'JRE Information', 'Portfolio', 'Investor Relations', and 'News Releases'. A large illustration of a city skyline is featured. On the right, the 'JRE Latest Data' section provides key metrics as of November 4, 2011:

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

Below this, a 'What's New' section lists recent news items with dates and links. On the left, a 'To Individual Investors' section highlights 'Strength of JRE', 'Financial Results/Dividends', and 'Occupancy Rate'. At the bottom right, links for 'Stock Quotation (TSE code 8952)' and 'Property Data Download' are provided.

Callout 1 (JRE Information): "JRE Information" contains organizational structure and management policy, "Portfolio Information" includes locations of properties and occupancy rate, and "Investor Relations" contains news releases and other disclosure information.

Callout 2 (Latest Data): The latest data is always shown on the right. You can easily check the latest information on forecast dividends, etc

Callout 3 (Property Data Download): JRE's disclosed data can be downloaded in Excel file format.

Disclaimer on Forecasts

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

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

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

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