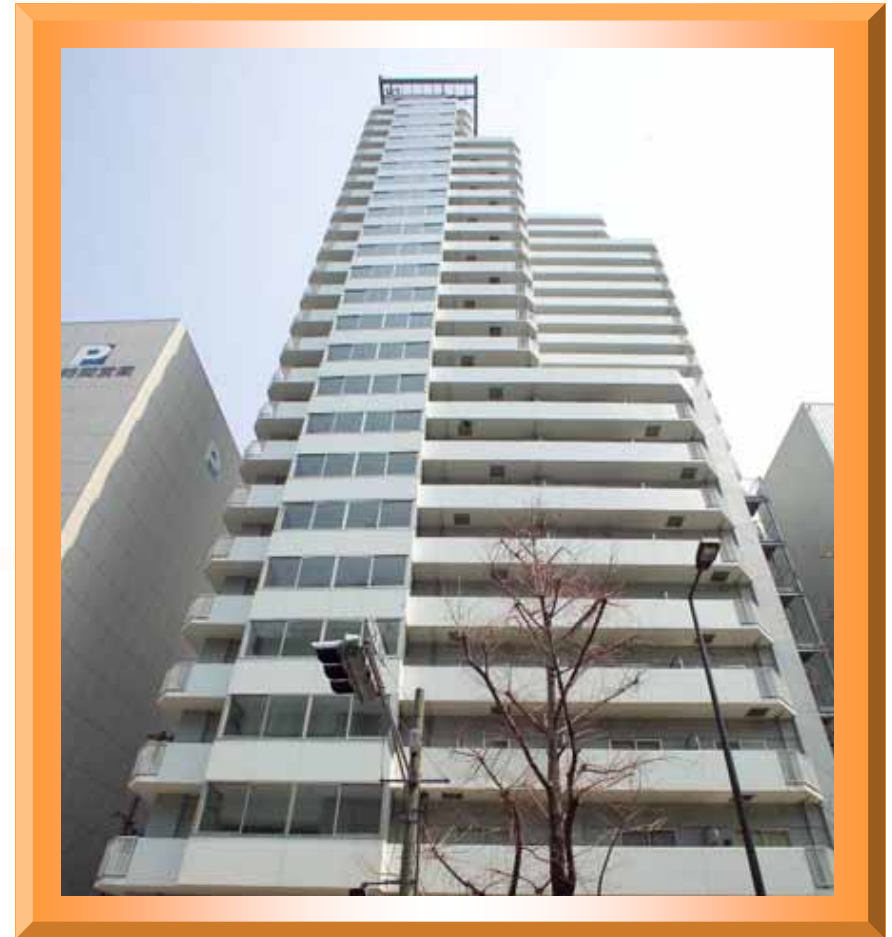


Japan Single-residence REIT Inc.

Analyst Presentation
Materials
for
6th Fiscal Period Ended
July 31, 2008

September 2008



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1. Highlights of 6th fiscal period

Highlights of 6th fiscal period

Cash distributions for 6th fiscal period

- ◆ Cash distribution per unit: ¥8,804
(4.8% decrease from initially expected cash distribution per unit of ¥9,250)

External growth

- ◆ 43 portfolio properties outstanding (acquisition value) ¥56.5 billion (same as 5th fiscal period)
- ◆ Cancellation of planned property acquisition of “G-CREST Kyoto Shijo-Kawaramachi”

Internal growth

- ◆ Decrease in rent income (¥13 million) due to cancellation of planned property acquisition was partly covered by an increase in revenue from existing properties (¥4 million)

Financial position

- ◆ ¥10.6 billion refinancing of term loans (executed in July 2005)
Increase in borrowing cost, occurrence of legal fees and other ancillary expenses, borrowing period of 1 year (July 2009)
- ◆ ¥6.1 billion refinancing of revolving credit
Revolving credit from Aozora Bank, Ltd. with borrowing period of 6 months (January 2009)

Refinancing position

Position before and after refinancing

Term Loan (¥10.61 billion)

Syndicate group comprising 6 banks with The Chuo Mitsui Trust and Banking Company, Limited as agent

(The Chuo Mitsui Trust and Banking Company, Limited, Aozora Bank, Ltd., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Resona Bank, Ltd.)

Borrowing rate: TIBOR+50bps

Repayment date: July 15, 2008

(Borrowing period: 3 years)

Revolving Credit (¥7.22 billion)

Aozora Bank, Ltd. (¥4.35 billion + ¥1.78 billion)

Borrowing rate: TIBOR+100bps

Repayment date: July 15, 2008

The Musashino Bank, Ltd. (¥1.09 billion)

Borrowing rate: TIBOR+100bps

Repayment date: October 31, 2008

Deterioration of financial environment due to subprime loan crisis

Change in financing stance of lenders

Low evaluation of REIT service operators specializing in residential properties



Shortening of financing period

Rise of funding cost including borrowing expenses

Term Loan (¥10.61 billion)

The Chuo Mitsui Trust and Banking Company, Limited, Aozora Bank, Ltd., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Resona Bank, Ltd.

Borrowing rate: TIBOR+150bps

Repayment date: July 15, 2009

Revolving Credit (¥7.22 billion)

Aozora Bank, Ltd. (¥4.35 billion + ¥1.78 billion)

Borrowing rate: TIBOR+100bps

Repayment date: January 15, 2009

The Musashino Bank, Ltd. (¥1.09 billion)

Repayment date: same as left because repayment date not yet elapsed

6th fiscal period results

	5th fiscal period	6th fiscal period		
		Forecasts	Results	Difference
Operating revenue (millions of yen)	1,753	1,870	1,861	- 9
Operating expenses (millions of yen)	910	1,016	1,016	0
Operating income (millions of yen)	843	854	845	- 9
Ordinary income (millions of yen)	590	521	495	- 26
Net income (millions of yen)	589	519	494	- 25
NOI (millions of yen)	1,420	1,475	1,465	- 10
Cash distribution per unit (yen)	10,498	9,250	8,804	- 446
FFO per unit (yen)	16,466	15,606	15,062	- 544

Factors for differences between forecasts and results

- ◆ Decrease of ¥13 million in operating revenue due to cancellation of property acquisition of “G-CREST Kyoto Shijo- Karasuma”
- ◆ Increase of ¥4 million in revenue from existing properties partly covered the decrease due to cancellation of property acquisition
- ◆ Decrease of ¥17 million due to rise in funding cost through refinancing and increase in occurrence of legal fees and other one-time expenses

(Note 1) The calculation period for 6th fiscal period is from February 1, 2008 to July 31, 2008 (182 days).

(Note 2) Forecasts for the period ending July 31, 2008 are figures publicized on March 17, 2008.

(Note 3) The following revisions to forecasts released on July 23, 2008.

Operating revenue: 1,857million yen, Ordinary income: 487million yen, Cash distribution per unit: 8,650yen

2. Results of operations

Strengths of Japan Single-residence REIT

<Properties>

- ◆ Low average age of buildings of 3.9 years
- ◆ Average distance to nearest station: 4.2-minute walk
- ◆ Increase and enhancement of security facilities

<Property Management (PM)>

- ◆ Use of leasing capabilities of INVOICE RM (Apamanshop Group), one of our sponsors
- ◆ Streamlining and improvement in quality of operation and management through collaboration with INVOICE RM

<Added value>

- ◆ Supporting the health of tenants by providing “Single-residence Medical Support 24” service
- ◆ Use of “Residential Support Service” provided to tenants by INVOICE RM

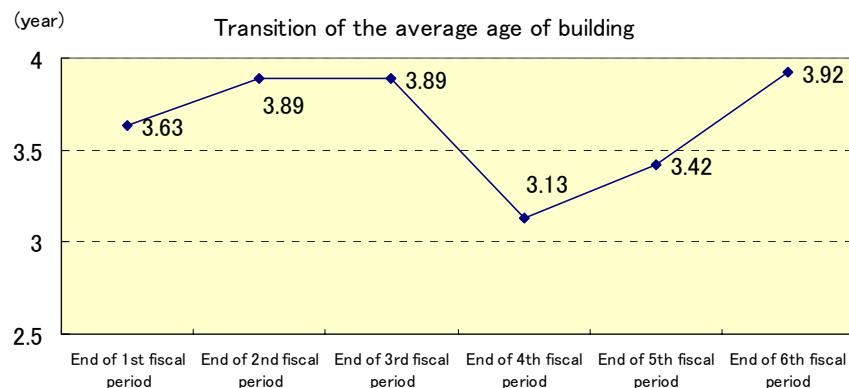
(Note 1) The average age of building is the weighted average number of years based on the acquisition value.

(Note 2) Walking time to nearest station is average time of 39 single-occupant condominiums.

Features of owned assets

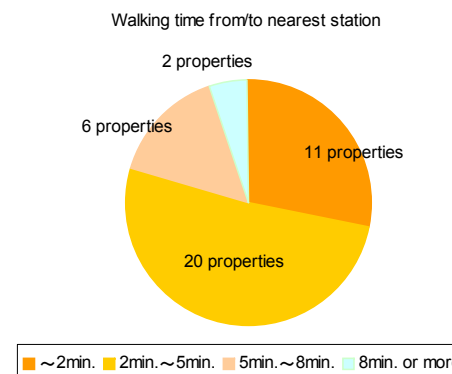
Low age of buildings

- Average age of buildings as of end of 6th fiscal period **3.92 years**



Proximity to nearest station

- Average walking time **4.2 min**



31 out of 39 single-occupant condominiums are 5 minutes or less

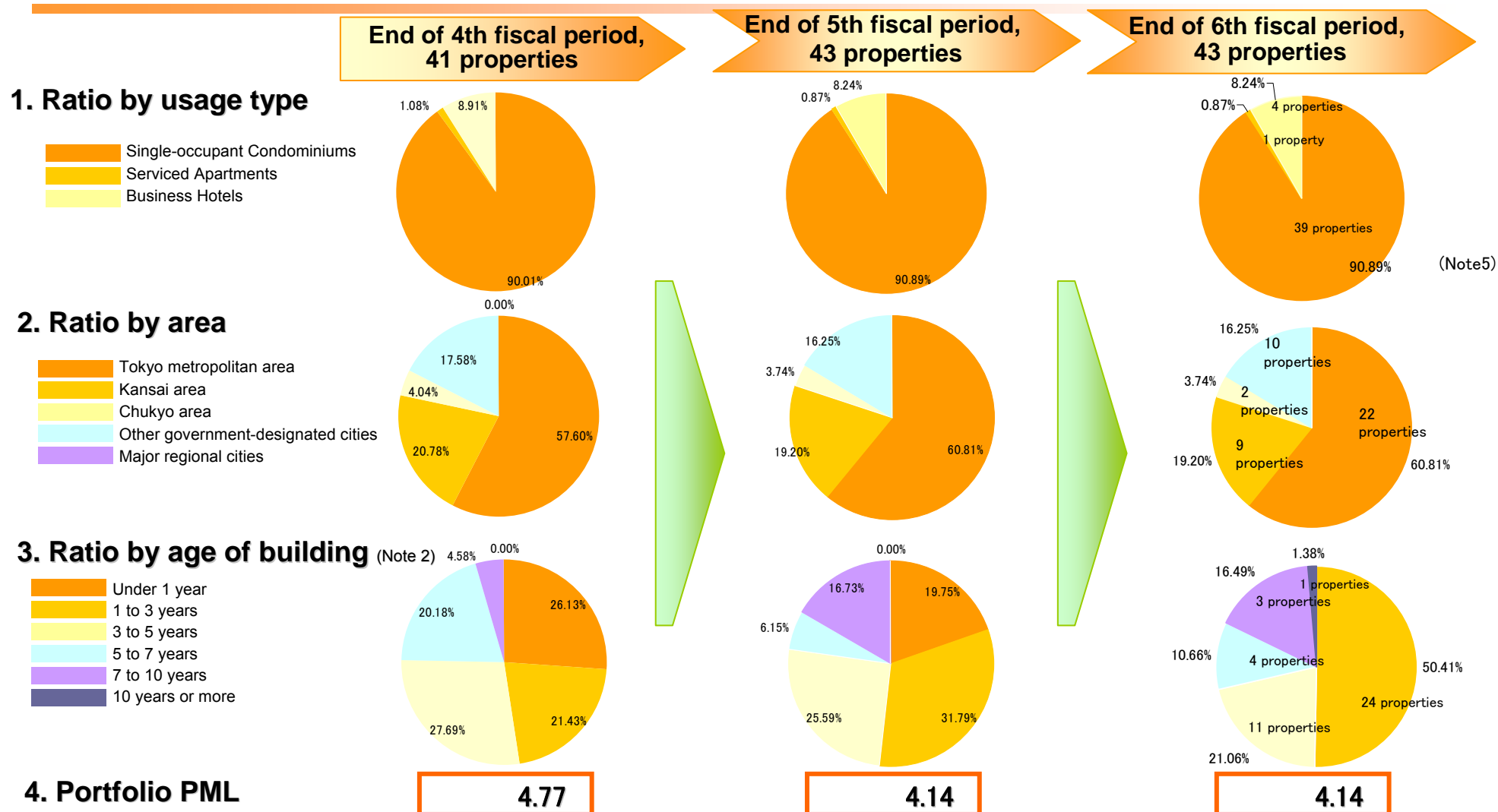
Proximity to nearest station and workplace

- Close proximity provided not only to nearest stations but also to urban centers where commercial facilities and business districts are concentrated

※Top 10 properties by acquisition value

Property Name	Railway Line	Station	Walking time	Urban center area
TOUR JAUNE Komazawa-koen	Tokyu Denentoshi line	Komazawa-daigaku	2 min.	Shibuya area
Single-residence Waseda First-Square	Tokyo Metro Tozai line	Waseda	6 min.	Shinjuku area
Single-residence Umeda TOWER	Osaka subway Tanimachi line	Higashi-Umeda	5 min.	Umeda area
Single-residence Shijyo Kawaramachi	Hankyu Kyoto line	Kawaramachi	4 min.	Shijo area
Single-residence Hirao	Nishitetsu Tenjin-Omuta line	Nishitetsu Hirao	8 min.	Tenjin area
Single-residence Nishishinjuku WEST	Tokyo Metro Marunouchi line	Nishi-shinjuku	5 min.	Shinjuku area
Single-residence Hatchobori II	Tokyo Metro Hibiya line	Hatchobori	3 min.	Tokyo area
Single-residence Ginza Higashi	Tokyo Metro Yurakucho line	Shintomicho	2 min.	Tokyo, Ginza area
Single-residence Higashishinjuku	Tokyo Metro Fukutoshin line	Higashi-shinjuku	5 min.	Shinjuku area
Single-residence Hisayaodori	Nagoya subway Sakura-dori line	Hisaya-odori	4 min.	Sakae/Marunouchi area

Portfolio details



(Note 1) The calculation of ratio of the above chart is based on acquisition value.
 (Note 2) The age of building is the term between the time of construction appearing in the building registry and end of the fiscal period.
 (Note 3) The average age of building is the weighted average number of years based on the acquisition value.
 (Note 4) The probable maximum loss rate (earthquake PML) related to portfolio properties of Japan Single-residence REIT was updated to reflect adjustments in the earthquake PML evaluation system used to analyze earthquake risk made by a survey company in October 2007.
 (Note 5) 1 property contains both a single-occupant condominium (SM) component and a serviced apartment (SA) component.

6th fiscal period results of value-added construction

Maintenance and improvement of property value through value-added construction

Strengthening security

1. Increase in the number of security cameras

- Single-residence Takanawa (increase)
- Single-residence Hatchobori II (increase)
- Single-residence Hatchobori III (increase)
- Single-residence Awaza (new)
- My Plaza Zechs (increase)
- Single-residence Minami 5 Jyo (increase)

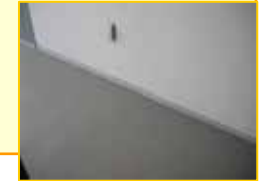
2. Switch to dimple key

- Single-residence Ginzahigashi

Value-added construction

1. Vinyl flooring of common corridors (to simplify maintenance efforts for protecting and cleaning the floor and to streamline management and repair expenses)

- Single-residence Marunouchi
- Single-residence Kyudaibyoin-mae



2. Installation of home-delivery lockers

- My Plaza Zechs



3. Installation of personal hygiene system warm-water toilet seats

- Increase of 63 residences in the 6th fiscal period

4. Improvement of garbage disposal area (double-deck, partitioned construction to increase cleanliness and utility)

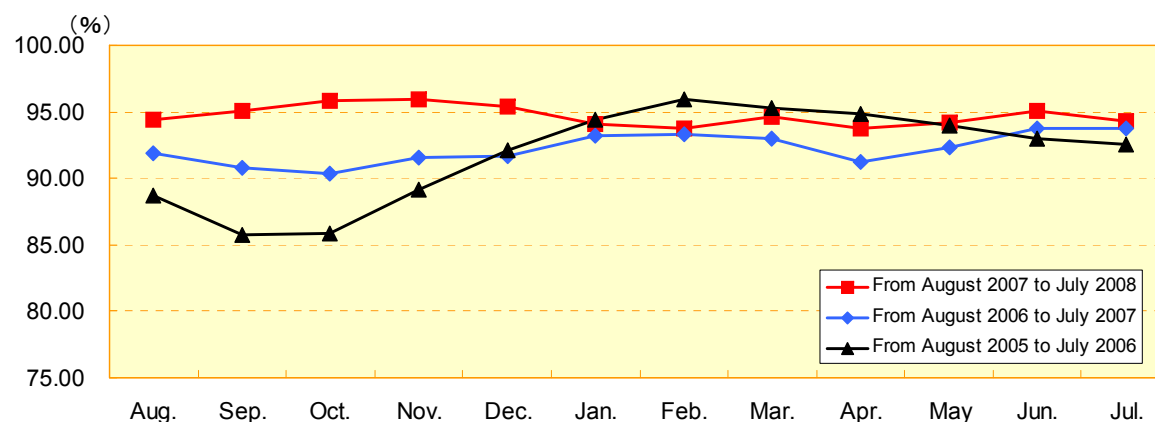
- Single-residence Hisayaodori
- Single-residence Kawaramachi Nijo
- Single-residence Kyudaibyoin-mae

5. Continuation of residence flooring

- 61% flooring ratio for target residences (number of target residences: 6)

Transition of occupancy rates

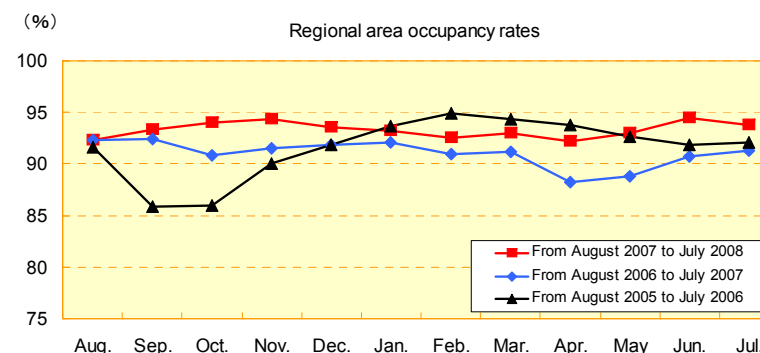
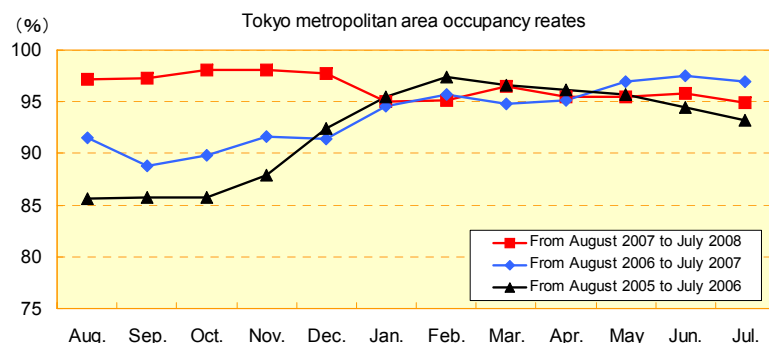
Transition of occupancy rates on the previous period



Average occupancy rates	
6th fiscal period	94.27%
5th fiscal period	95.10%
4th fiscal period	92.88%
3rd fiscal period	91.58%
2nd fiscal period	94.27%
1st fiscal period	89.40%

	Tokyo metropolitan area	Regional areas
6th fiscal period	95.54%	93.18%
5th fiscal period	97.23%	93.46%
4th fiscal period	96.17%	90.21%
3rd fiscal period	91.27%	91.84%
2nd fiscal period	95.58%	93.29%
1st fiscal period	88.59%	90.18%

Occupancy rate comparison between Tokyo metropolitan area and regional areas



(Note) The above graph shows a comparison of the changes in the occupancy rates for the year from August 2005 to July 2006 immediately after listing of Japan Single-residence REIT, the year from August 2006 to July 2007 and from August 2007 to July 2008.

(Note) The average occupancy rates are the average of end of month occupancy rates during the period.

Rent trend and tenant affiliation

Rent trend

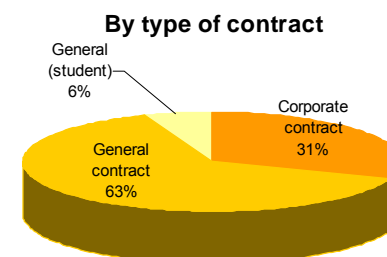
	(Thousand of Yen)				
	4th fiscal period	5th fiscal period	6th fiscal period	Rent unit price comparison	Occupancy rates comparison
Single-residence Shiba-koen	4,742	4,726	4,726		
Single-residence Mita	6,117	6,092	6,092		
Single-residence Takanawa	4,737	4,646	4,549		
La Residence de Shirokanedai	4,588	5,035	4,565		
Single-residence Ginzahigashi	9,381	8,856	8,557		
Single-residence Hatchobori II	11,660	11,697	11,699		
Single-residence Hatchobori III	5,085	5,391	5,101		
Single-residence Ginza	5,899	5,333	5,517		
TOUR JAUNE Komazawa-koen	41,207	40,021	39,022		
Single-residence Umeda TOWER	17,008	16,290	15,620		
Maison de Ville Nakanoshima	4,030	3,735	3,630		
Single-residence Awaza	4,016	4,179	4,329		
Single-residence Marunouchi	4,925	4,710	4,547		
Single-residence Hirao	13,940	13,275	13,184		
Single-residence Kawaramachi Nijo	4,094	3,626	3,448		
My Plaza Zechs	1,989	1,888	1,860		
Single-residence Tenjin minami	5,079	5,121	5,150		
Single-residence Tenjin Higashi	4,801	4,358	4,192		
Single-residence Shijo Kawaramachi	13,689	11,837	11,722		
La Residence de Sendagi	4,906	4,780	4,635		
Single-residence Sendagi	5,323	5,299	5,253		
Single-residence Komazawa-koen	3,635	3,829	3,764		
Single-residence Musashikoyama	4,915	4,873	4,903		
Single-residence Kokubunji	5,134	4,973	4,931		
Single-residence Hisayaodori	8,239	7,892	7,685		
Single-residence Karasuma Kuramaguchi	3,765	3,586	3,613		
Single-residence Nishishinjuku WEST	11,081	11,096	11,088		
Single-residence Nishishinjuku EAST	6,723	6,574	6,595		
Single-residence Higashishinjuku	7,103	8,124	8,058		
Single-residence Higashishinsaibashi	3,571	4,026	4,056		
Single-residence Kitayobancho	5,529	5,527	5,588		
Single-residence Atagobashi	4,808	4,799	4,809		
Single-residence Kyudaiyoin-mae	2,472	3,245	3,388		
Single-residence Asakusabashi	4,873	4,603	4,603		
Single-residence Ichibancho	5,548	5,949	5,931		
Single-residence Higashinakano	5,992	5,474	5,276		
Single-residence Minami 5 Jyo	3,945	2,959	2,939		
Single-residence Waseda First-Square	—	9,831	12,579		
Single-residence Waseda Second-Square	—	2,916	4,332		
Super Hotel Osaka Tennoji	6,270	6,270	6,270		
Super Hotel Kyoto Karasumagojo	5,197	5,197	5,197		
Super Hotel Saitama Omiya	5,956	5,956	5,956		
Super Hotel Sendai Hirose-dori	7,370	7,370	7,370		
Total	289,343	295,964	296,328		

(Note 1) The average monthly rent income is obtained by dividing the total of the rents, management fees and parking fees for each period by the number of calculating months.

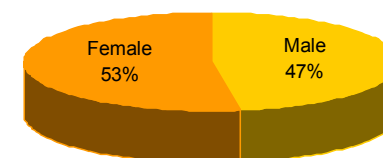
(Note 2) The rent trend is the average of the rent trend figures calculated at the time of contracting and at renewal. A level arrow signifies that the difference between the 6th fiscal period and the 5th fiscal period is about 1,000 yen, an upward pointing arrow signifies a rise of 1,000 yen or more and a downward pointing arrow signifies a fall of 1,000 yen or more.

(Note 3) Regarding the occupancy rate trend, the level arrow signifies that the difference between the 6th fiscal period and the 5th fiscal period is about 1%, an upward pointing arrow signifies an increase of 1% or more and a downward pointing arrow signifies a fall of 1% or more.

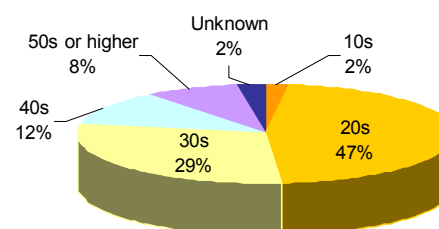
Tenant affiliation



General contracts by gender



General contracts by age group



(Note) Tenant affiliations based on data for 39 single-occupant condominiums.

Financial highlights (1st~6th fiscal period)

	1st fiscal period From Feb. 16, 2005 to Jan. 31, 2006	2nd fiscal period From Feb. 1, 2006 to Jul. 31, 2006	3rd fiscal period From Aug. 1, 2006 to Jan. 31, 2007	4th fiscal period From Feb. 1, 2007 to Jul. 31, 2007	5th fiscal period From Aug. 1, 2007 to Jan. 31, 2008	6th fiscal period From Feb. 1, 2008 to Jul. 31, 2008
Operating revenue (millions of yen)	1,045	1,082	1,140	1,591	1,753	1,861
Operating income (millions of yen)	521	491	541	787	843	845
Ordinary income (millions of yen)	356	407	397	564	590	495
Net income (millions of yen)	355	406	396	573	589	494
Total assets (millions of yen)	31,842	33,899	37,825	56,072	60,302	60,177
Net assets (millions of yen)	17,798	17,881	17,858	27,910	27,785	27,737
Units issued and outstanding (units)	34,111	34,111	34,111	56,111	56,111	56,111
Net assets per unit (yen)	521,790	524,209	523,533	497,412	495,181	494,331
NOI (millions of yen)	870	849	916	1,249	1,420	1,465
Cash distribution per unit (yen)	10,408	11,929	11,638	10,217	10,498	8,804
FFO per unit (yen)	16,415	17,877	18,130	* 2 16,295	16,464	15,062
Number of operating days (days)	*1 203	181	184	181	184	182

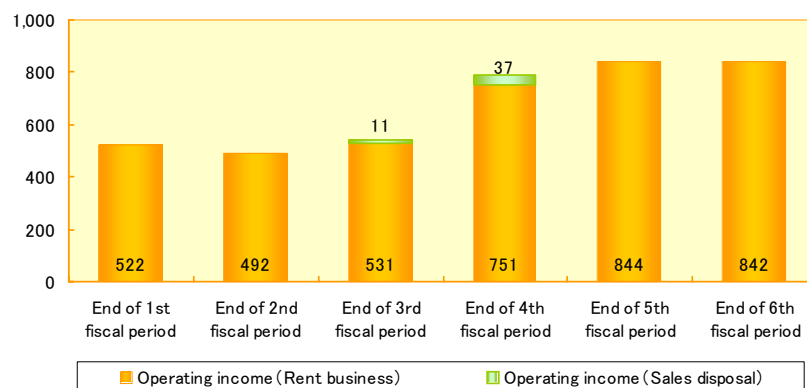
*1 The calculation period of 1st fiscal period was from February 16, 2005 to January 31, 2006, 350 days, however, the actual number of operating days is 203.

*2 The calculation period of the FFO per unit for 4th fiscal period is by dividing the weighted-average number of units (53,381 units).

Transition of results of operations

Operating income

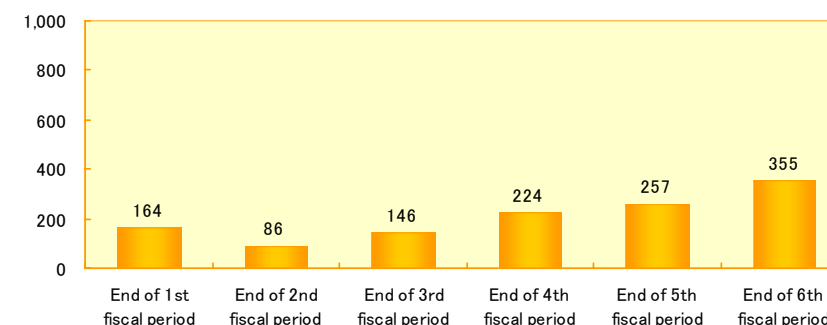
(millions of yen)



Non-operating expenses

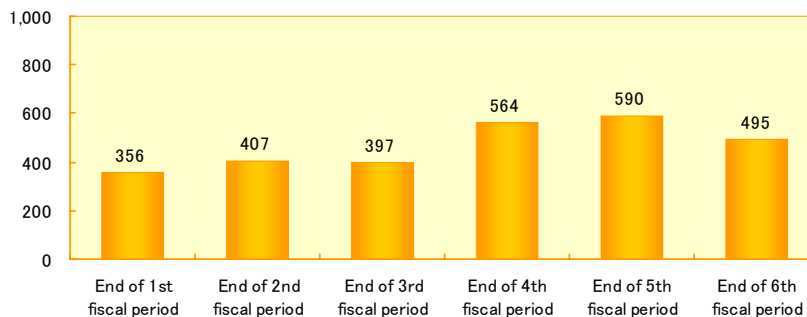
(including interest expenses and borrowing expenses)

(millions of yen)



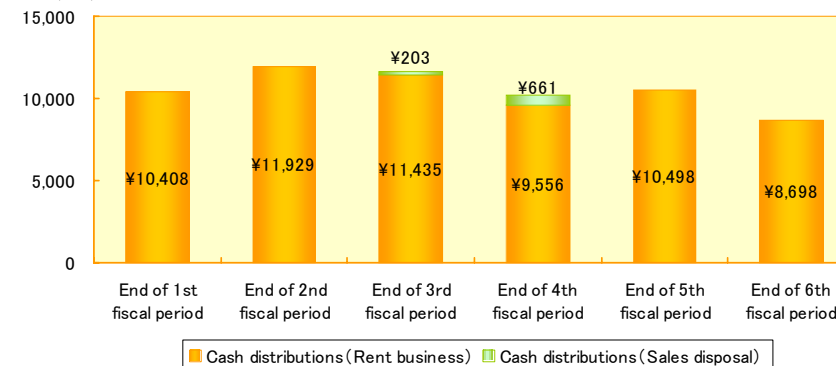
Ordinary income

(millions of yen)



Cash distribution per unit

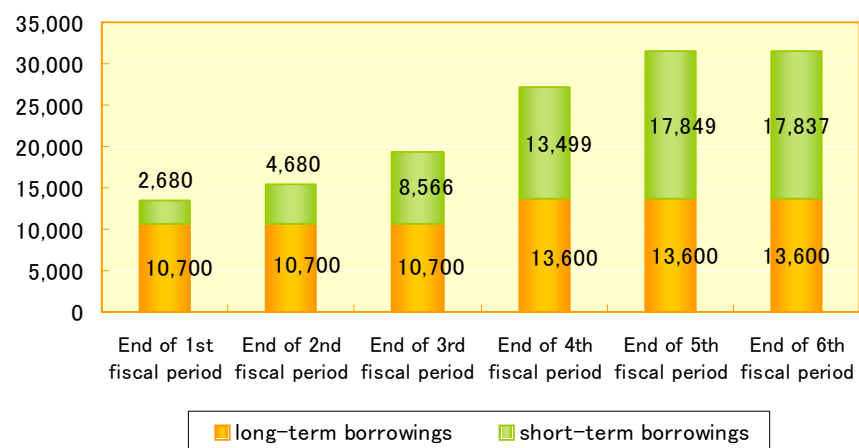
(Yen)



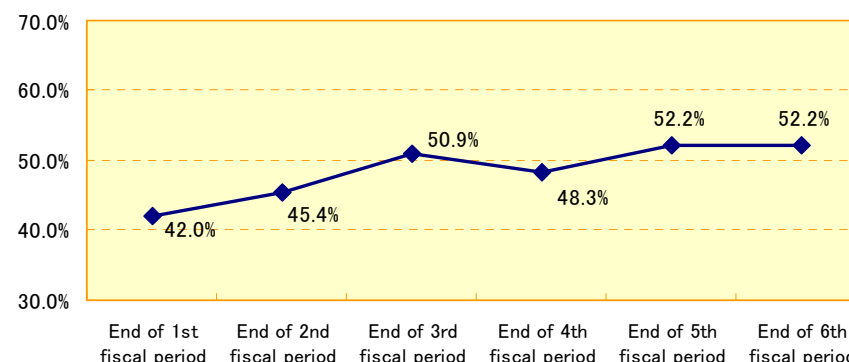
Financial position

Transition of outstanding balance of borrowings

(millions of yen)

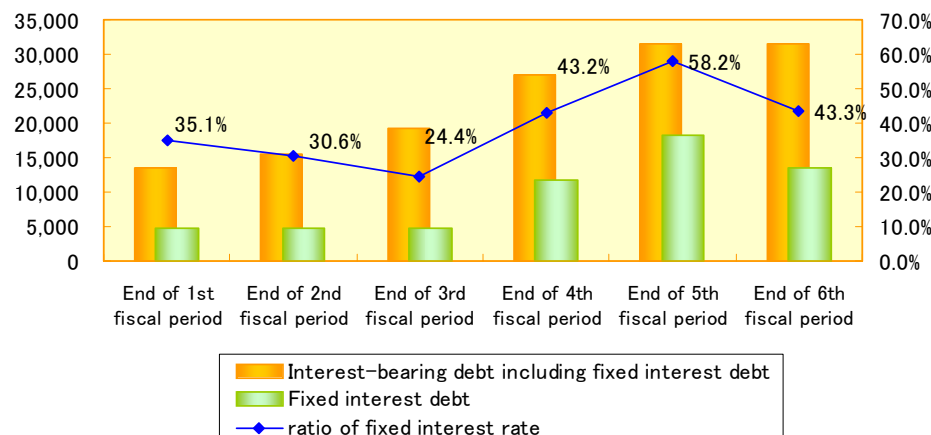


Transition of loan-to-value ratio



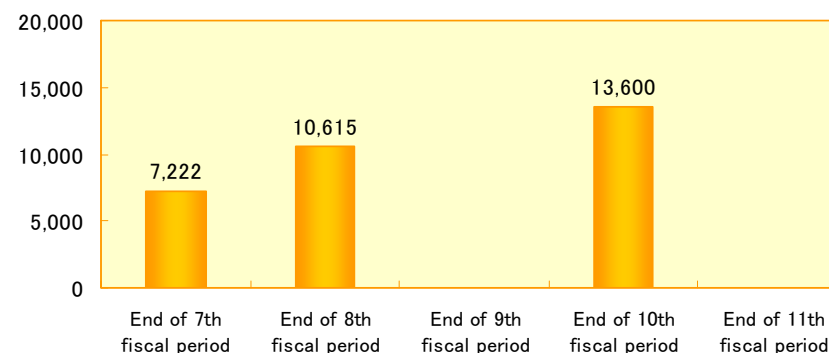
Transition of ratio of fixed interest rate

(millions of yen)



Dispersion of repayment date

(millions of yen)



3. Management policy in the future

7th fiscal period (ending January 31, 2009) forecasted results of operations and assumptions

	7th fiscal period forecasts (ending January 31, 2009)	Compared to 6th fiscal period	Factors of changes
Operating revenue (millions of yen)	1,829	- 32	<ul style="list-style-type: none"> - The decrease in operating revenue is caused by a decrease in renewal fees mainly due to a decrease in the number of contracts whose renewal date has elapsed (¥37 million) The number of renewals in the 6th fiscal period was 420 the number of scheduled renewals in the 7th fiscal period is 100 - Operating expenses include expenses of municipal property taxes and city planning taxes for properties acquired in the 4th fiscal period (¥5 million) and an increase in long-term repair expenses for communal areas (¥19 million) - Non-operating loss borne for the fiscal period due to an increase in borrowing related expenses as a result of refinancing in the 6th fiscal period (interest expenses and borrowing expenses)
Operating expenses (millions of yen)	1,028	+12	
Operating income (millions of yen)	801	- 44	
Non-Operating income (millions of yen)	- 486	- 136	
Ordinary income (millions of yen)	315	- 180	
Net income (millions of yen)	314	- 180	
Cash distribution per unit (yen)	5,600	- 3,204	

(Note) Assumptions for the 7th fiscal period forecasted results of operations

Accounting period:

Fiscal period ending January 31, 2009 (from August 1, 2008 to January 31, 2009) (184 days)

Portfolio properties:

Forecasted results of operations are based on the assumption of 43 properties held as trust beneficiary interests as of July 31, 2008.

Borrowings:

Outstanding balance of borrowings as of July 31, 2008 of ¥31,437 million assumed to remain the same until the end of fiscal period ending January 31, 2009.

Operating expenses:

The amount of repairs for buildings is recorded as the amount assumed as necessary in each business period.

Repairs may differ greatly from forecasts because of the possibility of repairs incurred suddenly due to damages, etc. to buildings resulting from factors that are difficult to predict.

The depreciation and amortization expenses including ancillary expenses and capital expenditures are calculated by the straight-line method and ¥350 million has been estimated for the fiscal period ending January 31, 2009.

Policy for the 7th fiscal period and beyond (1)

Financial strategy

- ◆ Achieving financial soundness
 - Decrease in non-operating expenses (funding cost)
 - Examination of refinancing that includes a reduction in assets
 - Decrease of refinancing risk
 - Increase the number of lenders
 - Protracting and dispersing borrowing periods
 - Enhancement of debt IR activities to lenders

Policy for the 7th fiscal period and beyond (2)

Operational strategy

◆ Emphasizing internal growth

<External environment>

- Continuing trend of population flow to the central part of Tokyo metropolitan area and government-designated cities
- Increase in single-person households
- Decrease in housing supply and lackluster sales in subdivided residence
- Diversification of lifestyles

#Rental accommodation market

Although its transition is stable, the market is polarizing by region and property

<Policy>

- Strengthen collaborative efforts with PM companies, streamline and improve quality of operation and management
- Effectuate appropriate and planned repairs and value-added constructions that constitute capital expenditures to maintain the value of properties and improve the competitive edge
- Work towards fortifying security
- Use tenant questionnaires and other means to reflect diversified tenant needs in lease management efforts, improve tenant satisfaction and increase occupancy rates

<Measures for internal growth>

- ◆ Meticulous leasing management through frequent meetings with PM companies
 - Leasing management effectuated for each residence to strengthen meticulous leasing practices
- ◆ Flexible approach to lease conditions
 - For properties in regional areas, appropriate lease conditions are reviewed in an effort to improve occupancy rates and increase rent business income while keeping an eye on market conditions from time to time depending on the market and characteristics of each individual property
- ◆ Value-added construction as capital expenditures
 - Continuation of residence flooring ⇒ Reduction in original condition restoration cost at time of vacancy of unit
 - Continuing installation of personal hygiene system warm-water toilet seats
 - Renewal construction such as for entrances
- ◆ Fortifying security
 - Continuing additional installations that include a review of the positions and number of existing security cameras
 - Continuing the switch to dimple keys for some properties where they were not yet introduced
- ◆ Continuing to meet customer needs for fully-furnished residences

Results of tenant questionnaire

Results of tenant questionnaire (held in August 2008)

◆ Top 5 reasons for having selected their current residence (multiple responses)

1. Convenience for commuting to work and school (67.8%)
2. Low age of building (61.0%)
3. Proximity to train stations (45.9%)
4. Proximity to convenience stores (28.0%)
5. Security (27.0%)

◆ Top 5 favorable aspects of the building and incidental services (multiple responses)

1. Home delivery lockers (31.8%)
2. Easy to use water facilities (29.2%)
3. Personal hygiene system warm-water toilet seats (27.2%)
4. Favorable room color tones (27.2%)
5. Interior design (25.0%)

※ 88% of respondents said that overall building security was satisfactory or adequate reflecting a positive evaluation of our efforts to increase security, however, 41% of respondents were not satisfied with closet space making this a point in need of future improvement.

Efforts with respect to brand strategy

- ◆ Standardizing the names of properties held in the portfolio to “Single-residence”
(34 of 30 properties held in the portfolio are Single-residence brand)
- ◆ Providing comfortable living space with keywords “Health” and “Security”

Single-residence

=

Health

×

Security

Single-residence Medical Support 24

- Health care and medical treatment consulting service by telephone available free of charge 24 hours a day



Installing Security Facilities

- Providing high security properties to obtain a high level of satisfaction in the daily lives of tenants

Security monitor



Intercom systems with monitors (camera)



Dimple key



Security camera



Sash with dial lock key



Double cylinder



4. 6th fiscal period results

Statements of income

	Amount (Thousands of yen)	
	Fiscal Year ended Jul. 31, 2008	Fiscal Year ended Jan. 31, 2008
1. Operating revenue		
Rent revenue—real estate	1,845,494	1,740,825
Other lease business revenue	16,387	13,102
Total of operating revenue	1,861,882	1,753,928
2. Operating expenses		
Expenses related to rent business	747,904	667,862
Directors' compensations	4,800	4,800
Asset management fee	150,343	141,334
Asset custody fee	8,530	8,009
Administrative service fee	22,090	22,622
Audit fee	8,700	6,500
Other operating expenses	73,871	59,196
Total of operating expense	1,016,240	910,324
Operating income	845,641	843,604
3. Non-operating income		
Interest income	2,053	2,859
Other non-operating income	2,228	1,272
Total of non-operating income	4,281	4,132
4. Non-operating expenses		
Interest expenses	273,418	211,656
Amortization of deferred organization expenses	5,972	5,972
Borrowing expenses	55,933	28,059
Amortization of investment unit issuance expenses	8,396	8,396
Other non-operating expenses	11,170	3,593
Total of non-operating expenses	354,891	257,679
Ordinary income	495,032	590,058
Income before income taxes	495,032	590,058
Income taxes—current	1,741	2,174
Income taxes—deferred	(720)	(1,149)
	1,021	1,025
Net income	494,011	589,033
Retained earnings brought forward	10	30
Unappropriated retained earnings	494,021	589,063

	Amount (Thousands of yen)	
	Fiscal Year ended Jul. 31,	
Breakdown of income from real estate rent operating		
A. Real estate rent operating revenue		
Rents	1,699,645	
Management fees	51,267	
Parking fees	27,053	
Key money and renewal fees	58,352	
Incidentals	9,175	
Total	1,845,494	
Other lease operating revenue		
Delinquency charge	549	
Original condition restoration cost compensation	14,392	
Other miscellaneous revenue	1,445	
Total	1,861,882	
Total real estate rent operating revenue		
B. Real estate expenses related to rent business		
Management consignment	206,420	
Entrustment remunerations	26,933	
Utilities	17,240	
Taxes and public dues	92,290	
Accident insurance	7,244	
Repairs	30,457	
Depreciation and amortization	351,138	
Other expenses related to rent business	16,179	
Total real estate expenses related to rent business	747,904	
C. Real estate rent operating income (A-B)	1,113,977	

Balance sheets

	Amount (Thousands of yen)	
	6th Fiscal Period	5th Fiscal Period
	As of Jul. 31, 2008	As of Jan. 31, 2008
ASSETS		
. Current assets		
Cash and deposits	1,361,695	1,329,294
Cash and deposits in trust	1,351,223	1,326,627
Accounts receivable—trade	43,375	57,984
Prepaid expenses	212,616	52,705
Deferred tax assets	728	1,388
Other	8,469	6,164
Allowance for doubtful accounts	(1,689)	(3,291)
Total current assets	2,976,419	2,770,873
. Noncurrent assets		
1. Property, plant and equipment		
Buildings in trust	23,819,851	24,086,861
Structures in trust	192,088	193,368
Machinery and equipment in trust	158,000	163,551
Tools, furniture and fixtures in trust	633,862	676,035
Land in trust	32,280,166	32,278,913
Construction in progress	7,532	8,177
Total property, plant and equipment	57,091,501	57,406,908
2. Intangible assets		
Right of trademark	241	258
Other	8,310	4,359
Total intangible assets	8,551	4,617
3. Investments and other assets		
Accounts receivable—long-term	3,507	-
Long-term prepaid expenses	13,638	23,868
Lease and guarantee deposits	10,000	10,000
Long-term Deferred tax assets	1,381	-
Other	32,717	28,926
Allowance for doubtful accounts	(3,507)	-
Total investments and other assets	57,738	62,794
Total noncurrent assets	57,157,791	57,474,321
. Deferred assets		
Deferred organization expenses	17,917	23,890
Investment unit issuance expenses	25,245	33,642
Total deferred assets	43,163	57,532
Total assets	60,177,374	60,302,727

	Amount (Thousands of yen)	
	6th Fiscal Period	5th Fiscal Period
	As of Jul. 31, 2008	As of Jan. 31, 2008
LIABILITIES		
. Current liabilities		
Accounts payables	64,425	48,233
Short-term loans payable	17,837,521	7,230,283
Current portion of long-term loans payable	-	10,619,275
Accounts payable—other	9,434	44,050
Accrued expenses	121,458	105,249
Income taxes payable	1,331	1,603
Accrued consumption taxes	6,434	2,974
Advances received	5,507	5,941
Unearned revenue	297,428	299,203
Deposits received	732	178
Other	7,525	7,180
Total current liabilities	18,351,798	18,364,172
. Noncurrent liabilities		
Long-term loans payable	13,600,000	13,600,000
Tenant leasehold and security deposits in	448,472	466,410
Derivatives liabilities	39,660	86,999
Total noncurrent liabilities	14,088,133	14,153,409
Total liabilities	32,439,932	32,517,582
NET ASSETS		
. Unitholders' equity		
1. Unitholders' capital	27,317,380	27,317,380
2. Surplus		
Unappropriated retained earnings	494,021	589,063
Total surplus	494,021	589,063
Total unitholders' equity	27,811,402	27,906,444
. Valuation and translation adjustments		
1. Deferred hedge profit or loss	(73,960)	(121,299)
Total valuation and translation adjustments	(73,960)	(121,299)
Total net assets	27,737,441	27,785,145
Total liabilities and net assets	60,177,374	60,302,727

Statements of cash flows (reference data)

	Amount (Thousands of yen)	
	Fiscal Year ended Jul. 31, 2008	Fiscal Year ended Jan. 31, 2008
. Cash flows from operating activities		
Income before income taxes	495,032	590,058
Depreciation and amortization	352,017	335,158
Amortization of long-term prepaid expenses	10,229	24,652
Interest income	(2,053)	(2,859)
Interest expenses	273,418	211,656
Increase (decrease) in accounts receivable—trade	14,609	1,964
Increase (decrease) in accounts receivable—long-term	(3,507)	-
(Increase) decrease in consumption taxes refund receivable	-	75,203
Increase (decrease) in accrued consumption taxes	3,459	2,974
Increase (decrease) in accounts payable	16,191	(28,430)
Increase (decrease) in accounts payable—other	(34,615)	(54,183)
Increase (decrease) in advances received	(433)	(476)
Increase (decrease) in unearned revenue	(1,774)	16,708
Other	(141,887)	24,507
Subtotal	980,685	1,196,933
Interest received	2,053	2,859
Interest paid	(256,104)	(209,783)
Income taxes paid	(2,013)	(1,659)
Net cash provided by operating activities	724,620	988,350

	Amount (Thousands of yen)	
	Fiscal Year ended Jul. 31, 2008	Fiscal Year ended Jan. 31, 2008
. Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(36,478)	(4,402,256)
Purchase of property, plant and equipment	(4,416)	(3,444)
Purchase of other intangible assets	(4,812)	(3,484)
Proceeds from lease and guarantee deposits in trust	37,274	40,079
Payments for lease and guarantee deposits in trust	(55,211)	(54,850)
Payments for acquisition of other investments	(3,485)	(3,485)
Net cash used in investing activities	(67,130)	(4,427,442)
. Cash flows from financing activities		
Increase in proceed from short-term borrowings	18,525,000	5,442,521
Repayment of short-term borrowings	(7,917,762)	(1,092,521)
Repayment of current portion of long-term payable	(10,619,275)	-
Cash distributions paid	(588,455)	(573,394)
Net cash provided by financing activities	(600,492)	3,776,605
. Net increase or decrease in cash and cash	56,997	337,513
. Cash and cash equivalents at beginning of period	2,655,921	2,318,408
. Cash and cash equivalents at end of period	2,712,919	2,655,921

List of outstanding balance of borrowings

As of July 31, 2008

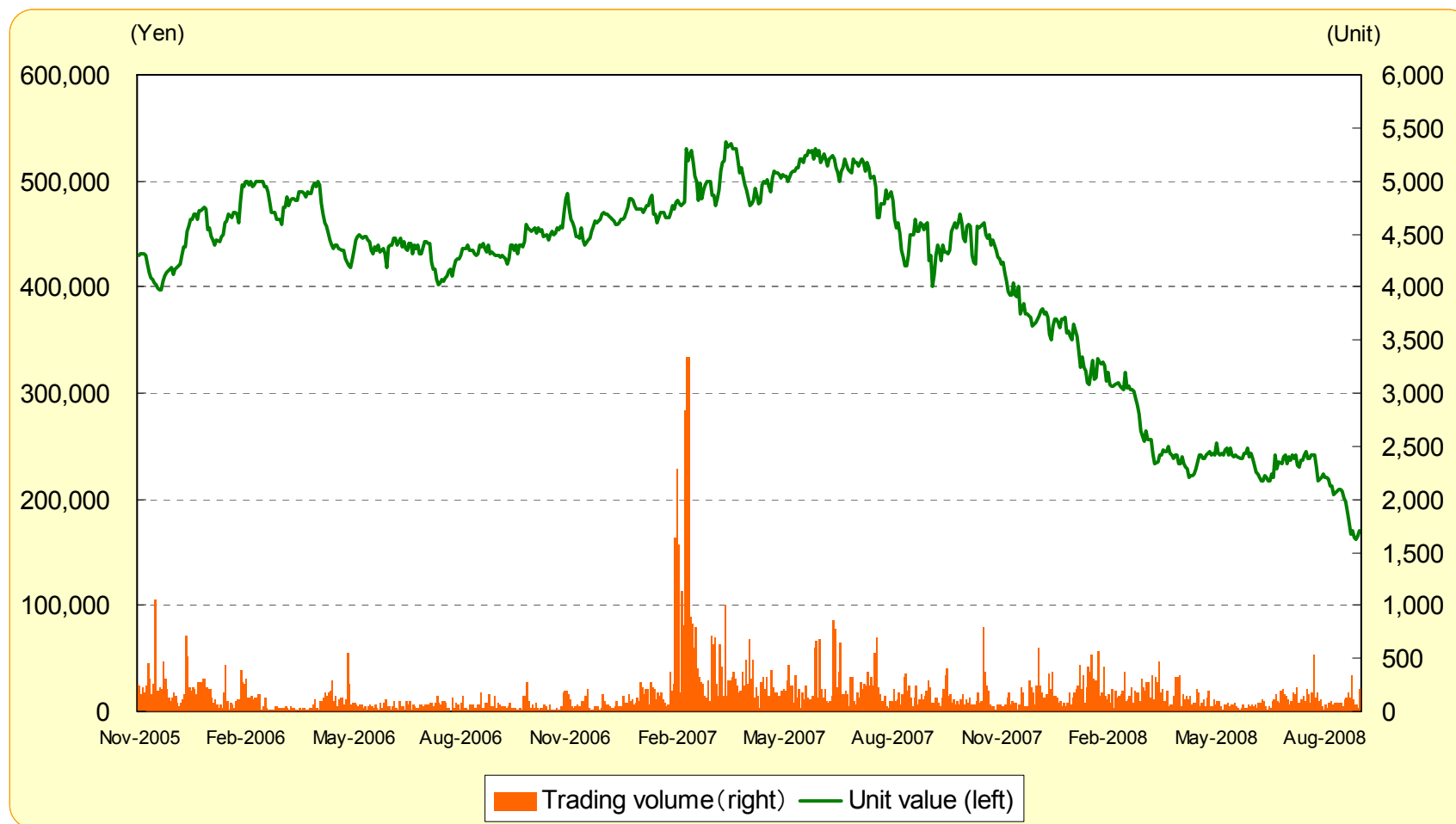
	Lender	Outstanding balance (thousand yen)	Interest rate (per annum)	Drawdown date	Scheduled principal repayment date	Remarks
Long-term borrowings	GE Real Estate Corporation	7,400,000	1.75313% (Note 1) (From August 1, 2008 to October 31, 2008)	March 29, 2007	March 31, 2010	Secured
		6,200,000	1.75313% (Note 1) (From August 1, 2008 to October 31, 2008)	April 27, 2007		
Short-term borrowings	The Chuo Mitsui Trust and Banking Company, Limited Aozora Bank, Ltd. Mizuho Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. Resona Bank, Limited	10,615,000	2.36272% (From July 15, 2008 to October 31, 2008)	July 15, 2008	July 15, 2009	Secured
	The Musashino Bank, Ltd.	1,092,521	1.85167% (From August 1, 2008 to October 31, 2008)	October 31, 2007	October 31, 2008	Secured
	Aozora Bank, Ltd.	4,350,000	1.86315% (From July 14, 2008 to October 31, 2008)	July 14, 2008	January 15, 2009	Secured
	Aozora Bank, Ltd.	1,780,000	1.86315% (From July 14, 2008 to October 31, 2008)	July 14, 2008	January 15, 2009	Secured

(Note1) The interest rate swap transaction was entered into for ¥10.1 billion, a portion of the ¥13.6 billion in borrowings. Consequently, interest rates will be set at 2.335% on ¥3.5 billion from November 1, 2007 to March 31, 2010, at 2.095% on ¥4.5 billion from February 1, 2008 to March 31, 2010, and at 2.085% on ¥2.1 billion from February 1, 2008 to March 31, 2010. In addition, an interest rate cap was purchased on ¥3.5 billion, for the period from November 1, 2007, to March 31, 2010.

5. Position of investment units

Investments Unit

Transition of unit value and trading volume



(Note) Closing price base from July 13, 2005 to August 31, 2008

Unitholders at end of 6th fiscal period

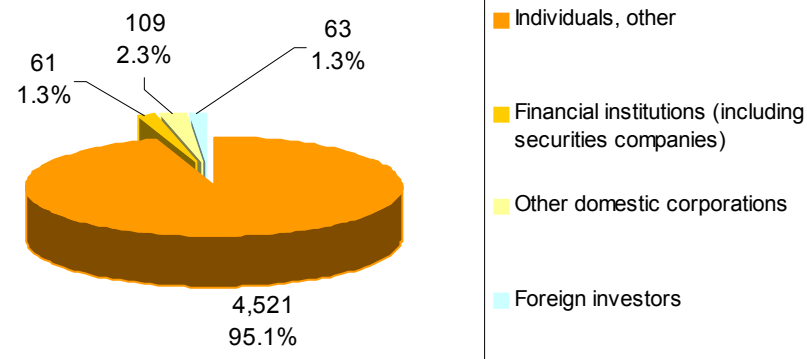
Major unitholders at end of 6th fiscal period

(As of July 31, 2008)

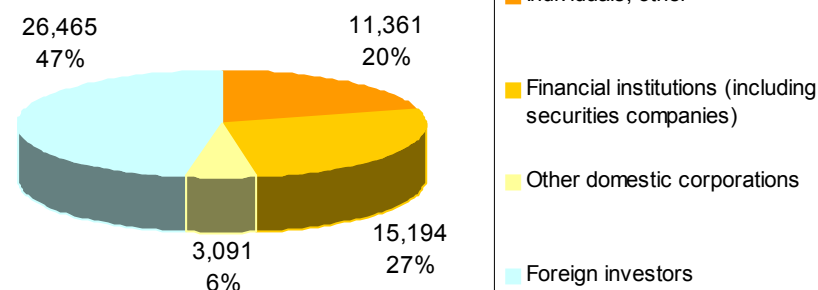
Name	Number of units held (units)	Ratio of number of units held to units issued and outstanding (%)
CGML-IPB Customer Collateral Account	7,720	13.75
State Street Bank and Trust Company 506155	5,607	9.99
Prospect Japan Fund Limited	4,145	7.38
NikkoCiti Trust and Banking Corporation (investment account)	4,110	7.32
State Street Bank and Trust Company 505041	2,142	3.81
AIG Star Life Insurance Co., Ltd. (Regular Account)	1,642	2.92
MINAMI NIPPON BANK, LTD.	1,571	2.79
Morgan stanley & Co. Inc	1,378	2.45
Japan Trustee Services Bank, Ltd. (Trust Account)	1,264	2.25
Nomura Securities Co., Ltd.	891	1.58
Total	30,470	54.30

Unitholder composition at end of 6th fiscal period

Number of unitholders by owner: 4,669



Number of units held by owner: 56,111



Submission of reports of possession of large volume

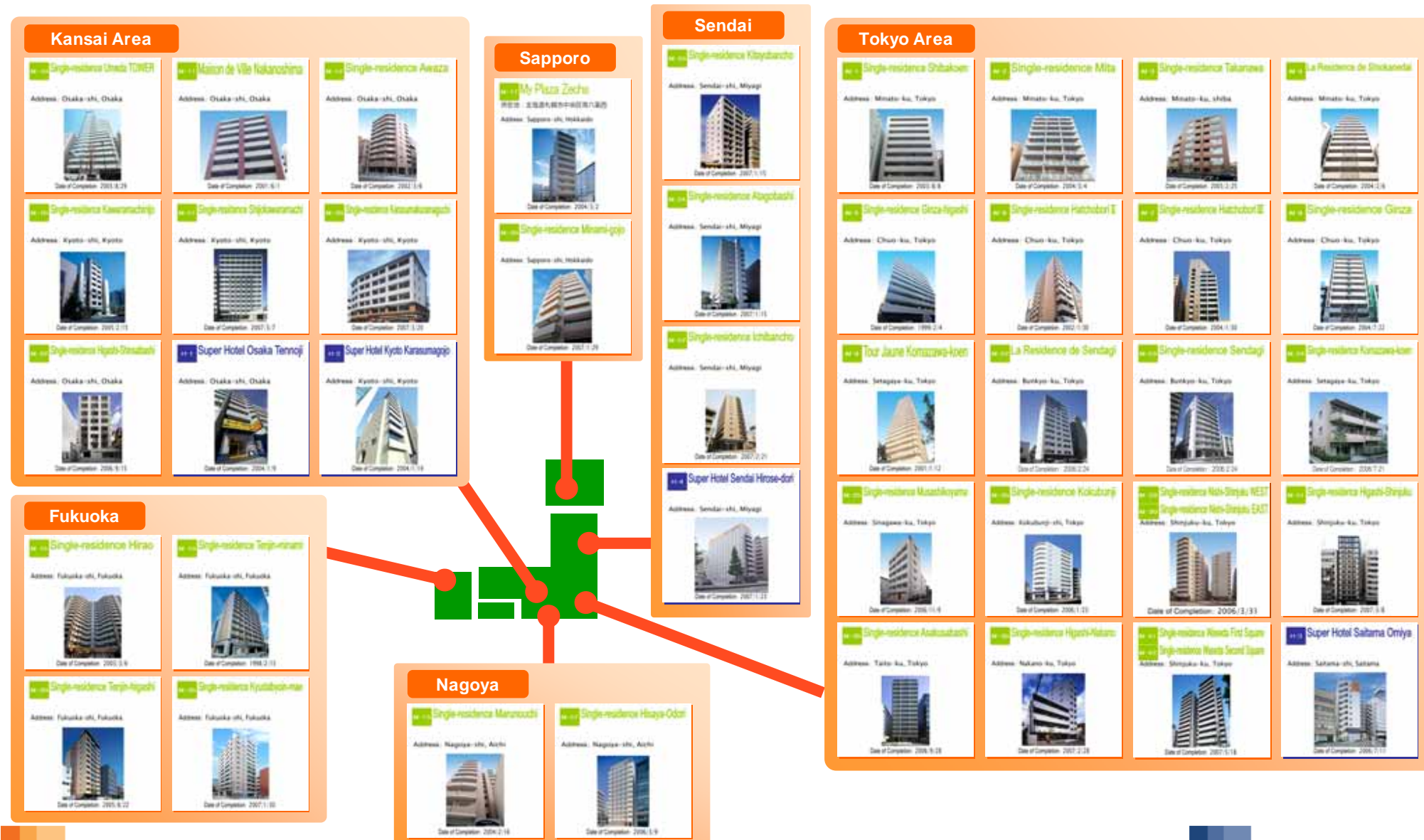
as of August 31, 2008

Firm name	No. of units (unit)	Ratio	Submitted date	Individual firm name	Unit	Ratio
Prospect Asset Management, Inc	19,364	34.51%	2008/8/26	Prospect Asset Management, Inc	19,364	34.51%
Nikko Asset Management Co., Ltd.	4,281	7.63%	2007/10/4	Nikko Asset Management Co., Ltd.	3,883	6.92%
				Nikko Citigroup Limited	398	0.71%
JPMorgan Asset Management (Japan) Limited.	2,568	4.58%	2007/6/21	JPMorgan Asset Management (Japan) Limited.	1,868	3.33%
				J.P.Morgan Whitefriars Inc.	225	0.40%
				Highbridge Capital Management LLC	475	0.85%
Total	26,213	46.72%			26,213	46.72%

(Note) The table above is a tabulation of reports of possession of large volume as of August 31, 2008 submitted to the Kanto Local Finance Bureau in accordance with the Cabinet Office Ordinance on Disclosure of Storage Situation of Significant Amount of Share Certificates, etc.

6. Reference material

Portfolio map



Portfolio 1(properties held at end of 6th fiscal period)

Property	Usage (Note 1)	Property name	Location	Date of completion	Number of rentable units (units)	Total rentable area (㎡)	Occupancy rates at end of fiscal period (%) (Note 2)	Acquisition value (millions of yen)	Book value at end of 6th fiscal period (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value at end of 6th fiscal period (millions of yen)	Appraisal value at end of 6th fiscal period – acquisition value (millions of yen)
M-1	SM	Single-residence Shibakoen	Tokyo	Aug. 2003	30	1,008.32	100.00%	954.0	948.5	1.69%	985.0	31.0
M-2	SM	Single-residence Mita	Tokyo	Mar. 2004	47	1,436.83	100.00%	1,250.0	1,240.5	2.21%	1,310.0	60.0
M-3	SM	Single-residence Takanawa	Tokyo	Feb. 2003	29	1,131.66	92.24%	900.0	900.1	1.59%	895.0	(5.0)
M-4	SM	La Residence de Shirokanedai	Tokyo	Feb. 2004	28	1,089.98	89.23%	947.0	954.9	1.67%	960.0	13.0
M-5	SM	Single-residence Ginzahigashi	Tokyo	Feb. 1999	74	2,072.39	93.17%	1,613.0	1,614.4	2.85%	1,670.0	57.0
M-6	SM	Single-residence Hatchobori II	Tokyo	Jan. 2002	84	2,750.56	96.63%	2,170.0	2,178.1	3.83%	2,260.0	90.0
M-7	SM	Single-residence Hatchobori III	Tokyo	Jan. 2004	37	1,447.33	89.55%	1,010.0	1,003.4	1.78%	945.0	(65.0)
M-8	SM	Single-residence Ginza	Tokyo	Jul. 2004	45	1,118.84	100.00%	1,127.0	1,112.7	1.99%	1,150.0	23.0
M-9	SM	Tour Jaune Komazawa-koen	Tokyo	Jan. 2001	287	8,141.02	92.53%	7,072.2	7,113.9	12.50%	7,300.0	227.8
M-10	SM/SA	Single-residence Umeda TOWER	Osaka	Aug. 2003	147	4,469.53	86.35%	2,850.0	2,785.7	5.04%	2,780.0	(70.0)
M-11	SM	Maison de Ville Nakanoshima	Osaka	Jun. 2001	38	1,242.30	83.65%	645.0	646.9	1.14%	630.0	(15.0)
M-12	SM	Single-residence Awaza	Osaka	Mar. 2002	63	1,618.38	96.96%	664.8	657.8	1.17%	698.0	33.2
M-13	SM	Single-residence Marunouchi	Nagoya	Feb. 2004	72	1,981.26	88.86%	695.0	685.8	1.23%	768.0	73.0
M-15	SM	Single-residence Hirao	Fukuoka	Mar. 2003	200	6,262.12	96.36%	2,300.0	2,272.1	4.06%	2,120.0	(180.0)
M-16	SM	Single-residence Kawaramachi Nijo	Kyoto	Feb. 2005	50	1,155.03	89.87%	639.0	633.8	1.13%	647.0	8.0
M-17	SM	My Plaza Zechs	Sapporo	Mar. 2004	29	1,240.93	93.34%	295.0	294.0	0.52%	278.0	(17.0)
M-19	SM	Single-residence Tenjin minami	Fukuoka	Feb. 1998	91	2,321.28	100.00%	782.0	790.5	1.38%	790.0	8.0
M-20	SM	Single-residence Tenjin Higashi	Fukuoka	Aub. 2005	77	1,909.60	88.31%	642.9	634.0	1.14%	650.0	7.1
M-21	SM	Single-residence Shijyo Kawaramachi	Kyoto	Mar. 2007	131	4,045.94	93.28%	2,500.4	2,576.4	4.42%	2,450.0	(50.4)
M-22	SM	La Residence de Sendagi	Tokyo	Feb. 2006	50	1,109.97	94.23%	951.0	963.7	1.68%	941.0	(10.0)
M-23	SM	Single-residence Sendagi	Tokyo	Feb. 2006	49	1,340.12	100.00%	1,049.0	1,062.4	1.85%	1,040.0	(9.0)
M-24	SM	Single-residence Komazawa-koen	Tokyo	Jul. 2006	36	901.88	100.00%	708.5	739.7	1.25%	725.0	16.5
M-25	SM	Single-residence Musashikoyama	Tokyo	Nov. 2006	52	1,121.88	100.00%	930.8	982.4	1.64%	957.0	26.2
M-26	SM	Single-residence Kokubunji	Tokyo	Jan. 2006	47	1,222.45	92.72%	1,043.8	1,056.3	1.84%	1,000.0	(43.8)
M-27	SM	Single-residence Hisayaodori	Nagoya	Mar. 2006	98	2,757.33	95.06%	1,420.0	1,428.0	2.51%	1,430.0	10.0
M-28	SM	Single-residence Karasuma Kuramaguchi	Kyoto	Mar. 2007	41	1,297.62	97.29%	685.0	713.5	1.21%	685.0	0.0
M-29	SM	Single-residence Nishishinjuku WEST	Tokyo	Mar. 2006	77	2,608.43	96.25%	2,291.1	2,323.4	4.05%	2,260.0	(31.1)
M-30	SM	Single-residence Nishishinjuku EAST	Tokyo	Mar. 2006	48	1,563.60	97.59%	1,341.5	1,365.2	2.37%	1,330.0	(11.5)

Portfolio 2(properties held at end of 6th fiscal period)

Property	Usage (Note 1)	Property name	Location	Date of completion	Number of rentable units (units)	Total rentable area (m ²)	Occupancy rates at end of fiscal period (%) (Note 2)	Acquisition value (millions of yen)	Book value at end of 6th fiscal period (millions of yen)	Investment ratio (%) (Note 4)	Appraisal value at end of 6th fiscal period (millions of yen)	Appraisal value at end of 6th fiscal period – acquisition value (millions of yen)
M-31	SM	Single-residence Higashishinjuku	Tokyo	Mar. 2007	68	1,788.84	98.60%	1,560.0	1,580.6	2.76%	1,570.0	10.0
M-32	SM	Single-residence Higashishinsaibashi	Osaka	Sep. 2006	38	1,185.52	94.98%	730.0	744.0	1.29%	731.0	1.0
M-33	SM	Single-residence Kitayobancho	Sendai	Jan. 2007	90	2,234.20	97.81%	954.0	973.3	1.69%	954.0	0.0
M-34	SM	Single-residence Atagobashi	Sendai	Jan. 2007	79	1,964.87	85.00%	815.0	832.5	1.44%	815.0	0.0
M-35	SM	Single-residence Kyudaibyoin-mae	Fukuoka	Jan. 2007	47	1,525.09	90.10%	530.0	561.6	0.94%	515.0	(15.0)
M-36	SM	Single-residence Asakusabashi	Tokyo	Sep. 2006	39	1,209.78	87.18%	940.0	955.7	1.66%	941.0	1.0
M-37	SM	Single-residence Ichibancho	Sendai	Feb. 2007	78	2,106.38	85.17%	993.0	1,011.2	1.75%	994.0	1.0
M-38	SM	Single-residence Higashinakano	Tokyo	Feb. 2007	49	1,341.66	88.11%	1,142.8	1,165.6	2.02%	1,120.0	(22.8)
M-39	SM	Single-residence Minami 5 Jyo	Sapporo	Jan. 2007	50	1,458.00	100.00%	494.8	527.8	0.87%	467.0	(27.8)
M-41	SM	Single-residence Waseda First-Square	Tokyo	May 2007	121	2,964.81	96.28%	3,018.3	3,071.7	5.33%	2,940.0	(78.3)
M-42	SM	Single-residence Waseda Second-Square	Tokyo	May 2007	51	1,223.79	84.14%	1,274.5	1,307.2	2.25%	1,240.0	(34.5)
Subtotal					2,767	79,369.52	93.44%	51,930.6	52,411.6	91.76%	51,941.0	10.6
H-1	BH	Super Hotel Osaka Tennoji	Osaka	Jan. 2004	124	2,486.39	100.00%	1,173.0	1,169.8	2.07%	1,230.0	57.0
H-2	BH	Super Hotel Kyoto Karasuma-gojo	Kyoto	Jan. 2004	108	2,144.02	100.00%	978.0	975.8	1.73%	1,030.0	52.0
H-3	BH	Super Hotel Saitama Omiya	Saitama	Jul. 2006	157	2,946.55	100.00%	1,120.0	1,125.0	1.98%	1,130.0	10.0
H-4	BH	Super Hotel Sendai Hirose-dori	Sendai	Jan. 2007	180	3,283.95	100.00%	1,390.0	1,401.7	2.46%	1,400.0	10.0
Subtotal					569	10,860.91	100.00%	4,661.0	4,672.3	8.24%	4,790.0	129.0
Total					3,336	90,230.43	94.23%	56,591.6	57,083.9	100.00%	56,731.0	139.6

(Note 1) In the “Usage” column, “SM” refers to single-occupant condominiums, “SA” refers to serviced apartments, and “BH” refers to business hotels.

(Note 2) “Occupancy rates at end of fiscal period” is as of January 31, 2008. The value is the percentage of the rent area to the total rentable area of the real estate property in trust. The percentage value is rounded to the nearest hundredth (two decimal places).

(Note 3) Property M-10, Single-residence UMEDA TOWER, contains both a single-occupant condominium (SM) component and a serviced apartment (SA) component. The values shown in the table above include the serviced apartment (SA) component.

(Note 4) “Investment ratio” shows percentage of the acquisition value to the total acquisition value.

NOI yield by property, area and asset type at end of 6th fiscal period (43 properties) 1

NOI yield by property (1)

Property Number	Usage (Note 1)	Area (Note 2)	Property Name	Date of acquisition	Acquisition value (thousands of yen)	As of July 31, 2008										
						Book value at end of period (thousands of yen)	Real estate rent operating revenue	Real estate expenses related to rent business	Depreciation and amortization (thousands of yen)	NOI (results)	NOI yields (to acquisition value)	NOI yield (to book value)	Income after depreciation	Yield after depreciation (to acquisition value)	Yield after depreciation (to book value)	
M-1	SM	Tokyo Area	Single-residence Shibakoen	2005/7/15	954,000	948,514	28,507	9,623	5,019	23,903	5.0%	5.0%	18,884	4.0%	4.0%	
M-2	SM	Tokyo Area	Single-residence Mita	2005/7/15	1,250,000	1,240,529	36,714	11,736	7,053	32,031	5.1%	5.2%	24,978	4.0%	4.0%	
M-3	SM	Tokyo Area	Single-residence Takanawa	2005/7/13	900,000	900,165	29,549	12,860	5,430	22,119	4.9%	4.9%	16,689	3.7%	3.7%	
M-4	SM	Tokyo Area	La Residence de Shirokanedai	2005/7/15	947,000	954,919	29,358	10,752	4,016	22,621	4.8%	4.7%	18,605	3.9%	3.9%	
M-5	SM	Tokyo Area	Single-residence Ginzahigashi	2005/7/15	1,613,000	1,614,429	53,557	21,445	8,436	40,548	5.0%	5.0%	32,112	4.0%	4.0%	
M-6	SM	Tokyo Area	Single-residence Hatchobori II	2005/7/13	2,170,000	2,178,178	72,564	31,331	14,553	55,785	5.1%	5.1%	41,232	3.8%	3.8%	
M-7	SM	Tokyo Area	Single-residence Hatchobori III	2005/7/15	1,010,000	1,003,451	31,996	15,957	8,823	24,862	4.9%	5.0%	16,039	3.2%	3.2%	
M-8	SM	Tokyo Area	Single-residence Ginza	2005/7/13	1,127,000	1,112,754	34,807	16,978	8,928	26,757	4.7%	4.8%	17,829	3.2%	3.2%	
M-9	SM	Tokyo Area	Tour Jaune Komazawa-koen	2005/7/15	7,072,200	7,113,994	242,838	76,716	24,916	191,038	5.4%	5.4%	166,122	4.7%	4.7%	
M-10	SM	Kansai Area	Single-residence Umeda TOWER	2005/7/15	2,850,000	2,785,714	95,288	53,420	31,815	73,683	5.2%	5.3%	41,868	2.9%	3.0%	
M-11	SM	Kansai Area	Maison de Ville Nakanoshima	2005/7/13	645,000	646,999	22,568	11,525	5,085	16,129	5.0%	5.0%	11,044	3.4%	3.4%	
M-12	SM	Kansai Area	Single-residence Awaza	2005/7/13	664,800	657,839	26,705	12,777	6,553	20,481	6.2%	6.2%	13,927	4.2%	4.2%	
M-13	SM	Chukyo Area	Single-residence Marunouchi	2005/7/13	695,000	685,866	29,866	15,628	7,603	21,841	6.3%	6.4%	14,238	4.1%	4.2%	
M-15	SM	Government-designated cities	Single-residence Hirao	2005/7/13	2,300,000	2,272,197	86,067	44,491	21,075	62,652	5.4%	5.5%	41,576	3.6%	3.7%	
M-16	SM	Kansai Area	Single-residence Kawaramachi Nijo	2005/9/28	639,000	633,836	22,317	10,204	4,246	16,358	5.1%	5.2%	12,112	3.8%	3.8%	
M-17	SM	Government-designated cities	My Plaza Zechs	2005/9/28	295,000	294,024	12,375	7,228	3,485	8,633	5.9%	5.9%	5,147	3.5%	3.5%	
M-19	SM	Government-designated cities	Single-residence Tenjin minami	2005/9/28	782,000	790,526	32,921	11,591	4,277	25,607	6.5%	6.5%	21,330	5.5%	5.4%	
M-20	SM	Government-designated cities	Single-residence Tenjinhigashi	2005/9/28	642,912	634,073	26,729	14,755	7,707	19,681	6.1%	6.2%	11,973	3.7%	3.8%	
M-21	SM	Kansai Area	Single-residence Shijyo Kawaramachi	2007/4/27	2,500,400	2,576,409	74,818	33,724	16,477	57,571	4.6%	4.5%	41,093	3.3%	3.2%	
M-22	SM	Tokyo Area	La Residence de Sendagi	2006/4/17	951,000	963,778	32,610	12,846	4,202	23,966	5.0%	5.0%	19,764	4.2%	4.1%	
M-23	SM	Tokyo Area	Single-residence Sendagi	2006/4/17	1,049,000	1,062,436	38,119	15,721	5,077	27,475	5.2%	5.2%	22,397	4.3%	4.2%	
M-24	SM	Tokyo Area	Single-residence Komazawa-koen	2006/9/29	708,550	739,718	22,809	8,575	3,763	17,996	5.1%	4.9%	14,234	4.0%	3.8%	
M-25	SM	Tokyo Area	Single-residence Musashikoyama	2007/2/28	930,833	982,499	30,009	9,413	4,100	24,696	5.3%	5.0%	20,596	4.4%	4.2%	
M-26	SM	Tokyo Area	Single-residence Kokubunji	2006/9/29	1,043,800	1,056,392	32,675	12,846	4,921	24,750	4.7%	4.7%	19,829	3.8%	3.8%	
M-27	SM	Chukyo Area	Single-residence Hisayaodori	2006/10/31	1,420,000	1,428,088	51,012	20,479	8,203	38,736	5.5%	5.4%	30,533	4.3%	4.3%	
M-28	SM	Kansai Area	Single-residence Karasuma Kuramaguchi	2007/4/27	685,000	713,523	22,964	9,536	4,191	17,619	5.1%	4.9%	13,428	3.9%	3.8%	
M-29	SM	Tokyo Area	Single-residence Nishishinjuku WEST	2007/2/28	2,291,100	2,323,486	71,900	20,617	8,179	59,462	5.2%	5.1%	51,283	4.5%	4.4%	
M-30	SM	Tokyo Area	Single-residence Nishishinjuku EAST	2007/2/28	1,341,500	1,365,223	43,029	13,012	5,157	35,174	5.2%	5.2%	30,017	4.5%	4.4%	
M-31	SM	Tokyo Area	Single-residence Higashishinjuku	2007/3/30	1,560,000	1,580,692	49,018	15,214	7,852	41,657	5.3%	5.3%	33,805	4.3%	4.3%	
M-32	SM	Kansai Area	Single-residence Higashishinsaibashi	2007/2/23	730,000	744,094	25,058	8,915	3,504	19,647	5.4%	5.3%	16,143	4.4%	4.3%	
M-33	SM	Government-designated cities	Single-residence Kitayobancho	2007/3/29	954,000	973,332	33,727	14,056	7,639	27,310	5.7%	5.6%	19,671	4.1%	4.0%	
M-34	SM	Government-designated cities	Single-residence Atagobashi	2007/2/23	815,000	832,548	28,709	12,552	7,597	23,754	5.8%	5.7%	16,157	4.0%	3.9%	
M-35	SM	Government-designated cities	Single-residence Kyudaiyoin-mae	2007/4/27	530,000	561,666	21,103	10,693	4,809	15,219	5.7%	5.4%	10,410	3.9%	3.7%	
M-36	SM	Tokyo Area	Single-residence Asakusabashi	2007/3/29	940,000	955,753	27,770	8,416	4,227	23,581	5.0%	4.9%	19,354	4.1%	4.1%	
M-37	SM	Government-designated cities	Single-residence Ichibancho	2007/3/29	993,000	1,011,249	36,949	15,748	6,968	28,169	5.7%	5.6%	21,201	4.3%	4.2%	
M-38	SM	Tokyo Area	Single-residence Higashinakano	2007/5/31	1,142,857	1,165,665	32,485	9,914	5,149	27,720	4.9%	4.8%	22,571	3.9%	3.9%	
M-39	SM	Government-designated cities	Single-residence Minami 5 Jyo	2007/7/30	494,810	527,847	17,637	7,749	4,280	14,168	5.7%	5.4%	9,888	4.0%	3.7%	
M-41	SM	Tokyo Area	Single-residence Waseda First-Square	2008/1/17	3,018,350	3,071,740	78,609	27,164	11,865	63,310	4.2%	4.1%	51,445	3.4%	3.3%	
M-42	SM	Tokyo Area	Single-residence Waseda Second-Square	2008/1/17	1,274,500	1,307,263	27,390	11,948	4,986	20,428	3.2%	3.1%	15,442	2.4%	2.4%	
Subtotal						51,930,612	52,411,410	1,713,124	688,157	312,167	1,337,134	5.1%	5.1%	1,024,967	3.9%	3.9%

NOI yield by property, area and asset type at end of 6th fiscal period (43 properties) 2

NOI yield by property (2)

Property Number	Usage (Note 1)	Area (Note 2)	Property Name	Date of acquisition	Acquisition value (thousands of yen)	As of July 31, 2008									
						Book value at end of period (thousands of yen)	Real estate rent operating revenue	Real estate expenses related to rent business	Depreciation and amortization (thousands of yen)	NOI (results)	NOI yields (to acquisition value)	NOI yield (to book value)	Income after depreciation	Yield after depreciation (to acquisition value)	Yield after depreciation (to book value)
H-1	BH	Kansai Area	Super Hotel Osaka Tennoji	2005/7/13	1,173,000	1,169,842	37,620	13,634	9,007	32,992	5.6%	5.6%	23,986	4.1%	4.1%
H-2	BH	Kansai Area	Super Hotel Kyoto Karasuma-gojo	2005/7/13	978,000	975,850	31,182	11,519	7,556	27,219	5.6%	5.6%	19,663	4.0%	4.0%
H-3	BH	Tokyo Area	Super Hotel Saitama Omiya	2006/10/31	1,120,000	1,125,076	35,736	14,517	8,927	30,146	5.4%	5.4%	21,219	3.8%	3.8%
H-4	BH	Government-designated cities	Super Hotel Sendai Hirose-dori	2007/4/3	1,390,000	1,401,790	44,220	20,078	13,482	37,624	5.4%	5.4%	24,142	3.5%	3.4%
Subtotal					4,661,000	4,672,559	148,758	59,748	38,972	127,981	5.5%	5.5%	89,010	3.8%	3.8%
Total					56,591,612	57,083,969	1,861,882	747,905	351,138	1,465,115	5.2%	5.1%	1,113,977	3.9%	3.9%

NOI yield by area

	Acquisition value (thousands of yen)	Book value at end of period (thousands of yen)	Real estate rent operating revenue	Real estate expenses related to rent business	Depreciation and amortization (thousands of yen)	NOI (results)	NOI yields (to acquisition value)	NOI yield (to book value)	Income after depreciation	Yield after depreciation (to acquisition value)	Yield after depreciation (to book value)
Tokyo Area	34,414,690	34,766,655	1,082,049	387,602	165,578	860,025	5.00%	4.95%	694,447	4.04%	3.99%
Chukyo Area	2,115,000	2,113,954	80,878	36,107	15,806	60,577	5.73%	5.73%	44,771	4.23%	4.24%
Kansai Area	10,865,200	10,904,107	358,518	165,254	88,434	281,698	5.19%	5.17%	193,264	3.56%	3.54%
Government-designated cities	9,196,722	9,299,253	340,437	158,942	81,320	262,815	5.72%	5.65%	181,495	3.95%	3.90%
Total	56,591,612	57,083,969	1,861,882	747,905	351,138	1,465,115	5.18%	5.13%	1,113,977	3.94%	3.90%

NOI yield by asset type

	Acquisition value (thousands of yen)	Book value at end of period (thousands of yen)	Real estate rent operating revenue	Real estate expenses related to rent business	Depreciation and amortization (thousands of yen)	NOI (results)	NOI yields (to acquisition value)	NOI yield (to book value)	Income after depreciation	Yield after depreciation (to acquisition value)	Yield after depreciation (to book value)
SM	51,930,612	52,411,410	1,713,124	688,157	312,167	1,337,134	5.15%	5.10%	1,024,967	3.95%	3.91%
BH	4,661,000	4,672,559	148,758	59,748	38,972	127,981	5.49%	5.48%	89,010	3.82%	3.81%
Total	56,591,612	57,083,969	1,861,882	747,905	351,138	1,465,115	5.18%	5.13%	1,113,977	3.94%	3.90%

(Note 1) In the "Usage" column, "SM" refers to single-occupant condominiums, "SA" refers to serviced apartments, and "BH" refers to business hotels.

(Note 2) In the "Area" column, "Tokyo metropolitan area" refers to Tokyo, Kanagawa, Saitama and Chiba Prefectures. "Kansai area" stands for Osaka, Hyogo and Kyoto Prefectures. "Chukyo area" refers to Aichi Prefecture and "government-designated cities" refers to any other major cities designated by government ordinance.

(Note 3) In the "NOI results" column, the NOI (real estate rent operating revenue - real estate expenses related to rent business + depreciation and amortization) for the operating period in 6th fiscal period is shown.

(Note 4) In the "NOI yield (to acquisition value)" column, the annual rate conversion of the "acquisition value" to "6th fiscal period NOI results" is shown.

Income and expense for each individual property at end of 6th fiscal period (43 properties) 1

(Thousands of yen)

Property No.	M-1	M-2	M-3	M-4	M-5	M-6	M-7	M-8	M-9	M-10	M-11	M-12
Property Name	Single-residence Shibakoen	Single-residence Mita	Single-residence Takanawa	La Residence de Shirokanedai	Single-residence Ginzahigashi	Single-residence Hatchobori II	Single-residence Hatchobori III	Single-residence Ginza	Tour Jaune Komazawa-koen	Single-residence Umeda TOWER	Maison de Ville Nakanoshima	Single-residence Awaza
Calculating period from to	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008
Number of calculating days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days
Occupancy rates at end of fiscal period	100.00%	100.00%	92.24%	89.23%	93.17%	96.63%	89.55%	100.00%	92.53%	86.35%	83.65%	96.96%
A. Rent revenue - real estate	28,506	36,714	29,549	29,357	53,557	72,563	31,995	34,806	242,837	95,287	22,568	26,704
Rent and common service fees	28,356	36,552	27,296	27,390	51,341	70,194	30,604	33,102	234,129	93,719	21,777	25,973
Other revenue	150	162	2,252	1,966	2,216	2,369	1,391	1,704	8,708	1,568	790	731
B. Expenses related to rent business	4,603	4,683	7,430	6,736	13,009	16,778	7,134	8,049	51,800	21,605	6,439	6,223
Property management consignment	2,006	2,400	4,323	2,563	6,604	8,910	4,766	4,133	26,783	12,407	2,757	3,549
Utilities	-	-	-	-	718	814	-	476	3,592	1,883	422	-
Taxes and public dues	1,170	1,190	1,098	664	2,166	2,740	1,002	1,625	11,922	3,863	1,333	1,986
Repairs	812	451	1,296	938	2,581	3,246	798	1,146	3,464	1,307	805	22
Insurance	114	141	90	90	155	220	130	125	727	547	102	153
Other expenses	500	500	621	2,479	783	847	435	541	5,308	1,594	1,018	512
C. Net rent revenue (NOI = (A-B))	23,903	32,030	22,118	22,621	40,547	55,784	24,861	26,757	191,037	73,682	16,128	20,480
D. Depreciation and amortization	5,019	7,052	5,429	4,015	8,435	14,552	8,823	8,928	24,916	31,814	5,084	6,553
E. Rent business income = (C-D)	18,884	24,977	16,689	18,605	32,112	41,232	16,038	17,828	166,121	41,867	11,043	13,927

Property No.	M-13	M-15	M-16	M-17	M-19	M-20	M-21	M-22	M-23	M-24	M-25	M-26
Property Name	Single-residence Marunouchi	Single-residence Hirao	Single-residence Kawaramachi Nijo	My Plaza Zechs	Single-residence Tenjin minami	Single-residence Tenjin Higashi	Single-residence Shijyo Kawaramachi	La Residence de Sendagi	Single-residence Sendagi	Single-residence Komazawa-koen	Single-residence Musashikoyama	Single-residence Kokubunji
Calculating period from to	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008
Number of calculating days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days
Occupancy rates at end of fiscal period	88.86%	96.36%	89.87%	93.34%	100.00%	88.31%	93.28%	94.23%	100.00%	100.00%	100.00%	92.72%
A. Rent revenue - real estate	29,865	86,067	22,316	12,375	32,921	26,728	74,817	32,609	38,118	22,809	30,008	32,675
Rent and common service fees	27,279	79,106	20,686	11,161	30,902	25,149	70,330	27,808	31,517	22,582	29,418	29,587
Other revenue	2,586	6,960	1,630	1,213	2,018	1,579	4,486	4,800	6,601	226	590	3,088
B. Expenses related to rent business	8,024	23,415	5,958	3,742	7,314	7,048	17,246	8,643	10,643	4,812	5,313	7,925
Property management consignment	4,157	9,493	3,314	2,060	3,974	3,164	7,489	5,795	7,366	2,699	3,563	3,924
Utilities	-	1,861	-	-	-	783	2,309	-	-	310	306	266
Taxes and public dues	1,978	5,767	1,393	758	2,184	2,097	4,739	817	854	1,028	524	1,899
Repairs	1,221	4,745	182	345	434	228	404	222	321	21	21	1,135
Insurance	167	490	89	78	155	143	289	72	83	72	88	99
Other expenses	500	1,056	979	500	564	630	2,014	1,735	2,017	678	809	600
C. Net rent revenue (NOI = (A-B))	21,840	62,651	16,358	8,632	25,607	19,680	57,570	23,965	27,474	17,996	24,695	24,749
D. Depreciation and amortization	7,602	21,075	4,245	3,485	4,276	7,707	16,477	4,201	5,077	3,762	4,099	4,920
E. Rent business income = (C-D)	14,238	41,576	12,112	5,147	21,330	11,973	41,093	19,764	22,397	14,233	20,596	19,829

Income and expense for each individual property at end of 6th fiscal period (43 properties) 2

(Thousands of yen)

Property No.	M-27	M-28	M-29	M-30	M-31	M-32	M-33	M-34	M-35	M-36	M-37	M-38
Property Name	Single-residence Hisayaodori	Single-residence Karasuma Kuramaguchi	Single-residence Nishishinjuku WEST	Single-residence Nishishinjuku EAST	Single-residence Higashishinjuku	Single-residence Higashishinsaibashi	Single-residence Kitayobancho	Single-residence Atagobashi	Single-residence Kyudaibyojin-mae	Single-residence Asakusabashi	Single-residence Ichibancho	Single-residence Higashinakano
Calculating period from to	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008
Number of calculating days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days	182 days
Occupancy rates at end of fiscal period	95.06%	97.29%	96.25%	97.59%	98.60%	94.98%	97.81%	85.00%	90.10%	87.18%	85.17%	88.11%
A. Rent revenue - real estate	51,012	22,963	71,899	43,029	49,018	25,057	33,726	28,708	21,103	27,769	36,949	32,485
Rent and common service fees	46,109	21,678	66,525	39,572	48,347	24,337	33,530	28,856	20,330	27,617	35,583	31,653
Other revenue	4,902	1,285	5,374	3,456	670	720	196	-148	772	152	1,365	832
B. Expenses related to rent business	12,276	5,344	12,437	7,854	7,361	5,410	6,416	4,954	5,884	4,188	8,780	4,764
Property management consignment	6,760	2,709	9,743	6,067	5,534	3,111	3,087	1,607	2,540	2,784	4,633	2,593
Utilities	-	511	-	-	-	-	-	-	536	66	-	353
Taxes and public dues	3,234	1,317	968	431	796	1,487	2,003	2,573	1,435	489	2,929	420
Repairs	1,046	62	490	414	288	131	556	15	81	121	464	422
Insurance	196	78	196	121	142	80	169	158	114	98	153	101
Other expenses	1,038	666	1,038	820	600	600	600	600	1,175	627	600	874
C. Net rent revenue (NOI = (A-B))	38,736	17,618	59,462	35,174	41,657	19,646	27,309	23,754	15,219	23,581	28,168	27,720
D. Depreciation and amortization	8,203	4,190	8,179	5,156	7,852	3,504	7,639	7,596	4,808	4,226	6,968	5,149
E. Rent business income = (C-D)	30,532	13,427	51,282	30,017	33,804	16,142	19,670	16,157	10,410	19,354	21,200	22,571

Property No.	M-39	M-41	M-42	H-1	H-2	H-3	H-4
Property Name	Single-residence Minami 5 Jyo	Single-residence Waseda First-Square	Single-residence Waseda Second-Square	Super Hotel Osaka Tennoji	Super Hotel Kyoto Karasuma-gojo	Super Hotel Saitama Omiya	Super Hotel Sendai Hirose-dori
Calculating period from to	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008	Feb. 1, 2008 Jul. 31, 2008
Number of calculating days	182 days	182 days	182 days	182 days	182 days	182 days	182 days
Occupancy rates at end of fiscal period	100.00%	96.28%	84.14%	100.00%	100.00%	100.00%	100.00%
A. Rent revenue - real estate	17,636	78,608	27,390	37,620	31,182	35,736	44,220
Rent and common service fees	17,636	75,471	25,989	37,620	31,182	35,736	44,220
Other revenue	-	3,137	1,401	-	-	-	-
B. Expenses related to rent business	3,469	15,299	6,962	4,627	3,962	5,589	6,596
Property management consignment	636	11,686	4,712	-	-	-	-
Utilities	437	1,068	520	-	-	-	-
Taxes and public dues	1,589	-	-	3,914	3,272	4,815	5,799
Repairs	116	90	-	-	-	-	-
Insurance	89	314	124	163	140	173	197
Other expenses	600	2,139	1,604	550	550	600	600
C. Net rent revenue (NOI = (A-B))	14,167	63,309	20,428	32,992	27,219	30,146	37,623
D. Depreciation and amortization	4,280	11,865	4,985	9,006	7,555	8,927	13,482
E. Rent business income = (C-D)	9,887	51,444	15,442	23,985	19,663	21,219	24,141

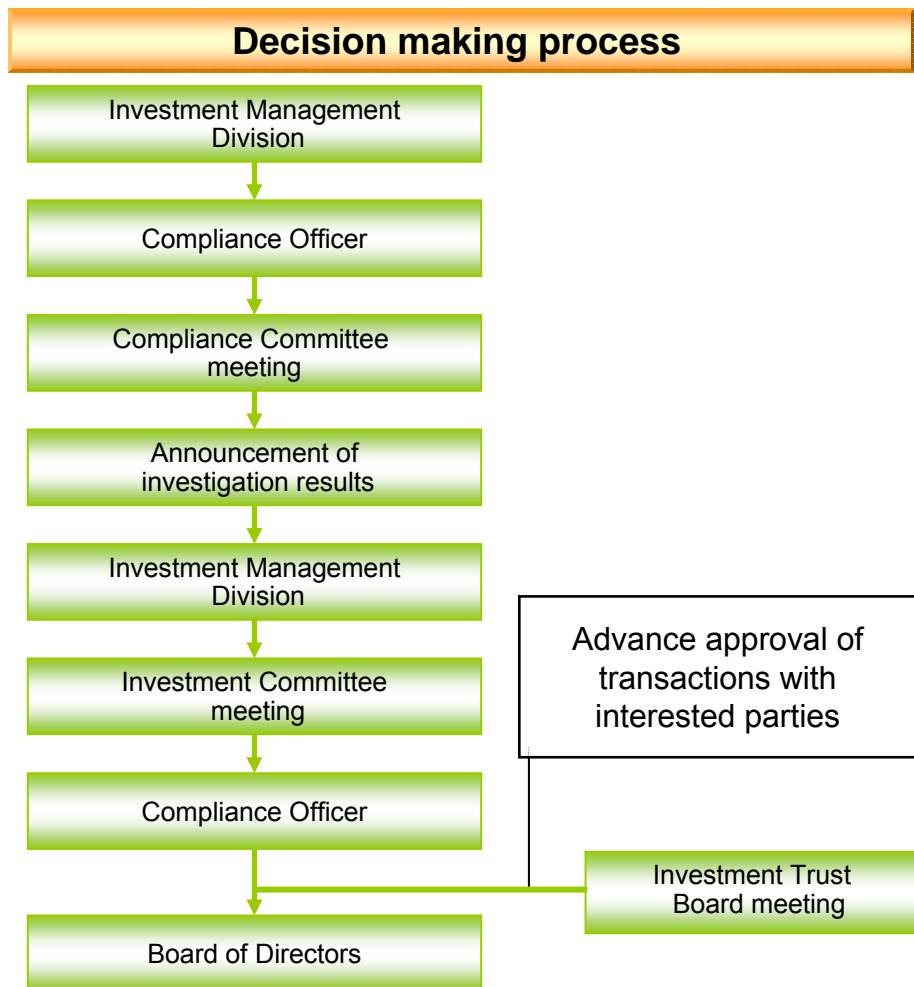
Revenue of individual real estate properties in trust

The following shows the revenue of each real estate properties in trust.

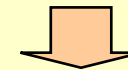
- (Note 1) Monetary amounts are rounded down to the nearest one thousand yen, therefore, adding all the amounts individually may not result in the total amounts provided.
- (Note 2) Monetary amounts do not include consumption taxes or other taxes.
- (Note 3) In the "Rent and common service fees" column, amounts include rent, management fees (common service fees), parking lot fees, waterworks, etc.
- (Note 4) In the "Other revenue" column, amounts include key money, renewal fees, restoration cost to the original condition etc.
- (Note 5) In principal, the duty to pay the fixed-property tax, city planning tax and amortized asset tax included in "Taxes and public dues" is imposed on all owners as of January 1 of every year. The amount of unexpired fixed-property tax for the previous owners at the time of acquisition is added to the amount of decrease in acquisition value for real estate as part of incidental costs and therefore not added to expenses related to rent business.
- (Note 6) In the "Other expenses" column, the amount shown is the total trust remunerations added to leases.
- (Note 7) "Occupancy rates at end of fiscal period" are the total rent area appearing in lease agreements executed with end tenants on the last day of each corresponding period against the total rentable area of each real estate property in trust. The percentage value is rounded to the nearest hundredth (two decimal places).

Compliance system

◆ Strengthening of legal compliance system for management companies

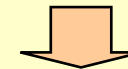


Transactions with interested parties



Interested parties are strictly defined and any transaction with same where a conflict of interest exists is prohibited under Internal Regulations

Formulation of internal system within management companies



Awareness towards compliance can be increased through periodic in-house training sessions along with the establishment of a code of conduct and office rules for all officers and regular employees within each of their regulations

Vision of Japan Single-residence REIT

Japan Single-residence REIT Inc. desires to realize

**“the creation of a genuine single-occupant residence market”
and**

**“the creation of attractive, highly liquid investment
opportunities”**

through its management of single-occupant residences.

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