



HEIWA REAL ESTATE REIT, Inc.

8966

Fiscal Period 19

(6 months ended May 2011)

Materials for Analyst Meeting



<http://www.heiwa-re.co.jp/>

Asset Management Company



HEIWA REAL ESTATE Asset Management CO.,LTD.

Financial Instruments Business Agent
Reg. No. 316, Director-General, Kanto Finance Bureau
(Financial Instruments and Exchange Act)
Member, The Investment Trusts Association, Japan



We extend our prayers to those who lost their lives in the Great East Japan Earthquake and express our heartfelt condolences to all those affected by the devastation. We hope and pray for the safety of those in the affected areas and for an earliest possible recovery.

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I Overview of 19th Fiscal Period

1. Financial Highlights

■ Management Performance for 19th Fiscal Period

(Unit: million yen)

| | 19th Fiscal Period Result | 18th Fiscal Period Result | Variation | Factors | <Reference> 19th FP.(excluding loss on sales) | Variation compared to previous fiscal year |
|-----------------------------|---------------------------|---------------------------|-----------|--|--|--|
| Operating revenue | 4,337 | 3,374 | 962 | Decrease from asset selling (186) Office (30) Residence 1,087 (CIC 13, Full period contribution of JSR 1,074), Full period contribution of Hotel 92 | 4,337 | 962 |
| Operating expenses | 9,127 | 1,888 | 7,238 | Loss on asset selling 6,654, Increase in general and administrative expenses 79 Decrease from asset selling (119) Office 66, Residence 515 (CIC 7, JSR 509), Hotel 43 | 2,472 | 584 |
| Operating income (loss) | △4,789 | 1,486 | △6,275 | | 1,864 | 378 |
| Non-operating income | 11 | 6 | 4 | Increase in insurance earnings | 11 | 4 |
| Non-operating expenses | 744 | 650 | 94 | Interest expenses 137 (JSR) Borrowing related expenses (41) (JSR 19, CIC (60)) | 744 | 94 |
| Ordinary income (loss) | △5,523 | 842 | △6,365 | | 1,131 | 290 |
| Net income (loss) | △5,626 | 10,868 | △16,495 | 18th FP. Negative goodwill (10,026) 19th FP. Extraordinary loss related to earthquake (103) | 1,027 | △9,841 |
| Distribution per unit (yen) | 1,550 | 1,375 | 175 | Negative goodwill applied 6,705 | 1,476 | 101 |

■ Comparison of Performance Forecast with Results

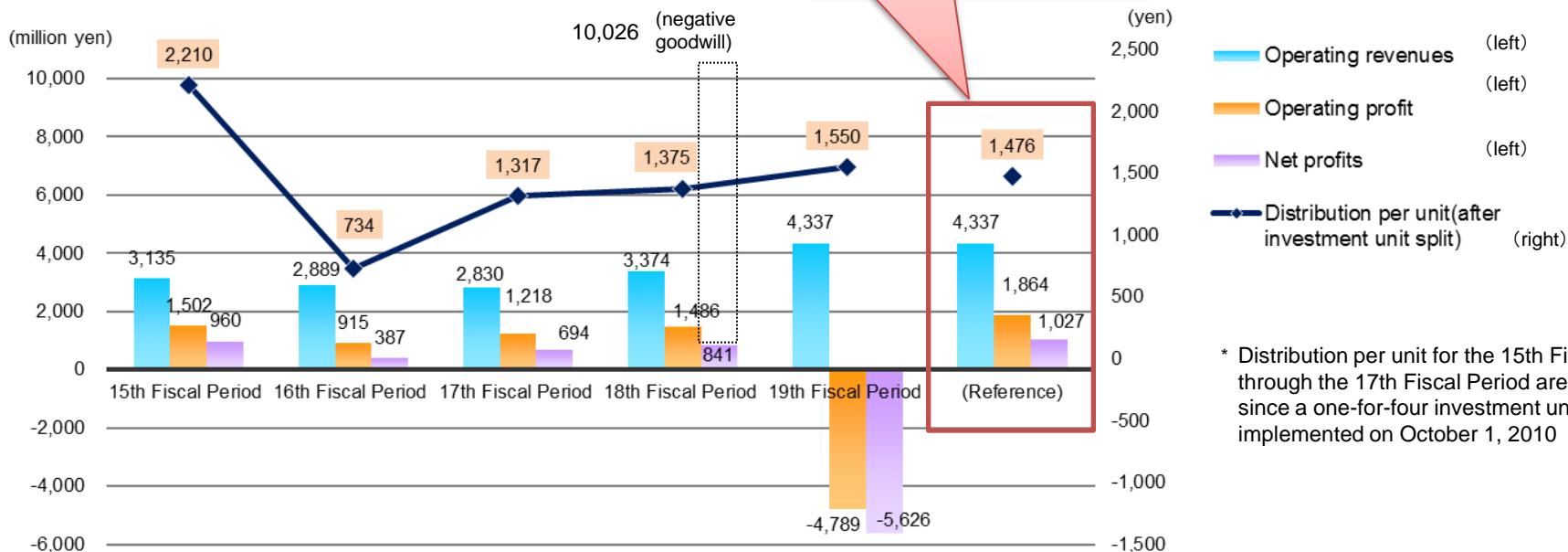
(Unit: million yen)

| | 19th Fiscal Period | | Variation | Factors |
|-----------------------------|--------------------|-----------|-----------|---|
| | Results | Forecast* | | |
| Operating revenue | 4,337 | 4,318 | 19 | Office 9, Residence 17, Hotel (7) |
| Operating expenses | 9,127 | 9,210 | △83 | Decrease in rental business expenses 64 (Office2, Residence 63) Decrease in general and administrative expenses 23 |
| Operating income (loss) | △4,789 | △4,892 | 103 | |
| Non-operating income | 11 | 0 | 11 | Increase in insurance earnings |
| Non-operating expenses | 744 | 765 | △21 | Interest expenses (32) Borrowing related expenses 17, Other (5) |
| Ordinary income (loss) | △5,523 | △5,658 | 135 | |
| Net income (loss) | △5,626 | △5,659 | 33 | Extraordinary loss related to earthquake (103) |
| Distribution per unit (yen) | 1,550 | 1,425 | 125 | Negative goodwill applied (excluding amount equivalent to loss on sale) 51 |

* Figures announced in "Revision of Management Status Forecast for Fiscal Period Ending May 2011(19th Fiscal Period) dated February 28, 2011

2. Historical Performance and Portfolio Condition

History of Performance (After 15th Fiscal Period)



Portfolio Condition

| | | 19th Fiscal Period | | | | 18th Fiscal Period | | | |
|--------------------------|----------------|--------------------|--------|-----------|--------|--------------------|--------|-----------|--------|
| | | Overall | Office | Residence | Hotel | Overall | Office | Residence | Hotel |
| Asset size (million yen) | | 129,197 | 43,684 | 81,333 | 4,180 | 143,727 | 52,074 | 87,473 | 4,180 |
| Number of properties | | 87 | 21 | 62 | 4 | 90 | 22 | 64 | 4 |
| Occupancy rate (%) | Period end | 94.44 | 94.37 | 93.99 | 100.00 | 93.47 | 92.26 | 93.37 | 100.00 |
| | Period average | 94.48 | 93.68 | 94.28 | 100.00 | 92.04 | 91.82 | 91.84 | 100.00 |
| Portfolio NOI yield (%) | | 4.59 | 4.23 | 4.74 | 5.78 | 4.89 | 4.53 | 5.00 | 6.99 |

(Note) NOI yield = actual NOI (converted to annual basis) / acquisition price

3. Impact of the Great East Japan Earthquake

- No damage causing significant impact on the property management
- Expenses relating to earthquake recorded as extraordinary loss of the current

Major Effects of the Earthquake

| | |
|---------------------------|--|
| Damage | There were no casualties. Minor damages were found on some properties but no damage causing a significant impact on the status of management have been found. |
| Impact on profit and loss | Of the approximately 103 million yen in repair expenses (includes expenses for inspections) for the 45 properties at which minor damages or issues of external walls, interiors, facilities, etc. were confirmed, the 19 million yen relating to repair work conducted during this period was recorded as loss on disaster (extraordinary loss) for this period. The remaining 83 million yen relating to repair work scheduled to be conducted during the period ending November 2011 (20th Fiscal Period) or later was recorded as provision of allowance for loss on disaster (extraordinary loss) for this period. |

(Note) Allowance for loss on disaster is scheduled to be approved to include in loss as "extraordinary item for loss on disaster" based on private letter National Tax Agency announced on April 18, 2011, "Corporate Tax Treatment of Expenses Related to the Great East Japan Earthquake (letter of interpretation of laws and ordinances)". Therefore, we judge that so-called issue of conflict between tax and accounting will not occur.

Conditions of Properties Owned in the Tohoku Region

| | Location | Type | Conditions | Repair Expenses (approx.) |
|-------------------------------|-------------------------------------|-----------|--|---------------------------|
| Single-residence Kitayobancho | Aoba-ku, Sendai City, Miyagi | Residence | Minor physical damages (repairs work will be conducted on external walls, common areas, rooms, etc.) | 20 million yen |
| Single-residence Atagobashi | Wakabayashi-ku, Sendai City, Miyagi | | | 29 million yen |
| Single-residence Ichibancho | Aoba-ku, Sendai City, Miyagi | | | 16 million yen |
| Super Hotel Sendai/Hirosedori | Aoba-ku, Sendai City, Miyagi | Hotel | The property itself was not materially damaged but the hotel temporarily suspended services (resumed on April 11) due to disruption of the gas supply in Sendai City and difficulties in logistics-related procurement for hotel services. | 1 million yen |
| Total | | | | 67 million yen |

Probable Maximum Loss (PML) from Earthquake*
Heiwa REIT's portfolio PML is 3.8% (as of February 17, 2011)

Total of portfolio 103 million yen

* PML (probable maximum loss) is the rate of expected loss resulting from the largest earthquake occurring once every 475 years, which has a chance of 10% or more of occurring during a buildings' standard service life of 50 years (equivalent to an earthquake with return period of 475 years), against the replacement cost.

4. Main Activities During the 19th Fiscal Period

- Improved portfolio quality and stabilized financial base through sale of property and refinancing

(1) Transfer of assets (3 properties) and partial early repayment of loans

Transferred properties :
 • Sannomiya Sanwa Toyo Building
 • Glenpark Ikedayama
 • Rune Higashiterao

Total transfer price : 8,035 million yen

Repayment: 7,923 million yen

(2) Full early repayment of loan from The Tokyo Star Bank through new borrowing

New borrowing: 6,070 million yen
 (period 2 years, variable interest rate)

Lenders: Sumitomo Mitsui Banking
 Resona Bank
 Mizuho Trust & Banking

Repayment: 6,070 million yen

(3) Refinanced

New borrowing: 17,204 million yen

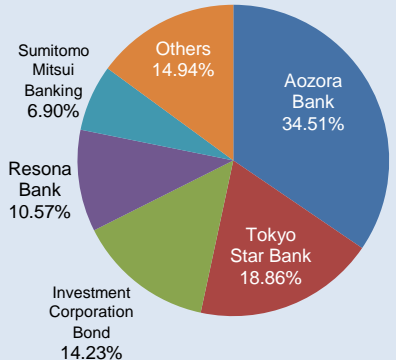
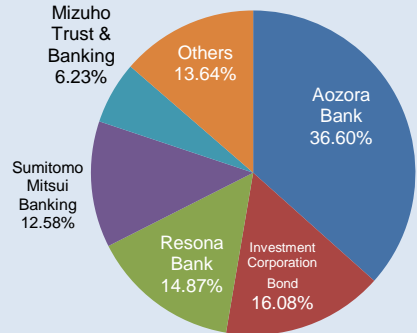
(Of this, 10,554 million yen is due for repayment on or after the maturity date of investment corporation bonds)

Repayment: 17,204 million yen

| | Feb. 28, 2011 | Mar. 31, 2011 | May 31, 2011 |
|-------------------------|---|--|---|
| Finance-related | Reduced balance of loans Reduced interest rate costs | Reduced interest rate costs Reviewed lender composition | Lengthened borrowing periods Fixed interest rates Diversified repayment dates |
| Property-related | Restructured portfolio | | |

5. Financial Condition at the End of the 19th Fiscal Period (Compared to Previous Fiscal Period)

- Lengthened and fixed loans and restructured lender composition
- Decreased borrowing costs

| | End of 18th Fiscal Period (ended November 2010) | End of 19th Fiscal Period (ended May 2011) | Remarks |
|---|--|--|--|
| Balance of interest-bearing liabilities | 70,263 million yen | 62,189 million yen | Includes investment corporation bonds. |
| short-term debt | 42,433 million yen | 17,825 million yen | Includes current portion of long-term loans payable. |
| long-term debt | 27,830 million yen | 44,364 million yen | Includes investment corporation bonds. |
| Ratio of long-term debt | 39.61% | 71.34% | 65.85% of the balance of loans at the end of the 19th Fiscal Period is due for repayment on or after the investment corporation bond redemption date (including the maturity date) |
| Ratio of fixed-rate debt | 25.50% | 45.72% | |
| Average interest rate (Note 1) | 2.16% | 1.90% | 0.26% reduction (0.89% if borrowing related expenses are included) |
| Average procurement period (Note 2) | 2.36 years | 3.14 years | |
| Average remaining period | 1.35 years | 1.85 years | |
| Lender Composition |  |  | Review of lender composition with the repayment of loans with high interest rate costs |

(Note 1) Calculated with the balance after contract payment

(Note 2) Calculated with initial principal

6. Forecasts for 20th Fiscal Period (ending November 2011) Operations

20th Fiscal Period

Forecast distribution per unit 1,550 yen

(Unit: million yen)

| | 20th Fiscal Period | 19th Fiscal Period | Variation | Factor |
|---|--------------------|--------------------|-----------|---|
| Operating revenue | 4,110 | 4,337 | (227) | Decrease by asset selling (178) Office (6), Residence (50), Hotel 7 |
| Operating expenses | 2,297 | 9,127 | (6,830) | Loss on asset selling (6,654) Rental business expenses (159) Decrease in general and administrative expenses (17) |
| Operating income (loss) | 1,812 | (4,789) | 6,601 | |
| Non-operating income | 0 | 11 | (11) | |
| Non-operating expenses | 732 | 744 | (12) | Decrease in interest expenses (47) Borrowing related expenses 35 |
| Ordinary income (loss) | 1,079 | (5,523) | 6,602 | |
| Net income (loss) | 1,078 | (5,626) | 6,704 | Extraordinary loss related to earthquake 103 |
| Outstanding investment units at the end of period (units) | 695,897 | 695,897 | — | |
| Distribution per unit (yen) | 1,550 | 1,550 | — | |

(Note) Figures are those of the forecast announced on July 15, 2011.

The estimated figures are present values calculated based on certain conditions, and the actual net profit and distributions may vary if conditions change. This forecast is also not a guarantee of the distribution amount.

Key assumptions of forecasts for 20th Fiscal Period (ending November 2011)

- Negative goodwill will not be used
- Occupancy rates: Total of portfolio 94.79% (Office 95.57% Residence 94.10% Hotel 100.00%)
- NOI yield: Total of portfolio 4.74% (Office 4.56% Residence 4.76% Hotel 6.15%)

[Reference] Comparison with 19th Fiscal Period (Excluding Loss on Sales)

(Unit: million yen)

| | 20th Fiscal Period | 19th Fiscal Period (excluding loss on sales) | Variation | Factor |
|---|--------------------|---|-----------|---|
| Operating revenue | 4,110 | 4,337 | (227) | Decrease by asset selling (178) Office (6), Residence (50), Hotel 7 |
| Operating expenses | 2,297 | 2,472 | (175) | Rental business expenses (159) (Decrease by asset selling (84), Office (68), Residence (6)) Decrease in general and administrative expenses (17) |
| Operating income (loss) | 1,812 | 1,864 | (52) | |
| Non-operating income | 0 | 11 | (11) | |
| Non-operating expenses | 732 | 744 | (12) | Decrease in interest expenses (47) Borrowing related expenses 35 |
| Ordinary income (loss) | 1,079 | 1,131 | (52) | |
| Net income (loss) | 1,078 | 1,027 | 51 | Extraordinary loss related to earthquake 103 |
| Outstanding investment units at the end of period (units) | 695,897 | 695,897 | — | |
| Distribution per unit (yen) | 1,550 | 1,550 | — | 19th FP. Negative goodwill applied (excluding amount equivalent to loss on sale) 74 yen |

(Note) Figures are those of the forecast announced on July 15, 2011.

The estimated figures are present values calculated based on certain conditions, and the actual net profit and distributions may vary if conditions change. This forecast is also not a guarantee of the distribution amount.

Ⅱ Operations of 19th Fiscal Period

1. Transfer of Assets

- Transferred assets with low profitability and little hope for improvement for restructuring the portfolio
- Applied negative goodwill to the amount equivalent to loss on transfer (6,654 million yen)

| | | Performance for each period | | | Transfer value (million yen) (Note 1) | Loss on transfer (million yen) | Appraisal value at 18th Fiscal Period end (million yen) | Ratio against book value (%) (Note 2) |
|---|--------------------|--|--------------------------|---------------|---|-----------------------------------|--|---|
| | | Occupancy rate at period end (%) | NOI (thousand yen) | NOI yield (%) | | | | |
| Of-19 Sannomiya Sanwa Toyo Building | 16th Fiscal Period | 94.21 | 169,235 | 4.02 | | | | |
| | 17th Fiscal Period | 86.68 | 160,824 | 3.84 | 4,600 | (3,956) | 6,230 | 73.22 |
| | 18th Fiscal Period | 84.50 | 140,322 | 3.35 | | | | |
| Re-27 Glenpark Ikedayama | 16th Fiscal Period | 73.78 | 20,176 | 2.45 | | | | |
| | 17th Fiscal Period | 61.02 | 12,364 | 1.51 | 740 | (918) | 998 | 60.67 |
| | 18th Fiscal Period | 72.22 | 12,738 | 1.55 | | | | |
| Re-28 Rune Higashiterao | 16th Fiscal Period | 82.43 | 77,953 | 3.46 | | | | |
| | 17th Fiscal Period | 89.43 | 70,788 | 3.15 | 2,695 | (1,779) | 2,830 | 64.17 |
| | 18th Fiscal Period | 86.57 | 84,362 | 3.75 | | | | |
| | Total | | | | 8,035 | (6,654) | 10,058 | 69.06 |

(Note 1) Excluding amount of reimbursement of fixed property tax, city planning tax, etc., and consumption taxes

(Note 2) The equation is: appraisal value at 18th Fiscal Period end / book value at 18th Fiscal Period end × 100

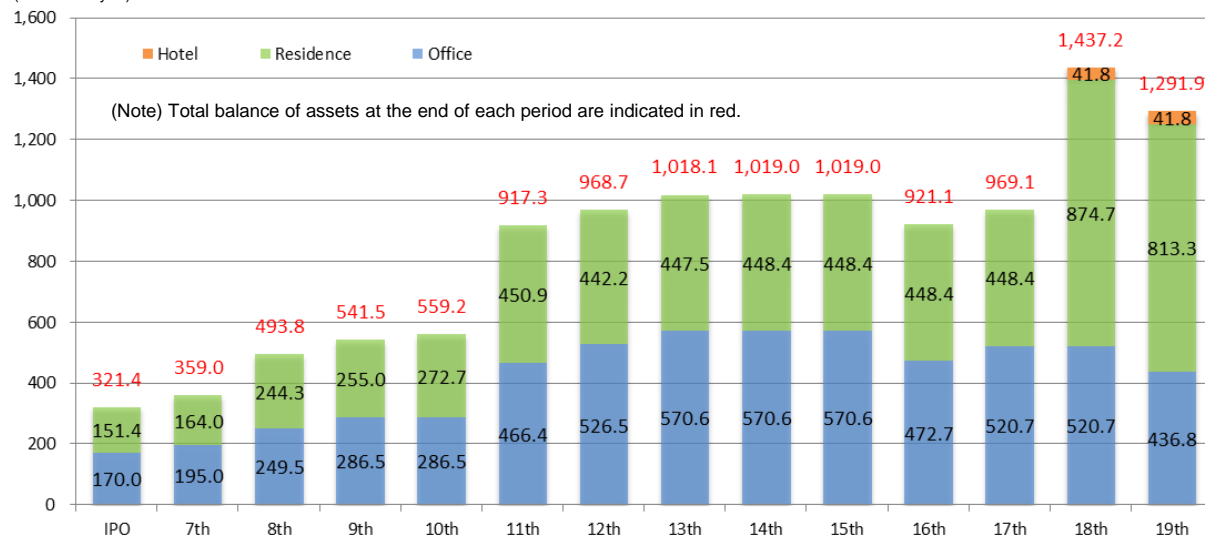
| Occupancy Rate at Period End | (unit: %) | |
|------------------------------|------------------------|------------------------|
| | 18th Fiscal Period end | 19th Fiscal Period end |
| Entire portfolio | 93.47 | 94.44 |
| Office | 92.26 | 94.37 |
| Residence | 93.37 | 93.99 |
| Hotel | 100.00 | 100.00 |

2. Portfolio Data

- Asset size shrunk from 143.7 billion yen (90 properties) to 129.1 billion yen (87 properties)
- Portfolio composition is: Office 33.81% (21 properties), Residence 62.95% (62 properties), Hotel 3.24% (4 properties)

History of Asset Size (based on acquisition price)

(100 million yen)



(Reference) Ratios of portfolio allocation by property type and investment area as set forth in the Management Guidelines

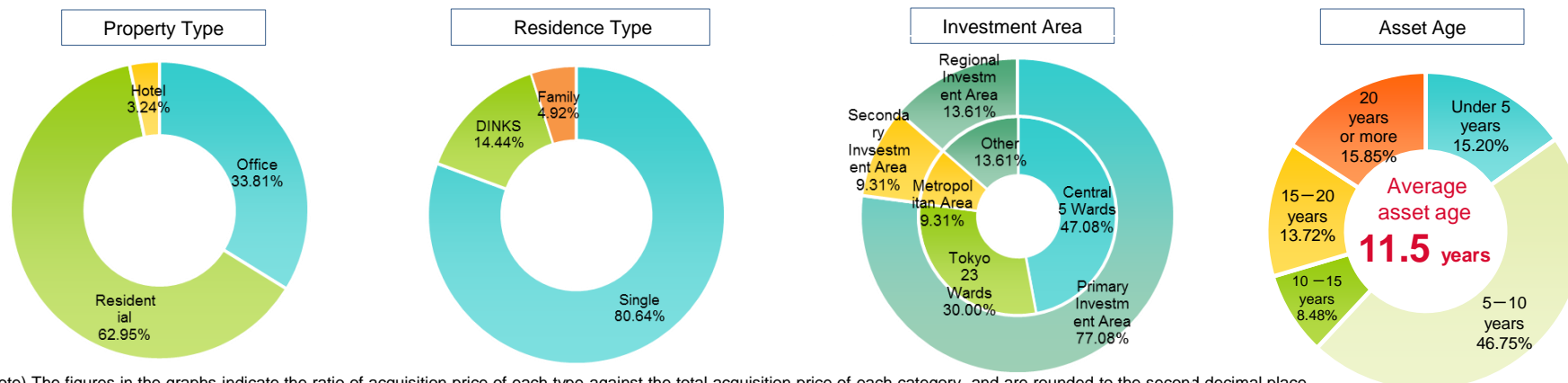
| | Office | Residence |
|---------------------------|------------------------------|-------------|
| Entire portfolio | 50% | 50% |
| | (30%-70%) | (30%-70%) |
| Primary Investment Area | 70% or more | 60% or more |
| Secondary Investment Area | 30% or less | 40% or less |
| Regional Investment Area | 30% or less of the portfolio | |

Primary Investment Area... Tokyo 23 Wards

Secondary Investment Area... Tokyo (other than Primary), major cities in Kanagawa Prefecture, Chiba Prefecture, Saitama Prefecture

Regional Investment Area... Major government-ordinance-designated cities other than Primary and Secondary investment areas

Portfolio Breakdown (as of the end of May 2011)



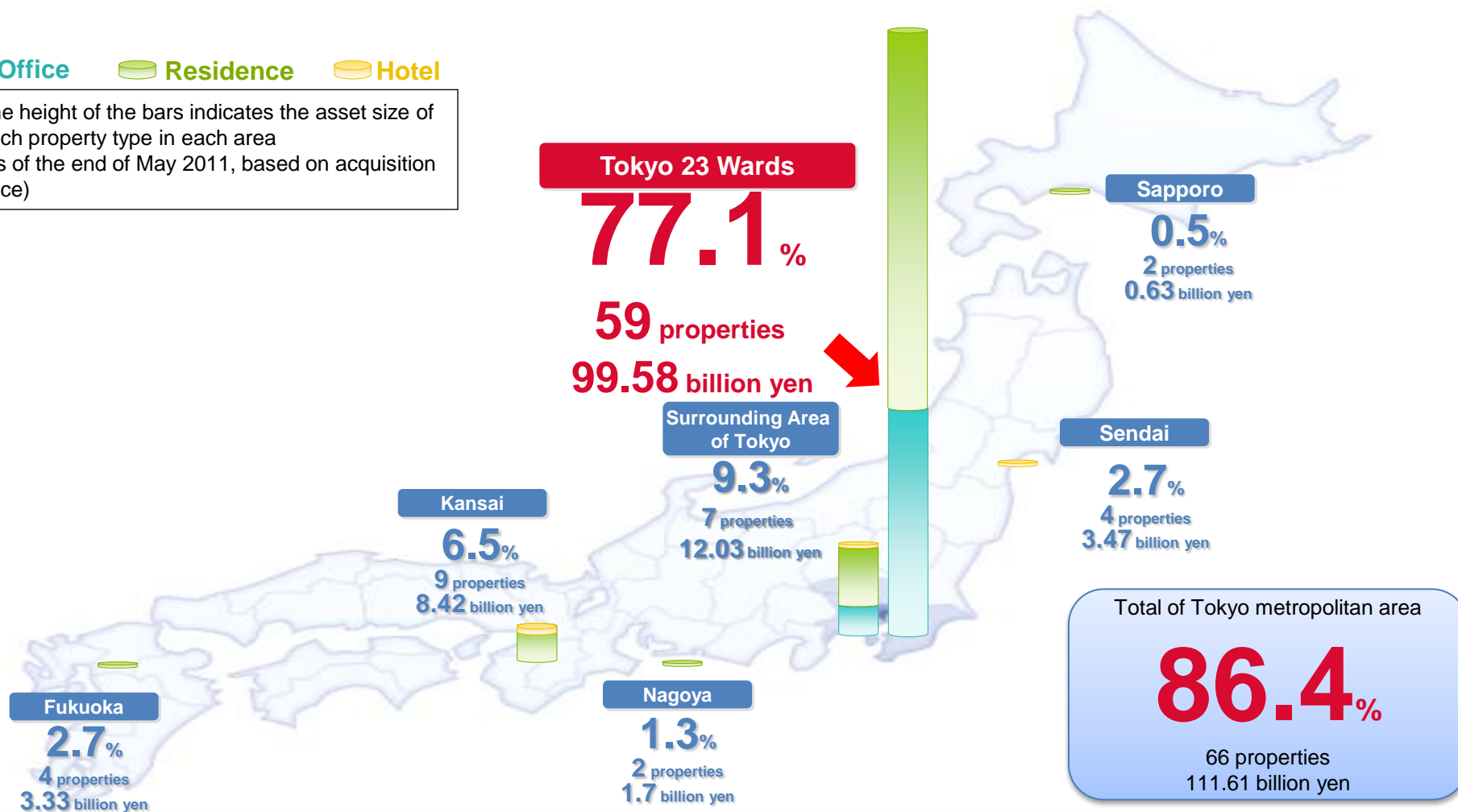
(Note) The figures in the graphs indicate the ratio of acquisition price of each type against the total acquisition price of each category, and are rounded to the second decimal place

3. Distribution Status of Investment Areas

- 23 wards of Tokyo is positioned as the main investment area
- Investments will also be made in other areas taking market conditions (stock, pricing, lease market conditions, etc.) into account

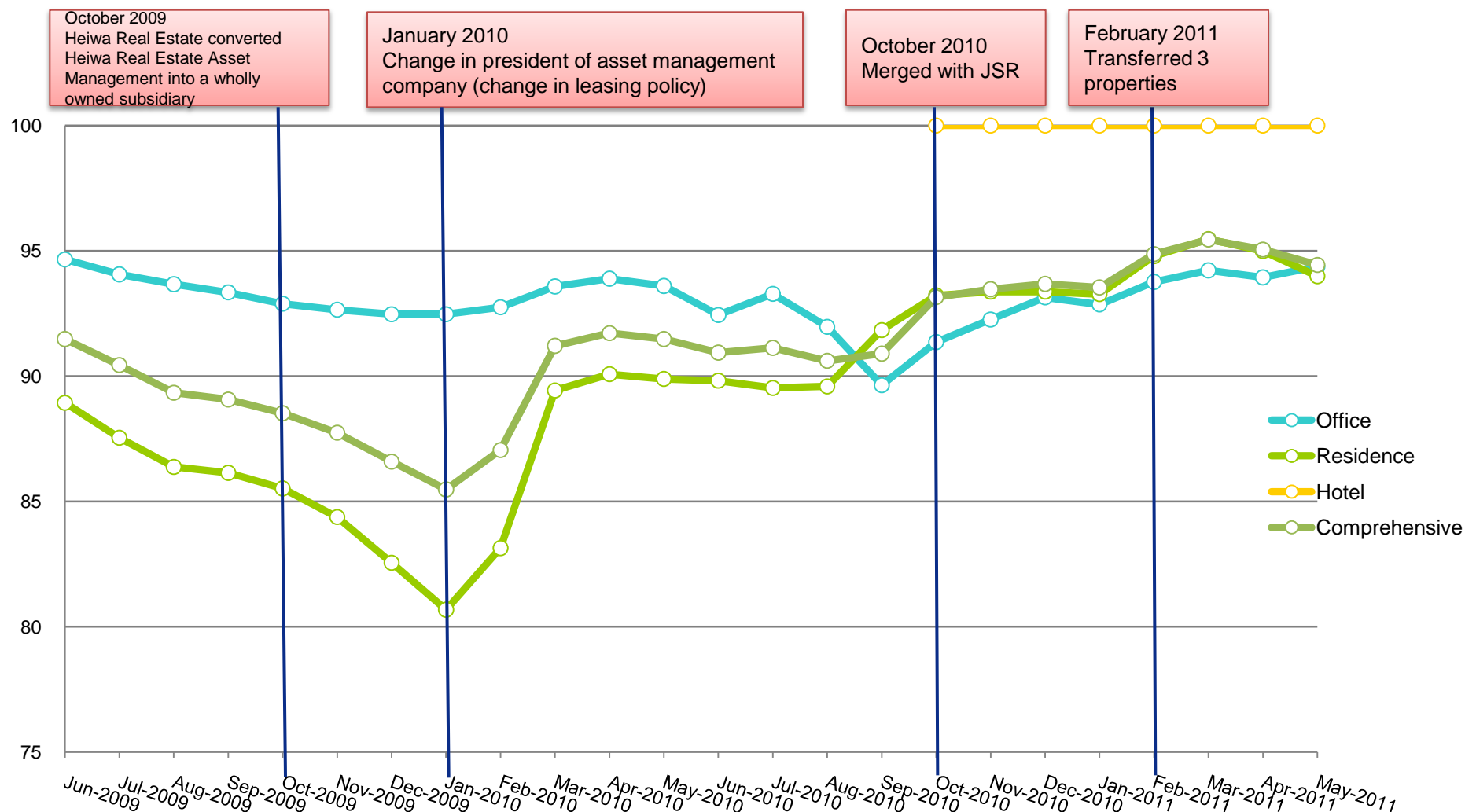
 Office
  Residence
  Hotel

The height of the bars indicates the asset size of each property type in each area (as of the end of May 2011, based on acquisition price)



4. Internal Growth Strategies (History of Occupancy Rates)

- **Occupancy rate at end of 19th Fiscal Period: 94.44%** (end of 18th Fiscal Period: 93.47%)
- **Office: 94.37%** (previous fiscal period end: 92.26%) **Residence: 93.99%** (previous fiscal period end: 93.37%)



5. Track Record of Value-Adding Construction Work <Efforts to Improve Facility Functions and Convenience>

- Conducted repairs not only for better leasing but also improvement of facility functioning and convenience for existing tenants

Of-23 Aria Ikebukuro

Before construction



After construction



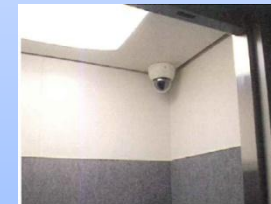
Improved tenant satisfaction through renewal of common areas

Strengthened and improved crime prevention functions
Replaced and installed new security cameras

Number of properties implemented in 19th Fiscal Period: 9
Number of properties scheduled to be implemented in 20th Fiscal Period: 7

Answered to the needs of residents who place first priority on security by installing cameras in the elevators and introducing new high-security models.

Changing and installing new security cameras at all residential properties will be completed during the 20th Fiscal Period



Re-05 CICMeguro

Before construction



After construction



Conducted renewal construction at the entrance for maintaining and strengthening competitiveness of the property, and also installed environment friendly LED illumination

Re-43 TOUR JAUNE Komazawa-koen

Before construction



After construction



Renewed greenery not only for higher aesthetic quality but also for the environment

Continued implementation of value-adding construction work at subject properties

Installing toilet seats with warm water bidets
Install bathroom reheating
Installing bathroom dryers
Changing flooring etc.

Installing of 30 toilet seats with warm water bidets at Regulus Higashikasai (46 units total) including occupied rooms will be completed during this fiscal period

6. Power Reduction Efforts

● Efforts to reduce electrical power use

■ Efforts During the Summer for the Restriction on Consumption of Electrical Power

Content of restriction based on the Electricity Industry Law

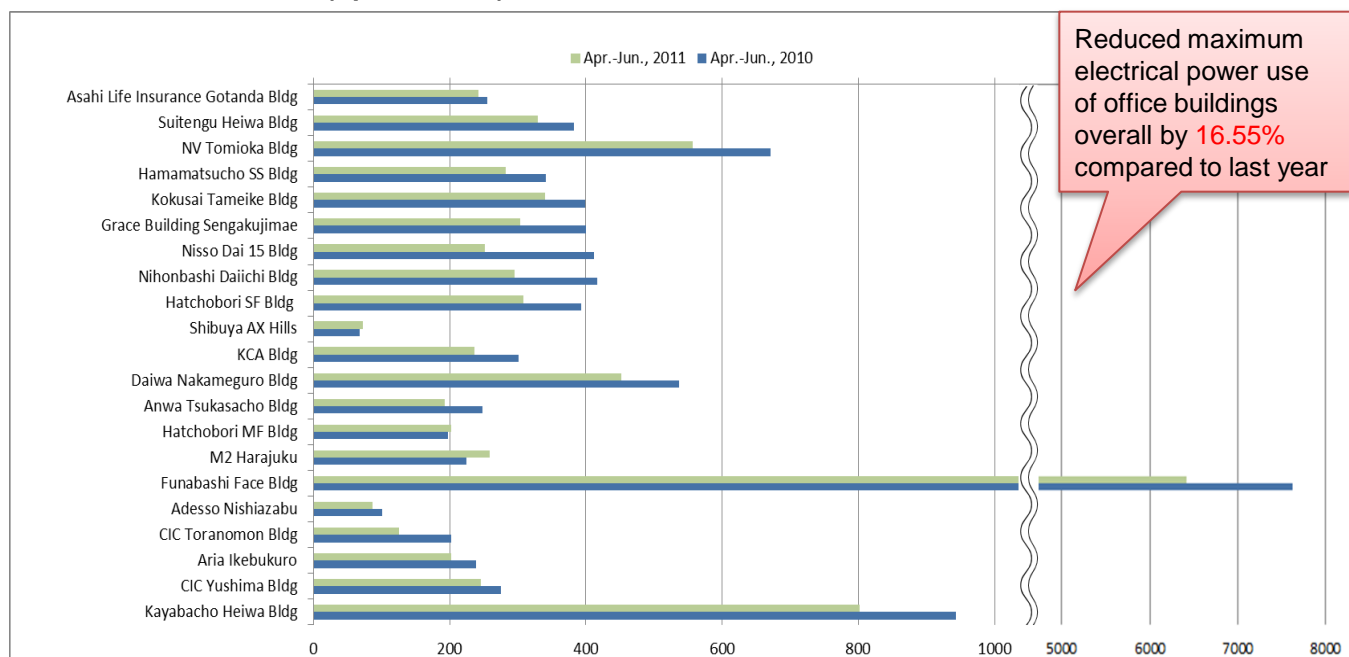
Subject period and hours: July 1 to September 22, 2011 9:00 to 20:00 on business days

Maximum electrical power use uniformly lowered by 15% in the service areas of Tokyo and Tohoku

Electric Power

One property (Funabashi Face Bldg, divided ownership) falls under “large consumer” (contracted electricity of 500kW or more)

■ Comparison of Maximum Electrical Power Use of Respective Office Properties with the Same Period Last Year (April to June)



Efforts

Implementing the following measures for 15% reduction of maximum electrical power use

Common areas

Turning off air conditioning
Turning off lights, Removing some light bulbs etc.

Tenant areas (request for cooperation)

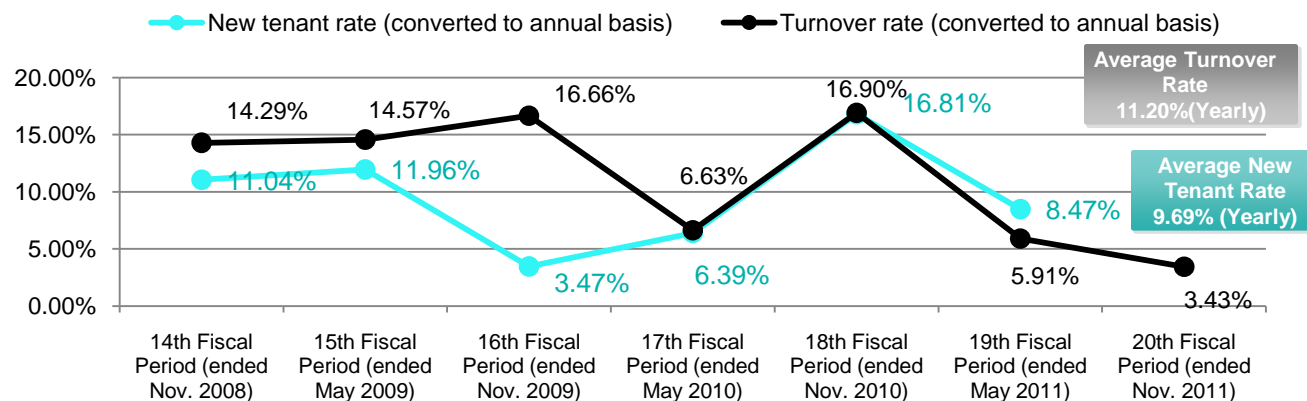
Adjusting air conditioning temperature, Turning off lights, Removing some light bulbs
Low electricity OA equipment
Promoting Cool Biz etc.

Electricity conservation measures will continue to be implemented in the future

7. Internal Growth Data (Office)

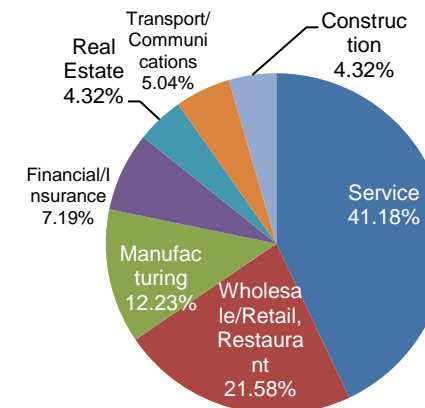
- The turnover rate at office buildings has largely declined

Office Tenant Circulation Trends



(Note) The figure for the 20th Fiscal Period (ending November 2011) is a forecast figure based on notices of termination received by the end of the 19th Fiscal Period (ended May 2011)

Office End Tenant Condition (based on number of cases)



- Total of 139 office tenants with diversified business types

| | 17th Fiscal Period | 18th Fiscal Period | | | 19th Fiscal Period | | |
|------------------------|-----------------------|--------------------|------------|------------|--------------------|------------|-----------------------|
| | Tenants at period end | New tenants | Departures | Period end | New tenants | Departures | Tenants at period end |
| Number of cases | 154 | 18 | 18 | 154 | 11 | 7 | 139 |
| Area (m ²) | 44,455.02 | 3,974.69 | 3,997.59 | 43,635.43 | 1,746.26 | 868.46 | 38,913.77 |

Period End Average Rent Levels (Office)

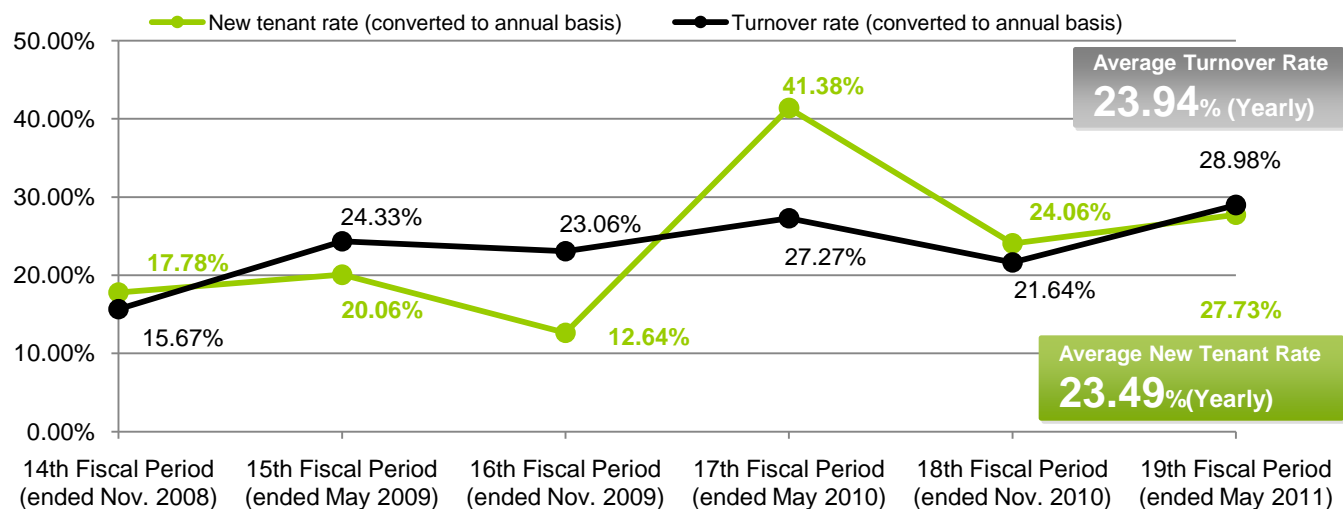
| | End of 14th Fiscal Period | End of 15th Fiscal Period | End of 16th Fiscal Period | End of 17th Fiscal Period | End of 18th Fiscal Period | End of 19th Fiscal Period |
|------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Monthly rent per tsubo | 19,631 yen | 19,631 yen | 17,436 yen | 17,901 yen | 18,577 yen | 18,048 yen |

(Note) Period end average rent = total contracted rent at period end ÷ total operating floor space (tsubos) at period end

8. Internal Growth Data (Residence)

- Single type residences increased with the merger with JSR, and the new tenant rate and turnover rate rose

Residence Tenant Circulation Trends



Residence Occupancy Rate by Room Type

| Room Type (Area) | Investment Share | Occupancy Rate at End of 19th Fiscal Period |
|--|------------------|---|
| Single Type (Less than 40 m ²) | 80.64% | 93.91% |
| DINKS Type (40 m ² or more, less than 60 m ²) | 14.44% | 94.28% |
| Family Type (60 m ² or more) | 4.92% | 93.45% |
| Total | 100.00% | 93.94% |

(Note) Excluding store areas

| | 17th Fiscal Period | 18th Fiscal Period | | | 19th Fiscal Period | | |
|-----------------|--------------------|--------------------|------------|------------|--------------------|------------|------------|
| | Period end | New tenants | Departures | Period end | New tenants | Departures | Period end |
| Number of cases | 1,248 | 300 | 241 | 3,591 | 553 | 576 | 3,613 |

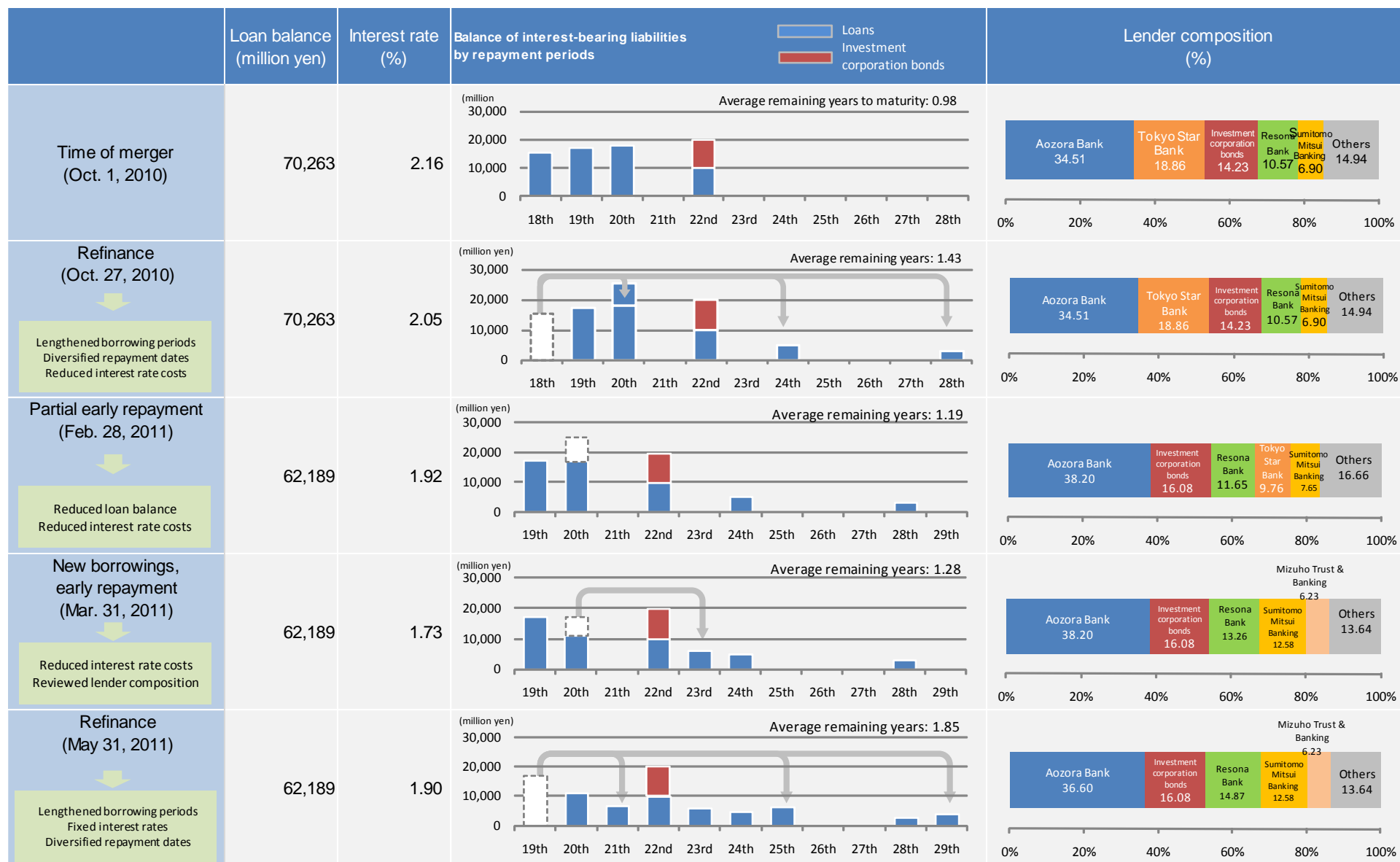
(Note) concerning fixed rent type properties, it is calculated as 1 tenant

Period End Average Rent Levels (Residence)

| | End of 14th Fiscal Period | End of 15th Fiscal Period | End of 16th Fiscal Period | End of 17th Fiscal Period | End of 18th Fiscal Period | End of 19th Fiscal Period |
|------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Monthly rent per tsubo | 10,844 yen | 10,875 yen | 10,867 yen | 10,643 yen | 10,928 yen | 11,402 yen |

(Note) Period end average rent = total contracted rent at period end ÷ total operating floor space (tsubos) at period end

9. Financial Strategies (Track Record of Financial Activities)



10. Financial Strategies (Financial Condition at the end of the 19th Fiscal Period)

- **Balance of interest-bearing liabilities at the end of the 19th Fiscal Period: 62,189 million yen (a decrease of 8,073 million yen compared to the previous fiscal end)**

Loans

(as of May 31, 2011)

| Breakdown | | Borrowing Date | Balance at Period End (million yen) | Interest Rate (%) | Repayment Date | Description |
|--|--|------------------|-------------------------------------|-------------------|------------------|--------------------------|
| | Lender | | | | | |
| Short-Term Borrowings | Aozora Bank, Ltd. | May 31, 2011 | 6,130 | 1.88000 | May 31, 2012 | Secured and Unguaranteed |
| | Resona Bank, Ltd. | | | | | |
| | Musashino Bank, Ltd. | May 31, 2011 | 519 | 1.55857 | May 31, 2012 | |
| | Subtotal | | 6,649 | | | |
| Long-term Borrowings Due within One Year | Aozora Bank, Ltd. | March 5, 2010 | 4,531 | 1.55000 | October 31, 2011 | Secured and Unguaranteed |
| | Aozora Bank, Ltd. | October 27, 2010 | 6,644 | 1.65000 | October 31, 2011 | |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | The Norinchukin Bank | | | | | |
| | Resona Bank, Ltd. | | | | | |
| | Nishi-Nippon City Bank, Ltd. | | | | | |
| | Sompo Japan Insurance Inc. | | | | | |
| The Hokkaido Bank, Ltd. | | | | | | |
| | Subtotal | | 11,175 | | | |
| Long-term Borrowings | Aozora Bank, Ltd. | October 31, 2007 | 7,880 | 2.08500 | October 31, 2012 | Secured and Unguaranteed |
| | Resona Bank, Ltd. | March 29, 2010 | 1,980 | 1.75000 | October 31, 2012 | |
| | Aozora Bank, Ltd. | October 27, 2010 | 4,925 | 1.95000 | October 31, 2013 | |
| | Sumitomo Mitsui Banking Corporation | October 27, 2010 | 2,955 | 2.25000 | October 31, 2015 | |
| | Resona Bank, Ltd. | | | | | |
| | Aozora Bank, Ltd. | March 31, 2011 | 6,070 | 1.54000 | March 31, 2013 | |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | Resona Bank, Ltd. | May 31, 2011 | 6,554 | 1.80336 | May 30, 2014 | |
| | Mizuho Trust & Banking Co., Ltd. | | | | | |
| | The Chuo Mitsui Trust and Banking Co., Ltd | | | | | |
| Aozora Bank, Ltd. | | | | | | |
| Mizuho Trust & Banking Co., Ltd. | May 31, 2011 | 4,000 | 2.14200 | May 31, 2016 | | |
| Sumitomo Mitsui Banking Corporation | | | | | | |
| Resona Bank, Ltd. | | | | | | |
| | Subtotal | | 34,364 | | | |
| | Total | | 52,189 | | | |

REIT Bonds

(as of May 31, 2011)

| Bond name | Issue date | Amount (million yen) | Applied coupon rate (%) | Maturity rate | Credit ratings |
|--|------------------|----------------------|-------------------------|------------------|----------------|
| Second unsecured investment corporation bond | October 31, 2007 | 10,000 | 2.17000 | October 31, 2012 | BBB (R&I) |
| Total | | 10,000 | | | |

Lender Share (includes REIT Bonds)

(unit: million yen)

18th Fiscal Period End (November 30, 2010)

| Lender | Balance | Share |
|--|---------|--------|
| Aozora Bank, Ltd. | 24,245 | 34.5% |
| Tokyo Star Bank Limited | 13,250 | 18.9% |
| Resona Bank, Ltd. | 7,424 | 10.6% |
| Sumitomo Mitsui Banking Corporation | 4,844 | 6.9% |
| The Norinchukin Bank | 2,970 | 4.2% |
| The Chuo Mitsui Trust and Banking Co., Ltd | 1,972 | 2.8% |
| Mizuho Trust & Banking Co., Ltd. | 1,874 | 2.7% |
| Tokyo-Mitsubishi UFJ, Ltd. | 1,479 | 2.1% |
| Nishi-Nippon City Bank, Ltd. | 990 | 1.4% |
| Musashino Bank, Ltd. | 519 | 0.7% |
| Sompo Japan Insurance Inc. | 495 | 0.7% |
| The Hokkaido Bank, Ltd. | 198 | 0.3% |
| REIT Bonds | 10,000 | 14.2% |
| Total | 70,263 | 100.0% |

19th Fiscal Period End (May 31, 2011)

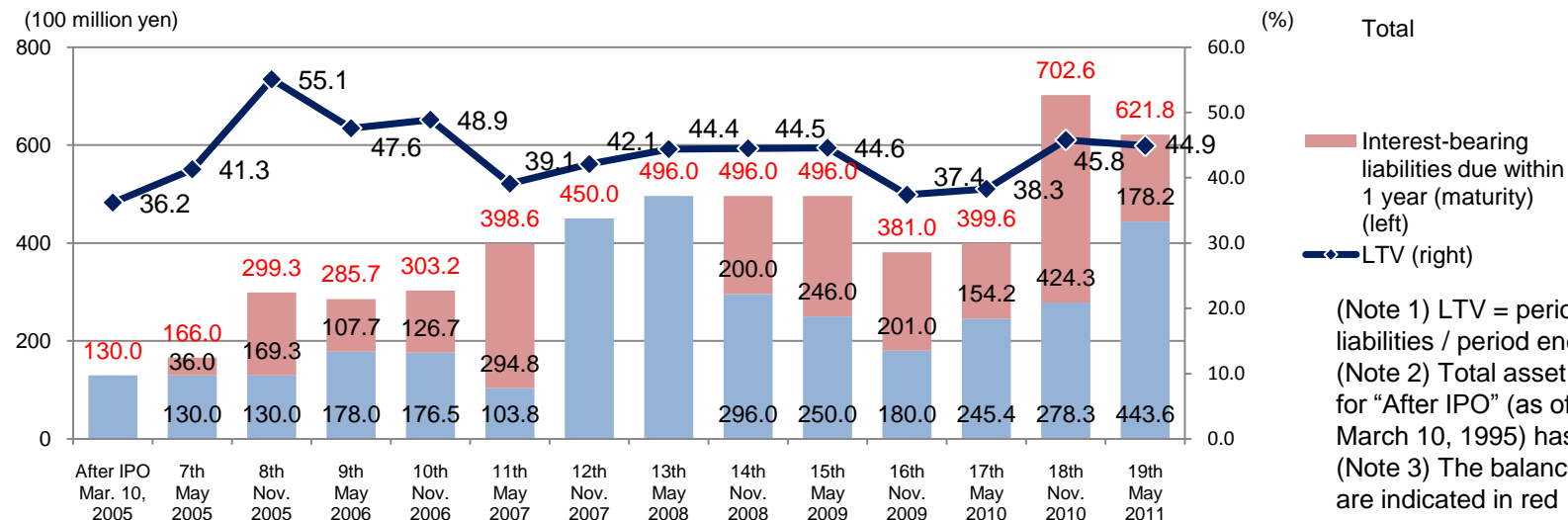
(unit: million yen)

| Lender | Balance | Share |
|--|---------|--------|
| Aozora Bank, Ltd. | 22,758 | 36.6% |
| Resona Bank, Ltd. | 9,245 | 14.9% |
| Sumitomo Mitsui Banking Corporation | 7,825 | 12.6% |
| Mizuho Trust & Banking Co., Ltd. | 3,874 | 6.2% |
| The Norinchukin Bank | 2,880 | 4.6% |
| The Chuo Mitsui Trust and Banking Co., Ltd | 1,972 | 3.2% |
| Tokyo-Mitsubishi UFJ, Ltd. | 1,479 | 2.4% |
| Nishi-Nippon City Bank, Ltd. | 960 | 1.5% |
| Musashino Bank, Ltd. | 519 | 0.8% |
| Sompo Japan Insurance Inc. | 480 | 0.8% |
| The Hokkaido Bank, Ltd. | 192 | 0.3% |
| REIT Bonds | 10,000 | 16.1% |
| Total | 62,189 | 100.0% |

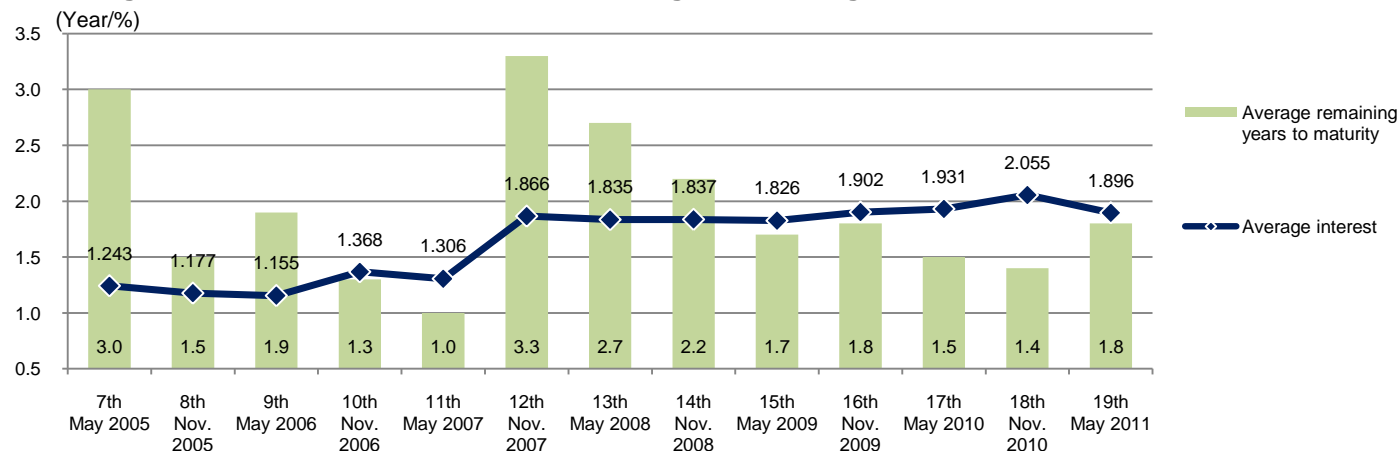
11. Financial Strategies (Condition of Interest-Bearing Liabilities)

● LTV at 19th Fiscal Period end: 44.9%

History of Period End Interest-Bearing Liabilities and LTV





Average Interest Rate of Liabilities and Average Remaining Years



III Future Growth Strategies, etc.

1. Major Events in the Past Two Years

- Improvements have been seen in the environment surrounding REITs
- HFR has been steadily accumulating achievements

| | Credit Contraction Period | Recovery Period | Strengthening of Base for Further Growth |
|--------------------|---|--|---|
| Market Environment | (Aug. 2007~) Subprime crisis | Oct. 16, 2009 REITs resume capital increase Nippon Accommodations Fund (first time in 1 year and 3 months) | Oct. 5, 2010 Bank of Japan announces purchase of REIT units |
| | (Sep. 15, 2008) Lehman shock | | Mar. 11, 2011 Great East Japan Earthquake |
| | (Oct. 10, 2008) Collapse of New City Residence Investment Corporation → Refinance risk of loans from financial institutions were closed up | Jan. 22, 2010 Resumption of issuance of investment corporation bonds Nippon Building Fund (first time in 1 year and 8 months) | |
| | April 10, 2009 Announced September 5, 2009 Started Public-private fund established | Feb. 2010~ Acceleration of investment corporation mergers | |
| Heiwa REIT | Downgrading 1) Deemed that there was uncertainty in Heiwa REIT's securing redemption funds for its ¥20 billion investment corporation bonds approaching maturity at Oct. 3, 2009 2) Securing steady fund procurement base would remain an issue even after redemption  Rating was dropped from an initial A to a BB ⁺ (downgrade direction) on July 24, 2009 | Oct. 2009 Heiwa Real Estate's underwriting of investment units issued through third-party allotment ¥3 billion Bank loans (SMBC, Aozora, Resona) ¥8.5 billion 100% share purchase of asset management company by Heiwa Real Estate | Feb. 28, 2011 Transfer of assets Sannomiya Sanwa Toyo Building, Glenpark Ikedayama, Rune Higashiterao |
| | | Oct. 31, 2009 Investment corporation bond maturity ¥20 billion | Feb. 28, 2011 Partial early repayment of loans from The Tokyo Star Bank |
| | | Nov. 13, 2009 Upgrading BB ⁺ (upgrade direction)  BBB (stable) | Mar. 31, 2011 Full early repayment (lengthening, diversifying) of loans from The Tokyo Star Bank through new borrowings |
| | Jul. 24, 2009 Notes on going concern (period ended May 2009) | Jan. 21, 2010 Resolution of notes on going concern | May 31, 2011 Refinance (lengthening, diversifying, fixing) |
| | Aug. 31, 2009 Transfer of assets Ebisu Square and Daihyaku Life Insurance Shinjuku Building | Mar. 29, 2010 Asset acquisition from Heiwa Real Estate Kayabacho Heiwa Bldg | |
| | | Oct. 1, 2010 Merger with JSR Investment corporation name changed Heiwa Real Estate REIT relaunched | |

2. Philosophy of Growth Strategies

【Stage 1】 Restructuring Foundation for Growth (Oct. 2009 to May 2011)

◆Heiwa Real Estate became 100% sponsor

- Underwrote investment units issued through third-party allotment (3 billion yen)
- Asset management company became wholly-owned subsidiary

◆Improvement of profits through internal growth

- Improved management capacity of residential properties through merger with JSR
- Improved occupancy rate

◆Expansion of size and improvement of quality through external growth

- Acquired Kayabacho Heiwa Building from sponsor
- Merged with JSR (asset size grew by about 1.5 times)
- Sold properties with low profitability using negative goodwill

◆Improved financial base

- Reduced financial costs, repaid costly loans
- Lengthened, fixed and diversified repayment periods of loans
- Reviewed lender composition

【Stage 2】 Towards the Path of Re-growth (June 2011~)

Acquire good quality properties
with support of sponsors

Maintain and further improve
profits through internal growth

Further strengthening of
financial base

Expansion of portfolio and improvement of profits

Pursuing Maximization of Investor Value

Establishing profit structure for improvement of distribution level

External Growth Strategies

■ Challenges

- Further expansion of profitability
- Improve quality of portfolio (including replacement of properties)

■ Efforts of Heiwa REIT

- Utilize Heiwa Real Estate's pipeline and expand size and profits through acquisition of good quality properties
- Consider property acquisition while controlling LTV
- Although Heiwa REIT is focused on the Tokyo 23 Wards, it will take into account tenant demand, yield, etc. and consider selective investment in regional properties as well

Expansion of size through property acquisitions and expansion of revenues through efficient management



Establishing profit structure

Internal Growth Strategies

■ Challenges

- Maintaining a stable and high occupancy rate
- Reduce management costs

■ Efforts of Heiwa REIT

- Conduct efficient leasing with the cooperation of Heiwa Real Estate and aim for an occupancy rate of 95% or more
- Cost reduction that utilizes the advantage of scale
- Aggregate property managers etc.

Financial Strategies

■ Challenges

- Further strengthening of financial base
- Diversification of fund procurement
- Reduce financial costs

■ Efforts of Heiwa REIT

- Further improvement of borrowing terms and conditions including financial costs
- Strengthen lender formation through engaging with new lenders
- Efforts for unsecured loans
- Aim for upgrading

Property acquisition through stable procurement

Generating stable profits contributes to stable procurement

4. Determining Future Distributions

18th Fiscal Period Actual distribution 1,375 yen

- Expanded asset size through merger with JSR
- Recorded 10 billion yen in negative goodwill through merger
- Launched a financial strategy aiming to strengthen financial standing
- Improve profitability through raising occupancy rate of residential properties

19th Fiscal Period Actual distribution 1,550 yen

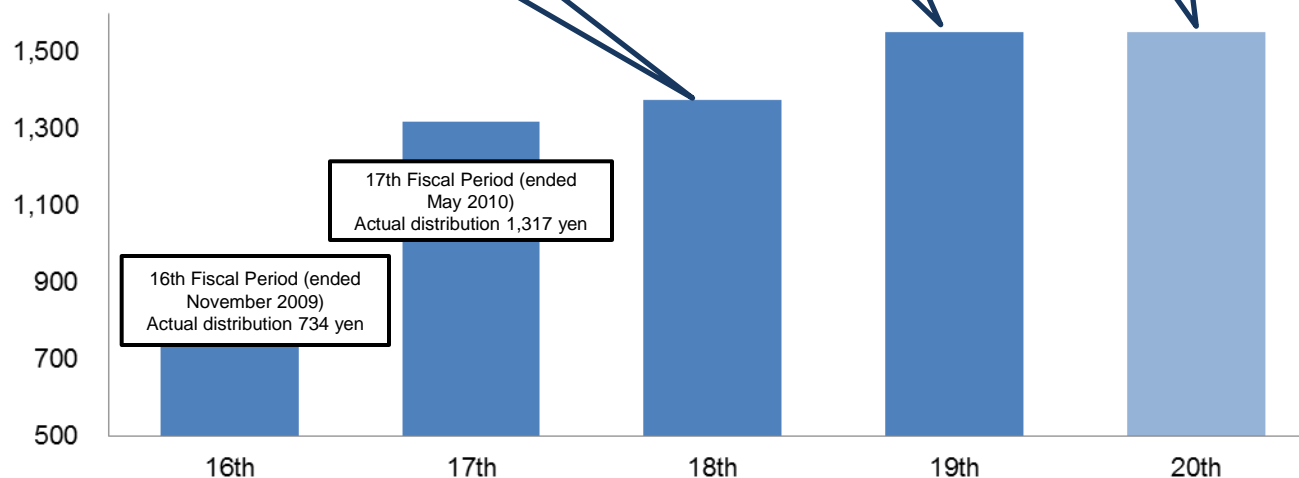
- Implemented restructuring of assets and finance
- Though there was loss on sale of assets, utilized negative goodwill
- Conducted refinancing and partial early repayment of loans and succeeded in lengthening an diversifying loans and reducing financial costs

20th Fiscal Period Forecast distribution 1,550 yen

From the stage of restructuring growth base to the stage of re-growth

Maintaining and improving distribution level

Maintaining and improving distribution level based on true ability



【Policy for utilizing negative goodwill】

- Proactive utilization for stabilizing distribution level
- No transfer of assets which involve large loss on transfer are currently being considered, however, utilization of negative goodwill will be considered if it is deemed necessary in line with replacing portfolio properties
- Other than this, it will be utilized when factors of distribution change suddenly arise

**Balance of negative goodwill (19th Fiscal Period end)
Approx. 3.2 billion yen**

5. Portfolio Composition Policies

- As a rule, invest 50% in office and 50% in residential, pursuing both profitability and stability

**Invest in office buildings and residential properties focusing on the Tokyo 23 Wards
(selective investment for regional areas)**

Office 50% as a rule

Policies of Office Investment

- (1) Investment focused on medium-sized or larger office buildings in the Tokyo 23 Wards and aim for expanding the size and improving the quality of the portfolio
- (2) Take into account yield, location, tenant demand, etc. and selectively invest in Tokyo suburbs and regional areas (Sapporo, Sendai, Nagoya, Osaka suburbs and Fukuoka) where the support of Heiwa Real Estate can be utilized
- (3) Acquire properties with the cooperation of Heiwa Real Estate
- (4) Utilize Heiwa Real Estate's warehousing function

Residence 50% as a rule

Policies of Residential Investment

- (1) Invest mainly in residential properties in the Tokyo 23 Wards and aim for expanding the size and improving the quality of the portfolio
- (2) Take into account yield, location, tenant demand, etc. and selectively invest in Tokyo suburbs and regional areas (Sapporo, Sendai, Nagoya, Osaka suburbs and Fukuoka) where the support of Heiwa Real Estate can be utilized
- (3) Recognize that the rent demands for single type and compact type residences will remain strong, and select properties focusing on stability, which is a feature of residential properties
- (4) Consider selling hotels and small regional properties

Pursue improvement of profits and stability by investing in the Tokyo 23 Wards where tenant demand is strong and by diversifying investments in office buildings with high profit improvability and residential properties with excellent stability

6. Cooperation with Sponsors

- Cooperation with sponsors for future external and internal growth

Utilizing the power of the Heiwa Real Estate Group

Supplying
properties



平和不動産株式会社
Heiwa Real Estate Co., Ltd.

Operation and
management
Leasing

Warehousing



HEIWA REAL ESTATE Asset Management CO., LTD.

Property acquisition

Strengthening asset
management
function

Strengthening
financial base



HEIWA REAL ESTATE REIT, Inc.

Towards maximization of investor value

Strengthening of organizational structure for cooperation



平和不動産株式会社
Heiwa Real Estate Co., Ltd.

[Newly established] Business Planning Group
Strengthening and aggregating real estate
acquisition and sale function
Strengthening and aggregating asset
management function

[Newly established] Building Leasing Group
Strengthening and aggregating leasing function

Support



HEIWA REAL ESTATE Asset Management CO., LTD.

Office Investment Management Department and
Residence Investment Management Department
Investment management departments specialize
in investment management. Aim for further
internal growth

[Newly established] Real Estate Investment Department
Establish department specialized in property
acquisition and sale and strengthen transaction
function

VI Appendix

1 Balance Sheet

■ Assets

(unit: thousand yen)

| Category | 18th Fiscal Period H22.11.30 | | 19th Fiscal Period H23.5.31 | | Variation | |
|--|---------------------------------|--------------|--------------------------------|--------------|--------------|--------------|
| | Amount | Share (%) | Amount | Share (%) | Amount | Share (%) |
| (Assets) | | | | | | |
| I. Current assets | | | | | | |
| Cash and deposits | 4,715,683 | | 4,738,097 | | 22,413 | |
| Cash and deposits in trust | 4,781,784 | | 4,810,994 | | 29,209 | |
| Operating accounts receivables | 55,527 | | 66,463 | | 10,935 | |
| Prepaid expenses | 173,525 | | 242,108 | | 68,582 | |
| Other | 861 | | 829 | | (32) | |
| Allowance for doubtful accounts | (8,432) | | (3,360) | | 5,071 | |
| Total current assets | 9,718,951 | 6.3 | 9,855,133 | 7.1 | 136,181 | 1.4 |
| II. Noncurrent assets | | | | | | |
| 1. Property, plant and equipment * 1 | | | | | | |
| Buildings | 13,227,953 | | 9,907,691 | | (3,320,261) | |
| Structures | 49,996 | | 38,858 | | (11,137) | |
| Machinery and equipment | 139,304 | | 126,940 | | (12,364) | |
| Tools, furniture and fixture | 39,591 | | 22,036 | | (17,555) | |
| Land | 37,091,822 | | 27,422,975 | | (9,668,847) | |
| Buildings in trust | 29,882,779 | | 29,184,171 | | (698,607) | |
| Structures in trust | 219,951 | | 222,645 | | 2,693 | |
| Machinery and equipment in trust | 181,228 | | 170,909 | | (10,319) | |
| Tools, furniture and fixtures in trust | 361,024 | | 330,370 | | (30,654) | |
| Land in trust | 60,558,673 | | 59,237,987 | | (1,320,686) | |
| Total property, plant and equipment | 141,752,327 | 92.4 | 126,664,586 | 91.4 | (15,087,740) | (10.6) |
| 2. Intangible assets | | | | | | |
| Leasehold right | 715,719 | | 715,719 | | — | |
| Leasehold rights in trust | 843,410 | | 843,410 | | — | |
| Other | 6,214 | | 10,715 | | 4,500 | |
| Total intangible assets | 1,565,345 | 1.0 | 1,569,845 | 1.1 | 4,500 | 0.3 |
| 3. Investment and other assets | | | | | | |
| Guarantee deposits | 20,000 | | 20,000 | | — | |
| Long-term prepaid expenses | 202,273 | | 287,499 | | 85,226 | |
| Other | 98,053 | | 113,057 | | 15,004 | |
| Total investments and other assets | 320,326 | 0.2 | 420,557 | 0.3 | 100,230 | 31.3 |
| Total noncurrent assets | 143,637,999 | 93.6 | 128,654,989 | 92.9 | (14,983,010) | (10.4) |
| III. Deferred assets | | | | | | |
| Investment unit issuance | 12,256 | | 12,001 | | (254) | |
| Investment corporation bond issuance costs | 21,666 | | 16,014 | | (5,652) | |
| Total deferred assets | 33,922 | 0.0 | 28,015 | 0.0 | (5,906) | (17.4) |
| Total assets | 153,390,874 | 100.0 | 138,538,138 | 100.0 | (14,852,735) | (9.7) |

■ Liabilities and Unitholders' Equity

(unit: thousand yen)

| Category | 18th Fiscal Period H22.11.30 | | 19th Fiscal Period H23.5.31 | | Variation | |
|---|---------------------------------|--------------|--------------------------------|--------------|--------------|--------------|
| | Amount | Share (%) | Amount | Share (%) | Amount | Share (%) |
| (Liabilities) | | | | | | |
| I. Current liabilities | | | | | | |
| Operating accounts payable | 272,817 | | 429,328 | | 156,510 | |
| Short-term loans payable | 30,454,300 | | 6,649,600 | | (23,804,700) | |
| Current portion of long-term loans payable | 11,979,000 | | 11,175,500 | | (803,500) | |
| Accrued expenses | 838,893 | | 701,080 | | (137,813) | |
| Income tax payable | 558 | | 568 | | 9 | |
| Accrued consumption taxes | 36,408 | | 253,158 | | 216,749 | |
| Advances received | 657,027 | | 630,719 | | (26,307) | |
| Provision for loss on disaster | — | | 83,948 | | 83,948 | |
| Other | 26,276 | | 11,279 | | (14,996) | |
| Total current liabilities | 44,265,282 | 28.9 | 19,935,181 | 14.4 | (24,330,100) | (55.0) |
| II. Noncurrent liabilities | | | | | | |
| Investment corporation bond | 10,000,000 | | 10,000,000 | | — | |
| Long-term loans payable | 17,830,000 | | 34,364,700 | | 16,534,700 | |
| Tenant leasehold and security deposits | 1,484,512 | | 999,654 | | (484,857) | |
| Tenant leasehold and security deposits in trust | 2,123,574 | | 2,134,835 | | 11,260 | |
| Total noncurrent liabilities | 31,438,086 | 20.5 | 47,499,189 | 34.3 | 16,061,102 | 51.1 |
| Total liabilities | 75,703,369 | 49.4 | 67,434,371 | 48.7 | (8,268,997) | (10.9) |
| (Net assets) | | | | | | |
| I. Unitholders' equity | | | | | | |
| 1. Unitholders' capital * 2 | 59,412,331 | 38.7 | 59,412,331 | 42.9 | — | |
| 2. Surplus | | | | | | |
| Investment surplus | 7,406,652 | | 7,406,652 | | — | |
| Unappropriated retained earnings | 10,868,521 | 7.1 | 4,284,783 | 3.1 | (6,583,738) | |
| Total surplus | 18,275,173 | 11.9 | 11,691,435 | 8.4 | (6,583,738) | |
| Total unitholders' equity | 77,687,505 | 50.6 | 71,103,766 | 51.3 | (6,583,738) | (8.5) |
| Total net assets * 3 | 77,687,505 | 50.6 | 71,103,766 | 51.3 | (6,583,738) | (8.5) |
| Total liabilities and net assets | 153,390,874 | 100.0 | 138,538,138 | 100.0 | (14,852,735) | (9.7) |

*1 The cumulated depreciation is directly subtracted from property, plant and equipment
Cumulated depreciation:

18th fiscal period: 4,389,872 thousand yen; 19th 4,538,366thousand yen

*2 Total outstanding investment units

18th fiscal period: 695,897 units; 19th fiscal period: 695,897 units

*3 Net assets per investment unit

18th fiscal period: 111,636 yen; 19th fiscal period: 102,175yen

- Figures below a thousand yen have been rounded off.
Percentage are shown with figures rounded to the tenth place.

2 Profit and Loss Statement

(unit: thousand yen)

| Category | Period | 18th Fiscal Period (Jun 1, 2010-Nov 30, 2011) | | 19th Fiscal Period (Dec 1, 2010-May 31, 2011) | |
|---|--------|--|-----------|--|-----------|
| | | Amount | Share (%) | Amount | Share (%) |
| 1. Operating revenue | *1 | | | | |
| Rent revenue-real estate | | 3,114,095 | | 4,057,315 | |
| Other lease business revenue | | 260,782 | 100.0 | 280,391 | 100.0 |
| 2. Operating expenses | | | | | |
| Expenses related to rent business | *2 | 1,401,208 | | 1,906,326 | |
| Loss on sales of real estate properties | | — | | 6,654,626 | |
| Asset management fee | | 338,461 | | 392,856 | |
| Asset custody fee | | 19,406 | | 24,119 | |
| Administrative service fee | | 34,583 | | 44,747 | |
| Directors' compensation | | 7,800 | | 7,867 | |
| Audit fee | | 8,300 | | 12,000 | |
| Other operating expenses | | 78,992 | 56.0 | 84,881 | 210.4 |
| Operating income | | | 44.0 | (4,789,717) | (110.4) |
| 3. Non-operating income | | | | | |
| Interest income | | 927 | | 740 | |
| Other | | 5,532 | 0.2 | 10,518 | 0.3 |
| 4. Non-operating expenses | | | | | |
| Interest expense | | 393,316 | | 530,778 | |
| Borrowing related expenses | | 133,514 | | 92,928 | |
| Interest expenses on investment corporation bond | | 108,500 | | 108,500 | |
| Amortization of investment unit issuance expenses | | 5,652 | | 5,652 | |
| New investment unit issuance costs | | 3,218 | | 3,893 | |
| Other | | 5,956 | 19.3 | 3,041 | 17.2 |
| Ordinary income | | | 25.0 | (5,523,251) | (127.3) |
| Extraordinary profit | | | | | |
| Gain on negative goodwill | | 10,026,646 | | — | |
| Extraordinary loss | | | | | |
| Loss on disaster | | — | | 19,074 | |
| Provision of allowance for loss on disaster | | — | | 83,948 | |
| Income before income taxes | | | 322.1 | (5,626,275) | (129.7) |
| Income taxes-current | | 605 | | 605 | |
| Income taxes-deferred | | 21 | 0.0 | — | 0.0 |
| Net income | | | 322.0 | (5,626,880) | (129.7) |
| Retained earning brought forward | | | | 9,911,663 | |
| Unappropriated retained earnings | | | | 4,284,783 | |

* Figures below a thousand yen have been rounded off. Percentage are shown with figures rounded to the tenth place

*1 The management days of each period are 183 days for the 18th fiscal period, 182 days for the 19th fiscal period .

*2 The depreciation costs of this total are 584,908 thousand yen for the 18th fiscal period and 732,734 thousand yen for the 19th fiscal period.

3 Profits from Rental Business

<Total>

| | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 3,114,095 | 4,057,315 |
| Other income | 260,782 | 280,391 |
| Rental business income total | 3,374,878 | 4,337,706 |
| PM fees | 70,309 | 93,322 |
| FM fees | 180,608 | 224,481 |
| Public charges and taxes | 178,159 | 272,823 |
| Maintenance and repair fees | 83,910 | 236,763 |
| Other expenses | 303,311 | 346,200 |
| Rental business expenses total | 816,299 | 1,173,591 |
| NOI | 2,558,578 | 3,164,114 |
| Depreciation | 584,908 | 732,734 |
| Rental business profit | 1,973,670 | 2,431,380 |

<Office>

| | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 1,464,318 | 1,351,296 |
| Other income | 163,833 | 138,732 |
| Rental business income total | 1,628,151 | 1,490,029 |
| PM fees | 31,582 | 30,001 |
| FM fees | 97,254 | 87,441 |
| Public charges and taxes | 110,225 | 101,736 |
| Maintenance and repair fees | 41,951 | 127,744 |
| Other expenses | 167,325 | 126,674 |
| Rental business expenses total | 448,338 | 473,599 |
| NOI | 1,179,812 | 1,016,430 |
| Depreciation | 212,717 | 187,793 |
| Rental business profit | 967,094 | 828,636 |

<Residence>

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 1,600,191 | 2,564,631 |
| Other income | 96,949 | 141,658 |
| Rental business income total | 1,697,141 | 2,706,289 |
| PM fees | 38,727 | 63,320 |
| FM fees | 83,354 | 137,039 |
| Public charges and taxes | 67,934 | 153,139 |
| Maintenance and repair fees | 41,959 | 109,019 |
| Other expenses | 135,092 | 216,836 |
| Rental business expenses total | 367,068 | 679,355 |
| NOI | 1,330,072 | 2,026,933 |
| Depreciation | 360,505 | 509,885 |
| Rental business profit | 969,566 | 1,517,047 |

<Hotel>

| | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 49,586 | 141,388 |
| Other income | — | — |
| Rental business income total | 49,586 | 141,388 |
| PM fees | — | — |
| FM fees | — | — |
| Public charges and taxes | — | 17,948 |
| Maintenance and repair fees | — | — |
| Other expenses | 892 | 2,689 |
| Rental business expenses total | 892 | 20,637 |
| NOI | 48,693 | 120,750 |
| Depreciation | 11,685 | 35,055 |
| Rental business profit | 37,008 | 85,695 |

4 Portfolio Map

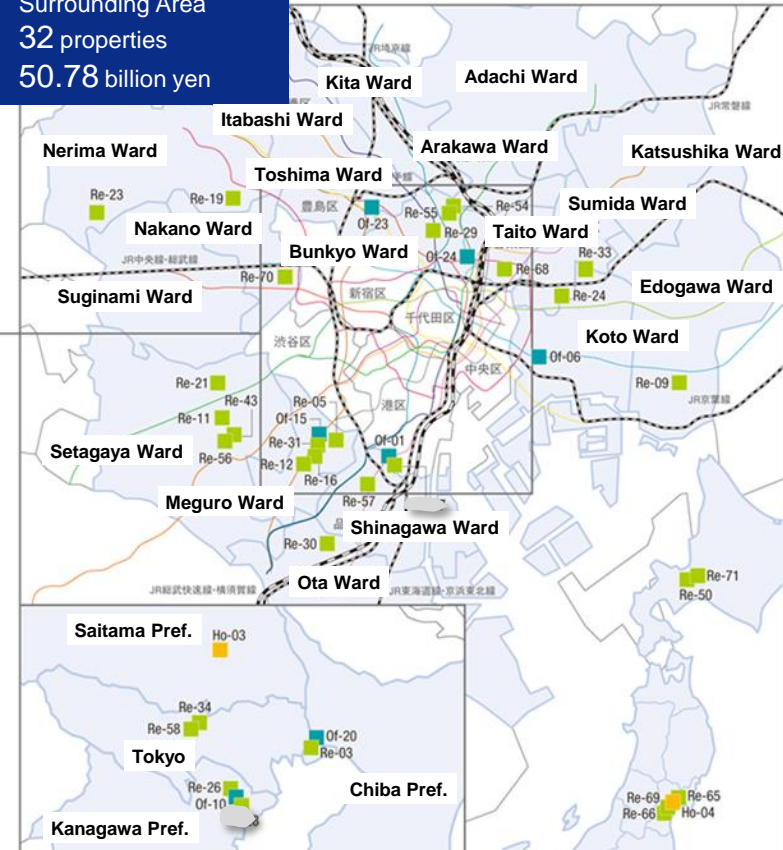
Central 5 wards of Tokyo
34 properties
60.83 billion yen

Office Residence Hotel



(Note) Amounts are indicated based on acquisition price

Tokyo's 23 wards and
Surrounding Area
32 properties
50.78 billion yen



Other areas
21 properties
17.57 billion yen






5 Portfolio Overview and Performance (Office)

| Property Names | Of-01 Asahi Life Insurance Gotanda Building | Of-05 Suitengu Heiwa Building | Of-06 NV Tomioka Building | Of-07 Hamamatsucho SS Building | Of-08 Kokusai Tameike Building |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Shinagawa Ward, Tokyo | Chuo Ward, Tokyo | Koto Ward, Tokyo | Minato Ward, Tokyo | Minato Ward, Tokyo |
| Lot Area (m ²) | 605.72 | 316.73 | 748.36 | 294.50 | 533.32 |
| Total Floor Area (m ²) | 2,921.56 | 2,177.81 | 4,558.01 | 2,184.76 | 3,089.73 |
| Constructed | May, 1980 | August, 1991 | December, 1990 | December, 1991 | February, 1992 |
| Occupancy Rate (%) | 100.00 | 100.00 | 86.91 | 100.00 | 91.59 |
| Acquisition Prices (mm yen) | 1,290 | 1,550 | 2,500 | 1,530 | 2,700 |
| Appraisal Prices (mm yen) | 1,398 | 1,297 | 2,330 | 1,530 | 2,570 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 53,345 | 51,254 | 51,805 | 50,200 | 83,105 | 78,160 | 49,934 | 53,534 | 65,487 | 72,189 |
| Other income | 4,243 | 3,979 | 4,852 | 4,243 | 9,878 | 7,885 | 6,351 | 6,175 | 8,948 | 7,228 |
| Rental business income total | 57,588 | 55,234 | 56,658 | 54,443 | 92,984 | 86,045 | 56,285 | 59,710 | 74,436 | 79,417 |
| PM fees | 1,612 | 1,588 | 1,309 | 1,513 | 2,512 | 2,371 | 1,593 | 1,648 | 1,422 | 1,409 |
| FM fees | 3,900 | 3,900 | 4,932 | 4,932 | 8,220 | 8,220 | 2,713 | 2,713 | 2,991 | 2,991 |
| Public charges and taxes | 5,280 | 5,044 | 5,223 | 5,223 | 6,382 | 6,190 | 7,281 | 6,951 | 7,660 | 7,663 |
| Maintenance and repair fees | 1,120 | 22,322 | 2,228 | 1,095 | 758 | 7,896 | 615 | 1,011 | 3,494 | 7,997 |
| Other expenses | 5,366 | 4,890 | 7,113 | 4,895 | 10,212 | 8,512 | 5,936 | 4,912 | 9,578 | 7,776 |
| Rental business expenses total | 17,279 | 37,745 | 20,807 | 17,660 | 28,086 | 33,190 | 18,139 | 17,236 | 25,146 | 27,838 |
| NOI | 40,309 | 17,488 | 35,851 | 36,783 | 64,897 | 52,855 | 38,146 | 42,473 | 49,289 | 51,579 |
| Depreciation | 5,829 | 5,915 | 7,813 | 7,881 | 15,006 | 15,116 | 6,094 | 6,188 | 5,473 | 5,983 |
| Rental business profit | 34,479 | 11,572 | 28,037 | 28,902 | 49,891 | 37,738 | 32,051 | 36,285 | 43,815 | 45,596 |



5 Portfolio Overview and Performance (Office)

| Property Names | Of-09 Grace Building Sengakujimae | Of-10 Nisso Dai 15 Building | Of-11 Nihonbashi Daiichi Building | Of-12 Hatchobori SF Building | Of-13 Shibuya AX Hills |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Minato Ward, Tokyo | Yokohama City, Kanagawa Prefecture | Chuo Ward, Tokyo | Chuo Ward, Tokyo | Shibuya Ward, Tokyo |
| Lot Area (m ²) | 538.50 | 668.00 | 520.69 | 533.05 | 160.42 |
| Total Floor Area (m ²) | 2,401.74 | 4,321.23 | 3,455.35 | 3,386.85 | 1,071.22 |
| Constructed | June, 1994 | February, 1993 | March, 1988 | October, 1991 | March, 2006 |
| Occupancy Rate (%) | 89.64 | 100.00 | 90.31 | 97.02 | 79.38 |
| Acquisition Prices (mm yen) | 1,220 | 1,550 | 2,150 | 3,060 | 1,860 |
| Appraisal Prices (mm yen) | 1,430 | 1,460 | 1,970 | 2,220 | 1,420 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 49,361 | 49,361 | 47,842 | 47,842 | 64,424 | 55,796 | 66,707 | 63,620 | 24,861 | 25,070 |
| Other income | 9,337 | 8,312 | 3,480 | 3,480 | 8,362 | 7,655 | 6,706 | 5,176 | 2,966 | 7,438 |
| Rental business income total | 58,699 | 57,673 | 51,322 | 51,322 | 72,786 | 63,452 | 73,414 | 68,797 | 27,827 | 35,508 |
| PM fees | 1,483 | 1,517 | — | — | 2,009 | 1,671 | 1,201 | 1,161 | 338 | 400 |
| FM fees | 3,180 | 3,180 | — | — | 3,687 | 3,687 | 4,998 | 4,998 | 2,280 | 2,280 |
| Public charges and taxes | 2,546 | 2,546 | 5,189 | 5,184 | 5,188 | 5,188 | 8,701 | 8,776 | 2,960 | 2,956 |
| Maintenance and repair fees | 746 | 3,589 | 105 | 3,778 | 1,051 | 2,992 | 1,837 | 5,253 | 672 | 560 |
| Other expenses | 11,642 | 10,669 | 165 | 251 | 7,896 | 5,557 | 6,782 | 5,327 | 3,443 | 2,350 |
| Rental business expenses total | 19,598 | 21,503 | 5,459 | 9,214 | 19,833 | 19,097 | 23,520 | 25,516 | 9,694 | 8,548 |
| NOI | 39,100 | 36,170 | 45,862 | 42,107 | 52,953 | 44,354 | 49,893 | 43,281 | 18,132 | 23,960 |
| Depreciation | 7,788 | 7,961 | 15,416 | 15,675 | 9,715 | 10,198 | 9,637 | 7,406 | 4,626 | 4,642 |
| Rental business profit | 31,311 | 28,208 | 30,446 | 26,431 | 43,237 | 34,156 | 40,256 | 35,874 | 13,505 | 19,318 |






5 Portfolio Overview and Performance (Office)

| Property Names | Of-14 KCA Building | Of-15 Daiwa Nakameguro Building | Of-16 Anwa Tsukasacho Building | Of-17 Hatchobori MF Building | Of-18 M2 Harajuku |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Chiyoda Ward, Tokyo | Meguro Ward, Tokyo | Chiyoda Ward, Tokyo | Chuo Ward, Tokyo | Shibuya Ward, Tokyo |
| Lot Area (m ²) | 224.17 | 1,078.04 | 251.95 | 205.83 | 264.36 |
| Total Floor Area (m ²) | 1,562.30 | 4,040.53 | 1,412.45 | 1,432.44 | 1,347.75 |
| Constructed | November, 1987 | February, 1988 | October, 1990 | January, 1988 | January, 1970 |
| Occupancy Rate (%) | 82.20 | 100.00 | 71.19 | 88.60 | 100.00 |
| Acquisition Prices (mm yen) | 1,730 | 2,870 | 1,385 | 1,110 | 3,418 |
| Appraisal Prices (mm yen) | 1,082 | 2,190 | 1,080 | 925 | 4,053 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 33,254 | 32,060 | 70,056 | 69,138 | 35,930 | 26,183 | 29,320 | 29,155 | 104,122 | 104,399 |
| Other income | 162 | 479 | 17,473 | 14,933 | 5,453 | 5,200 | 2,411 | 2,717 | 12,701 | 10,601 |
| Rental business income total | 33,417 | 32,540 | 87,530 | 84,072 | 41,383 | 31,384 | 31,731 | 31,872 | 116,824 | 115,000 |
| PM fees | 476 | 456 | 1,179 | 1,175 | 508 | 365 | 417 | 435 | 3,207 | 3,420 |
| FM fees | 4,502 | 4,502 | 4,788 | 4,788 | 1,585 | 1,585 | 1,500 | 1,500 | 2,031 | 2,031 |
| Public charges and taxes | 4,070 | 4,069 | 7,221 | 7,218 | 2,444 | 2,442 | 2,820 | 2,815 | 4,110 | 4,059 |
| Maintenance and repair fees | 120 | — | 3,689 | 2,364 | 1,191 | 3,220 | 1,535 | 34,679 | 400 | 250 |
| Other expenses | 1,433 | 322 | 9,038 | 7,381 | 3,459 | 3,451 | 3,365 | 3,796 | 18,119 | 8,845 |
| Rental business expenses total | 10,603 | 9,351 | 25,917 | 22,927 | 9,190 | 11,065 | 9,637 | 43,227 | 27,869 | 18,605 |
| NOI | 22,814 | 23,188 | 61,612 | 61,145 | 32,193 | 20,319 | 22,094 | (11,354) | 88,955 | 96,394 |
| Depreciation | 4,408 | 3,658 | 16,305 | 13,574 | 11,072 | 8,124 | 4,429 | 3,454 | 7,677 | 7,690 |
| Rental business profit | 18,405 | 19,529 | 45,307 | 47,570 | 21,120 | 12,194 | 17,664 | (14,808) | 81,277 | 88,703 |

5 Portfolio Overview and Performance (Office)


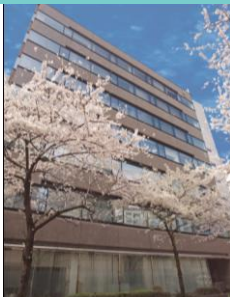
| Property Names | Of-19 Sannomiya Sanwa Toyo Building(Note) | Of-20 Funabashi Face Building | Of-21 Adesso Nishiazabu | Of-22 CIC Toranomon Building | Of-23 Aria Ikebukuro |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Kobe City, Hyogo Prefecture | Funabashi City, Chiba Prefecture | Minato Ward, Tokyo | Minato Ward, Tokyo | Toshima Ward, Tokyo |
| Lot Area (m ²) | 1,105.97 | 488.13 | 125.91 | 260.55 | 188.31 |
| Total Floor Area (m ²) | 8,647.27 | 4,033.72 | 371.59 | 1,489.21 | 1,376.66 |
| Constructed | November, 1990 | April, 2003 | October, 2003 | November, 1990 | December, 1993 |
| Occupancy Rate (%) | — | 100.00 | 100.00 | 86.51 | 100.00 |
| Acquisition Prices (mm yen) | 8,390 | 3,900 | 640 | 1,675 | 1,314 |
| Appraisal Prices (mm yen) | — | 3,000 | 471 | 1,299 | 1,080 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 89 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 187,469 | 93,374 | 120,035 | 119,955 | 12,783 | 14,023 | 34,277 | 33,609 | 30,973 | 33,036 |
| Other income | 30,121 | 16,053 | 6,350 | 5,880 | 863 | 692 | 2,607 | 2,375 | 4,525 | 4,541 |
| Rental business income total | 217,591 | 109,427 | 126,385 | 125,835 | 13,646 | 14,715 | 36,885 | 35,984 | 35,498 | 37,578 |
| PM fees | 3,012 | 1,524 | 2,285 | 2,287 | 187 | 203 | 952 | 946 | 854 | 888 |
| FM fees | 19,617 | 9,804 | 14,966 | 14,966 | 600 | 600 | 1,104 | 1,104 | 1,302 | 1,302 |
| Public charges and taxes | 15,312 | 7,656 | 8,109 | 8,113 | 809 | 809 | 3,904 | 3,904 | 2,270 | 2,264 |
| Maintenance and repair fees | 17,663 | 1,082 | — | — | 335 | 381 | 1,479 | 23,435 | 2,095 | 1,492 |
| Other expenses | 21,663 | 9,408 | 10,693 | 8,975 | 2,305 | 1,608 | 3,124 | 4,416 | 5,309 | 4,363 |
| Rental business expenses total | 77,268 | 29,476 | 36,054 | 34,342 | 4,238 | 3,602 | 10,564 | 33,806 | 11,833 | 10,310 |
| NOI | 140,322 | 79,951 | 90,331 | 91,492 | 9,408 | 11,113 | 26,320 | 2,177 | 23,665 | 27,267 |
| Depreciation | 28,209 | 10,755 | 20,940 | 20,940 | 2,200 | 2,204 | 4,897 | 4,958 | 6,343 | 6,528 |
| Rental business profit | 112,112 | 69,195 | 69,391 | 70,552 | 7,207 | 8,909 | 21,422 | (2,781) | 17,321 | 20,739 |

(Note) Transferred on February 28, 2011.

5 Portfolio Overview and Performance (Office)

| Property Names | Of-24 CIC Yushima Building | Of-25 Kayabacho HEIWA Building |
|------------------------------------|---|---|
| |  |  |
| Addresses | Bunkyo Ward, Tokyo | Chuo Ward, Tokyo |
| Lot Area (m ²) | 400.86 | 811.59 |
| Total Floor Area (m ²) | 2,393.53 | 5,038.57 |
| Constructed | July, 1989 | April, 1992 |
| Occupancy Rate (%) | 100.00 | 100.00 |
| Acquisition Prices (mm yen) | 1,434 | 4,798 |
| Appraisal Prices (mm yen) | 1,310 | 5,080 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 |
| Rents and common expenses | 48,410 | 48,520 | 200,809 | 200,809 |
| Other income | 5,939 | 4,892 | 10,093 | 8,787 |
| Rental business income total | 54,349 | 53,413 | 210,903 | 209,597 |
| PM fees | 1,402 | 1,402 | 3,614 | 3,614 |
| FM fees | 2,864 | 2,864 | 5,490 | 5,490 |
| Public charges and taxes | 2,737 | 2,658 | — | — |
| Maintenance and repair fees | 45 | 2,749 | 767 | 1,593 |
| Other expenses | 9,250 | 8,766 | 11,423 | 10,193 |
| Rental business expenses total | 16,299 | 18,440 | 21,295 | 20,890 |
| NOI | 38,050 | 34,972 | 189,608 | 188,706 |
| Depreciation | 7,547 | 7,640 | 11,282 | 11,292 |
| Rental business profit | 30,502 | 27,332 | 178,325 | 177,413 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-03 Concord Ichikawa | Re-05 CIC Meguro | Re-09 Regulus Higashikasai | Re-11 Mirum Wakabayashi Koen | Re-12 Mirum Himonya |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Ichikawa City, Chiba | Meguro Ward, Tokyo | Edogawa Ward, Tokyo | Setagaya Ward, Tokyo | Meguro Ward, Tokyo |
| Lot Area (m ²) | 218.22 | 213.45 | 416.87 | 2,949.17 | 856.19 |
| Total Floor Area (m ²) | 884.60 | 948.48 | 1,392.74 | 6,689.03 | 2,412.83 |
| Constructed | March, 2003 | April, 2003 | November, 2002 | February, 2004 | February, 2004 |
| Occupancy Rate (%) | 100.00 | 100.00 | 100.00 | 96.86 | 93.08 |
| Acquisition Prices (mm yen) | 430 | 660 | 650 | 3,610 | 1,560 |
| Appraisal Prices (mm yen) | 441 | 504 | 630 | 3,357 | 1,405 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 17,280 | 17,280 | 19,532 | 18,463 | 22,658 | 22,658 | 105,666 | 105,687 | 42,845 | 43,622 |
| Other income | — | 26 | 553 | 785 | 665 | 692 | 11,176 | 9,147 | 1,926 | 2,137 |
| Rental business income total | 17,280 | 17,306 | 20,085 | 19,248 | 23,324 | 23,350 | 116,843 | 114,835 | 44,771 | 45,759 |
| PM fees | 864 | 864 | 592 | 562 | — | — | 2,277 | 2,522 | 1,342 | 1,325 |
| FM fees | 793 | 793 | 1,308 | 1,308 | 743 | 755 | 2,718 | 2,718 | 1,567 | 1,567 |
| Public charges and taxes | 794 | 790 | 1,078 | 1,078 | 1,356 | 1,354 | 7,144 | 7,148 | 2,724 | 2,723 |
| Maintenance and repair fees | 18 | 617 | 319 | 1,521 | 80 | 1,688 | 3,040 | 2,618 | 723 | 2,776 |
| Other expenses | 804 | 803 | 1,782 | 2,552 | 1,296 | 1,129 | 9,660 | 7,072 | 3,497 | 3,661 |
| Rental business expenses total | 3,274 | 3,868 | 5,080 | 7,023 | 3,476 | 4,927 | 24,840 | 22,079 | 9,854 | 12,054 |
| NOI | 14,005 | 13,438 | 15,004 | 12,224 | 19,847 | 18,423 | 92,002 | 92,756 | 34,917 | 33,704 |
| Depreciation | 2,593 | 2,593 | 3,002 | 3,046 | 3,760 | 3,830 | 22,289 | 22,303 | 7,312 | 7,317 |
| Rental business profit | 11,411 | 10,844 | 12,001 | 9,178 | 16,086 | 14,592 | 69,713 | 70,452 | 27,605 | 26,386 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-14 Main Stage Minami Azabu III | Re-15 Cosmos Gracia Azabujuban | Re-16 Advantage Gakugeidaigaku | Re-17 Hermitage Higashikanda | Re-18 Hermitage Higashinihonbashi |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Minato Ward, Tokyo | Minato Ward, Tokyo | Meguro Ward, Tokyo | Chiyoda Ward, Tokyo | Chuo Ward, Tokyo |
| Lot Area (m ²) | 279.73 | 499.24 | 268.70 | 262.07 | 312.76 |
| Total Floor Area (m ²) | 1,673.32 | 1225.85 | 1,431.57 | 1,596.11 | 2,101.31 |
| Constructed | April, 2004 | January, 2005 | March, 2005 | June, 2005 | June, 2005 |
| Occupancy Rate (%) | 98.34 | 100.00 | 88.37 | 93.80 | 97.53 |
| Acquisition Prices (mm yen) | 1,370 | 1,260 | 1,000 | 1,100 | 1,210 |
| Appraisal Prices (mm yen) | 1,179 | 1,060 | 821 | 1,080 | 1,220 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 34,029 | 35,691 | 27,886 | 30,146 | 23,505 | 23,996 | 32,778 | 33,100 | 37,927 | 38,660 |
| Other income | 1,199 | 452 | 1,921 | 1,186 | 1,006 | 1,365 | 1,650 | 1,248 | 1,780 | 1,047 |
| Rental business income total | 35,229 | 36,144 | 29,808 | 31,332 | 24,511 | 25,361 | 34,428 | 34,349 | 39,707 | 39,708 |
| PM fees | 1,001 | 1,059 | 892 | 937 | 702 | 710 | 949 | 826 | 1,137 | 1,173 |
| FM fees | 1,158 | 1,158 | 1,386 | 1,374 | 851 | 865 | 1,547 | 1,547 | 1,589 | 1,589 |
| Public charges and taxes | 2,093 | 2,097 | 1,818 | 1,818 | 974 | 974 | 1,658 | 1,658 | 1,924 | 1,924 |
| Maintenance and repair fees | 1,617 | 1,067 | 1,830 | 791 | 279 | 405 | 1,206 | 826 | 701 | 823 |
| Other expenses | 4,354 | 2,044 | 4,330 | 2,535 | 2,720 | 2,481 | 2,299 | 2,321 | 2,943 | 2,849 |
| Rental business expenses total | 10,226 | 7,426 | 10,257 | 7,457 | 5,528 | 5,437 | 7,660 | 7,179 | 8,295 | 8,359 |
| NOI | 25,003 | 28,717 | 19,550 | 23,874 | 18,982 | 19,924 | 26,767 | 27,169 | 31,412 | 31,348 |
| Depreciation | 5,127 | 5,207 | 8,731 | 8,735 | 4,982 | 4,988 | 10,716 | 10,742 | 11,511 | 11,512 |
| Rental business profit | 19,875 | 23,509 | 10,819 | 15,139 | 14,000 | 14,935 | 16,051 | 16,427 | 19,901 | 19,836 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-19 Hermitage Nerima | Re-20 Landstage Shirokanetakanawa | Re-21Urbyl Berger Meidaimae | Re-22 Joy City Nihonbashi | Re-23 Grefas Kamishakuji |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Nerima Ward, Tokyo | Minato Ward, Tokyo | Setagaya Ward, Tokyo | Chuo Ward, Tokyo | Nerima Ward, Tokyo |
| Lot Area (m ²) | 368.67 | 922.21 | 485.01 | 222.40 | 536.09 |
| Total Floor Area (m ²) | 1,200.77 | 5,282.41 | 1,374.87 | 1,546.01 | 1,676.83 |
| Constructed | May, 2005 | August, 2005 | June, 2005 | May, 2005 | May, 2006 |
| Occupancy Rate (%) | 94.24 | 92.26 | 96.40 | 91.58 | 93.82 |
| Acquisition Prices (mm yen) | 690 | 4,030 | 1,070 | 1,130 | 950 |
| Appraisal Prices (mm yen) | 670 | 3,920 | 891 | 915 | 873 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 22,392 | 21,706 | 103,608 | 103,407 | 27,845 | 27,258 | 30,296 | 32,144 | 31,283 | 31,673 |
| Other income | 1,263 | 1,022 | 8,499 | 5,556 | 987 | 1,083 | 506 | 765 | 2,885 | 1,140 |
| Rental business income total | 23,656 | 22,729 | 112,107 | 108,963 | 28,832 | 28,342 | 30,802 | 32,909 | 34,168 | 32,814 |
| PM fees | 680 | 668 | 3,268 | 3,193 | 825 | 698 | 898 | 797 | 949 | 806 |
| FM fees | 1,362 | 1,362 | 4,825 | 4,726 | 1,248 | 1,248 | 1,338 | 1,338 | 1,461 | 1,461 |
| Public charges and taxes | 1,320 | 1,320 | 4,189 | 4,181 | 1,612 | 1,606 | 1,448 | 1,448 | 1,921 | 1,908 |
| Maintenance and repair fees | 783 | 1,356 | 3,533 | 2,149 | 595 | 607 | 981 | 507 | 861 | 345 |
| Other expenses | 1,562 | 2,017 | 7,026 | 4,832 | 1,288 | 1,836 | 3,268 | 2,509 | 1,619 | 1,274 |
| Rental business expenses total | 5,708 | 6,724 | 22,843 | 19,083 | 5,569 | 5,996 | 7,935 | 6,601 | 6,812 | 5,795 |
| NOI | 17,947 | 16,005 | 89,264 | 89,879 | 23,262 | 22,345 | 22,866 | 26,308 | 27,356 | 27,018 |
| Depreciation | 6,735 | 6,754 | 23,984 | 23,984 | 5,239 | 5,239 | 4,859 | 4,862 | 5,691 | 5,701 |
| Rental business profit | 11,212 | 9,251 | 65,279 | 65,894 | 18,023 | 17,106 | 18,007 | 21,445 | 21,664 | 21,316 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-24 T&G Kinshicho Mansion | Re-25 Glenpark Ginza EAST | Re-26 Glenpark Shin-yokohama | Re-27 Glenpark Ikedayama (Note) | Re-28 Rune Higashiterao (Note) |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Sumida Ward, Tokyo | Chuo Ward, Tokyo | Yokohama City, Kanagawa Prefecture | Shinagawa Ward, Tokyo | Yokohama City, Kanagawa Prefecture |
| Lot Area (m ²) | 256.23 | 822.01 | 805.00 | 405.86 | 8,620.68 |
| Total Floor Area (m ²) | 1,571.87 | 6,387.67 | 5,415.20 | 1,644.04 | 15,730.54 |
| Constructed | March, 2005 | March, 2005 | September, 2006 | July, 2003 | April, 1992 |
| Occupancy Rate (%) | 97.98 | 92.97 | 92.56 | — | — |
| Acquisition Prices (mm yen) | 1,100 | 5,940 | 3,350 | 1,640 | 4,500 |
| Appraisal Prices (mm yen) | 1,000 | 4,130 | 2,330 | — | — |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 89 | 183 | 89 |
| Rents and common expenses | 31,461 | 31,008 | 93,247 | 103,206 | 76,781 | 74,694 | 20,357 | 11,373 | 111,661 | 53,169 |
| Other income | 1,526 | 1,505 | 4,936 | 7,885 | 8,715 | 8,421 | 1,831 | 70 | 12,274 | 4,112 |
| Rental business income total | 32,987 | 32,514 | 98,184 | 111,091 | 85,497 | 83,116 | 22,189 | 11,444 | 123,935 | 57,282 |
| PM fees | 930 | 763 | 1,601 | 2,542 | 1,280 | 1,814 | 338 | 272 | 1,870 | 1,289 |
| FM fees | 1,320 | 1,320 | 4,200 | 3,607 | 3,394 | 3,303 | 1,309 | 646 | 13,452 | 6,136 |
| Public charges and taxes | 1,543 | 1,540 | 4,577 | 4,576 | 3,226 | 3,172 | 1,817 | 1,799 | 12,299 | 6,145 |
| Maintenance and repair fees | 687 | 977 | 1,486 | 4,144 | 540 | 2,286 | 446 | 408 | 5,991 | 3,345 |
| Other expenses | 1,642 | 2,588 | 9,660 | 12,046 | 5,796 | 5,861 | 5,539 | 937 | 5,959 | 2,120 |
| Rental business expenses total | 6,123 | 7,189 | 21,526 | 26,916 | 14,239 | 16,439 | 9,450 | 4,064 | 39,572 | 19,037 |
| NOI | 26,863 | 25,325 | 76,657 | 84,175 | 71,257 | 66,676 | 12,738 | 7,379 | 84,362 | 38,245 |
| Depreciation | 5,294 | 5,306 | 27,636 | 27,671 | 20,577 | 20,587 | 6,239 | 3,119 | 41,694 | 17,134 |
| Rental business profit | 21,569 | 20,018 | 49,021 | 56,503 | 50,680 | 46,089 | 6,499 | 4,260 | 42,667 | 21,110 |

(Note) Transferred on February 28, 2011.

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-29 Residence Mukogaoka | Re-30 Residence Hiagashimagome | Re-31 Glenpark Gakugeidaigaku | Re-33 Advantage Kameido | Re-34 Vante Tanashi |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Addresses | Bunkyo Ward, Tokyo | Ota Ward, Tokyo | Meguro Ward, Tokyo | Koto Ward, Tokyo | Nishi Tokyo City, Tokyo |
| Lot Area (m ²) | 1,390.68 | 2,357.97 | 847.14 | 246.34 | 1,639.65 |
| Total Floor Area (m ²) | 3,998.98 | 3,566.18 | 1,863.67 | 1,782.74 | 3,414.75 |
| Constructed | January, 2000 | August, 2001 | January, 2005 | January, 2008 | March, 1989 |
| Occupancy Rate (%) | 96.08 | 88.63 | 95.90 | 100.00 | 100.00 |
| Acquisition Prices (mm yen) | 2,350 | 1,630 | 1,650 | 1,050 | 911 |
| Appraisal Prices (mm yen) | 1,590 | 1,130 | 1,040 | 988 | 834 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 | 183 | 182 |
| Rents and common expenses | 51,198 | 51,437 | 37,380 | 35,288 | 28,624 | 33,212 | 33,597 | 34,020 | 28,583 | 30,803 |
| Other income | 3,551 | 3,486 | 4,136 | 5,277 | 2,524 | 1,456 | 75 | 131 | 2,154 | 1,850 |
| Rental business income total | 54,749 | 54,923 | 41,516 | 40,565 | 31,148 | 34,668 | 33,672 | 34,151 | 30,738 | 32,653 |
| PM fees | 856 | 1,244 | 671 | 916 | 481 | 787 | 982 | 851 | 876 | 792 |
| FM fees | 2,132 | 2,132 | 1,170 | 1,170 | 1,410 | 1,393 | 1,440 | 1,440 | 2,154 | 2,154 |
| Public charges and taxes | 3,857 | 3,857 | 3,392 | 3,364 | 1,423 | 1,418 | 1,229 | 1,224 | 2,506 | 2,511 |
| Maintenance and repair fees | 1,447 | 3,857 | 910 | 2,017 | 466 | 1,401 | 14 | 13 | 2,723 | 4,028 |
| Other expenses | 2,062 | 2,201 | 2,200 | 2,195 | 4,069 | 3,291 | 1,051 | 1,012 | 1,673 | 1,197 |
| Rental business expenses total | 10,357 | 13,293 | 8,344 | 9,663 | 7,852 | 8,290 | 4,717 | 4,540 | 9,933 | 10,683 |
| NOI | 44,392 | 41,630 | 33,172 | 30,901 | 23,296 | 26,377 | 28,955 | 29,611 | 20,805 | 21,969 |
| Depreciation | 12,023 | 12,162 | 11,296 | 10,950 | 6,494 | 6,521 | 5,891 | 5,891 | 8,553 | 8,566 |
| Rental business profit | 32,368 | 29,468 | 21,875 | 19,950 | 16,801 | 19,855 | 23,063 | 23,719 | 12,251 | 13,403 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-35 Single-residence Shiba-koen | Re-36 Single-residence Mita | Re-37 Single-residence Takanawa | Re-38 La Residence de Shirokanedai | Re-39 Single-residence Ginzahigashi |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Minato Ward, Tokyo | Minato Ward, Tokyo | Minato Ward, Tokyo | Minato Ward, Tokyo | Chuo Ward, Tokyo |
| Lot Area (m ²) | 311.02 | 303.10 | 432.36 | 344.25 | 368.35 |
| Total Floor Area (m ²) | 1,362.79 | 1,705.22 | 1,176.06 | 1,180.73 | 2,334.73 |
| Constructed | August, 2003 | March, 2004 | February, 2003 | February, 2004 | February, 1999 |
| Occupancy Rate (%) | 100.00 | 100.00 | 92.46 | 93.01 | 94.42 |
| Acquisition Prices (mm yen) | 836 | 1,080 | 749 | 730 | 1,460 |
| Appraisal Prices (mm yen) | 845 | 1,090 | 728 | 737 | 1,450 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 8,738 | 26,214 | 12,184 | 36,552 | 7,599 | 23,697 | 8,511 | 24,524 | 16,194 | 48,475 |
| Other income | 754 | 2,241 | 58 | 152 | 139 | 514 | — | 630 | 549 | 2,524 |
| Rental business income total | 9,492 | 28,455 | 12,242 | 36,704 | 7,738 | 24,211 | 8,511 | 25,155 | 16,743 | 51,000 |
| PM fees | — | — | — | — | 233 | 713 | 235 | 730 | 412 | 1,236 |
| FM fees | 548 | 1,644 | 602 | 1,807 | 381 | 1,144 | 578 | 1,734 | 682 | 2,046 |
| Public charges and taxes | — | 1,679 | — | 2,344 | — | 1,444 | — | 1,495 | — | 2,165 |
| Maintenance and repair fees | 56 | 559 | 59 | 683 | 391 | 674 | 114 | 397 | 259 | 2,020 |
| Other expenses | 277 | 831 | 336 | 1,002 | 1,458 | 2,235 | 565 | 1,183 | 929 | 3,120 |
| Rental business expenses total | 882 | 4,716 | 999 | 5,838 | 2,464 | 6,212 | 1,493 | 5,541 | 2,284 | 10,588 |
| NOI | 8,610 | 23,739 | 11,243 | 30,866 | 5,274 | 17,998 | 7,017 | 19,614 | 14,459 | 40,412 |
| Depreciation | 1,565 | 4,700 | 2,116 | 6,409 | 1,510 | 4,530 | 1,064 | 3,194 | 2,664 | 8,004 |
| Rental business profit | 7,044 | 19,038 | 9,126 | 24,456 | 3,764 | 13,468 | 5,953 | 16,419 | 11,795 | 32,407 |



5 Portfolio Overview and Performance (Residence)

| Property Names | Re-40 Single-residence Hatchobori II | Re-41 Single-residence Hatchobori III | Re-42 Single-residence Ginza | Re-43 TOUR JAUNE Komazawa-koen | Re-44 Single-residence Umeda TOWER |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Chuo Ward, Tokyo | Chuo Ward, Tokyo | Chuo Ward, Tokyo | Setagaya Ward, Tokyo | Osaka City, Osaka |
| Lot Area (m ²) | 427.32 | 203.98 | 175.16 | 2,425.44 | 631.79 |
| Total Floor Area (m ²) | 3,351.26 | 1,756.88 | 1,375.97 | 11,468.94 | 7,105.00 |
| Constructed | January, 2002 | January, 2004 | July, 2004 | January, 2001 | August, 2003 |
| Occupancy Rate (%) | 90.74 | 87.40 | 93.54 | 91.31 | 99.42 |
| Acquisition Prices (mm yen) | 1,890 | 793 | 944 | 6,520 | 1,920 |
| Appraisal Prices (mm yen) | 1,840 | 793 | 939 | 6,480 | 1,920 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 19,457 | 58,602 | 8,879 | 26,972 | 10,342 | 32,038 | 67,205 | 204,206 | 27,772 | 81,452 |
| Other income | 1,169 | 3,280 | 226 | 1,001 | 100 | 1,333 | 2,446 | 8,790 | 1,191 | 3,514 |
| Rental business income total | 20,627 | 61,883 | 9,105 | 27,973 | 10,442 | 33,372 | 69,652 | 212,997 | 28,963 | 84,966 |
| PM fees | 507 | 1,525 | 266 | 662 | 420 | 1,274 | 1,402 | 4,167 | 465 | 1,406 |
| FM fees | 890 | 2,672 | 409 | 1,229 | 188 | 1,131 | 3,418 | 10,254 | 2,711 | 8,133 |
| Public charges and taxes | — | 3,055 | — | 1,922 | — | 1,868 | — | 11,835 | — | 6,556 |
| Maintenance and repair fees | 453 | 1,365 | 290 | 410 | 776 | 713 | 2,016 | 28,849 | 554 | 2,552 |
| Other expenses | 1,367 | 4,513 | 1,355 | 2,630 | 895 | 2,877 | 10,431 | 22,840 | 1,653 | 7,506 |
| Rental business expenses total | 3,220 | 13,131 | 2,322 | 6,856 | 2,280 | 7,866 | 17,269 | 77,948 | 5,385 | 26,155 |
| NOI | 17,407 | 48,751 | 6,782 | 21,117 | 8,162 | 25,506 | 52,383 | 135,049 | 23,578 | 58,811 |
| Depreciation | 4,161 | 12,496 | 2,466 | 7,407 | 2,733 | 8,212 | 8,240 | 24,772 | 7,898 | 23,764 |
| Rental business profit | 13,245 | 36,254 | 4,316 | 13,709 | 5,429 | 17,294 | 44,143 | 110,276 | 15,680 | 35,046 |



5 Portfolio Overview and Performance (Residence)

| Property Names | Re-45 Single-residence Nakanoshima | Re-46 Single-residence Awaza | Re-47 Single-residence Marunouchi | Re-48 Single-residence Hirao | Re-49 Single-residence Kawaramachi Nijo |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Osaka City, Osaka | Osaka City, Osaka | Nagoya City, Aichi | Fukuoka City, Fukuoka | Kyoto City, Kyoto |
| Lot Area (m ²) | 375.95 | 296.88 | 545.08 | 1,599.97 | 206.84 |
| Total Floor Area (m ²) | 1,486.57 | 1,999.88 | 2,284.30 | 6,476.24 | 1,547.19 |
| Constructed | June, 2001 | March, 2002 | February, 2004 | March, 2003 | February, 2005 |
| Occupancy Rate (%) | 93.88 | 90.55 | 93.04 | 89.63 | 88.54 |
| Acquisition Prices (mm yen) | 453 | 577 | 624 | 1,780 | 534 |
| Appraisal Prices (mm yen) | 453 | 575 | 624 | 1,740 | 520 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 6,651 | 19,367 | 8,372 | 24,685 | 8,503 | 25,630 | 24,285 | 71,934 | 6,540 | 19,674 |
| Other income | 283 | 1,612 | 132 | 987 | 336 | 1,212 | 1,755 | 5,529 | 368 | 1,682 |
| Rental business income total | 6,935 | 20,979 | 8,505 | 25,673 | 8,840 | 26,843 | 26,041 | 77,463 | 6,909 | 21,356 |
| PM fees | 182 | 477 | 202 | 611 | 223 | 637 | 534 | 1,499 | 165 | 513 |
| FM fees | 410 | 1,230 | 482 | 1,446 | 520 | 1,562 | 1,407 | 4,221 | 470 | 1,411 |
| Public charges and taxes | — | 1,338 | — | 1,899 | — | 1,819 | — | 6,087 | — | 1,241 |
| Maintenance and repair fees | 74 | 1,771 | 339 | 511 | 228 | 625 | 881 | 5,930 | 56 | 898 |
| Other expenses | 562 | 3,325 | 206 | 2,045 | 1,050 | 2,698 | 2,314 | 7,131 | 732 | 2,557 |
| Rental business expenses total | 1,229 | 8,144 | 1,231 | 6,515 | 2,022 | 7,343 | 5,137 | 24,869 | 1,424 | 6,621 |
| NOI | 5,705 | 12,835 | 7,273 | 19,158 | 6,817 | 19,499 | 20,903 | 52,593 | 5,484 | 14,734 |
| Depreciation | 1,261 | 3,796 | 2,007 | 6,024 | 2,520 | 7,569 | 5,745 | 17,258 | 1,252 | 3,757 |
| Rental business profit | 4,443 | 9,038 | 5,265 | 13,133 | 4,297 | 11,930 | 15,158 | 35,335 | 4,231 | 10,977 |


5 Portfolio Overview and Performance (Residence)

| Property Names | Re-50 Single-residence Miami 6 Jyo | Re-51 Single-residence Tenjinminami | Re-52 Single-residence Tenjihigashi | Re-53 Single-residence Shijyo Kawaramachi | Re-54 La Residence de Sendagi |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Sapporo City, Hokkaido | Fukuoka City, Fukuoka | Fukuoka City, Fukuoka | Kyoto City, Kyoto | Bunkyo Ward, Tokyo |
| Lot Area (m ²) | 282.09 | 609.26 | 429.63 | 863.39 | 269.15 |
| Total Floor Area (m ²) | 1,394.41 | 2,446.95 | 2,283.63 | 5,217.41 | 1,307.91 |
| Constructed | March, 2004 | February, 1998 | August, 2005 | March, 2007 | February 2006 |
| Occupancy Rate (%) | 96.67 | 93.55 | 96.10 | 98.13 | 92.70 |
| Acquisition Prices (mm yen) | 229 | 631 | 502 | 1,820 | 820 |
| Appraisal Prices (mm yen) | 232 | 622 | 501 | 1,820 | 826 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 3,515 | 11,735 | 9,310 | 27,218 | 7,692 | 23,287 | 23,152 | 69,318 | 9,630 | 28,095 |
| Other income | 123 | 302 | 600 | 1,686 | 557 | 1,740 | 2,383 | 10,955 | 0 | 96 |
| Rental business income total | 3,639 | 12,038 | 9,911 | 28,904 | 8,249 | 25,027 | 25,536 | 80,274 | 9,630 | 29,191 |
| PM fees | 107 | 359 | 250 | 727 | 194 | 639 | 402 | 1,218 | 240 | 691 |
| FM fees | 405 | 1,217 | 641 | 1,923 | 572 | 1,717 | 1,012 | 3,036 | 602 | 1,907 |
| Public charges and taxes | — | 1,114 | — | 2,193 | — | 1,824 | — | 4,425 | — | 1,330 |
| Maintenance and repair fees | 175 | 268 | 353 | 3,365 | 405 | 492 | 179 | 1,127 | — | 94 |
| Other expenses | 312 | 935 | 982 | 3,708 | 874 | 3,102 | 2,818 | 9,767 | 213 | 1,218 |
| Rental business expenses total | 1,001 | 3,895 | 2,228 | 11,918 | 2,046 | 7,775 | 4,412 | 19,575 | 1,057 | 5,241 |
| NOI | 2,638 | 8,142 | 7,682 | 16,986 | 6,203 | 17,252 | 21,123 | 60,698 | 8,572 | 22,950 |
| Depreciation | 1,001 | 3,005 | 1,255 | 3,793 | 2,206 | 6,618 | 4,030 | 12,091 | 1,265 | 3,796 |
| Rental business profit | 1,636 | 5,137 | 6,426 | 13,193 | 3,996 | 10,633 | 17,093 | 48,607 | 7,307 | 19,154 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-55 Single-residence Sendagi | Re-56 Single-residence Komazawa-koen | Re-57 Single-residence Musashikoyama | Re-58 Single-residence Kokubunji | Re-59 Single-residence Hisayadori |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Bunkyo Ward, Tokyo | Setagaya Ward, Tokyo | Shinagwa Ward, Tokyo | Kokubunji City, Tokyo | Nagoya City, Aichi |
| Lot Area (m ²) | 249.05 | 709.54 | 455.93 | 257.06 | 362.02 |
| Total Floor Area (m ²) | 1,667.29 | 1,124.69 | 1,495.61 | 1,295.58 | 3,633.19 |
| Constructed | February, 2006 | July, 2006 | November, 2006 | January, 2006 | March, 2006 |
| Occupancy Rate (%) | 100.00 | 97.22 | 92.70 | 96.13 | 94.98 |
| Acquisition Prices (mm yen) | 870 | 615 | 842 | 839 | 1,080 |
| Appraisal Prices (mm yen) | 876 | 616 | 854 | 847 | 1,080 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 10,483 | 31,367 | 6,334 | 20,012 | 9,252 | 27,454 | 10,358 | 29,860 | 14,981 | 44,267 |
| Other income | 0 | 294 | 431 | 835 | 480 | 4,692 | 273 | 1,405 | 286 | 1,445 |
| Rental business income total | 10,484 | 31,661 | 6,766 | 20,848 | 9,732 | 32,147 | 10,632 | 31,265 | 15,268 | 45,712 |
| PM fees | 314 | 945 | 194 | 597 | 228 | 704 | 314 | 913 | 378 | 1,102 |
| FM fees | 699 | 2,266 | 390 | 1,170 | 439 | 1,318 | 395 | 1,186 | 516 | 1,549 |
| Public charges and taxes | — | 1,504 | — | 1,408 | — | 1,600 | — | 1,690 | — | 2,925 |
| Maintenance and repair fees | — | 256 | 110 | 732 | 104 | 1,086 | 28 | 1,091 | 67 | 1,332 |
| Other expenses | 343 | 1,551 | 1,988 | 2,668 | 1,408 | 3,919 | 387 | 2,545 | 866 | 3,498 |
| Rental business expenses total | 1,357 | 6,524 | 2,683 | 6,577 | 2,181 | 8,628 | 1,126 | 7,427 | 1,828 | 10,408 |
| NOI | 9,126 | 25,137 | 4,082 | 14,271 | 7,551 | 23,518 | 9,506 | 23,837 | 13,439 | 35,304 |
| Depreciation | 1,458 | 4,374 | 1,139 | 3,417 | 1,212 | 3,636 | 1,455 | 4,369 | 2,138 | 6,420 |
| Rental business profit | 7,668 | 20,762 | 2,943 | 10,854 | 6,339 | 19,882 | 8,050 | 19,468 | 11,300 | 28,884 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-60 Single-residence Karasuma Kuramaguchi | Re-61 Single-residence Nishishinjuku WEST | Re-62 Single-residence Nishishinjuku EAST | Re-63 Single-residence Higashishinjuku | Re-64 Single-residence Higashishinsaibashi |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Kyoto City, Kyoto | Shinjuku Ward, Tokyo | Shinjuku Ward, Tokyo | Shinjuku Ward, Tokyo | Osaka City, Osaka |
| Lot Area (m ²) | 471.10 | 575.67 | 347.29 | 313.96 | 343.80 |
| Total Floor Area (m ²) | 1,362.90 | 2,979.31 | 1,787.97 | 2,233.42 | 1,295.71 |
| Constructed | March, 2006 | March, 2006 | March, 2006 | March, 2007 | September, 2006 |
| Occupancy Rate (%) | 86.15 | 92.49 | 95.18 | 87.57 | 94.53 |
| Acquisition Prices (mm yen) | 572 | 1,990 | 1,170 | 1,360 | 566 |
| Appraisal Prices (mm yen) | 566 | 2,010 | 1,180 | 1,360 | 566 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 6,785 | 19,830 | 20,872 | 63,871 | 12,584 | 38,745 | 15,681 | 45,026 | 7,454 | 21,708 |
| Other income | 168 | 3,846 | 361 | 1,808 | 213 | 1,840 | 15 | 1,730 | 132 | 581 |
| Rental business income total | 6,954 | 23,676 | 21,233 | 65,679 | 12,798 | 40,585 | 15,697 | 46,756 | 7,586 | 22,290 |
| PM fees | 206 | 607 | 527 | 1,574 | 384 | 1,179 | 397 | 1,101 | 231 | 657 |
| FM fees | 338 | 1,015 | 809 | 2,427 | 686 | 2,058 | 1,221 | 3,664 | 438 | 1,314 |
| Public charges and taxes | — | 1,240 | — | 3,120 | — | 1,696 | — | 1,492 | — | 1,347 |
| Maintenance and repair fees | — | 648 | 613 | 935 | 323 | 967 | 224 | 775 | 170 | 761 |
| Other expenses | 406 | 3,542 | 1,692 | 6,426 | 559 | 4,092 | 679 | 3,133 | 439 | 1,615 |
| Rental business expenses total | 951 | 7,054 | 3,642 | 14,483 | 1,954 | 9,995 | 2,523 | 10,165 | 1,279 | 5,696 |
| NOI | 6,002 | 16,622 | 17,590 | 51,195 | 10,844 | 30,590 | 13,174 | 36,591 | 6,306 | 16,593 |
| Depreciation | 1,165 | 3,496 | 2,419 | 7,263 | 1,527 | 4,588 | 2,334 | 7,002 | 929 | 2,789 |
| Rental business profit | 4,837 | 13,125 | 15,171 | 43,931 | 9,316 | 26,002 | 10,840 | 29,589 | 5,377 | 13,803 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-65 Single-residence Kitayobancho | Re-66 Single-residence Atagobashi | Re-67 Single-residence Kyudaibyoin-mae | Re-68 Single-residence Asakusabashi | Re-69 Single-residence Ichibancho |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Addresses | Sendai City, Miyagi | Sendai City, Miyagi | Fukuoka City, Fukuoka | Taito Ward, Tokyo | Sendai City, Miyagi |
| Lot Area (m ²) | 475.70 | 717.53 | 400.00 | 267.42 | 398.14 |
| Total Floor Area (m ²) | 2,834.54 | 2,381.24 | 1,650.19 | 1,341.38 | 2,404.41 |
| Constructed | January, 2007 | January, 2007 | January, 2007 | September, 2006 | February, 2007 |
| Occupancy Rate (%) | 91.09 | 92.51 | 80.78 | 100.00 | 94.08 |
| Acquisition Prices (mm yen) | 809 | 684 | 426 | 771 | 834 |
| Appraisal Prices (mm yen) | 795 | 667 | 424 | 770 | 821 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 11,425 | 35,739 | 9,929 | 29,774 | 5,797 | 17,261 | 8,339 | 25,089 | 11,290 | 35,858 |
| Other income | 473 | 1,377 | 533 | 1,693 | 262 | 778 | 36 | 1,331 | 542 | 1,580 |
| Rental business income total | 11,899 | 37,116 | 10,462 | 31,468 | 6,060 | 18,040 | 8,375 | 26,420 | 11,832 | 37,439 |
| PM fees | 297 | 895 | 251 | 760 | 185 | 539 | 242 | 777 | 299 | 922 |
| FM fees | 802 | 2,401 | 528 | 1,580 | 438 | 1,315 | 394 | 1,184 | 579 | 1,733 |
| Public charges and taxes | — | 2,640 | — | 2,472 | — | 1,307 | — | 1,403 | — | 2,798 |
| Maintenance and repair fees | 95 | 176 | 51 | 465 | 310 | 1,032 | 177 | 2,098 | 30 | 129 |
| Other expenses | 1,544 | 2,059 | 647 | 1,589 | 866 | 3,590 | 888 | 2,908 | 873 | 2,352 |
| Rental business expenses total | 2,739 | 8,174 | 1,479 | 6,869 | 1,800 | 7,785 | 1,703 | 8,372 | 1,783 | 7,936 |
| NOI | 9,159 | 28,942 | 8,983 | 24,598 | 4,259 | 10,255 | 6,672 | 18,048 | 10,049 | 29,502 |
| Depreciation | 2,243 | 6,731 | 2,201 | 6,603 | 1,303 | 3,939 | 1,190 | 3,570 | 2,020 | 6,062 |
| Rental business profit | 6,915 | 22,211 | 6,782 | 17,995 | 2,955 | 6,315 | 5,482 | 14,477 | 8,028 | 23,440 |

5 Portfolio Overview and Performance (Residence)

| Property Names | Re-70 Single-residence Higashinakano | Re-71 Single-residence Minami 5 Jyo | Re-72 Single-residence Waseda First Square | Re-73 Single-residence Waseda Second Square |
|------------------------------------|---|---|---|---|
| |  |  |  |  |
| Addresses | Nakano Ward, Tokyo | Sapporo City, Hokkaido | Shinjuku Ward, Tokyo | Shinjuku Ward, Tokyo |
| Lot Area (m ²) | 538.53 | 439.62 | 820.34 | 319.83 |
| Total Floor Area (m ²) | 1,705.22 | 1,757.91 | 3,440.06 | 1,356.68 |
| Constructed | February, 2007 | January, 2007 | May, 2007 | May, 2007 |
| Occupancy Rate (%) | 89.71 | 100.00 | 94.95 | 93.09 |
| Acquisition Prices (mm yen) | 942 | 408 | 2,090 | 872 |
| Appraisal Prices (mm yen) | 946 | 407 | 2,070 | 860 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 10,255 | 30,231 | 5,551 | 16,653 | 25,448 | 74,084 | 10,392 | 30,395 |
| Other income | 385 | 1,189 | 327 | 1,008 | 1,012 | 1,871 | 87 | 700 |
| Rental business income total | 10,640 | 31,421 | 5,878 | 17,662 | 26,460 | 75,956 | 10,479 | 31,095 |
| PM fees | 331 | 897 | 214 | — | 720 | 1,862 | 284 | 763 |
| FM fees | 428 | 1,285 | — | 643 | 1,071 | 7,680 | 359 | 2,658 |
| Public charges and taxes | — | 795 | — | 1,526 | — | 2,022 | — | 861 |
| Maintenance and repair fees | 117 | 676 | 414 | 720 | 114 | 955 | 47 | 279 |
| Other expenses | 739 | 3,005 | 316 | 1,257 | 1,969 | 5,602 | 1,026 | 2,870 |
| Rental business expenses total | 1,616 | 6,660 | 945 | 4,148 | 3,876 | 18,122 | 1,717 | 7,432 |
| NOI | 9,023 | 24,760 | 4,933 | 13,514 | 22,584 | 57,833 | 8,762 | 23,662 |
| Depreciation | 1,446 | 4,338 | 1,213 | 3,649 | 2,761 | 8,285 | 1,135 | 3,405 |
| Rental business profit | 7,577 | 20,422 | 3,720 | 9,864 | 19,822 | 49,547 | 7,627 | 20,256 |

5 Portfolio Overview and Performance (Hotel)

| Property Names | Ho-01 Super Hotel Osaka Tennoji | Ho-02 Super Hotel Kyoto Karasumagojyo | Ho-03 Super Hotel Saitama Omiya | Ho-04 Super Hotel Sendai Hirose-dori |
|------------------------------------|---|--|---|---|
| |  |  |  |  |
| Addresses | Osaka City, Osaka | Kyoto City, Kyoto | Saitama City, Saitama | Sendai City, Miyagi |
| Lot Area (m ²) | 490.65 | 337.23 | 597.25 | 549.10 |
| Total Floor Area (m ²) | 2,486.39 | 2,144.02 | 2,946.55 | 3,251.77 |
| Constructed | January, 2004 | January, 2004 | July, 2006 | January, 2007 |
| Occupancy Rate (%) | 100.00 | 100.00 | 100.00 | 100.00 |
| Acquisition Prices (mm yen) | 1,080 | 900 | 1,050 | 1,150 |
| Appraisal Prices (mm yen) | 1,080 | 900 | 1,050 | 1,130 |

(unit: thousand yen)

| | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 61 | 182 | 61 | 182 | 61 | 182 | 61 | 182 |
| Rents and common expenses | 12,540 | 37,620 | 10,394 | 31,182 | 11,912 | 35,736 | 14,740 | 36,850 |
| Other income | — | — | — | — | — | — | — | — |
| Rental business income total | 12,540 | 37,620 | 10,394 | 31,182 | 11,912 | 35,736 | 14,740 | 36,850 |
| PM fees | — | — | — | — | — | — | — | — |
| FM fees | — | — | — | — | — | — | — | — |
| Public charges and taxes | — | 3,841 | — | 3,318 | — | 4,732 | — | 6,055 |
| Maintenance and repair fees | — | — | — | — | — | — | — | — |
| Other expenses | 214 | 645 | 209 | 630 | 231 | 698 | 236 | 714 |
| Rental business expenses total | 214 | 4,487 | 209 | 3,948 | 231 | 5,431 | 236 | 6,769 |
| NOI | 12,325 | 33,132 | 10,184 | 27,233 | 11,680 | 30,304 | 14,503 | 30,080 |
| Depreciation | 2,771 | 8,315 | 2,317 | 6,952 | 2,793 | 8,381 | 3,802 | 11,406 |
| Rental business profit | 9,553 | 24,816 | 7,867 | 20,281 | 8,886 | 21,923 | 10,701 | 18,674 |

6 Property Acquisition Routes

(As of May 31, 2011)

| Acquisition Route | Property Name | Acquisition Price (mm yen) | Investment Ratio (%) | Acquisition Route | Property Name | Acquisition Price (mm yen) | Investment Ratio (%) |
|------------------------|---|----------------------------|----------------------|-----------------------------------|---|----------------------------|----------------------|
| JSR | Re-35 Single-residence Shiba-koen | 836 | 0.65 | Heiwa Real Estate | Of-05 Suitengu Heiwa Bldg | 1,550 | 1.20 |
| | Re-36 Single-residence Mita | 1,080 | 0.84 | | Of-07 Hamamatsucho SS Bldg | 1,530 | 1.18 |
| | Re-37 Single-residence Takanawa | 749 | 0.58 | | Of-25 Kayabacho Heiwa Bldg | 4,798 | 3.71 |
| | Re-38 La Residence de Shirokanedai | 730 | 0.57 | | Re-05 CIC Meguro | 660 | 0.51 |
| | Re-39 Single-residence Ginzahigashi | 1,460 | 1.13 | | Re-09 Regulus Higashikasai | 650 | 0.50 |
| | Re-40 Single-residence Hatchobori II | 1,890 | 1.46 | | Re-14 Main Stage Minami Azabu III | 1,370 | 1.06 |
| | Re-41 Single-residence Hatchobori III | 793 | 0.61 | | Re-21 Urbyl Berger Meidaimae | 1,070 | 0.83 |
| | Re-42 Single-residence Ginza | 944 | 0.73 | | Re-22 Joy City Nihonbashi | 1,130 | 0.87 |
| | Re-43 TOUR JAUNE Komazawa-koen | 6,520 | 5.05 | 8 properties in total | | 12,758 | 9.87 |
| | Re-44 Single-residence Umeda TOWER | 1,920 | 1.49 | MSC (Morgan Stanley Capital K.K.) | Of-12 Hatchobori SF Bldg | 3,060 | 2.37 |
| | Re-45 Single-residence Nakanoshima | 453 | 0.35 | | Of-13 Shibuya AX Hills | 1,860 | 1.44 |
| | Re-46 Single-residence Awaza | 577 | 0.45 | | Of-14 KCA Bldg | 1,730 | 1.34 |
| | Re-47 Single-residence Marunouchi | 624 | 0.48 | | Of-20 Funabashi Face Bldg | 3,900 | 3.02 |
| | Re-48 Single-residence Hirao | 1,780 | 1.38 | | Re-25 Glenpark Ginza EAST | 5,940 | 4.60 |
| | Re-49 Single-residence Kawaramachi Nijo | 534 | 0.41 | | Re-26 Glenpark Shin-yokohama | 3,350 | 2.59 |
| | Re-50 Single-residence Minami 6 Jyo | 229 | 0.18 | | Re-29 Residence Mukogaoka | 2,350 | 1.82 |
| | Re-51 Single-residence Tenjinminami | 631 | 0.49 | | Re-30 Residence Higashimagome | 1,630 | 1.26 |
| | Re-52 Single-residence Tenjinhigashi | 502 | 0.39 | | Re-31 Glenpark Gakugeidaigaku | 1,650 | 1.28 |
| | Re-53 Single-residence Shijyo Kawaramachi | 1,820 | 1.41 | 9properties in total | | 25,470 | 19.71 |
| | Re-54 La Residence de Sendagi | 820 | 0.63 | Other | Of-01 Asahi Life Insurance Gotanda Building | 1,290 | 1.00 |
| | Re-55 Single-residence Sendagi | 870 | 0.67 | | Of-06 NV Tomioka Bldg | 2,500 | 1.94 |
| | Re-56 Single-residence Komazawa-koen | 615 | 0.48 | | Of-08 Kokusai Tameike Bldg | 2,700 | 2.09 |
| | Re-57 Single-residence Musashikoyama | 842 | 0.65 | | Of-09 Grace Building Sengakujimae | 1,220 | 0.94 |
| | Re-58 Single-residence Kokubunji | 839 | 0.65 | | Of-10 Nisso Dai 15 Bldg | 1,550 | 1.20 |
| | Re-59 Single-residence Hisayaodori | 1,080 | 0.84 | | Of-11 Nihonbashi Daiichi Bldg | 2,150 | 1.66 |
| | Re-60 Single-residence Karasuma Kuramaguchi | 572 | 0.44 | | Of-15 Daiwa Nakameguro Bldg | 2,870 | 2.22 |
| | Re-61 Single-residence Nishishinjuku WEST | 1,990 | 1.54 | | Of-16 Anwa Tsukasacho Bldg | 1,385 | 1.07 |
| | Re-62 Single-residence Nishishinjuku EAST | 1,170 | 0.91 | | Of-17 Hatchobori MF Bldg | 1,110 | 0.86 |
| | Re-63 Single-residence Higashishinjuku | 1,360 | 1.05 | | Of-18 M2 Harajuku | 3,418 | 2.65 |
| | Re-64 Single-residence Higashishinsaibashi | 566 | 0.44 | | Of-21 Adesso Nishiazabu | 640 | 0.50 |
| | Re-65 Single-residence Kitayobancho | 809 | 0.63 | | Of-22 CIC Toranomon Bldg | 1,675 | 1.30 |
| | Re-66 Single-residence Atagobashi | 684 | 0.53 | | Of-23 Aria Ikebukuro | 1,314 | 1.02 |
| | Re-67 Single-residence Kyudaibyoin-mae | 426 | 0.33 | | Of-24 CIC Yushima Bldg | 1,434 | 1.11 |
| | Re-68 Single-residence Asakusabashi | 771 | 0.60 | | Re-03 Concord Ichikawa | 430 | 0.33 |
| | Re-69 Single-residence Ichibancho | 834 | 0.65 | | Re-11 Mirum Wakabayashi Koen | 3,610 | 2.79 |
| | Re-70 Single-residence Higashinakano | 942 | 0.73 | | Re-12 Mirum Himonya | 1,560 | 1.21 |
| | Re-71 Single-residence Minami 5 Jyo | 408 | 0.32 | | Re-15 Cosmos Gracia Azabujuban | 1,260 | 0.98 |
| | Re-72 Single-residence Waseda First Square | 2,090 | 1.62 | | Re-16 Advantage Gakugeidaigaku | 1,000 | 0.77 |
| | Re-73 Single-residence Waseda Second Square | 872 | 0.67 | | Re-17 Hermitage Higashikanda | 1,100 | 0.85 |
| | Ho-01 Super Hotel Osaka Tennoji | 1,080 | 0.84 | | Re-18 Hermitage Higashinihonbashi | 1,210 | 0.94 |
| | Ho-02 Super Hotel Kyoto Karasumagojyo | 900 | 0.70 | | Re-19 Hermitage Nerima | 690 | 0.53 |
| | Ho-03 Super Hotel Saitama Omiya | 1,050 | 0.81 | | Re-20 Landstage Shirokane Takanawa | 4,030 | 3.12 |
| | Ho-04 Super Hotel Sendai Hirose-dori | 1,150 | 0.89 | | Re-23 Grefas Kamishakujii | 950 | 0.74 |
| 43 properties in total | | 46,812 | 36.23 | | Re-24 T&G Kinshicho Mansion | 1,100 | 0.85 |
| | | | | | Re-33 Advance Kameido | 1,050 | 0.81 |
| | | | | | Re-34 Vante Tanashi | 911 | 0.71 |
| | | | | 27 properties in total | | 44,157 | 34.18 |
| | | | | 87properties in portfolio total | | 129,197 | 100.00 |

(Note) Includes brokered properties

7 Historical Appraisal Values

<Office>

| Property Names | Acquisition Prices | Appraisal Amount | | | | | | 19th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|
| | | 14th Fiscal Period | 15th Fiscal Period | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period (A) | | | |
| Of-01 Asahi Life Insurance Gotanda Building | 1,290 | 1,667 | 1,542 | 1,546 | 1,515 | 1,393 | 1,398 | 1,276 | 121 | 9.49 |
| Of-05 Suitengu Heiwa Bldg | 1,550 | 1,814 | 1,682 | 1,651 | 1,579 | 1,378 | 1,297 | 1,494 | (197) | (13.20) |
| Of-06 NV Tomioka Bldg | 2,500 | 2,670 | 2,580 | 2,560 | 2,560 | 2,560 | 2,330 | 2,450 | (120) | (4.90) |
| Of-07 Hamamatsucho SS Bldg | 1,530 | 1,780 | 1,700 | 1,640 | 1,600 | 1,560 | 1,530 | 1,556 | (26) | (1.73) |
| Of-08 Kokusai Tameike Bldg | 2,700 | 3,080 | 2,930 | 2,780 | 2,720 | 2,620 | 2,570 | 2,790 | (220) | (7.89) |
| Of-09 Grace Building Sengakujimae | 1,220 | 1,570 | 1,500 | 1,490 | 1,450 | 1,440 | 1,430 | 1,190 | 239 | 20.13 |
| Of-10 Nisso Dai 15 Bldg | 1,550 | 1,560 | 1,510 | 1,450 | 1,450 | 1,450 | 1,460 | 1,447 | 12 | 0.88 |
| Of-11 Nihonbashi Daiichi Bldg | 2,150 | 2,420 | 2,310 | 2,210 | 2,180 | 2,050 | 1,970 | 2,219 | (249) | (11.26) |
| Of-12 Hatchobori SF Bldg | 3,060 | 2,940 | 2,770 | 2,580 | 2,450 | 2,330 | 2,220 | 3,107 | (887) | (28.55) |
| Of-13 Shibuya AX Hills | 1,860 | 1,870 | 1,700 | 1,640 | 1,580 | 1,440 | 1,420 | 1,854 | (434) | (23.45) |
| Of-14 KCA Bldg | 1,730 | 1,429 | 1,207 | 1,173 | 1,130 | 1,093 | 1,082 | 1,736 | (654) | (37.69) |
| Of-15 Daiwa Nakameguro Bldg | 2,870 | 2,470 | 2,360 | 2,310 | 2,240 | 2,220 | 2,190 | 2,926 | (736) | (25.16) |
| Of-16 Anwa Tsukasacho Bldg | 1,385 | 1,290 | 1,190 | 1,130 | 1,100 | 1,090 | 1,080 | 1,355 | (275) | (20.34) |
| Of-17 Hatchobori MF Bldg | 1,110 | 1,150 | 1,090 | 1,040 | 1,020 | 942 | 925 | 1,128 | (203) | (18.05) |
| Of-18 M2 Harajuku | 3,418 | 5,807 | 5,432 | 4,106 | 4,134 | 4,135 | 4,053 | 3,492 | 560 | 16.05 |
| Of-20 Funabashi Face Bldg | 3,900 | 3,340 | 3,180 | 3,140 | 3,150 | 3,150 | 3,000 | 3,797 | (797) | (20.99) |
| Of-21 Adesso Nishiazabu | 640 | 614 | 560 | 543 | 522 | 479 | 471 | 637 | (166) | (26.08) |
| Of-22 CIC Toranomon Bldg | 1,675 | 1,612 | 1,478 | 1,411 | 1,336 | 1,322 | 1,299 | 1,728 | (429) | (24.83) |
| Of-23 Aria Ikebukuro | 1,314 | 1,270 | 1,170 | 1,130 | 1,090 | 1,060 | 1,080 | 1,338 | (258) | (19.33) |
| Of-24 CIC Yushima Bldg | 1,434 | 1,450 | 1,390 | 1,340 | 1,320 | 1,310 | 1,310 | 1,473 | (163) | (11.11) |
| Of-25 Kayabacho Heiwa Bldg | 4,798 | | | 5,080 | 5,080 | 5,080 | 5,080 | 4,849 | 230 | 4.75 |
| Total Office Buildings | 43,684 | 41,803 | 39,281 | 36,870 | 41,206 | 40,102 | 39,195 | 43,852 | (4,657) | (10.62) |

(*) The acquisition price was adjusted downward from 4,760 million yen on October 6, 2009 due to partial sales of the asset.

<Residence>

| Property Names | | Acquisition Prices | Appraisal Amount | | | | | | 19th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) |
|----------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|
| | | | 14th Fiscal Period | 15th Fiscal Period | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period (A) | | | |
| Re-03 | Concord Ichikawa | 430 | 465 | 438 | 440 | 438 | 439 | 441 | 410 | 30 | 7.51 |
| Re-05 | OC Meguro | 660 | 613 | 575 | 563 | 529 | 507 | 504 | 644 | (140) | (21.83) |
| Re-09 | Regulus Higashikasai | 650 | 688 | 642 | 643 | 628 | 622 | 630 | 618 | 11 | 1.89 |
| Re-11 | Mirum Wakabayashi Koen | 3,610 | 3,810 | 3,644 | 3,480 | 3,399 | 3,358 | 3,357 | 3,380 | (23) | (0.71) |
| Re-12 | Mirum Himonya | 1,560 | 1,649 | 1,474 | 1,474 | 1,434 | 1,441 | 1,405 | 1,502 | (97) | (6.47) |
| Re-14 | Main Stage Minami Azabu III | 1,370 | 1,348 | 1,257 | 1,208 | 1,201 | 1,206 | 1,179 | 1,349 | (170) | (12.65) |
| Re-15 | Cosmos Gracia Azabujuban | 1,260 | 1,249 | 1,209 | 1,168 | 1,081 | 1,060 | 1,060 | 1,239 | (179) | (14.48) |
| Re-16 | Advantage Gakugeidaigaku | 1,000 | 901 | 869 | 866 | 837 | 825 | 821 | 967 | (146) | (15.17) |
| Re-17 | Hermitage Higashikanda | 1,100 | 1,140 | 1,100 | 1,100 | 1,070 | 1,070 | 1,080 | 1,039 | 40 | 3.92 |
| Re-18 | Hermitage Higashinohbashi | 1,210 | 1,290 | 1,240 | 1,210 | 1,200 | 1,180 | 1,220 | 1,146 | 73 | 6.39 |
| Re-19 | Hermitage Nerima | 690 | 740 | 700 | 693 | 678 | 676 | 670 | 653 | 16 | 2.46 |
| Re-20 | Landstage Shirokane Takanawa | 4,030 | 4,410 | 4,230 | 4,100 | 3,980 | 3,920 | 3,920 | 3,992 | (72) | (1.80) |
| Re-21 | Urbyl Berger Meidaimae | 1,070 | 1,020 | 968 | 926 | 886 | 880 | 891 | 1,048 | (157) | (15.01) |
| Re-22 | Joy City Nihonbashi | 1,130 | 1,030 | 979 | 944 | 925 | 925 | 915 | 1,115 | (200) | (17.97) |
| Re-23 | Grefas Kamishakujii | 950 | 936 | 927 | 909 | 905 | 906 | 873 | 930 | (57) | (6.14) |
| Re-24 | T&G Kinshicho Mansion | 1,100 | 1,050 | 982 | 972 | 970 | 985 | 1,000 | 1,134 | (134) | (11.88) |
| Re-25 | Glenpark Ginza EAST | 5,940 | 5,060 | 4,500 | 4,280 | 4,200 | 4,040 | 4,130 | 5,863 | (1,733) | (29.57) |
| Re-26 | Glenpark Shin-yokohama | 3,350 | 2,650 | 2,470 | 2,370 | 2,330 | 2,330 | 2,330 | 3,289 | (959) | (29.16) |
| Re-29 | Residence Mukogaoka | 2,350 | 1,820 | 1,720 | 1,650 | 1,600 | 1,590 | 1,590 | 2,340 | (750) | (32.08) |
| Re-30 | Residence Higashimagome | 1,630 | 1,230 | 1,150 | 1,140 | 1,140 | 1,140 | 1,130 | 1,603 | (473) | (29.54) |
| Re-31 | Glenpark Gakugeidaigaku | 1,650 | 1,170 | 1,090 | 1,070 | 1,050 | 1,050 | 1,040 | 1,640 | (600) | (36.60) |
| Re-33 | Advance Kametido | 1,050 | 1,100 | 1,070 | 1,040 | 962 | 987 | 988 | 1,080 | (92) | (8.52) |
| Re-34 | Vante Tanashi | 911 | 926 | 892 | 843 | 823 | 825 | 834 | 919 | (85) | (9.31) |

(unit: million yen)

<Residence>

| Property Names | Acquisition Prices | Appraisal Amount | | | | | | 19th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|
| | | 14th Fiscal Period | 15th Fiscal Period | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period (A) | | | |
| Re-35 Single-residence Shiba-koen | 836 | | | | | 836 | 845 | 830 | 14 | 1.76 |
| Re-36 Single-residence Mita | 1,080 | | | | | 1,080 | 1,090 | 1,075 | 14 | 1.33 |
| Re-37 Single-residence Takanawa | 749 | | | | | 749 | 728 | 742 | (14) | (2.01) |
| Re-38 La Residence de Shirokanedai | 730 | | | | | 729 | 737 | 726 | 10 | 1.42 |
| Re-39 Single-residence Ginzhigashi | 1,460 | | | | | 1,460 | 1,450 | 1,449 | 0 | 0.01 |
| Re-40 Single-residence Hatchobori II | 1,890 | | | | | 1,890 | 1,840 | 1,875 | (35) | (1.88) |
| Re-41 Single-residence Hatchobori III | 793 | | | | | 793 | 793 | 783 | 9 | 1.21 |
| Re-42 Single-residence Ginza | 944 | | | | | 944 | 939 | 933 | 5 | 0.58 |
| Re-43 TOUR JAUNE Komazawa-koen | 6,520 | | | | | 6,510 | 6,480 | 6,509 | (29) | (0.45) |
| Re-44 Single-residence Umeda TOWER | 1,920 | | | | | 1,920 | 1,920 | 1,891 | 28 | 1.48 |
| Re-45 Single-residence Nakanoshima | 453 | | | | | 453 | 453 | 448 | 4 | 1.07 |
| Re-46 Single-residence Awaza | 577 | | | | | 576 | 575 | 569 | 5 | 1.02 |
| Re-47 Single-residence Marunouchi | 624 | | | | | 624 | 624 | 614 | 9 | 1.60 |
| Re-48 Single-residence Hirao | 1,780 | | | | | 1,780 | 1,740 | 1,759 | (19) | (1.13) |
| Re-49 Single-residence Kawaramachi Niyo | 534 | | | | | 533 | 520 | 528 | (8) | (1.68) |
| Re-50 Single-residence Minami 6 Jyo | 229 | | | | | 230 | 232 | 224 | 7 | 3.11 |
| Re-51 Single-residence Tenjinminami | 631 | | | | | 631 | 622 | 626 | (4) | (0.75) |
| Re-52 Single-residence Tenjinhighashi | 502 | | | | | 502 | 501 | 493 | 7 | 1.58 |
| Re-53 Single-residence Shijyo Kawaramachi | 1,820 | | | | | 1,830 | 1,820 | 1,803 | 16 | 0.89 |
| Re-54 La Residence de Sendagi | 820 | | | | | 820 | 826 | 814 | 11 | 1.35 |
| Re-55 Single-residence Sendagi | 870 | | | | | 870 | 876 | 864 | 11 | 1.37 |
| Re-56 Single-residence Komazawa-koen | 615 | | | | | 615 | 616 | 610 | 5 | 0.90 |
| Re-57 Single-residence Musashikoyama | 842 | | | | | 842 | 854 | 837 | 16 | 2.01 |
| Re-58 Single-residence Kokubunji | 839 | | | | | 839 | 847 | 833 | 13 | 1.64 |

<Residence, Hotel>

| Property Names | Acquisition Prices | Appraisal Amount | | | | | | 19th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|
| | | 14th Fiscal Period | 15th Fiscal Period | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period (A) | | | |
| Re-59 Single-residence Hisayaodori | 1,080 | | | | | 1,080 | 1,080 | 1,071 | 8 | 0.78 |
| Re-60 Single-residence Karasuma Kuramaguchi | 572 | | | | | 572 | 566 | 567 | (1) | (0.23) |
| Re-61 Single-residence Nishishinjuku WEST | 1,990 | | | | | 1,990 | 2,010 | 1,982 | 27 | 1.41 |
| Re-62 Single-residence Nishishinjuku EAST | 1,170 | | | | | 1,170 | 1,180 | 1,165 | 14 | 1.24 |
| Re-63 Single-residence Higashishinjuku | 1,360 | | | | | 1,360 | 1,360 | 1,350 | 9 | 0.69 |
| Re-64 Single-residence Higashishinsaibashi | 566 | | | | | 566 | 566 | 562 | 3 | 0.62 |
| Re-65 Single-residence Kitayobancho | 809 | | | | | 810 | 795 | 800 | (5) | (0.62) |
| Re-66 Single-residence Atagobashi | 684 | | | | | 684 | 667 | 675 | (8) | (1.20) |
| Re-67 Single-residence Kyudaibyo-in-mae | 426 | | | | | 427 | 424 | 422 | 1 | 0.31 |
| Re-68 Single-residence Asakusabashi | 771 | | | | | 771 | 770 | 766 | 3 | 0.48 |
| Re-69 Single-residence Ichibancho | 834 | | | | | 834 | 821 | 825 | (4) | (0.59) |
| Re-70 Single-residence Higashinakano | 942 | | | | | 941 | 946 | 936 | 9 | 1.04 |
| Re-71 Single-residence Minami 5 Jyo | 408 | | | | | 408 | 407 | 405 | 1 | 0.39 |
| Re-72 Single-residence Waseda First Square | 2,090 | | | | | 2,100 | 2,070 | 2,078 | (8) | (0.43) |
| Re-73 Single-residence Waseda Second Square | 872 | | | | | 874 | 860 | 867 | (7) | (0.85) |
| Total Residential Properties | 81,333 | 36,295 | 34,126 | 33,089 | 32,266 | 74,615 | 74,458 | 80,237 | (5,779) | (7.20) |
| Ho-01 Super Hotel Osaka Tennoji | 1,080 | | | | | 1,080 | 1,080 | 1,068 | 11 | 1.03 |
| Ho-02 Super Hotel Kyoto Karasumagogyo | 900 | | | | | 900 | 900 | 890 | 9 | 1.03 |
| Ho-03 Super Hotel Saitama Omiya | 1,050 | | | | | 1,050 | 1,050 | 1,038 | 11 | 1.07 |
| Ho-04 Super Hotel Sendai Hirose-dori | 1,150 | | | | | 1,150 | 1,130 | 1,134 | (4) | (0.41) |
| Total Hotels | 4,180 | | | | | 4,180 | 4,160 | 4,133 | 26 | 0.65 |
| Total properties in portfolio | 129,197 | 89,868 | 84,187 | 80,409 | 83,752 | 128,955 | 127,813 | 128,223 | (10,410) | (8.12) |

8 Historical Actual NOI Return

| Property Names | | Actual NOI Returns * | | | | | | Property Names | | Actual NOI Returns * | | | | | |
|------------------------|--|----------------------|------|------|------|------|-------|----------------|-----------------------------|----------------------|------|------|------|------|------|
| | | 14th | 15th | 16th | 17th | 18th | 19th | | | 14th | 15th | 16th | 17th | 18th | 19th |
| Of-01 | Asahi Life Insurance Gotanda Building | 6.84 | 6.97 | 6.92 | 6.87 | 6.25 | 2.71 | Re-03 | Concord Ichikawa | 6.87 | 6.54 | 6.86 | 6.26 | 6.51 | 6.25 |
| Of-03 | Daihyaku Life Insurance Shinjuku Buildi *1 | 7.11 | 7.05 | 7.69 | — | — | — | Re-05 | CIC Meguro | 3.11 | 4.25 | 4.21 | 3.81 | 4.55 | 3.70 |
| Of-04 | Ebisu Square *1 | 6.46 | 4.41 | 5.12 | — | — | — | Re-08 | Maia Shibuya Sakuragaoka | 5.01 | — | — | — | — | — |
| Of-05 | Suitengu Heiwa Bldg | 6.36 | 6.15 | 5.51 | 5.71 | 4.63 | 4.75 | Re-09 | Regulus Higashikasai | 6.14 | 6.14 | 6.17 | 5.86 | 6.11 | 5.67 |
| Of-06 | NV Tomioka Bldg | 5.52 | 5.77 | 5.71 | 5.81 | 5.19 | 4.23 | Re-11 | Mirum Wakabayashi Koen | 5.65 | 5.59 | 5.61 | 4.61 | 5.10 | 5.14 |
| Of-07 | Hamamatsucho SS Bldg | 5.93 | 6.09 | 5.82 | 5.60 | 4.99 | 5.55 | Re-12 | Mirum Himonya | 4.97 | 4.48 | 4.94 | 4.37 | 4.48 | 4.32 |
| Of-08 | Kokusai Tameike Bldg | 5.20 | 5.60 | 4.99 | 3.56 | 3.65 | 3.82 | Re-14 | Main Stage Minami Azabu III | 4.57 | 4.04 | 3.11 | 2.67 | 3.65 | 4.19 |
| Of-09 | Grace Building Sengakujimae | 7.69 | 7.94 | 6.88 | 7.39 | 6.41 | 5.93 | Re-15 | Cosmos Gracia Azabujuban | 4.92 | 4.42 | 3.68 | 2.21 | 3.10 | 3.79 |
| Of-10 | Nisso Dai 15 Bldg | 5.71 | 5.87 | 5.86 | 5.89 | 5.92 | 5.43 | Re-16 | Advantage Gakugeidaigaku | 4.06 | 3.62 | 3.64 | 3.25 | 3.80 | 3.98 |
| Of-11 | Nihonbashi Daiichi Bldg | 5.42 | 5.57 | 5.50 | 5.31 | 4.93 | 4.13 | Re-17 | Hermitage Higashikanda | 4.37 | 4.88 | 4.90 | 4.25 | 4.87 | 4.94 |
| Of-12 | Hatchobori SF Bldg | 4.72 | 4.82 | 3.73 | 3.90 | 3.26 | 2.83 | Re-18 | Hermitage Higashinihonbashi | 4.50 | 5.49 | 4.83 | 4.85 | 5.19 | 5.18 |
| Of-13 | Shibuya AX Hills | 4.55 | 4.06 | 2.85 | 2.52 | 1.95 | 2.58 | Re-19 | Hermitage Nerima | 6.04 | 5.61 | 5.42 | 5.26 | 5.20 | 4.64 |
| Of-14 | KCA Bldg | 3.90 | 3.96 | 3.00 | 2.60 | 2.64 | 2.68 | Re-20 | Landstage Shirokanetakanawa | 5.48 | 5.32 | 4.41 | 4.11 | 4.43 | 4.46 |
| Of-15 | Daiwa Nakameguro Bldg | 4.53 | 4.25 | 3.93 | 3.77 | 4.29 | 4.26 | Re-21 | Urbyl Berger Meidaimae | 4.63 | 4.98 | 4.42 | 3.33 | 4.35 | 4.18 |
| Of-16 | Anwa Tsukasacho Bldg | 3.95 | 4.06 | 4.80 | 4.84 | 4.65 | 2.93 | Re-22 | Joy City Nihonbashi | 4.62 | 4.33 | 3.78 | 3.82 | 4.05 | 4.66 |
| Of-17 | Hatchobori MF Bldg | 4.95 | 5.11 | 5.09 | 4.83 | 3.98 | -2.05 | Re-23 | Grefas Kamishakujii | 6.01 | 5.93 | 5.49 | 5.26 | 5.76 | 5.69 |
| Of-18 | M2 Harajuku | 5.60 | 5.94 | 4.92 | 8.15 | 5.21 | 5.64 | Re-24 | T&G Kinshicho Mansion | 4.63 | 4.79 | 4.70 | 4.60 | 4.88 | 4.60 |
| Of-19 | Sannomiya Sanwa Toyo Bldg *3 | 4.20 | 4.51 | 4.02 | 3.84 | 3.35 | 3.91 | Re-25 | Glenpark Ginza EAST | 3.53 | 3.42 | 2.82 | 2.43 | 2.58 | 2.83 |
| Of-20 | Funabashi Face Bldg | 4.87 | 4.84 | 4.57 | 4.65 | 4.63 | 4.69 | Re-26 | Glenpark Shin-yokohama | 4.49 | 4.04 | 3.90 | 3.34 | 4.25 | 3.98 |
| Of-21 | Adesso Nishiazabu | 4.44 | 4.24 | 3.86 | 2.74 | 2.94 | 3.47 | Re-27 | Glenpark Ikedayama | 2.76 | 2.54 | 2.45 | 1.51 | 1.55 | 1.85 |
| Of-22 | CIC Toranomom Bldg | 5.18 | 5.09 | 4.02 | 4.09 | 3.14 | 0.26 | Re-28 | Rune Higashiterao | 3.84 | 3.89 | 3.46 | 3.15 | 3.75 | 3.49 |
| Of-23 | Aria Ikebukuro | 5.18 | 5.52 | 4.68 | 4.28 | 3.60 | 4.15 | Re-29 | Residence Mukogaoka | 3.90 | 4.12 | 3.74 | 3.52 | 3.78 | 3.54 |
| Of-24 | CIC Yushima Bldg | 4.89 | 5.45 | 5.28 | 5.38 | 5.31 | 4.88 | Re-30 | Residence Hiagashimagome | 4.03 | 3.95 | 3.76 | 3.69 | 4.07 | 3.79 |
| Of-25 | Kayabacho Heiwa Bldg | | | | 7.85 | 7.90 | 7.87 | Re-31 | Glenpark Gakugeidaigaku | 3.08 | 3.52 | 3.20 | 2.59 | 2.82 | 3.20 |
| Total Office Buildings | | 5.27 | 5.14 | 4.79 | 5.03 | 4.53 | 4.23 | Re-32 | Wako Gakusei Heights | — | — | — | — | — | — |
| | | | | | | | | Re-33 | Advantage Kameido | 6.07 | 6.10 | 5.85 | 6.28 | 5.52 | 5.64 |
| | | | | | | | | Re-34 | Vante Tanashi | 6.29 | 5.74 | 3.41 | 3.82 | 4.57 | 4.82 |

| Property Names | | Actual NOI Returns * | | | | | | Property Names | | Actual NOI Returns * | | | | | |
|----------------|---------------------------------------|----------------------|------|------|------|------|------|-------------------------------|--------------------------------------|----------------------|------|------|------|------|------|
| | | 14th | 15th | 16th | 17th | 18th | 19th | | | 14th | 15th | 16th | 17th | 18th | 19th |
| Re-35 | Single-residence Shiba-koen | | | | | 6.18 | 5.68 | Re-63 | Single-residence Higashishinjuku | | | | | 5.81 | 5.38 |
| Re-36 | Single-residence Mita | | | | | 6.25 | 5.72 | Re-64 | Single-residence Higashishinsaibashi | | | | | 6.69 | 5.86 |
| Re-37 | Single-residence Takanawa | | | | | 4.23 | 4.81 | Re-65 | Single-residence Kitayobancho | | | | | 6.79 | 7.16 |
| Re-38 | La Residence de Shirokanedai | | | | | 5.77 | 5.37 | Re-66 | Single-residence Atagobashi | | | | | 7.88 | 7.19 |
| Re-39 | Single-residence Ginzhagashi | | | | | 5.94 | 5.54 | Re-67 | Single-residence Kyudaiyoin-mae | | | | | 6.00 | 4.81 |
| Re-40 | Single-residence Hatchobori II | | | | | 5.53 | 5.16 | Re-68 | Single-residence Asakusabashi | | | | | 5.19 | 4.68 |
| Re-41 | Single-residence Hatchobori III | | | | | 5.13 | 5.33 | Re-69 | Single-residence Ichibancho | | | | | 7.23 | 7.07 |
| Re-42 | Single-residence Ginza | | | | | 5.19 | 5.40 | Re-70 | Single-residence Higashinakano | | | | | 5.75 | 5.26 |
| Re-43 | TOUR JAUNE Komazawa-koen | | | | | 4.82 | 4.14 | Re-71 | Single-residence Minami 5 Jyo | | | | | 7.26 | 6.62 |
| Re-44 | Single-residence Umeda TOWER | | | | | 7.37 | 6.13 | Re-72 | Single-residence Waseda First Square | | | | | 6.48 | 5.53 |
| Re-45 | Single-residence Nakanoshima | | | | | 7.56 | 5.67 | Re-73 | Single-residence Waseda First Square | | | | | 6.03 | 5.43 |
| Re-46 | Single-residence Awaza | | | | | 7.56 | 6.64 | Total Residential Properties | | 4.51 | 4.44 | 4.04 | 3.61 | 5.00 | 4.74 |
| Re-47 | Single-residence Marunouchi | | | | | 6.56 | 6.25 | Ho-01 | Super Hotel Osaka Tennoji | | | | | 6.85 | 6.14 |
| Re-48 | Single-residence Hirao | | | | | 7.05 | 5.91 | Ho-02 | Super Hotel Kyoto Karasumagojo | | | | | 6.79 | 6.05 |
| Re-49 | Single-residence Kawaramachi Nijo | | | | | 6.16 | 5.52 | Ho-03 | Super Hotel Saitama Omiya | | | | | 6.67 | 5.77 |
| Re-50 | Single-residence Minami 6 Jyo | | | | | 6.91 | 7.11 | Ho-04 | Super Hotel Sendai Hirose-dori | | | | | 7.57 | 5.23 |
| Re-51 | Single-residence Tenjinminami | | | | | 7.31 | 5.38 | Total Hotels | | | | | | 6.99 | 5.78 |
| Re-52 | Single-residence Tenjinhigashi | | | | | 7.41 | 6.87 | Total properties in portfolio | | 4.93 | 4.83 | 4.46 | 4.37 | 4.89 | 4.59 |
| Re-53 | Single-residence Shijo Kawaramachi | | | | | 6.96 | 6.67 | | | | | | | | |
| Re-54 | La Residence de Sendagi | | | | | 6.27 | 5.60 | | | | | | | | |
| Re-55 | Single-residence Sendagi | | | | | 6.29 | 5.78 | | | | | | | | |
| Re-56 | Single-residence Komazawa-koen | | | | | 3.98 | 4.64 | | | | | | | | |
| Re-57 | Single-residence Musashikoyama | | | | | 5.38 | 5.59 | | | | | | | | |
| Re-58 | Single-residence Kokubunji | | | | | 6.80 | 5.68 | | | | | | | | |
| Re-59 | Single-residence Hisayaodori | | | | | 7.47 | 6.54 | | | | | | | | |
| Re-60 | Single-residence Karasuma Kuramaguchi | | | | | 6.30 | 5.81 | | | | | | | | |
| Re-61 | Single-residence Nishishinjuku WEST | | | | | 5.30 | 5.15 | | | | | | | | |
| Re-62 | Single-residence Nishishinjuku EAST | | | | | 5.56 | 5.23 | | | | | | | | |

*Actual NOI return = (Actual NOI / managed days x 365 days) / acquisition price.

*1 Transferred on August 31, 2009

*2 Transferred a part of land on October 6, 2009

*3 Transferred on February 28, 2011

*4 Transferred on July 28, 2008

*5 Transferred on April 25, 2008

9 Historical Occupancy (by property)

(96)

| Property Names | | | | | | | | | Property Names | | | | | | | | |
|------------------------|---------------------------------------|----------|---------|---------|---------|---------|---------|--------|-------------------------------|---------------------------------------|----------|---------|---------|---------|---------|---------|--------|
| | 11/30/10 | 12/31/10 | 1/31/11 | 2/28/11 | 3/31/11 | 4/30/11 | 5/31/11 | | | 11/30/10 | 12/31/10 | 1/31/11 | 2/28/11 | 3/31/11 | 4/30/11 | 5/31/11 | |
| Of-01 | Asahi Life Insurance Gotanda Building | 87.04 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-35 | Single-residence Shiba-koen | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Of-05 | Suitengu Heiwa Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-36 | Single-residence Mita | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Of-06 | NV Tomioka Bldg | 86.91 | 86.91 | 86.91 | 86.91 | 86.91 | 86.91 | 86.91 | Re-37 | Single-residence Takanawa | 89.53 | 87.03 | 93.76 | 94.11 | 96.27 | 96.27 | 92.46 |
| Of-07 | Hamamatsucho SS Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-38 | La Residence de Shiokanedai | 100.00 | 96.51 | 96.51 | 95.91 | 92.41 | 96.51 | 93.01 |
| Of-08 | Kokusai Tameike Bldg | 88.75 | 91.59 | 91.59 | 91.59 | 91.59 | 91.59 | 91.59 | Re-39 | Single-residence Ginzahigashi | 94.87 | 94.42 | 94.31 | 94.42 | 96.92 | 95.67 | 94.42 |
| Of-09 | Grace Building Sengakujimae | 89.64 | 89.64 | 89.64 | 89.64 | 89.64 | 89.64 | 89.64 | Re-40 | Single-residence Hatchobori II | 88.99 | 89.00 | 88.10 | 88.49 | 89.77 | 93.24 | 90.74 |
| Of-10 | Nisso Dai 15 Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-41 | Single-residence Hatchobori III | 89.28 | 88.83 | 88.83 | 88.83 | 86.20 | 90.03 | 87.40 |
| Of-11 | Nihonbashi Daiichi Bldg | 90.31 | 90.31 | 90.31 | 90.31 | 90.31 | 90.31 | 90.31 | Re-42 | Single-residence Ginza | 97.85 | 100.00 | 95.97 | 95.97 | 100.00 | 98.13 | 93.54 |
| Of-12 | Hatchobori SF Bldg | 92.44 | 92.44 | 92.44 | 92.44 | 100.00 | 97.02 | 97.02 | Re-43 | TOUR JAUNE Komazawa-koen | 93.04 | 93.85 | 91.91 | 94.68 | 96.11 | 92.84 | 91.31 |
| Of-13 | Shibuya AX Hills | 87.28 | 87.28 | 76.92 | 76.92 | 79.38 | 79.38 | 79.38 | Re-44 | Single-residence Umeda TOWER | 94.47 | 93.00 | 93.73 | 93.51 | 98.46 | 98.84 | 99.42 |
| Of-14 | KCA Bldg | 82.20 | 82.20 | 82.20 | 82.20 | 82.20 | 82.20 | 82.20 | Re-45 | Single-residence Nakanoshima | 96.93 | 93.42 | 96.50 | 89.34 | 89.77 | 93.88 | 93.88 |
| Of-15 | Daiwa Nakameguro Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-46 | Single-residence Awaza | 95.27 | 98.32 | 98.32 | 98.48 | 98.48 | 96.96 | 90.55 |
| Of-16 | Anwa Tsukasacho Bldg | 78.43 | 78.43 | 64.39 | 64.39 | 64.39 | 71.19 | 71.19 | Re-47 | Single-residence Marunouchi | 93.08 | 91.69 | 90.31 | 94.47 | 90.31 | 91.66 | 93.04 |
| Of-17 | Hatchobori MF Bldg | 88.60 | 100.00 | 100.00 | 100.00 | 100.00 | 88.60 | 88.60 | Re-48 | Single-residence Hirao | 93.19 | 92.66 | 92.62 | 92.60 | 91.66 | 90.46 | 89.63 |
| Of-18 | M2 Harajuku | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-49 | Single-residence Kawaramachi Nijo | 88.50 | 84.28 | 89.96 | 92.04 | 92.33 | 88.59 | 88.54 |
| Of-19 | Sannomiya Sanwa Toyo Bldg | 84.50 | 84.50 | 86.85 | — | — | — | — | Re-50 | Single-residence Minami 6 Jyo | 90.04 | 93.34 | 96.67 | 96.67 | 96.67 | 96.67 | 96.67 |
| Of-20 | Funabashi Face Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-51 | Single-residence Tenjinminami | 93.55 | 90.32 | 90.32 | 92.47 | 95.70 | 94.62 | 93.55 |
| Of-21 | Adesso Nishiazabu | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-52 | Single-residence Tenjin Higashi | 89.61 | 88.31 | 92.21 | 96.10 | 98.70 | 96.10 | 96.10 |
| Of-22 | CIC Toranomon Bldg | 73.01 | 73.01 | 73.01 | 73.01 | 73.01 | 86.51 | 86.51 | Re-53 | Single-residence Shijyo Kawaramachi | 100.00 | 99.37 | 99.37 | 98.75 | 97.54 | 97.50 | 98.13 |
| Of-23 | Aria Ikebukuro | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-54 | La Residence de Sendagi | 100.00 | 100.00 | 96.33 | 100.00 | 100.00 | 98.18 | 92.70 |
| Of-24 | CIC Yushima Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-55 | Single-residence Sendagi | 100.00 | 100.00 | 96.91 | 100.00 | 97.16 | 100.00 | 100.00 |
| Of-25 | Kayabacho Heiwa Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-56 | Single-residence Komazawa-koen | 94.44 | 94.44 | 91.67 | 88.89 | 94.44 | 100.00 | 97.22 |
| Total Office Buildings | | 92.26 | 93.14 | 92.86 | 93.76 | 94.22 | 93.94 | 94.37 | Re-57 | Single-residence Musashikoyama | 96.40 | 91.53 | 94.12 | 98.12 | 94.57 | 92.77 | 92.70 |
| Re-03 | Concord Ichikawa | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-58 | Single-residence Kokubunji | 96.65 | 92.53 | 90.89 | 90.88 | 96.47 | 96.13 | 96.13 |
| Re-05 | CIC Meguro | 95.07 | 87.44 | 95.81 | 95.81 | 100.00 | 100.00 | 100.00 | Re-59 | Single-residence Hisayaodori | 95.97 | 96.96 | 96.96 | 94.98 | 95.88 | 96.94 | 94.98 |
| Re-09 | Regulus Higashikasai | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | Re-60 | Single-residence Karasuma Kuramaguchi | 91.10 | 89.08 | 91.10 | 93.24 | 87.81 | 86.15 | 86.15 |
| Re-11 | Mirum Wakabayashi Koen | 98.05 | 95.80 | 95.11 | 94.95 | 97.03 | 95.97 | 96.86 | Re-61 | Single-residence Nishishinjuku WEST | 93.41 | 93.41 | 96.25 | 94.99 | 94.99 | 96.25 | 92.49 |
| Re-12 | Mirum Himonya | 98.23 | 96.56 | 96.59 | 91.45 | 95.61 | 94.72 | 93.08 | Re-62 | Single-residence Nishishinjuku EAST | 90.65 | 92.16 | 93.67 | 95.18 | 97.59 | 97.59 | 95.18 |
| Re-14 | Main Stage Minami Azabu III | 100.00 | 100.00 | 100.00 | 96.66 | 95.00 | 95.00 | 98.34 | Re-63 | Single-residence Higashishinjuku | 95.73 | 95.73 | 91.72 | 93.16 | 91.72 | 86.40 | 87.57 |
| Re-15 | Cosmos Gracia Azabujuban | 100.00 | 100.00 | 97.13 | 97.13 | 89.25 | 100.00 | 100.00 | Re-64 | Single-residence Higashishinsaibashi | 100.00 | 97.72 | 94.98 | 94.98 | 97.72 | 92.24 | 94.53 |
| Re-16 | Advantage Gakugeidaigaku | 85.27 | 88.86 | 88.86 | 88.44 | 91.51 | 88.37 | 88.37 | Re-65 | Single-residence Kitayobancho | 96.68 | 95.57 | 97.77 | 100.00 | 96.66 | 95.55 | 91.09 |
| Re-17 | Hermitage Higashikanda | 90.67 | 96.91 | 96.91 | 96.91 | 100.00 | 96.91 | 93.80 | Re-66 | Single-residence Atagobashi | 94.27 | 93.02 | 96.27 | 97.51 | 94.26 | 96.26 | 92.51 |
| Re-18 | Hermitage Higashinohonbashi | 91.03 | 94.98 | 92.34 | 100.00 | 100.00 | 97.42 | 97.53 | Re-67 | Single-residence Kyudaiyoin-mae | 88.43 | 89.18 | 88.45 | 88.45 | 93.34 | 83.31 | 80.78 |
| Re-19 | Hermitage Nerima | 92.32 | 92.32 | 92.32 | 88.49 | 86.57 | 92.32 | 94.24 | Re-68 | Single-residence Asakusabashi | 92.31 | 92.31 | 92.31 | 92.31 | 97.44 | 100.00 | 100.00 |
| Re-20 | Landstage Shirokane Takanawa | 96.26 | 96.26 | 96.26 | 94.82 | 94.89 | 93.87 | 92.26 | Re-69 | Single-residence Ichibancho | 93.46 | 96.45 | 95.83 | 95.83 | 98.82 | 97.63 | 94.08 |
| Re-21 | Urbyl Berger Meidaimae | 88.83 | 88.89 | 90.71 | 90.71 | 100.00 | 96.40 | 96.40 | Re-70 | Single-residence Higashinakano | 96.54 | 100.00 | 98.43 | 95.44 | 95.44 | 93.51 | 89.71 |
| Re-22 | Joy City Nihonbashi | 98.02 | 98.02 | 96.29 | 98.27 | 100.00 | 96.29 | 91.58 | Re-71 | Single-residence Minami 5 Jyo | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-23 | Grefas Kamishakuji | 97.14 | 98.50 | 97.29 | 95.30 | 98.01 | 93.82 | 93.82 | Re-72 | Single-residence Waseda First Square | 98.58 | 97.08 | 93.47 | 95.01 | 94.90 | 97.88 | 94.95 |
| Re-24 | T&G Kinshicho Mansion | 94.75 | 94.71 | 94.71 | 96.51 | 96.48 | 96.22 | 97.98 | Re-73 | Single-residence Waseda Second Square | 96.24 | 96.24 | 96.24 | 94.21 | 91.05 | 91.05 | 93.09 |
| Re-25 | Glenpark Ginza EAST | 81.42 | 84.32 | 85.20 | 90.25 | 93.09 | 93.26 | 92.97 | Total Residential Properties | | 93.37 | 93.37 | 93.29 | 94.79 | 95.47 | 94.99 | 93.99 |
| Re-26 | Glenpark Shin-yokohama | 95.35 | 94.27 | 94.37 | 95.14 | 94.64 | 94.51 | 92.56 | Ho-01 | Super Hotel Osaka Tennoji | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-27 | Glenpark Ikedayama | 72.22 | 73.86 | 73.86 | — | — | — | — | Ho-02 | Super Hotel Kyoto Karasumagojyo | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-28 | Rune Higashiterao | 86.57 | 86.75 | 86.18 | — | — | — | — | Ho-03 | Super Hotel Saitama Omiya | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-29 | Residence Mukogaoaka | 94.42 | 95.13 | 95.13 | 97.05 | 98.08 | 96.08 | 96.08 | Ho-04 | Super Hotel Sendai Hirose-dori | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-30 | Residence Higashimagome | 86.10 | 89.00 | 89.00 | 89.00 | 85.99 | 85.99 | 88.63 | Total Hotels | | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Re-31 | Glenpark Gakugeidaigaku | 90.71 | 95.27 | 96.24 | 96.24 | 96.24 | 100.00 | 95.90 | Total properties in portfolio | | 93.47 | 93.68 | 93.55 | 94.87 | 95.45 | 95.05 | 94.44 |
| Re-33 | Advance Kameido | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | | | | | | | | |
| Re-34 | Vante Tanashi | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | | | | | | | | |

10 Condition of Collaterals

•Collaterals Properties

| Property Names | | | Asset Format | Appraisal Value |
|----------------|-------|---------------------------------------|---------------------------|-----------------|
| Office | Of-01 | Asahi Life Insurance Gotanda Building | Trust beneficial interest | 1,398 |
| | Of-05 | Suitengu Heiwa Bldg | Trust beneficial interest | 1,297 |
| | Of-06 | NV Tomioka Bldg | Trust beneficial interest | 2,330 |
| | Of-07 | Hamamatsucho SS Bldg | Trust beneficial interest | 1,530 |
| | Of-08 | Kokusai Tameike Bldg | Trust beneficial interest | 2,570 |
| | Of-09 | Grace Building Sengakujimae | Trust beneficial interest | 1,430 |
| | Of-10 | Nisso Dai 15 Bldg | Real estate | 1,460 |
| | Of-11 | Nihonbashi Daiichi Bldg | Trust beneficial interest | 1,970 |
| | Of-12 | Hatchobori SF Bldg | Real estate | 2,220 |
| | Of-13 | Shibuya AX Hills | Real estate | 1,420 |
| | Of-14 | KCA Bldg | Real estate | 1,082 |
| | Of-15 | Daiwa Nakameguro Bldg | Real estate | 2,190 |
| | Of-16 | Anwa Tsukasacho Bldg | Real estate | 1,080 |
| | Of-17 | Hatchobori MF Bldg | Real estate | 925 |
| | Of-20 | Funabashi Face Bldg | Real estate | 3,000 |
| | Of-22 | CIC Toranomon Bldg | Real estate | 1,299 |
| | Of-23 | Aria Ikebukuro | Real estate | 1,080 |
| | Of-25 | Kayabacho Heiwa Bldg | Trust beneficial interest | 5,080 |
| Residence | Re-03 | Concord Ichikawa | Trust beneficial interest | 441 |
| | Re-09 | Regulus Higashikasai | Trust beneficial interest | 630 |
| | Re-11 | Mirum Wakabayashi Koen | Trust beneficial interest | 3,357 |
| | Re-12 | Mirum Himonya | Trust beneficial interest | 1,405 |
| | Re-14 | Main Stage Minami Azabu III | Trust beneficial interest | 1,179 |
| | Re-15 | Cosmos Gracia Azabujuban | Trust beneficial interest | 1,060 |
| | Re-17 | Hermitage Higashikanda | Trust beneficial interest | 1,080 |
| | Re-18 | Hermitage Higashinihonbashi | Trust beneficial interest | 1,220 |
| | Re-19 | Hermitage Nerima | Trust beneficial interest | 670 |
| | Re-20 | Landstage Shirokane Takanawa | Real estate | 3,920 |
| | Re-21 | Urbyl Berger Meidaimae | Real estate | 891 |
| | Re-23 | Grefas Kamishakujii | Real estate | 873 |
| | Re-24 | T&G Kinshicho Mansion | Real estate | 1,000 |
| | Re-26 | Glenpark Shin-yokohama | Real estate | 2,330 |
| | Re-29 | Residence Mukogaoka | Real estate | 1,590 |
| | Re-30 | Residence Higashimagome | Real estate | 1,130 |
| | Re-33 | Advance Kameido | Real estate | 988 |
| | Re-34 | Vante Tanashi | Real estate | 834 |
| | Re-35 | Single-residence Shiba-koen | Trust beneficial interest | 845 |
| | Re-36 | Single-residence Mita | Trust beneficial interest | 1,090 |
| | Re-37 | Single-residence Takanawa | Trust beneficial interest | 728 |
| | Re-38 | La Residence de Shirokanedai | Trust beneficial interest | 737 |
| | Re-39 | Single-residence Ginzahigashi | Trust beneficial interest | 1,450 |
| | Re-40 | Single-residence Hatchobori II | Trust beneficial interest | 1,840 |
| | Re-41 | Single-residence Hatchobori III | Trust beneficial interest | 793 |
| | Re-42 | Single-residence Ginza | Trust beneficial interest | 939 |
| | Re-43 | TOUR JAUNE Komazawa-koen | Trust beneficial interest | 6,480 |
| | Re-44 | Single-residence Umeda TOWER | Trust beneficial interest | 1,920 |
| | Re-45 | Single-residence Nakanoshima | Trust beneficial interest | 453 |

(unit: million yen)

| Property Names | | | Asset Format | Appraisal Value |
|----------------|-------|---------------------------------------|---------------------------|-----------------|
| | Re-46 | Single-residence Awaza | Trust beneficial interest | 575 |
| | Re-47 | Single-residence Marunouchi | Trust beneficial interest | 624 |
| | Re-48 | Single-residence Hirao | Trust beneficial interest | 1,740 |
| | Re-49 | Single-residence Kawaramachi Nijo | Trust beneficial interest | 520 |
| | Re-50 | Single-residence Minami 6 Jyo | Trust beneficial interest | 232 |
| | Re-51 | Single-residence Tenjinminami | Trust beneficial interest | 622 |
| | Re-52 | Single-residence Tenjinhigashi | Trust beneficial interest | 501 |
| | Re-53 | Single-residence Shijyo Kawaramachi | Trust beneficial interest | 1,820 |
| | Re-54 | La Residence de Sendagi | Trust beneficial interest | 826 |
| | Re-55 | Single-residence Sendagi | Trust beneficial interest | 876 |
| | Re-56 | Single-residence Komazawa-koen | Trust beneficial interest | 616 |
| | Re-57 | Single-residence Musashikoyama | Trust beneficial interest | 854 |
| | Re-58 | Single-residence Kokubunji | Trust beneficial interest | 847 |
| | Re-59 | Single-residence Hisayaodori | Trust beneficial interest | 1,080 |
| | Re-60 | Single-residence Karasuma Kuramaguchi | Trust beneficial interest | 566 |
| | Re-61 | Single-residence Nishishinjuku WEST | Trust beneficial interest | 2,010 |
| | Re-62 | Single-residence Nishishinjuku EAST | Trust beneficial interest | 1,180 |
| | Re-63 | Single-residence Higashishinjuku | Trust beneficial interest | 1,360 |
| | Re-64 | Single-residence Higashishinsaibashi | Trust beneficial interest | 566 |
| | Re-65 | Single-residence Kitayobancho | Trust beneficial interest | 795 |
| | Re-66 | Single-residence Atagobashi | Trust beneficial interest | 667 |
| | Re-67 | Single-residence Kyudaihyoin-mae | Trust beneficial interest | 424 |
| | Re-68 | Single-residence Asakusabashi | Trust beneficial interest | 770 |
| | Re-69 | Single-residence Ichibancho | Trust beneficial interest | 821 |
| | Re-70 | Single-residence Higashinakano | Trust beneficial interest | 946 |
| | Re-71 | Single-residence Minami 5 Jyo | Trust beneficial interest | 407 |
| | Re-72 | Single-residence Waseda First Square | Trust beneficial interest | 2,070 |
| | Re-73 | Single-residence Waseda Second Square | Trust beneficial interest | 860 |
| Hotel | Ho-01 | Super Hotel Osaka Tennoji | Trust beneficial interest | 1,080 |
| | Ho-02 | Super Hotel Kyoto Karasumagojyo | Trust beneficial interest | 900 |
| | Ho-03 | Super Hotel Saitama Omiya | Trust beneficial interest | 1,050 |
| | Ho-04 | Super Hotel Sendai Hirose-dori | Trust beneficial interest | 1,130 |
| Total | | | | 104,569 |

•Properties Other Than Collateral Properties

(unit: million yen)

| Property Names | | | Asset Format | Appraisal Value |
|----------------|-------|--------------------------|---------------------------|-----------------|
| Office | Of-18 | M2 Harajuku | Trust beneficial interest | 4,053 |
| | Of-21 | Adesso Nishiazabu | Trust beneficial interest | 471 |
| | Of-24 | CIC Yushima Bldg | Real estate | 1,310 |
| Residence | Re-05 | CIC Meguro | Trust beneficial interest | 504 |
| | Re-16 | Advantage Gakugeidaigaku | Trust beneficial interest | 821 |
| | Re-22 | Joy City Nihonbashi | Trust beneficial interest | 915 |
| | Re-25 | Glenpark Ginza EAST | Trust beneficial interest | 4,130 |
| | Re-31 | Glenpark Gakugeidaigaku | Trust beneficial interest | 1,040 |
| Total | | | | 13,244 |

11 Condition of Investment Unit Price

<History of Investment Unit Price>



(Note) A one-for-four investment unit split conducted on October 1, 2010; accordingly, the pre-split investment unit price is divided by four.

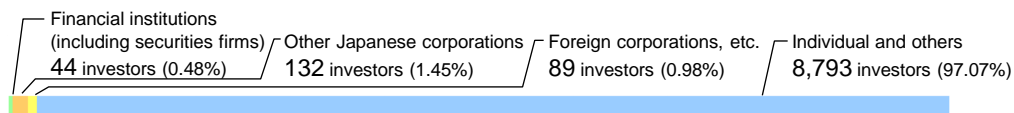


(Note) Figures as of March 8, 2005 for investment unit price and TSE REIT Index are indicated as 100%.

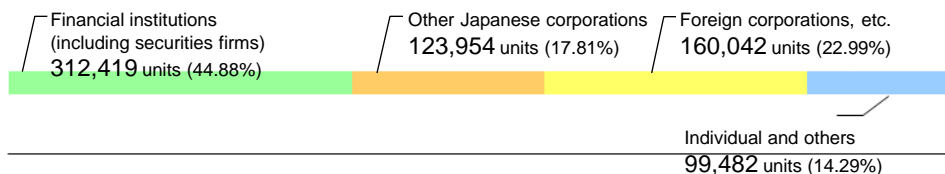
<Configuration of Investors at end of 19th Fiscal Period>

(As of May 31, 2011)

Based on number of investors (9,058 investors)



Based on quantity of investment units (695,897 units)



(Note) Breakdown of investors are rounded to the hundredth place.

<Condition of Unitholders at the end of 19th Fiscal Period>

(As of May 31, 2011)

| | Name | Units Owned (units) | Share (%) |
|-------|---|---------------------|-----------|
| 1 | Japan Trustee Services Bank, Ltd. (trust account) | 167,622 | 24.08 |
| 2 | Heiwa Real Estate Co., Ltd. | 102,292 | 14.69 |
| 3 | MSREF VI RIVER FIVE, LIMITED | 82,560 | 11.86 |
| 4 | Trust & Custody Services Bank, Ltd. (securities investment trust account) | 48,412 | 6.95 |
| 5 | The Nomura Trust and Banking Co., Ltd. (trust account) | 42,135 | 6.05 |
| 6 | The Master Trust Bank of Japan ,Ltd. (trust account) | 29,150 | 4.18 |
| 7 | NOMURA BANK(LUXEMBURG)S.A. | 16,473 | 2.36 |
| 8 | MSREF VI RIVER SIX, LIMITED JAPAN | 9,992 | 1.43 |
| 9 | Toyo Property Co., Ltd. | 7,908 | 1.13 |
| 10 | GOLDMAN SACHS INTERNATIONAL | 7,747 | 1.11 |
| Total | | 514,291 | 73.90 |

(Note) Ratio of investment units owned against total investment units outstanding are rounded to the hundredth place.



Asset Management Company



Financial Instruments Business Agent
Reg. No. 316, Director-General, Kanto Finance Bureau (Financial Instruments and Exchange Act)
Member, The Investment Trusts Association, Japan