



HEIWA REAL ESTATE REIT, Inc.

Fiscal Period 21

(6 months ended May 2012)

Materials for Analyst Meeting

July 19, 2012

8 9 6 6

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

Office



Kayabacho Heiwa Bldg.



NV Tomioka Bldg.

Residence



Landstage Shirokane Takanawa



Mirum Himonya

Acquired March 30, 2012



HIROKOJI AQUA PLACE

Acquired silver certification in SMBC's green building assessment

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



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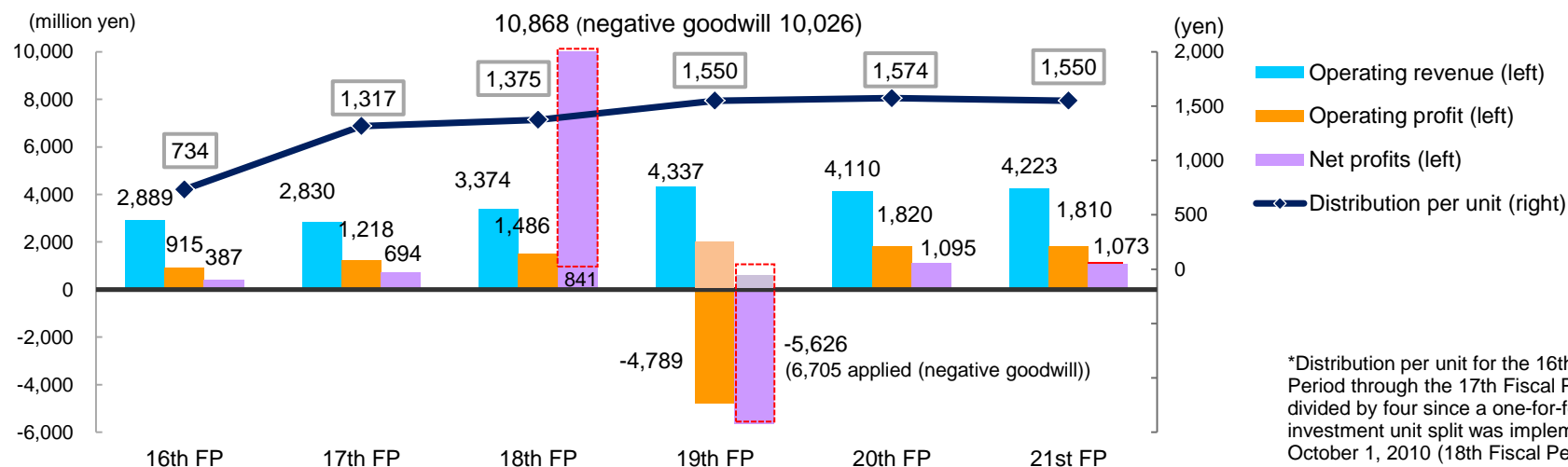
I Overview of 21st Fiscal Period

1 Financial Highlights (1)

Management Performance for 21st Fiscal Period

(Unit: million yen)

| | 20th Fiscal Period | 21st Fiscal Period | Variation | Factors |
|-----------------------------------|--------------------|--------------------|-----------|---|
| Operating revenue | 4,110 | 4,223 | 112 | Newly acquired properties 50, Existing offices 7, Residence 54 |
| Operating expenses | 2,289 | 2,412 | 122 | Newly acquired properties 22, Existing offices 20, Residence 62, General and administrative expenses 16 |
| Operating income | 1,820 | 1,810 | (9) | |
| Non-operating income | 5 | 10 | 5 | Reversal of provision for loss on disaster 3 |
| Non-operating expenses | 729 | 747 | 17 | Interest expenses 1, Borrowing related expenses 13, Interest expenses on investment corporation bonds (5) |
| Ordinary income | 1,096 | 1,073 | (22) | |
| Net income | 1,095 | 1,073 | (22) | |
| EPS (net income per unit) (yen) | 1,574 | 1,541 | (33) | |
| Negative goodwill applied | - | 5 | 5 | |
| DPS (Distribution per unit) (yen) | 1,574 | 1,550 | (24) | |



*Distribution per unit for the 16th Fiscal Period through the 17th Fiscal Period are divided by four since a one-for-four investment unit split was implemented on October 1, 2010 (18th Fiscal Period)

2 Financial Highlights (2)

Overview of the 21st Fiscal Period Balance Sheet

(Unit: million yen)

Assets

| Category | End of 20th Fiscal Period | End of 21st Fiscal Period | Variation |
|----------------------|---------------------------|---------------------------|-----------|
| Cash and deposits | 9,014 | 8,386 | (628) |
| Other current assets | 504 | 405 | (99) |
| Real estate | | | |
| Real estate in trust | 127,844 | 130,378 | 2,533 |
| Others | 622 | 749 | 127 |
| Total assets | 137,985 | 139,919 | 1,933 |

Liabilities

| Category | End of 20th Fiscal Period | End of 21st Fiscal Period | Variation |
|------------------------------|---------------------------|---------------------------|-----------|
| Loans payable | 52,038 | 54,948 | 2,910 |
| Investment corporation bonds | 10,000 | 9,000 | (1,000) |
| Others | 4,826 | 4,893 | 67 |
| Total liabilities | 66,864 | 68,841 | 1,977 |

Net assets

| Category | End of 20th Fiscal Period | End of 21st Fiscal Period | Variation |
|------------|---------------------------|---------------------------|-----------|
| Net assets | 71,120 | 71,077 | (43) |

Efforts Concerning Assets

**Acquisition of asset: HIROKOJI AQUA PLACE
(2.93 billion yen)**

Efforts Concerning Liabilities

**Partial retirement of investment corporation bonds by purchase (1 billion yen)
Loans for acquiring property (3 billion yen)**

| | End of 20th Fiscal Period | End of 21st Fiscal Period | Variation |
|----------------------|---------------------------|---------------------------|-----------|
| Number of properties | 87 | 88 | 1 |
| Book value | 127,834 | 130,369 | 2,535 |
| Appraisal | 117,822 | 120,228 | 2,406 |
| Latent losses | (10,012) | (10,141) | (129) |

Status of Net Assets

**Remaining negative goodwill (3.2 billion yen)
Applied 5.6 million yen in the 21st Fiscal Period**

3 Financial Highlights (3)

Comparison of Performance Forecast with Results

(Unit: million yen)

| | 21st Fiscal Period | | Variation | Factors |
|--------------------------------|--------------------|-----------|-----------|--|
| | Results | Forecast* | | |
| Operating revenue | 4,223 | 4,117 | 105 | Newly acquired properties 50, Existing offices 14, Residence 40 |
| Operating expenses | 2,412 | 2,350 | 62 | Newly acquired properties 22, Existing offices 14, Residence 20, General and administrative expenses 5 |
| Operating income | 1,810 | 1,767 | 42 | |
| Non-operating income | 10 | 9 | 0 | |
| Non-operating expenses | 747 | 738 | 9 | Interest expenses 1, Borrowing related expenses 6, Interest expenses on investment corporation bonds (5) |
| Ordinary income | 1,073 | 1,039 | 34 | |
| Net income | 1,073 | 1,038 | 34 | |
| EPS (net income per unit)(yen) | 1,541 | 1,492 | 49 | |
| Negative goodwill applied | 5 | 39 | (34) | |
| Distribution per unit (yen) | 1,550 | 1,550 | 0 | |

* Figures announced in "20th Fiscal Period Financial Report" dated January 18, 2012

Portfolio Condition

(Unit: million yen)

| | | 20th Fiscal Period | | | | 21st Fiscal Period (Note 1) | | | |
|---|----------------|--------------------|--------|-----------|--------|-----------------------------|--------|-----------|--------|
| | | Overall | Office | Residence | Hotel | Overall | Office | Residence | Hotel |
| Asset size (million yen) | | 129,229 | 43,716 | 81,333 | 4,180 | 132,159 | 46,646 | 81,333 | 4,180 |
| Number of properties at period end (properties) | | 87 | 21 | 62 | 4 | 88 | 22 | 62 | 4 |
| Occupancy rate (%) | Period end | 95.14 | 96.24 | 94.37 | 100.00 | 95.57 | 94.57 | 95.57 | 100.00 |
| | Period average | 94.70 | 96.04 | 93.83 | 100.00 | 95.55 | 95.91 | 95.05 | 100.00 |
| Portfolio NOI yield (%) (Note 2) | | 4.76 | 4.56 | 4.80 | 6.14 | 4.82 | 4.75 | 4.79 | 6.16 |

(Note 1) Average occupancy rate at period end and NOI yield for the 21st Fiscal Period include the 1 property acquired in the 21st Fiscal Period

(Note 2) NOI yield = actual NOI (converted to annual basis) / acquisition price

4 Financial Highlights (4)

| | 【Stage 1】Restructuring Foundation for Growth | 【Stage 2】Towards the Phase of Re-Growth | | |
|--------------------------------|--|--|---|---|
| | ~19th Fiscal Period | 20th Fiscal Period | 21st Fiscal Period Challenges and efforts for this period | |
| External growth | <ul style="list-style-type: none"> Acquired property from sponsor Asset size grew by about 1.5 times as a result of the merger Sold properties with low profitability using negative goodwill | <ul style="list-style-type: none"> Acquisition of condominium unit ownership interest in (full ownership of) Hatchobori SF Building | <ul style="list-style-type: none"> Acquire high-quality properties Further expansion of profitability Improve quality of portfolio | <ul style="list-style-type: none"> Acquired HIROKOJI AQUA PLACE for 2.93 billion yen <ol style="list-style-type: none"> Utilized Heiwa Real Estate's warehousing function Acquired a 4-year old office and aim for rejuvenation of the office portfolio NOI yield at time of acquisition: 7.35% Latent gain at time of acquisition: 780 million yen Entrusted PM services to Heiwa Real Estate |
| Internal growth | <ul style="list-style-type: none"> Improved occupancy rate Improved management capacity of both office and residential properties | <ul style="list-style-type: none"> Improve occupancy rate Consolidation of PM services to Heiwa Real Estate Co., Ltd. | <ul style="list-style-type: none"> Maintaining high occupancy rate Reduction of management costs Efficient property management Appropriate cost control | <ul style="list-style-type: none"> Maintaining high occupancy rate (20th FP average: 94.70% → 21st FP average: 95.55%) |
| Improved financial base | <ul style="list-style-type: none"> Reduced financial costs Lengthened, fixed and diversified repayment periods of loans Restructuring lender composition | <ul style="list-style-type: none"> Restructuring of lender composition Lengthening of loans Standardization of Collateral | <ul style="list-style-type: none"> Solid redemption of investment corporation bonds Diversification of fund procurement Reduction of financial costs Lengthening of loan periods, fixing of interest rates and diversification of repayment dates Strengthening of lender composition Making loans unsecured Upgrading of credit ratings | <ul style="list-style-type: none"> Finished addressing redemption of investment corporation bonds Strengthening of lender composition Reduction of financial costs: 1.86% → 1.84% Lengthening of loan periods: 2.10 → 2.22 years Fixing of interest rates: 45.77% → 52.36% Diversification of repayment dates |

5 External Growth (Utilizing Heiwa Real Estate's Warehousing Function)

HIROKOJI AQUA PLACE



Property Management Company



Heiwa Real Estate Co., Ltd.

SMBC's Green Building
Assessment

HIROKOJI AQUA PLACE

SILVER ★★

Features

- ✓ The office building has high visibility and convenience as it faces Hirokoji-dori which runs through Naka-ku of Nagoya City and allows use of two subway stations on two subway lines
- ✓ Equipped with a parking lot (145 vehicles), required by companies in regional city areas, and maintains high competitiveness in terms of leasing
- ✓ Equipped with environment conscious functions such as smoking spaces as well as low-E glass

*Low-E (low-emissivity) glass is able to reflect a greater amount of far infrared rays off the surface as they are coated with special metal films such as tin oxide and silver.

Property Overview

| | |
|---------------------------------------|---|
| Address | Naka-ku, Nagoya City, Aichi |
| Total Floor Area | 9,521.09m ² |
| Construction Completion Date | May 2008 |
| Structure | Steel-framed, flat roof, 11 floors above ground Steel-framed, zinc-coated steel sheets, one-story building (Parking) |
| Use | Office, retail and parking |
| Acquisition Date | March 30, 2012 |
| Acquisition Price | 2,930 million yen |
| Appraisal Value | 3,710 million yen |
| Occupancy rate at time of acquisition | 83.58% |
| Contracted occupancy rate | 92.70% (June 18, 2012) |
| *Expected NOI yield | 7.35% |

Occupancy rate at time of acquisition 83.58%

Improved to 92.70% on June 18

* Expected NOI yield indicates the expected annual figure for when the property is managed under a stable occupancy of 90%, excluding special factors relating to management fees and such.

Acquired by Heiwa Real Estate

Gained tenants through leasing



Acquired by Heiwa Real Estate REIT

Selective investment to regional cities



Entrusted PM services to Heiwa Real Estate's Nagoya Branch

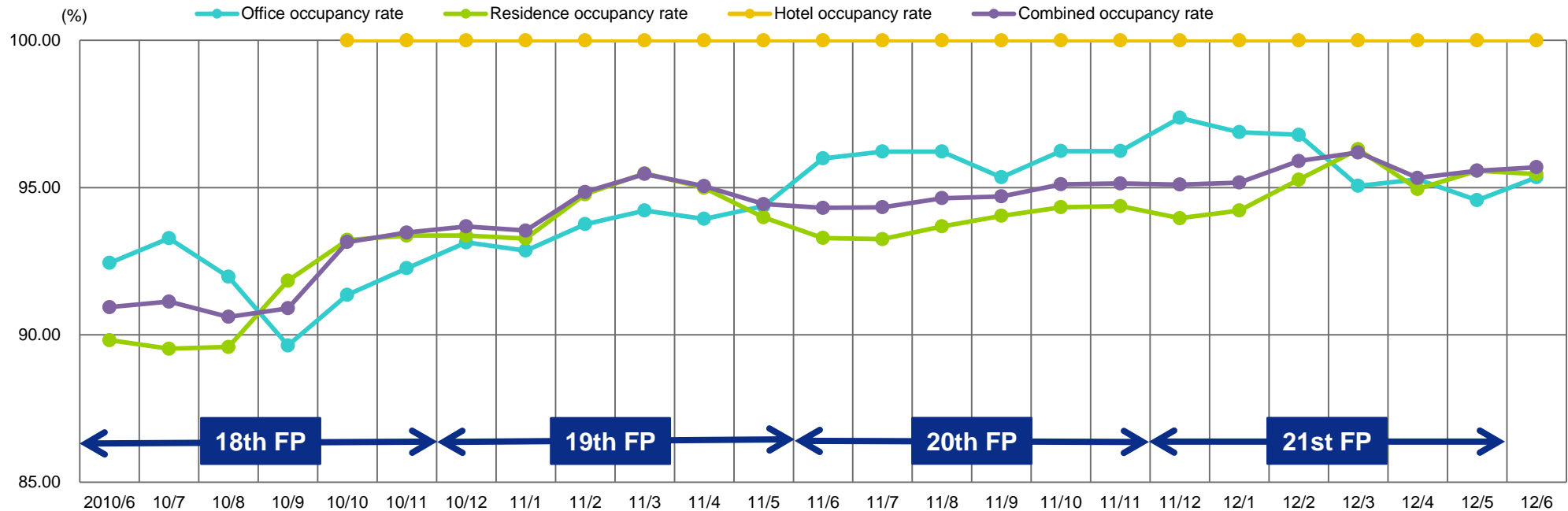
Rejuvenated office ages
Building age: 4 years

Acquired high-yielding property
Expected NOI yield: 7.35%

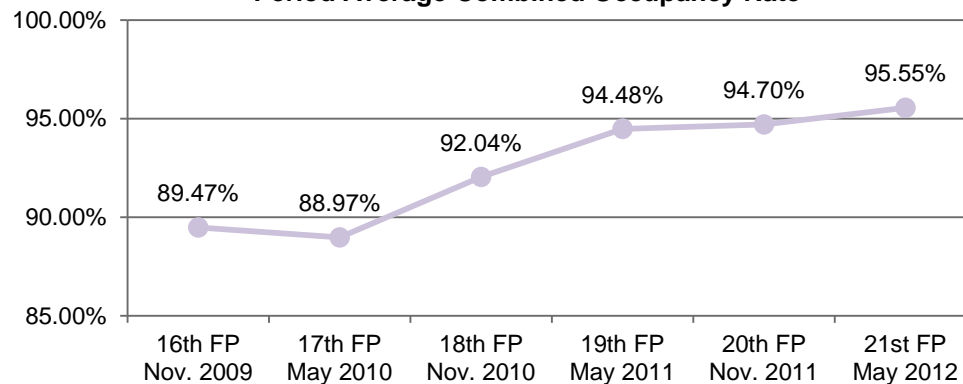
Latent gain
780 million yen

6 Internal Growth (History of Occupancy Rates)

- The period's combined occupancy rate moved at around 95%
- The occupancy rate of offices fell temporarily due to the acquisition of HIROKOJI AQUA PLACE but recovered to 95.35% by June 2012



Period Average Combined Occupancy Rate



| Reference | Period Average | End of 21st Fiscal Period |
|--|----------------|---------------------------|
| Office occupancy rate | 95.91% | 94.57% |
| Office occupancy rate except HIROKOJI AQUA PLACE | 96.95% | 96.17% |
| Combined occupancy rate | 95.55% | 95.57% |
| Combined occupancy rate except HIROKOJI AQUA PLACE | 95.78% | 95.98% |

7 Redemption of Investment Corporation Bonds

- Retirement of investment corporation bonds by purchase: 1 billion yen face value
- Establishment of commitment-type term loan as redemption fund for investment corporation bonds: upper limit of 9 billion yen
- Participation of Nomura Trust and Banking and Mitsubishi UFJ Trust and Banking as new lenders

Background

Oct. 2007: Issuance of Investment Corporation Bond No. 1 of 20 billion yen (2-year bonds)
 Issuance of Investment Corporation Bond No. 2 of 10 billion yen (5-year bonds)
 Sep. 2008: Lehman shock, fund procurement environment becomes opaque
 Aug. 2009: Sold Daihyaku Life Insurance Shinjuku Building and Ebisu Square to procure redemption funds for the Investment Corporation Bond No. 1
 Oct. 2009: Capital injection to third-party allotment (3 billion yen) by Heiwa Real Estate Heiwa Real Estate acquires all shares of the Asset Management Company

We have since taken up the procuring of redemption funds for the 10 billion yen Investment Corporation Bond No. 2 as an issue of utmost importance.

Efforts

- Early elimination of investment corporation bond risk
 Partial retirement of investment corporation bonds
 Extension and diversification of repayment periods through commitment-type term loan agreement
- Reduction of financial costs
- Procurement from new lenders

Results of Efforts

Implementation of Partial Purchase of Investment Corporation Bonds

| Purchase Date | Purchase Amount |
|-------------------|-----------------|
| January 30, 2012 | 0.1 billion yen |
| February 9, 2012 | 0.2 billion yen |
| February 22, 2012 | 0.2 billion yen |
| March 28, 2012 | 0.4 billion yen |
| April 19, 2012 | 0.1 billion yen |
| Total | 1 billion yen |

Conclusion of Commitment-type Term Loan Agreements

| Loan agreement | Term Loan 13-A | Term Loan 13-B | Term Loan 13-C | Term Loan 13-D |
|--------------------------------|--|-----------------------------------|---|---|
| Amount available for borrowing | 2,000 million yen | 500 million yen | 3,000 million yen | 3,500 million yen |
| Commitment period | From March 30, 2012 through October 31, 2012 | | | |
| Loan period | 1 year | 2 years 7 months | 3 years 7 months | 5 years |
| Capped interest rate | 1-month Japanese Yen TIBOR +0.80% | 3-month Japanese Yen TIBOR +0.95% | 3-month Japanese Yen TIBOR +1.05% | 3-month Japanese Yen TIBOR +1.20% |
| Lenders | The Nomura Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation | ORIX Bank Corporation | Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Resona Bank, Ltd. | Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Resona Bank, Ltd. |

8 Financing Status

- Procured 3,000 million yen for the acquisition of HIROKOJI AQUA PLACE
- Term Loan 14 was refinanced with 5 years and 5 months, the longest since the listing of Heiwa Real Estate REIT
- Purchased interest rate caps to reduce risk of interest rate increasing

Funds for Acquiring Asset (utilized SMBC's Green Building Assessment Loan Scheme)

| | |
|---------------|---|
| Use of funds | Funds for acquiring HIROKOJI AQUA PLACE |
| Lender | Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| Loan amount | 3,000 million yen |
| Interest rate | 3-month Japanese Yen TIBOR +1.05% |
| Loan period | 3 years 7 months |

Refinancing Status

| Before Refinancing | Term Loan H | After Refinancing | Term Loan 14 |
|--------------------|--|-------------------|--|
| Lender | Aozora Bank, Ltd. Resona Bank, Ltd. | Lender | Aozora Bank, Ltd. Resona Bank, Ltd. |
| Loan amount | 6,130 million yen | Loan amount | 6,130 million yen |
| Interest rate | 1-month Japanese Yen TIBOR +1.70% | Interest rate | 1.89206% (Fixed interest rate) |
| Loan period | 1 year | Loan period | 5 years 5 months |

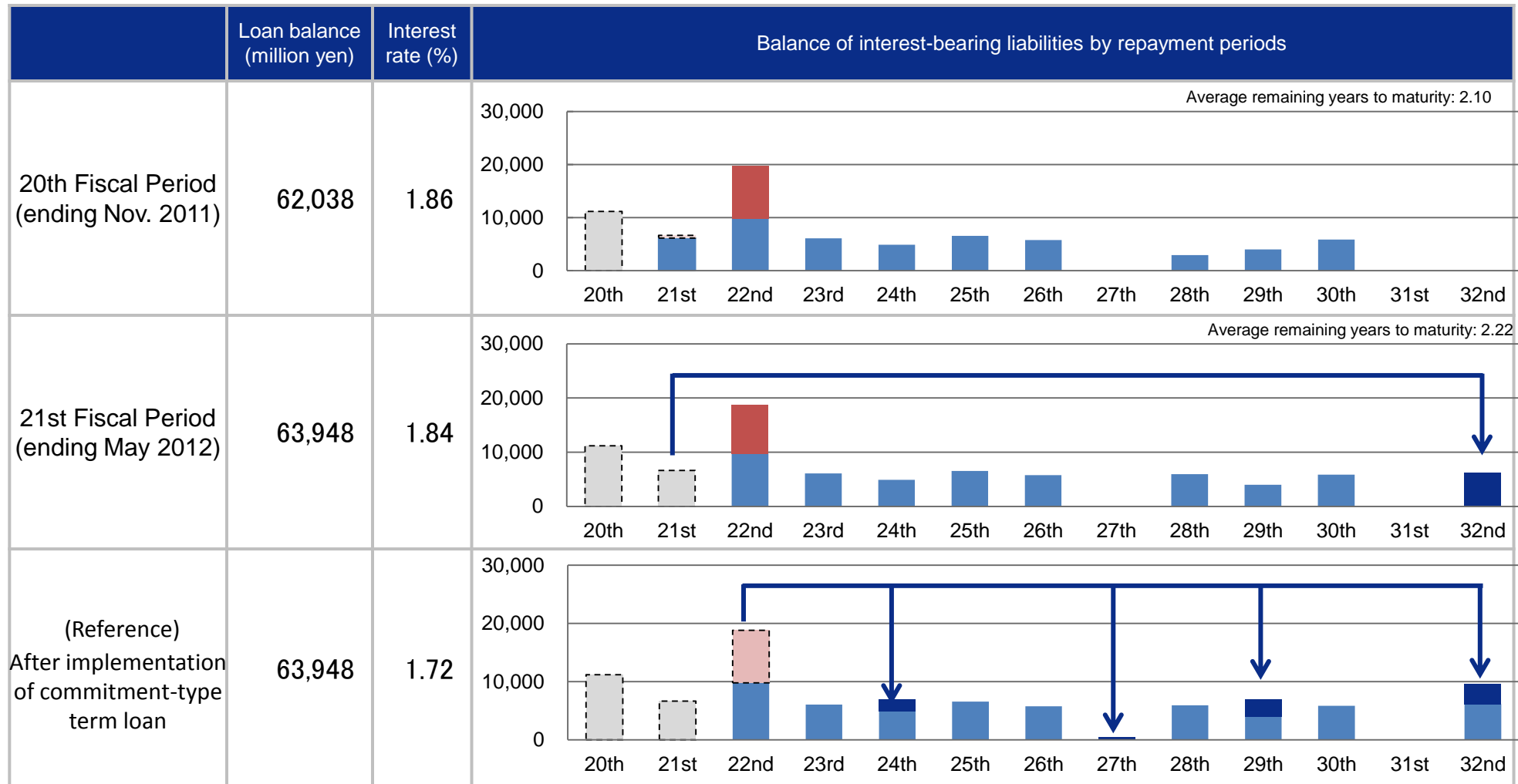
Purchasing of Interest Rate Caps

| Loan agreement | Term Loan 10 | Term Loan 11 | Term Loan 12 |
|----------------------|----------------------------|----------------------------|----------------------------|
| Notional principal | 5,777 million yen | 5,857 million yen | 3,000 million yen |
| Start date | July 31, 2012 | July 31, 2012 | July 31, 2012 |
| End date | October 31, 2014 | October 31, 2016 | October 31, 2015 |
| Capped interest rate | 3-month Japanese Yen TIBOR | 3-month Japanese Yen TIBOR | 3-month Japanese Yen TIBOR |
| Strike rate | 0.60000% | 0.60000% | 0.60000% |

| Ratio of fixed rates after application of interest rate caps | |
|--|--|
| End of 21st FP | After application of interest rate cap |
| 52.36% | 75.30% |

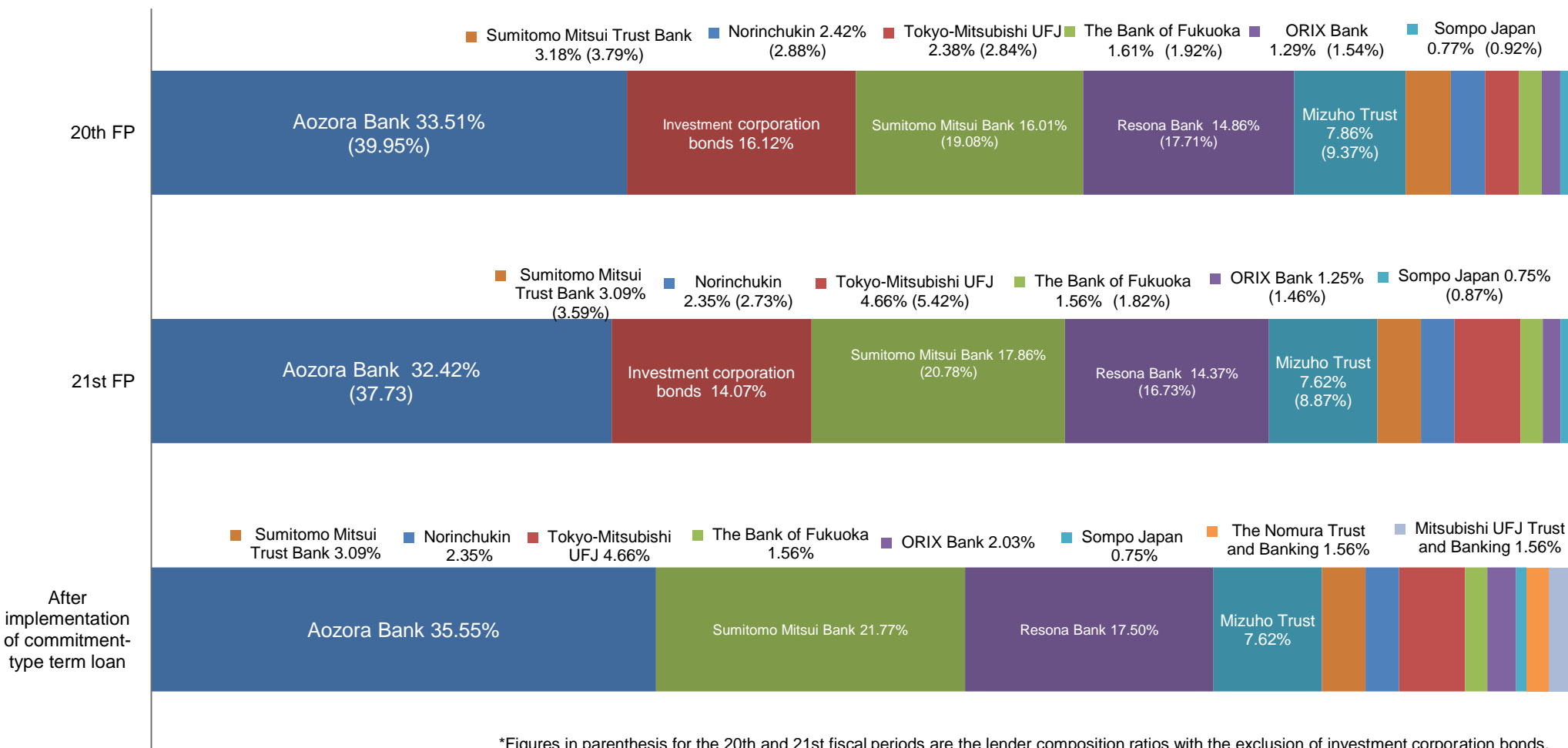
9 Financial Strategies (Lengthening of Average Remaining Years, Reduction of Average Interest Rate and Diversification of Repayment Periods)

- Implemented lengthening of average remaining years to maturity, reduction of average procurement interest rates and diversifying loan maturities
- With the 5 year and 5 month refinancing in May 2012, the average remaining years will be 2.22 years



10 Financial Strategies (Status of Lender Composition)

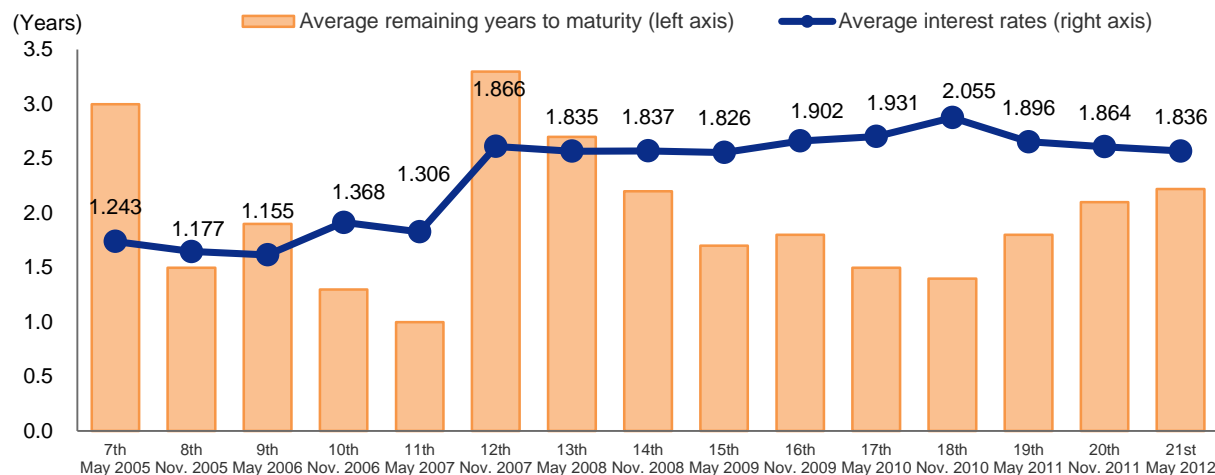
- Giving depth to the lender composition as well as diversifying lender shares
- Participation of Nomura Trust and Banking and Mitsubishi UFJ Trust and Banking as new lenders in the commitment-type term loan



11 Condition of Interest-Bearing Liabilities

● LTV at End of 21st Fiscal Period: 45.7%

Average Remaining Years to Maturity and Average Interest Rates



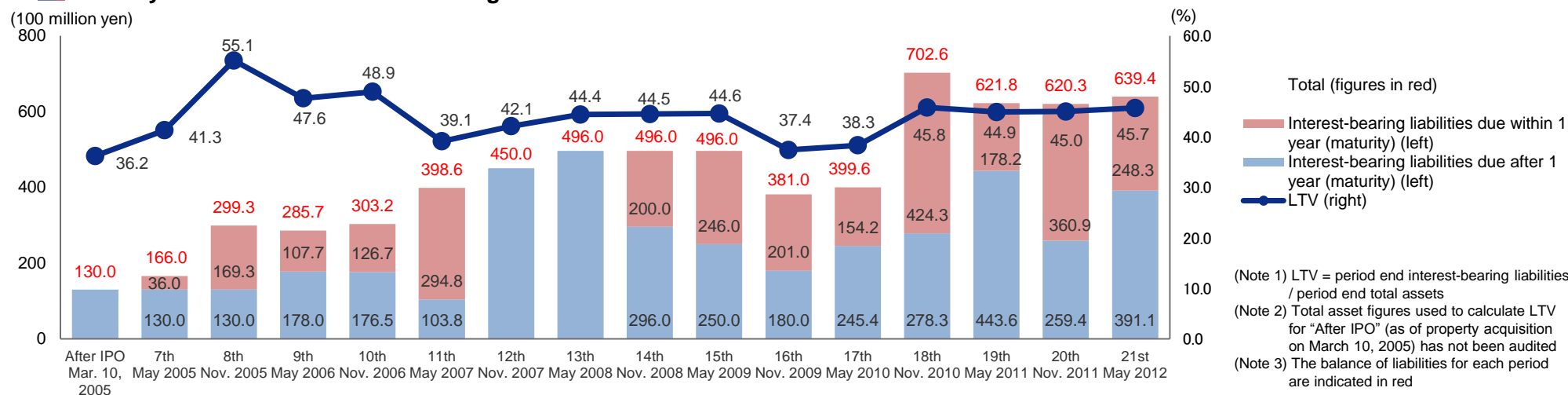
Condition of Interest-Bearing Liabilities

| | 18th Fiscal Period | 19th Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|
| Ratio of long-term debt | 39.61% | 71.34% | 58.19% | 61.17% |
| Ratio of fixed-rate debt | 25.50% | 45.72% | 45.77% | 52.36% |
| Average interest rate (Note 1) | 2.055% | 1.896% | 1.864% | 1.836% |
| Average procurement period (Note 2) | 2.36 years | 3.14 years | 3.68 years | 4.09 years |
| Average remaining period | 1.35 years | 1.85 years | 2.10 years | 2.22 years |
| LTV | 45.8% | 44.9% | 45.0% | 45.7% |

(Note 1) Calculated with the period end balance of loans

(Note 2) Calculated with initial principal

History of Period End Interest-Bearing Liabilities and LTV



12 Forecasts for 22nd Fiscal Period (ending November 2012) Operations

22nd Fiscal Period

(Unit: million yen)

| | 21st Fiscal Period Result | 22nd Fiscal Period Forecast | Variation (22nd fiscal period – 21st fiscal period) |
|----------------------------------|---------------------------|-----------------------------|---|
| Operating revenue | 4,223 | 4,245 | 22 |
| Operating expenses | 2,412 | 2,507 | 94 |
| Operating income | 1,810 | 1,738 | (72) |
| Non-operating income | 10 | 1 | (9) |
| Non-operating expenses | 747 | 748 | 1 |
| Ordinary income | 1,073 | 991 | (82) |
| Net income | 1,073 | 990 | (82) |
| EPS (net income per unit)(yen) | 1,541 | 1,423 | (118) |
| Negative goodwill applied | 5 | 95 | 90 |
| DPS (Distribution per unit)(yen) | 1,550 | 1,560 | 10 |

Distribution per unit

1,560 yen

| Breakdown | 21st FP | 22nd FP | Variation |
|-------------------------------------|---------|---------|-----------|
| Management fees | 468 | 444 | (23) |
| Public charges and taxes | 273 | 262 | (11) |
| Maintenance and repair fees | 176 | 273 | 96 |
| Other rental business expenses | 921 | 963 | 41 |
| General and administrative expenses | 571 | 563 | (8) |
| Total | 2,412 | 2,507 | 94 |

Through utilization of negative goodwill, implemented repairs ahead of schedule

Expenses for exterior work and waterproofing work: approx. 99 million yen

Implementation of exterior work and waterproofing work (total of 5 properties)

Repair work ahead of schedule (capital expenditure)

Scheduled to implement renewal work at common areas (entrance, etc.) of NV Tomioka Building and CIC Toranomon Building during this period

Purpose
Increase appeal to potential tenants
Mitigate future risk such as those posed by earthquakes

Key assumptions of forecasts for 22nd Fiscal Period (ending November 2012)

- Negative goodwill of 95 million yen will be applied (distribution per unit before negative goodwill is applied: 1,423 yen)
- Occupancy rates:
Total of portfolio 95.32% (Office 95.48%; Residence 94.87%; Hotel 100.00%)
- NOI yield:
Total of portfolio 4.61% (Office 4.23%; Residence 4.74%; Hotel 6.19%)

*For the other assumptions, please refer to "2. Management Policy and Management Status; (2) Management Status; d. Management Status Forecast" of the "21st Fiscal Period Financial Report" announced on July 18, 2012.

(Note) Figures are those of the forecast announced on July 18, 2012.
The forecast figures are present values calculated based on certain conditions, and the actual net income and distribution may vary in accordance with changes in conditions. This forecast is also not a guarantee of the distribution amount.

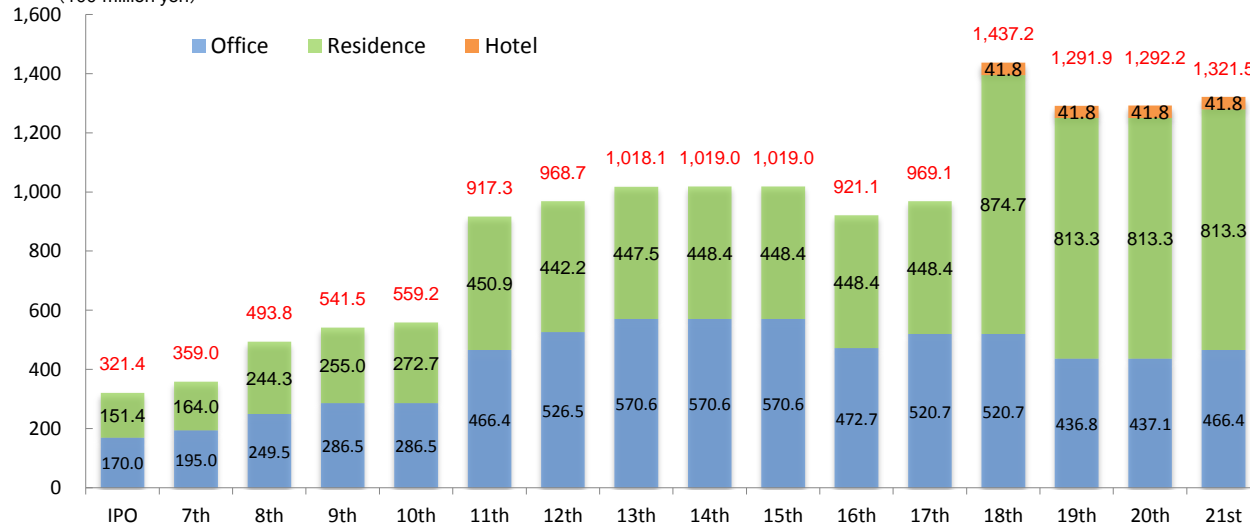
II Operations of 21st Fiscal Period

1 Portfolio Data

- Asset size increased from 129.2 billion yen (87 properties) to 132.1 billion yen (88 properties)
- Portfolio composition: Office 35.30% (22 properties), Residence 61.54% (62 properties), Hotel 3.16% (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 | Exceptional assets |
|---------------------------|-------------------------------|-------------------------------|-------------------------------|
| | In principle 50% (30% to 70%) | In principle 50% (30% to 70%) | Within 5% of entire portfolio |
| Primary Investment Area | 60~100% | 60~100% | * |
| Secondary Investment Area | 0~40% | 0~40% | * |
| Regional Investment Area | * | * | * |

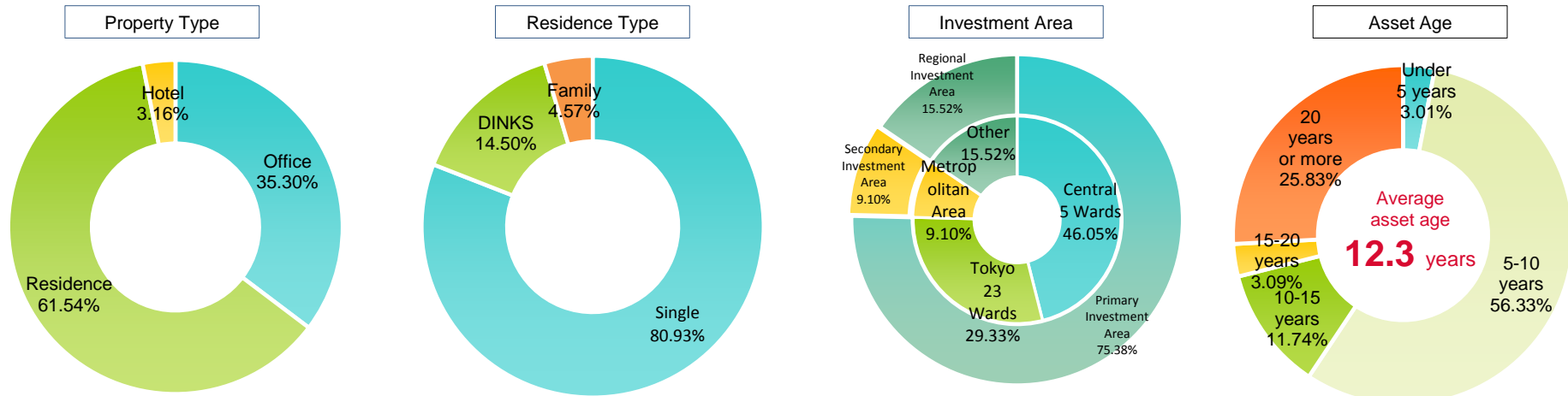
Primary Investment Area...Tokyo 23 Wards

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

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

* Investment in regional offices, regional residences and exceptional assets shall be limited to 30% or less of the entire portfolio.

Portfolio Breakdown (as of the end of May 2012)



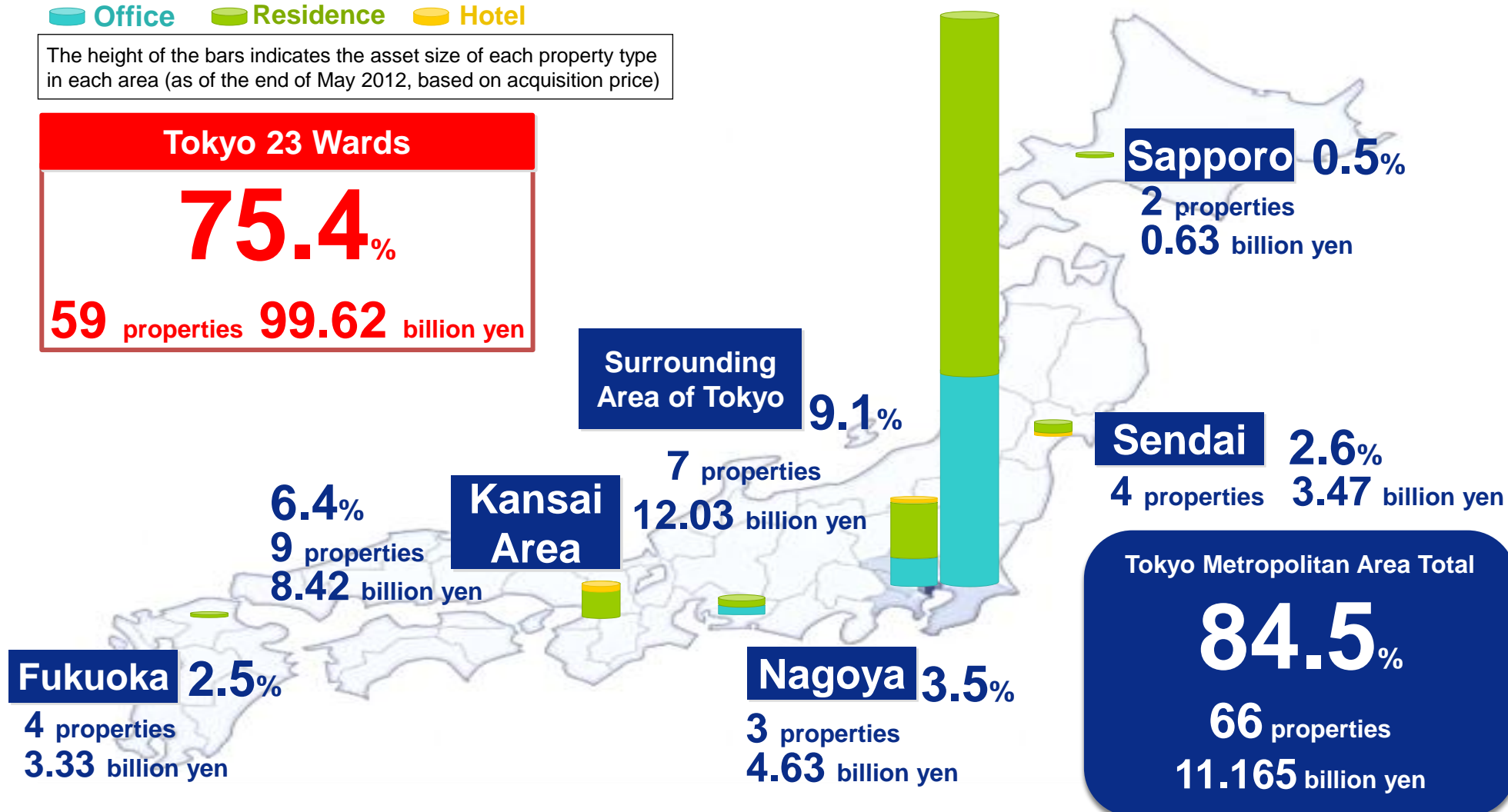
(Note) The figures in the graphs indicate the ratio of acquisition price of each type against the total acquisition price of each category, and are rounded to the second decimal place

2 Diversitication of Investment Areas

- Main investment area is the Tokyo 23 Wards
- Investments will also be made in regional cities, while taking into account each area's market conditions (stock volume, acquisition pricing, acquisition yield, leasing market conditions, etc. as part of diversified investment)

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 2012, based on acquisition price)



3 Renewal Construction Work (Nihonbashi Daiichi Bldg. and TOUR JAUNE Komazawa-koen)

- Renewal of common areas for the purpose of increasing tenant satisfaction and appeal of the property
- Installing LED illumination and conducting renewal work at entrances and other areas to increase profitability

Office

Renewal work of common areas of Nihonbashi Daiichi Building

before



after



Residence

Renewal work of common areas of TOUR JAUNE Komazawa-koen

before



after



Future Efforts (Office)

- Promotion of making lights LED (addressing of social needs)
- Update of air-conditioning system (enhancement of functions and cost reduction)
- Renewal of common areas (enhancement of tenant satisfaction)

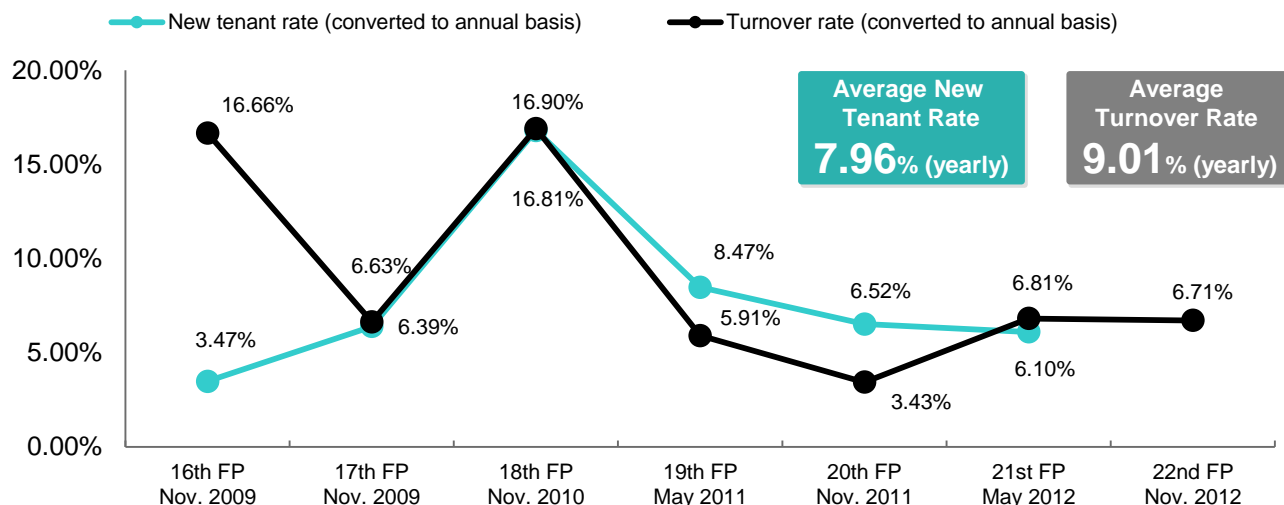
Future Efforts (Residence)

- Promotion of making lights LED (addressing of social needs)
- Replacement and extra installation of security cameras and security monitors; Employment of dimple keys (enhancement of security functions)
- Replacement of toilet seats to those with warm water bidets and change of flooring (enhancement of tenant satisfaction)

4 Internal Growth Data (Office)

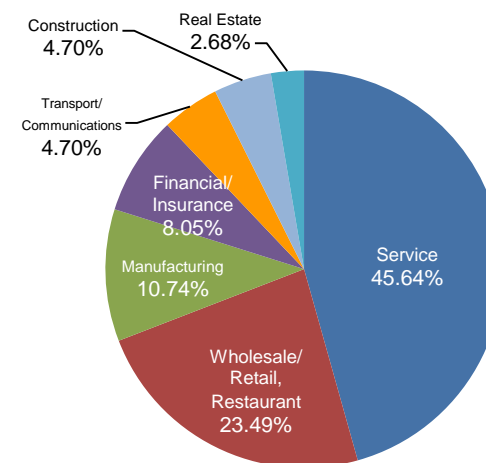
- Office tenant turnover rate stable at a low level
- Number of tenants is large and this is lowering fluctuation risk

Office Tenant Circulation Trends



(Note) The figure for the 22nd Fiscal Period (ending November 2012) is a forecast figure based on notices of termination received by the end of the 21st Fiscal Period (ended May 2012)

Office End Tenant Condition (based on number of cases)



- Total of 149 office tenants with diversified business types

Tenants with Largest Rent Share (Includes Residence and Hotel)

| Ranking | Asset category | Share of total rent |
|---------|----------------|---------------------|
| 1 | Office | 4.97% |
| 2 | Hotel | 3.68% |
| 3 | Office | 1.95% |
| 4 | Office | 1.84% |
| 5 | Office | 1.60% |
| Total | | 14.04% |

Period End Average Rent Levels (Office)

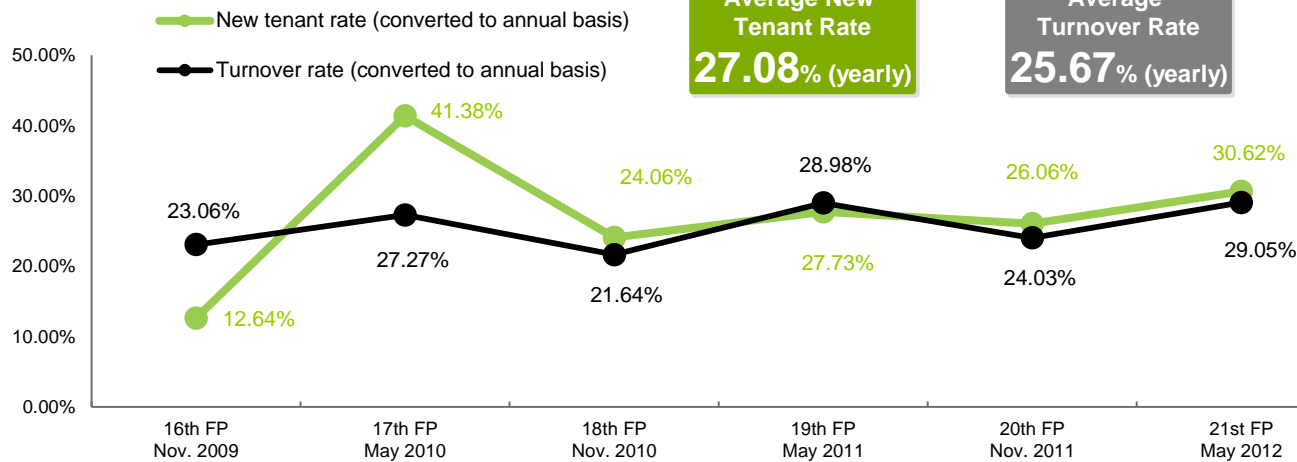
| | End of 16th Fiscal Period | End of 17th Fiscal Period | End of 18th Fiscal Period | End of 19th Fiscal Period | End of 20th Fiscal Period | End of 21st Fiscal Period (except HIROKOJI) |
|------------------------|---|-----------------------------------|---------------------------|------------------------------------|---------------------------|---|
| Monthly rent per tsubo | 17,436 yen | 17,901 yen | 18,577 yen | 18,048 yen | 17,598 yen | 16,575 yen (17,585 yen) |
| | Sold Daihyaku Life Insurance Shinjuku Building and Ebisu Square | Acquired Kayabacho Heiwa Building | Merger with JSR | Sold Sannomiya Sanwa Toyo Building | | Acquired HIROKOJI AQUA PLACE |

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

5 Internal Growth Data (Residence)

- Residence tenant new tenant rate and turnover rate maintained at a stable level

Residence Tenant Circulation Trends



| | 19th Fiscal Period | | 20th Fiscal Period | | 21st Fiscal Period | |
|-----------------------------|--------------------|------------|--------------------|------------|--------------------|------------|
| | New tenants | Departures | New tenants | Departures | New tenants | Departures |
| Number of tenants | 553 | 576 | 514 | 474 | 604 | 573 |
| New contracted rent | UP | DOWN | UP | DOWN | UP | DOWN |
| Number of residential units | 103 | 367 | 98 | 351 | 192 | 337 |

Period End Average Rent Levels (Residence)

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

| | End of 16th Fiscal Period | End of 17th Fiscal Period | End of 18th Fiscal Period | End of 19th Fiscal Period | End of 20th Fiscal Period | End of 21st Fiscal Period |
|------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Monthly rent per tsubo | 10,867 yen | 10,643 yen | 10,928 yen | 11,402 yen | 11,297 yen | 11,368 yen |

Merger with JSR
Sold Glenpark Ikedayama and Rune Higashiterao

Present Status by Type at End of 21st Fiscal Period

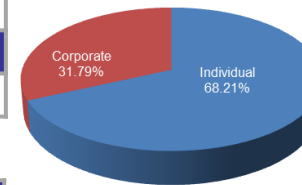
| Area (m ²) | ~30 | ~40 | ~50 | ~60 | ~70 | ~80 | ~90 | ~100 | 100~ |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| Number of residential units | 2,645 | 593 | 408 | 172 | 70 | 53 | 47 | 8 | 5 |
| Occupancy rate | 95.50% | 95.70% | 94.26% | 97.18% | 96.99% | 96.26% | 95.86% | 100.00% | 100.00% |
| Rent per tsubo (yen) | 11,257 | 11,695 | 11,235 | 11,494 | 10,952 | 10,725 | 8,151 | 11,967 | 6,430 |

Residence Occupancy Rate by Room Type

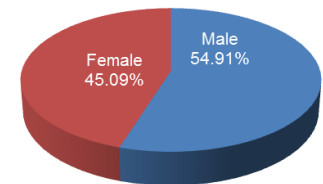
| Room Type (Area) | Investment Share | Occupancy Rate at End of 20th Fiscal Period | Occupancy Rate at End of 21st Fiscal Period |
|--|------------------|---|---|
| Single Type (Less than 40 m ²) | 80.93% | 95.01% | 95.55% |
| DINKS Type (40 m ² or more, less than 60 m ²) | 14.50% | 93.61% | 95.28% |
| Family Type (60 m ² or more) | 4.57% | 92.30% | 96.77% |
| Total | 100.00% | 94.41% | 95.63% |

(Note) Excluding shop areas.

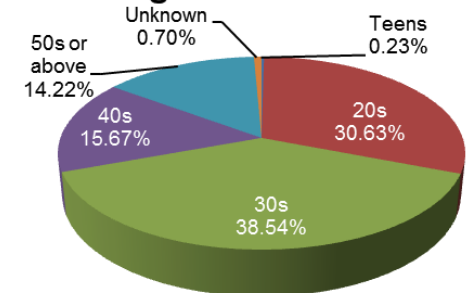
Agreement Category



Male-to-Female Ratio of Individual Agreements



Age Distribution



III Future Growth Strategies, etc.

1 Growth Strategies

Challenges for Future Efforts

- 【External Growth】: Acquire new properties
(Mainly offices; Focus on yields)
- 【Internal Growth】: Improve profits
Increase NOI yields
- 【Financial Strategies】: Strengthen financial base
Further improve borrowing terms and conditions,
including reduction of procurement costs
Improve lender composition and diversify shares
Extend procurement period, diversify repayment dates and fix
interest rates

Upgrading credit rating
Making loans unsecured

Expansion of total
assets
Expansion of
market
capitalization

Efforts for Attaining Goals

Cooperation
with Heiwa
Real Estate

Increase
profits

Upgrading
credit rating

Acquisition
of properties

Strengthen
the financial
base

Making
loans
unsecured

Total assets
132.1 billion yen

Maximization of Investor's Value

2 Changes to the Management Guidelines

- Concluded “Agreement to Change Letter of Agreement for Cooperative Business Alliance” with Heiwa Real Estate on June 28, 2012
- Strengthened pipeline with Heiwa Real Estate
- Clarified investment in exceptional assets and unified investment ratios of investment areas of offices and residences

Newly Established Section of the Management Guidelines

- Basic Policy
 - Utilizing the comprehensive strengths of Heiwa Real Estate
 - (1) Provision of property information from the Heiwa Real Estate Group
 - a. Properties held or developed by the Heiwa Real Estate Group
 - b. Properties brokered by Heiwa Real Estate
 - (2) Warehousing function, etc., of Heiwa Real Estate
 - (3) Property management services by the Heiwa Real Estate Group
 - (4) Other supports from Heiwa Real Estate

Changed Section of the Management Guidelines

- Investment Strategy
 - ① Anticipation of acquisition of silent partnership as investment in exceptional assets and clarification of investment in *sokochi*
 - ② Unified investment ratios of offices and residences as well as investment ratios of each investment area

Investment ratios of the portfolio (based on acquisition price)

| Office | | Residence | |
|-------------------------------|------|-------------------------------|------|
| In principle 50% (30% to 70%) | | In principle 50% (30% to 70%) | |
| Primary Investment Area | 70%~ | Primary Investment Area | 60%~ |
| Secondary Investment Area | ~30% | Secondary Investment Area | ~40% |
| Regional Investment Area | * | Regional Investment Area | * |

*Investment in regional offices, regional residences and exceptional assets shall be limited to 30% or less of entire portfolio.

Investment ratios of the portfolio (based on acquisition price)

| | Office | Residence | Exceptional assets |
|---------------------------|-------------------------------|-------------------------------|-------------------------------|
| | In principle 50% (30% to 70%) | In principle 50% (30% to 70%) | Within 5% of entire portfolio |
| Primary Investment Area | 60~100% | 60~100% | * |
| Secondary Investment Area | 0~40% | 0~40% | * |
| Regional Investment Area | * | * | * |

*Investment in regional offices, regional residences and exceptional assets shall be limited to 30% or less of entire portfolio.

3 New Brand Concept

HF

Providing “Flexible” and comfortable spaces to “Humans” as a member of the Heiwa Real Estate Group.

Flexibility to cities and comfort to office environments

HF ○○ Building

Urban environments are changing at a dynamic pace.

Speedy adjustment to these changes is the key to business success.

As a Heiwa Real Estate Group company, we will provide high-quality spaces and comfortable office environments that respond to the needs of various businesses active on the stage of cities.

Greater comfort to “Humans”.
Allowing businesses to be more “Flexible”.

This is the kind of HF Buildings we aim for.

Comfortable office environments and residential spaces in the city...

The provision of comfortable environments and spaces as well as services is of utmost importance at offices and residences owned by Heiwa Real Estate REIT.

The spaces are of course high-quality, oriented towards excellent services for safety, security and various other needs.

With the concept of “Humans” × “Flexible”, we will strive to provide spaces of comfort.
This is the intention of the “HF” brand.

Logotype (example)



Flexibility to living and comfort to dwelling spaces

HF ○○ Residence

New trends are constantly disseminated and energy fills daily lives in cities.
Responding to the variety of needs in such an environment is the key to fulfilling lives.
As a Heiwa Real Estate Group company, we will provide reliable security suitable for living spaces that people can fully appreciate in addition to attentive services.

Leaving an impression on “Humans”.
Bringing about living that is more “Flexible”.

This is the kind of HF Residences we aim for.

4 [Reference] IR Activities

21st Fiscal Period IR Briefing Activities (Dec. 1, 2011 ~ Jul. 19, 2012)

| Date Held | Participating Event |
|-----------|--|
| Dec. 2011 | IR briefing for individual investors (Tokyo) |
| | Daiwa J-REIT briefing (Osaka) |
| | Briefing for SMBC Nikko securities firm branches (Wakayama) |
| Feb. 2012 | Briefing for SMBC Nikko securities firm branches (Kagoshima) |
| | Joint briefing for individual investors (Nagoya) |
| Mar. 2012 | Briefing for SMBC Nikko securities firm branches (Kumamoto) |
| | Daiwa J-REIT Caravan (Hokkaido) |
| | IR seminar for individual companies (Tokyo) |
| | J-REIT Fair for individual investors 2012 |
| | Daiwa J-REIT Caravan (Aichi) |
| May 2012 | Daiwa J-REIT Caravan (Aichi) |
| Jun. 2012 | Daiwa J-REIT Fiesta 2012 (Tokyo) |
| | Briefing for SMBC Nikko securities firm branches (Kanagawa) |
| | Briefing for SMBC Nikko securities firm branches (Saitama) |
| | Daiwa J-REIT Caravan (Fukuoka) |

Website selected as excellent in overall ranking in a survey that ranks the richness of website content of all listed companies in fiscal 2011



IV Appendix

1 Balance Sheet

| Assets | | (unit: thousand yen) | | | | | |
|----------------------------------|--|---|--------------|------------------------------------|--------------|-----------|--------------|
| Period Category | | 20th Fiscal Period November 30, 2011 | | 21th Fiscal Period May 31, 2012 | | Variation | |
| | | Amount | Share (%) | Amount | Share (%) | Amount | Share (%) |
| (Assets) | | | | | | | |
| I Current assets | | | | | | | |
| | Cash and deposits | 4,303,667 | | 4,070,771 | | (232,896) | |
| | Cash and deposits in trust | 4,711,130 | | 4,316,005 | | (395,125) | |
| | Operating accounts receivables | 57,349 | | 56,584 | | (765) | |
| | Prepaid expenses | 298,272 | | 271,835 | | (26,437) | |
| | Consumption taxes receivable | 150,485 | | 77,308 | | (73,177) | |
| | Other | 698 | | 1,010 | | 312 | |
| | Allowance for doubtful accounts | (2,311) | | (1,576) | | 735 | |
| | Total current assets | 9,519,292 | 6.9 | 8,791,940 | 6.3 | (727,352) | 7.6 |
| II Noncurrent assets | | | | | | | |
| 1. Property, plant and equipment | | Note 1 | | | | | |
| | Buildings | 9,826,135 | | 9,713,341 | | (112,794) | |
| | Structures | 37,442 | | 57,323 | | 19,881 | |
| | Machinery and equipment | 122,225 | | 125,981 | | 3,756 | |
| | Tools, furniture and fixture | 32,473 | | 39,720 | | 7,247 | |
| | Land | 27,452,042 | | 27,452,042 | | 0 | |
| | Buildings in trust | 28,873,018 | | 30,454,826 | | 1,581,808 | |
| | Structures in trust | 219,408 | | 231,169 | | 11,761 | |
| | Machinery and equipment in trust | 165,629 | | 168,422 | | 2,793 | |
| | Tools, furniture and fixture in trust | 309,442 | | 294,668 | | (14,774) | |
| | Land in trust | 59,237,987 | | 60,294,474 | | 1,056,487 | |
| | Total property, plant and equipment | 126,275,805 | 91.5 | 128,810,840 | 92.1 | 2,535,035 | 2.0 |
| 2. Intangible assets | | | | | | | |
| | Leasehold right | 715,719 | | 715,719 | | 0 | |
| | Leasehold right in trust | 843,410 | | 843,410 | | 0 | |
| | Other | 9,531 | | 8,346 | | (1,185) | |
| | Total intangible assets | 1,568,661 | 1.1 | 1,567,477 | 1.1 | (1,184) | 0.1 |
| 3. Investment and other assets | | | | | | | |
| | Guarantee deposits | 10,000 | | 10,015 | | 15 | |
| | Long-term Prepaid expenses | 466,736 | | 593,845 | | 127,109 | |
| | Other | 126,867 | | 137,214 | | 10,347 | |
| | Total investments and other assets | 603,604 | 0.4 | 741,076 | 0.5 | 137,472 | 22.8 |
| | Total noncurrent assets | 128,448,070 | 93.1 | 131,119,393 | 93.7 | 2,671,323 | 2.1 |
| III Deferred assets | | | | | | | |
| | Investment unit issuance | 8,037 | | 4,108 | | (3,929) | |
| | Investment corporation bond issuance costs | 10,362 | | 4,239 | | (6,123) | |
| | Total deferred assets | 18,399 | 0.0 | 8,347 | 0.0 | (10,052) | 54.6 |
| Total assets | | 137,985,762 | 100.0 | 139,919,681 | 100.0 | 1,933,919 | 1.4 |

| ■ Liabilities and Unitholders' Equity | | | | | (unit: thousand yen) | | |
|---|--------|---|--------------|------------------------------------|----------------------|-------------|--------------|
| Period | | 20th Fiscal Period November 30, 2011 | | 21th Fiscal Period May 31, 2012 | | Variation | |
| Category | | Amount | Share (%) | Amount | Share (%) | Amount | Share (%) |
| (Liabilities) | | | | | | | |
| I Current Liabilities | | | | | | | |
| Operateting accounts payable | | 404,756 | | 360,705 | | (44,051) | |
| Short-term loans payable | | 6,130,000 | | — | | (6,130,000) | |
| Current portion of corporate bonds | | 10,000,000 | | 9,000,000 | | (1,000,000) | |
| Current portion of long-term payable | | 9,810,000 | | 15,830,000 | | 6,020,000 | |
| Accrued expenses | | 643,195 | | 632,662 | | (10,533) | |
| Income tax payable | | 449 | | 497 | | 48 | |
| Advances received | | 635,842 | | 662,715 | | 26,873 | |
| Provision for loss on disaster | | 15,583 | | — | | (15,583) | |
| Derivatives liabilities | | — | | 20,797 | | 20,797 | |
| Other | | 10,844 | | 11,130 | | 286 | |
| Total current liabilities | | 27,650,672 | 20.0 | 26,518,508 | 19.0 | (1,132,164) | (4.1) |
| II Noncurrent liabilities | | | | | | | |
| Long-term loans payable | | 36,098,700 | | 39,118,700 | | 3,020,000 | |
| Tenant leasehold and security deposits | | 1,007,827 | | 988,849 | | (18,978) | |
| Tenant leasehold and security deposits in trust | | 2,107,765 | | 2,215,935 | | 108,170 | |
| Total noncurrent liabilities | | 39,214,293 | 28.4 | 42,323,484 | 30.2 | 3,109,191 | 7.9 |
| Total liabilities | | 66,864,965 | | 68,841,992 | | 1,977,027 | 3.0 |
| (Net assets) | | | | | | | |
| I Unitholders' equity | | | | | | | |
| 1. Unitholders' caital | Note 2 | 59,412,331 | 43.1 | 59,412,331 | 42.5 | - | |
| 2. Surplus | | | | | | | |
| Investment surplus | | 7,406,652 | 5.4 | 7,406,652 | 5.3 | - | |
| Unappropriated retained earnings | | 4,301,813 | 3.1 | 4,279,503 | 3.1 | (22,310) | |
| Total surplus | | 11,708,465 | 8.5 | 11,686,155 | 8.4 | (22,310) | |
| Total unitholders' equity | | 71,120,797 | 51.5 | 71,098,486 | 50.8 | (22,311) | |
| II Valuation and translation adjustments | | | | | | | |
| Deferred hedge profit or loss | | - | | 20,797 | | (20,797) | |
| Total valuation and trabslation adjustments | | - | | 20,797 | | (20,797) | |
| Total net assets | Note 3 | 71,120,797 | 51.5 | 71,077,689 | 50.8 | (43,108) | (0.1) |
| Total liabilities and net assets | | 137,985,762 | 100.0 | 139,919,681 | 100.0 | 1,933,919 | 1.4 |

Note 1 The cumulated depreciation is directly subtracted from property, plant and equipment
cumulated depreciation

20th fiscal period: 5,240,902 thousand yen 21th fiscal period: 5,958,579 thousand yen

Note 2 Total outstanding investment units

20th fiscal period: 695,897 units 21th fiscal period: 695,897 units

Note 3 Net assets per investment unit

20th fiscal period: 102,200yen 21th fiscal period: 102,138yen

2 Profit and Loss Statement

(unit: thousand yen)

| Category | Period | 20th Fiscal Period (Jun. 1, 2011-Nov. 30, 2011) | | | 21th Fiscal period (Dec. 1, 2011-May. 31, 2012) | | |
|--|--------|--|-----------|-----------|--|-----------|-----------|
| | | Amount | | Share (%) | Amount | | Share (%) |
| Operating revenue | Note 1 | | | | | | |
| Rent revenue-real estate | | 3,860,082 | | | 3,917,302 | | |
| Other lease business revenue | | 250,149 | 4,110,232 | 100.0 | 305,800 | 4,223,103 | 100.0 |
| Operating expenses | Note 2 | | | | | | |
| Expenses related to rent business | | 1,734,921 | | | 1,840,689 | | |
| Asset management fee | | 383,832 | | | 387,588 | | |
| Asset custody fee | | 22,453 | | | 22,398 | | |
| Administrative service fees | | 41,645 | | | 41,370 | | |
| Directors' compensations | | 7,936 | | | 8,006 | | |
| Audit fee | | 10,000 | | | 10,000 | | |
| Other operating expenses | | 88,891 | 2,289,681 | 55.7 | 102,384 | 2,412,437 | 57.1 |
| Operating income (loss) | | | 1,820,550 | 44.3 | | 1,810,665 | 42.9 |
| Non-operating income | | | | | | | |
| Interest income | | 790 | | | 535 | | |
| Other | | 4,794 | 5,585 | 0.1 | 10,251 | 10,788 | 0.3 |
| Non-operating expenses | | | | | | | |
| Interest expenses | | 476,321 | | | 477,101 | | |
| Borrowing related expenses | | 133,477 | | | 146,910 | | |
| Interest expenses on investment corporation bonds | | 108,500 | | | 103,499 | | |
| Amortization of investment corporation bond issuance | | 5,652 | | | 5,416 | | |
| Amortization of investment unit issuance expenses | | 3,964 | | | 3,929 | | |
| Other | | 1,945 | 729,860 | 17.8 | 10,960 | 747,817 | 17.7 |
| Ordinary income (loss) | | | 1,096,275 | 26.7 | | 1,073,636 | 25.4 |
| Income (Loss) before income taxes | | | 1,096,275 | 26.7 | | 1,073,636 | 25.4 |
| Income taxes-current | | 605 | | | 605 | | |
| Income taxes-deferred | | — | 605 | 0.0 | | 605 | 0.0 |
| Net income (loss) | | | 1,095,670 | 26.7 | | 1,073,031 | 25.4 |
| Retained earnings brought forward | | | 3,206,142 | | | 3,206,471 | |
| Unappropriated retained earnings (undisposed loss) | | | 4,301,813 | | | 4,279,503 | |

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

Note 1 The management days of each period are 183 days for the 20th fiscal period and 183 days for the 21th fiscal period.

Note 2 The depreciation costs of this total are 702,589 thousand yen for the 20th fiscal period and 719,172 thousand yen for the 21th fiscal period.

3 Debts

- **Balance of interest-bearing liabilities at the end of the 21st Fiscal Period: 63,948 million yen (an increase of 1,910 million yen compared to the previous fiscal end)**
- **REIT bond rating: BBB Positive (R&I)**

Loans

(As of May 31, 2012)

| | Breakdown | Borrowing Date | Balance at Period End (million yen) | Interest Rate (%) | Repayment Date | Description |
|--|-------------------------------------|------------------|-------------------------------------|-------------------|------------------|--------------------------|
| | Lender | | | | | |
| Long-term Borrowings Due within One Year | Aozora Bank, Ltd. | October 31, 2007 | 7,800 | 2.08500 | October 31, 2012 | Secured and Unguaranteed |
| | Resona Bank, Ltd. | | | | | |
| | Aozora Bank, Ltd. | March 29, 2010 | 1,960 | 1.74071 | October 31, 2012 | |
| | Resona Bank, Ltd. | | | | | |
| | Sumitomo Mitsui Banking Corporation | March 31, 2011 | 6,070 | 1.53615 | March 31, 2013 | |
| | Resona Bank, Ltd. | | | | | |
| | Mizuho Trust & Banking Co., Ltd. | | | | | |
| | Subtotal | | 15,830 | | | |
| Long-term | Aozora Bank, Ltd. | October 27, 2010 | 4,875 | 1.94071 | October 31, 2013 | Secured and Unguaranteed |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | Resona Bank, Ltd. | | | | | |
| | Aozora Bank, Ltd. | October 27, 2010 | 2,925 | 2.24071 | October 31, 2015 | |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | Resona Bank, Ltd. | | | | | |
| | Aozora Bank, Ltd. | May 31, 2011 | 6,554 | 1.80336 | May 30, 2014 | |
| | Resona Bank, Ltd. | | | | | |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | Mizuho Trust & Banking Co., Ltd. | | | | | |
| | Sumitomo Mitsui Trust Bank, Limited | | | | | |
| | Tokyo-Mitsubishi UFJ, Ltd. | | | | | |
| | Aozora Bank, Ltd. | May 31, 2011 | 4,000 | 2.14200 | May 31, 2016 | |
| | Resona Bank, Ltd. | | | | | |
| | Sumitomo Mitsui Banking Corporation | | | | | |
| | Sumitomo Mitsui Banking Corporation | October 31, 2011 | 5,777 | 1.33615 | October 31, 2014 | |
| | Aozora Bank, Ltd. | | | | | |
| | Mizuho Trust & Banking Co., Ltd. | | | | | |
| | The Norinchukin Bank | | | | | |
| | The Bank of Fukuoka | | | | | |
| | ORIX Bank Corporation | | | | | |
| | Sompo Japan Insurance Inc. | | | | | |
| | Sumitomo Mitsui Banking Corporation | October 31, 2011 | 5,857 | 1.53615 | October 31, 2016 | |
| | Aozora Bank, Ltd. | | | | | |
| | Resona Bank, Ltd. | | | | | |
| | Sumitomo Mitsui Banking Corporation | March 31, 2012 | 3,000 | 1.38615 | October 30, 2015 | |
| | Tokyo-Mitsubishi UFJ, Ltd. | | | | | |
| | Aozora Bank, Ltd. | May 31, 2012 | 6,130 | 1.89206 | October 31, 2017 | |
| | Resona Bank, Ltd. | | | | | |
| | Subtotal | | 39,118 | | | |
| | Total | | 54,948 | | | |

REIT Bonds

(As of May 31, 2012)

| Bond name | Issue date | Amount (million yen) | Applied coupon rate (%) | Maturity rate | Credit ratings |
|--|------------------|----------------------|-------------------------|---------------|----------------|
| Second unsecured investment corporation bond | October 31, 2007 | 9,000 | 2.17000 | H24.10.31 | BBB (R&I) |
| Total | | 9,000 | | | |

Lenders' Share (includes REIT Bonds)

20th Fiscal Period End
(November 30, 2011)

(unit: million yen)

| Lender | Balance | Share |
|-------------------------------------|---------------|---------------|
| Aozora Bank, Ltd. | 20,789 | 33.5% |
| Sumitomo Mitsui Banking Corporation | 9,929 | 16.0% |
| Resona Bank, Ltd. | 9,216 | 14.9% |
| Mizuho Trust & Banking Co., Ltd. | 4,874 | 7.9% |
| Sumitomo Mitsui Trust Bank, Limited | 1,972 | 3.2% |
| The Norinchukin Bank | 1,500 | 2.4% |
| Tokyo-Mitsubishi UFJ, Ltd. | 1,479 | 2.4% |
| The Bank of Fukuoka | 1,000 | 1.6% |
| ORIX Bank Corporation | 800 | 1.3% |
| Sompo Japan Insurance Inc. | 477 | 0.8% |
| REIT Bonds | 10,000 | 16.1% |
| Total | 62,038 | 100.0% |

21st Fiscal Period End
(May 31, 2012)

(unit: million yen)

| Lender | Balance | Share |
|-------------------------------------|---------------|---------------|
| Aozora Bank, Ltd. | 20,734 | 32.4% |
| Sumitomo Mitsui Banking Corporation | 11,419 | 17.9% |
| Resona Bank, Ltd. | 9,191 | 14.4% |
| Mizuho Trust & Banking Co., Ltd. | 4,874 | 7.6% |
| Tokyo-Mitsubishi UFJ, Ltd. | 2,979 | 4.7% |
| Sumitomo Mitsui Trust Bank, Limited | 1,972 | 3.1% |
| The Norinchukin Bank | 1,500 | 2.3% |
| The Bank of Fukuoka | 1,000 | 1.6% |
| ORIX Bank Corporation | 800 | 1.3% |
| Sompo Japan Insurance Inc. | 477 | 0.7% |
| REIT Bonds | 9,000 | 14.1% |
| Total | 63,948 | 100.0% |

4 Profits from Rental Business

| Total | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 3,860,082 | 3,917,302 |
| Other income | 250,149 | 305,800 |
| Rental business income total | 4,110,232 | 4,223,103 |
| PM fees | 424,690 | 468,002 |
| Public charges and taxes | 275,660 | 273,815 |
| Utilities | 114,835 | 117,986 |
| Maintenance and repair fees | 132,726 | 176,989 |
| Insurance fees | 6,656 | 6,156 |
| Trust fees | 48,308 | 45,654 |
| Other expenses | 29,454 | 32,911 |
| Rental business expenses total | 1,032,331 | 1,121,516 |
| NOI | 3,077,900 | 3,101,586 |
| Depreciation | 702,589 | 719,172 |
| Rental business profit | 2,375,310 | 2,382,414 |

| Residence | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 2,455,047 | 2,472,785 |
| Other income | 128,693 | 165,824 |
| Rental business income total | 2,583,741 | 2,638,609 |
| PM fees | 303,277 | 338,572 |
| Public charges and taxes | 154,010 | 153,205 |
| Utilities | 30,572 | 32,076 |
| Maintenance and repair fees | 86,827 | 113,206 |
| Insurance fees | 4,499 | 4,228 |
| Trust fees | 35,680 | 33,567 |
| Other expenses | 16,141 | 17,722 |
| Rental business expenses total | 631,009 | 692,580 |
| NOI | 1,952,732 | 1,946,029 |
| Depreciation | 492,278 | 493,676 |
| Rental business profit | 1,460,453 | 1,452,353 |

(unit: thousand yen)

| Office | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 1,256,276 | 1,295,758 |
| Other income | 121,455 | 139,976 |
| Rental business income total | 1,377,732 | 1,435,735 |
| PM fees | 121,412 | 129,430 |
| Public charges and taxes | 103,890 | 103,211 |
| Utilities | 84,262 | 85,909 |
| Maintenance and repair fees | 45,899 | 63,782 |
| Insurance fees | 1,698 | 1,655 |
| Trust fees | 10,328 | 9,786 |
| Other expenses | 13,313 | 15,188 |
| Rental business expenses total | 380,805 | 408,965 |
| NOI | 996,926 | 1,026,770 |
| Depreciation | 175,255 | 190,440 |
| Rental business profit | 821,670 | 836,329 |

| Hotel | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|
| Rents and common expenses | 148,758 | 148,758 |
| Other income | — | — |
| Rental business income total | 148,758 | 148,758 |
| PM fees | — | — |
| Public charges and taxes | 17,758 | 17,398 |
| Utilities | — | — |
| Maintenance and repair fees | — | — |
| Insurance fees | 457 | 272 |
| Trust fees | 2,300 | 2,300 |
| Other expenses | — | — |
| Rental business expenses total | 20,516 | 19,970 |
| NOI | 128,241 | 128,787 |
| Depreciation | 35,055 | 35,055 |
| Rental business profit | 93,186 | 93,731 |

5 Portfolio Map



Tokyo central 5 wards

34 properties

Office 14 Residence 20

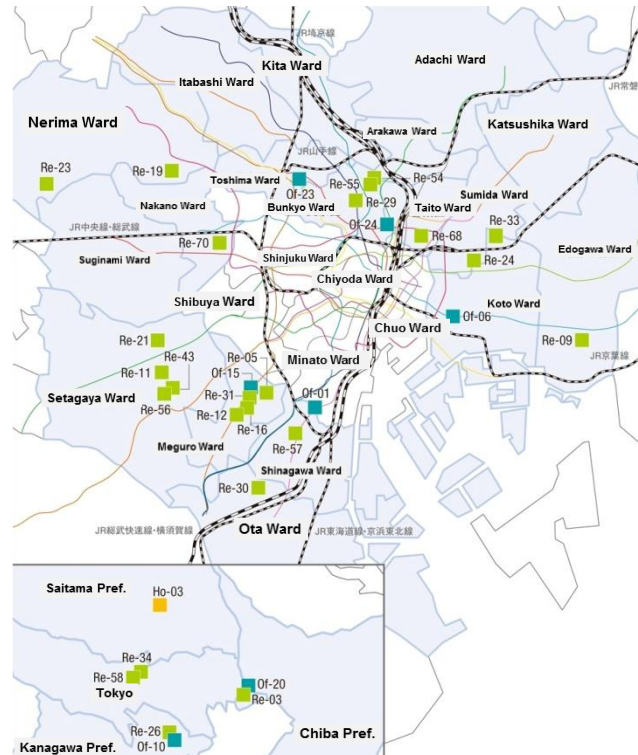
Acquisition price: 60.86 billion yen

Tokyo 23 wards and
Tokyo metropolitan area

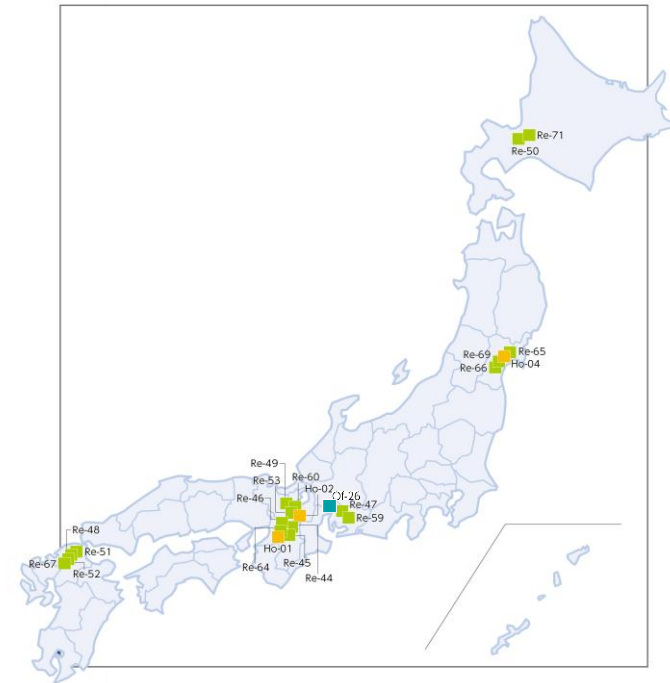
32 properties

Office 7 Residence 24 Hotel 1

Acquisition price: 50.78 billion yen



Office Residence Hotel








Other areas

22 properties

Office 1 Residence 18 Hotel 3

Acquisition price: 20.50 billion yen






6 Portfolio Overview and Performance (Office)

| Property Name | 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 |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | 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 | 100.00 | 77.62 | 100.00 |
| Acquisition Price (mm yen) | 1,290 | 1,550 | 2,500 | 1,530 | 2,700 |
| Appraisal Price (mm yen) | 1,212 | 1,224 | 2,220 | 1,460 | 2,380 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 51,254 | 47,701 | 46,495 | 42,802 | 82,503 | 82,843 | 52,608 | 46,841 | 69,885 | 72,132 |
| Other income | 4,285 | 4,393 | 6,855 | 4,815 | 9,376 | 9,275 | 6,317 | 5,598 | 8,142 | 7,775 |
| Rental business income total | 55,540 | 52,095 | 53,351 | 47,618 | 91,880 | 92,118 | 58,926 | 52,440 | 78,028 | 79,907 |
| PM fees | 5,848 | 5,978 | 8,007 | 7,190 | 12,139 | 11,493 | 4,652 | 4,780 | 5,573 | 6,323 |
| Public charges and taxes | 5,422 | 5,351 | 5,121 | 5,121 | 6,247 | 6,187 | 7,081 | 6,978 | 7,594 | 7,611 |
| Utilities | 3,098 | 3,220 | 4,921 | 4,552 | 8,562 | 8,439 | 4,029 | 3,782 | 5,715 | 5,354 |
| Maintenance and repair fees | 3,595 | 3,567 | 1,414 | 2,783 | 3,071 | 6,047 | 522 | 4,596 | 3,505 | 1,744 |
| Insurance fees | 97 | 84 | 69 | 64 | 138 | 119 | 63 | 59 | 97 | 90 |
| Trust fees | 1,087 | 1,025 | 752 | 690 | 962 | 900 | 812 | 750 | 1,428 | 1,366 |
| Other expenses | 282 | 504 | 103 | 64 | 157 | 580 | 41 | 576 | 118 | 107 |
| Rental business expenses total | 19,432 | 19,731 | 20,389 | 20,467 | 31,278 | 33,767 | 17,203 | 21,522 | 24,032 | 22,598 |
| NOI | 36,107 | 32,363 | 32,961 | 27,151 | 60,601 | 58,351 | 41,723 | 30,917 | 53,995 | 57,308 |
| Depreciation | 6,034 | 6,234 | 7,550 | 7,668 | 15,327 | 15,678 | 6,244 | 6,323 | 6,064 | 6,346 |
| Rental business profit | 30,072 | 26,128 | 25,411 | 19,483 | 45,273 | 42,672 | 35,478 | 24,594 | 47,930 | 50,962 |






6 Portfolio Overview and Performance (Office)

| Property Name | 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 |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Minato Ward, Tokyo | Yokohama City, Kanagawa | Chuo Ward, Tokyo | Chuo Ward, Tokyo | Shibuya Ward, Tokyo |
| Lot Area (m ²) | 538.50 | 668.00 | 520.69 | 543.31 | 160.42 |
| Total Floor Area (m ²) | 2,401.74 | 4,321.23 | 3,455.35 | 3,425.91 | 1,071.22 |
| Constructed | June 1994 | February 1993 | March 1988 | October 1991 | March 2006 |
| Occupancy Rate (%) | 100.00 | 100.00 | 76.42 | 95.36 | 100.00 |
| Acquisition Price (mm yen) | 1,220 | 1,550 | 2,150 | 3,092 | 1,860 |
| Appraisal Price (mm yen) | 1,430 | 1,450 | 1,770 | 2,360 | 1,330 |

| | 20th Fiscal Period | | 21st Fiscal Period | | 20th Fiscal Period | | 21st Fiscal Period | | 20th Fiscal Period | | 21st Fiscal Period | | 20th Fiscal Period | | 21st Fiscal Period | | 20th Fiscal Period | | 21st Fiscal Period | |
|--------------------------------|--------------------|--------|--------------------|--------|--------------------|--------|--------------------|--------|--------------------|--------|--------------------|-----|--------------------|-----|--------------------|-----|--------------------|-----|--------------------|-----|
| | | | | | | | | | | | | | | | | | | | | |
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 49,307 | 53,669 | 47,842 | 47,842 | 55,356 | 51,708 | 63,654 | 64,519 | 29,603 | 31,670 | | | | | | | | | | |
| Other income | 8,343 | 14,584 | 3,705 | 3,685 | 7,520 | 11,832 | 3,768 | 5,718 | 2,535 | 5,315 | | | | | | | | | | |
| Rental business income total | 57,650 | 68,253 | 51,547 | 51,527 | 62,876 | 63,540 | 67,423 | 70,238 | 32,138 | 36,985 | | | | | | | | | | |
| PM fees | 4,853 | 6,694 | 548 | 712 | 6,422 | 7,030 | 7,057 | 6,697 | 3,494 | 3,339 | | | | | | | | | | |
| Public charges and taxes | 2,550 | 2,550 | 5,179 | 5,048 | 5,333 | 5,250 | 8,537 | 8,606 | 3,004 | 3,002 | | | | | | | | | | |
| Utilities | 4,849 | 4,876 | - | - | 4,044 | 4,056 | 4,105 | 4,448 | 1,940 | 2,621 | | | | | | | | | | |
| Maintenance and repair fees | 549 | 811 | 7,699 | 2,235 | 4,595 | 7,036 | 2,093 | 17,745 | 1,559 | 1,269 | | | | | | | | | | |
| Insurance fees | 85 | 71 | 142 | 116 | 116 | 95 | 120 | 101 | 39 | 37 | | | | | | | | | | |
| Trust fees | 762 | 699 | - | - | 1,318 | 1,255 | - | - | - | - | | | | | | | | | | |
| Other expenses | 5,468 | 5,386 | 20 | 14 | 156 | 499 | 180 | 620 | 24 | 39 | | | | | | | | | | |
| Rental business expenses total | 19,119 | 21,091 | 13,589 | 8,125 | 21,987 | 25,224 | 22,094 | 38,219 | 10,063 | 10,309 | | | | | | | | | | |
| NOI | 38,531 | 47,162 | 37,958 | 43,401 | 40,889 | 38,316 | 45,328 | 32,019 | 22,075 | 26,676 | | | | | | | | | | |
| Depreciation | 8,078 | 6,152 | 16,284 | 16,937 | 10,369 | 10,753 | 7,787 | 7,800 | 4,642 | 4,650 | | | | | | | | | | |
| Rental business profit | 30,452 | 41,009 | 21,673 | 26,464 | 30,520 | 27,562 | 37,541 | 24,218 | 17,433 | 22,026 | | | | | | | | | | |

(unit: thousand yen)

6 Portfolio Overview and Performance (Office)

| Property Name | Of-14 KCA Building | Of-15 Daiwa Nakameguro Building | Of-16 Anwa Tsukasacho Building | Of-17 Hatchobori MF Building | Of-18 M2 Harajuku |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | 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 (%) | 89.49 | 100.00 | 100.00 | 88.60 | 100.00 |
| Acquisition Price (mm yen) | 1,730 | 2,870 | 1,385 | 1,110 | 3,418 |
| Appraisal Price (mm yen) | 1,029 | 2,150 | 1,070 | 907 | 4,036 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 33,327 | 33,347 | 67,920 | 67,920 | 29,991 | 32,893 | 26,211 | 25,286 | 98,112 | 101,549 |
| Other income | 2,625 | 162 | 15,609 | 14,274 | 3,584 | 4,304 | 2,266 | 2,734 | 9,422 | 8,937 |
| Rental business income total | 35,952 | 33,510 | 83,529 | 82,194 | 33,576 | 37,198 | 28,477 | 28,021 | 107,534 | 110,486 |
| PM fees | 6,000 | 5,026 | 6,660 | 6,830 | 2,947 | 2,953 | 2,511 | 2,809 | 5,423 | 5,255 |
| Public charges and taxes | 3,788 | 3,788 | 7,291 | 7,288 | 2,284 | 2,284 | 2,755 | 2,755 | 4,420 | 4,420 |
| Utilities | 194 | 165 | 6,898 | 6,765 | 2,660 | 2,959 | 2,219 | 2,279 | 4,598 | 4,611 |
| Maintenance and repair fees | 265 | 396 | 5,125 | 3,554 | 2,026 | 1,973 | 379 | 3,544 | 359 | 571 |
| Insurance fees | 47 | 44 | 140 | 116 | 44 | 41 | 42 | 38 | 43 | 44 |
| Trust fees | - | - | - | - | - | - | - | - | 1,463 | 1,401 |
| Other expenses | 265 | 73 | 214 | 221 | 89 | 371 | 62 | 87 | 60 | 225 |
| Rental business expenses total | 10,561 | 9,495 | 26,332 | 24,776 | 10,053 | 10,583 | 7,969 | 11,515 | 16,370 | 16,529 |
| NOI | 25,390 | 24,014 | 57,197 | 57,418 | 23,522 | 26,614 | 20,508 | 16,505 | 91,164 | 93,957 |
| Depreciation | 3,691 | 3,891 | 14,153 | 14,498 | 8,330 | 8,378 | 3,681 | 3,932 | 7,814 | 8,571 |
| Rental business profit | 21,699 | 20,123 | 43,044 | 42,920 | 15,191 | 18,236 | 16,826 | 12,572 | 83,349 | 85,385 |

6 Portfolio Overview and Performance (Office)

| Property Name | Of-20 Funabashi Face Building | Of-21 Adesso Nishiazabu | Of-22 CIC Toranomon Building | Of-23 Aria Ikebukuro | Of-24 CIC Yushima Building |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Funabashi City, Chiba | Minato Ward, Tokyo | Minato Ward, Tokyo | Toshima Ward, Tokyo | Bunkyo Ward, Tokyo |
| Lot Area (m ²) | 488.13 | 125.91 | 260.55 | 188.31 | 400.86 |
| Total Floor Area (m ²) | 4,033.72 | 371.59 | 1,489.21 | 1,376.66 | 2,393.53 |
| Constructed | April 2003 | October 2003 | November 1990 | December 1993 | July 1989 |
| Occupancy Rate (%) | 100.00 | 100.00 | 86.51 | 100.00 | 100.00 |
| Acquisition Price (mm yen) | 3,900 | 640 | 1,675 | 1,314 | 1,434 |
| Appraisal Price (mm yen) | 3,000 | 450 | 1,263 | 1,040 | 1,320 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 120,357 | 120,437 | 13,464 | 13,300 | 37,188 | 36,058 | 31,861 | 32,999 | 48,520 | 48,520 |
| Other income | 4,572 | 4,601 | 882 | 798 | 2,216 | 2,746 | 5,407 | 4,448 | 4,892 | 4,823 |
| Rental business income total | 124,930 | 125,039 | 14,346 | 14,098 | 39,404 | 38,804 | 37,269 | 37,448 | 53,413 | 53,344 |
| PM fees | 17,139 | 17,588 | 880 | 928 | 3,040 | 3,825 | 3,546 | 2,878 | 5,315 | 5,114 |
| Public charges and taxes | 8,109 | 7,890 | 803 | 803 | 3,902 | 3,900 | 2,263 | 2,260 | 2,737 | 2,651 |
| Utilities | 7,507 | 7,258 | 1,522 | 1,339 | 2,055 | 1,995 | 3,375 | 3,006 | 2,839 | 2,741 |
| Maintenance and repair fees | - | - | - | 831 | 134 | 774 | 402 | 467 | 6,322 | 2,710 |
| Insurance fees | 117 | 113 | 15 | 13 | 48 | 45 | 41 | 38 | 69 | 63 |
| Trust fees | - | - | 391 | 391 | - | - | - | - | - | - |
| Other expenses | 20 | 14 | 132 | 52 | 119 | 243 | 598 | 429 | 5,167 | 4,472 |
| Rental business expenses total | 32,894 | 32,865 | 3,745 | 4,360 | 9,300 | 10,785 | 10,227 | 9,079 | 22,450 | 17,753 |
| NOI | 92,035 | 92,174 | 10,601 | 9,738 | 30,103 | 28,018 | 27,042 | 28,368 | 30,962 | 35,590 |
| Depreciation | 20,837 | 20,015 | 2,220 | 2,281 | 3,760 | 3,792 | 4,791 | 4,596 | 6,227 | 6,215 |
| Rental business profit | 71,198 | 72,158 | 8,381 | 7,456 | 26,342 | 24,226 | 22,251 | 23,772 | 24,734 | 29,374 |

6 Portfolio Overview and Performance (Office)

| Property Name | Of-25 Kayabacho HEIWA Building | Of-26 HIROKOJI AQUA PLACE |
|---------------|--------------------------------|---------------------------|
|---------------|--------------------------------|---------------------------|



| | | |
|------------------------------------|------------------|--------------------|
| Address | Chuo Ward, Tokyo | Nagoya City, Aichi |
| Lot Area (m ²) | 811.59 | 1,389.39 |
| Total Floor Area (m ²) | 5,038.57 | 9,521.09 |
| Constructed | April 1992 | May 2008 |
| Occupancy Rate (%) | 100.00 | 85.74 |
| Acquisition Price (mm yen) | 4,798 | 2,930 |
| Appraisal Price (mm yen) | 5,150 | 3,742 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | - | 63 |
| Rents and common expenses | 200,809 | 200,809 | - | 40,903 |
| Other income | 9,125 | 9,441 | - | 9,709 |
| Rental business income total | 209,935 | 210,250 | - | 50,612 |
| PM fees | 9,349 | 10,234 | - | 5,745 |
| Public charges and taxes | 9,460 | 9,460 | - | - |
| Utilities | 9,123 | 9,437 | - | 1,997 |
| Maintenance and repair fees | 2,281 | 1,031 | - | 91 |
| Insurance fees | 118 | 153 | - | 99 |
| Trust fees | 1,348 | 1,148 | - | 158 |
| Other expenses | 28 | 263 | - | 340 |
| Rental business expenses total | 31,710 | 31,728 | - | 8,432 |
| NOI | 178,224 | 178,521 | - | 42,179 |
| Depreciation | 11,363 | 11,642 | - | 14,079 |
| Rental business profit | 166,861 | 166,879 | - | 28,100 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-03 Concord Ichikawa | Re-05 CIC Meguro | Re-09 Regulus Higashikasai | Re-11 Mirum Wakabayashi Koen | Re-12 Mirum Himonya |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | 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 | 95.88 | 97.71 | 97.27 |
| Acquisition Price (mm yen) | 430 | 660 | 650 | 3,610 | 1,560 |
| Appraisal Price (mm yen) | 429 | 517 | 605 | 3,409 | 1,383 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 17,280 | 17,280 | 19,248 | 17,716 | 21,918 | 22,478 | 103,596 | 103,312 | 40,326 | 41,924 |
| Other income | - | 26 | 186 | 452 | 1,643 | 1,803 | 8,182 | 11,501 | 1,076 | 3,133 |
| Rental business income total | 17,280 | 17,306 | 19,434 | 18,168 | 23,562 | 24,281 | 111,778 | 114,813 | 41,402 | 45,057 |
| PM fees | 1,691 | 1,642 | 1,891 | 3,502 | 2,418 | 2,803 | 8,617 | 11,186 | 4,798 | 6,305 |
| Public charges and taxes | 785 | 760 | 1,063 | 1,063 | 1,342 | 1,341 | 7,007 | 7,006 | 2,678 | 2,677 |
| Utilities | 183 | 191 | 277 | 279 | 274 | 282 | 1,206 | 1,247 | 415 | 414 |
| Maintenance and repair fees | 210 | 106 | 143 | 486 | 453 | 231 | 4,714 | 5,431 | 745 | 1,055 |
| Insurance fees | 22 | 19 | 24 | 22 | 32 | 28 | 192 | 169 | 61 | 55 |
| Trust fees | 577 | 577 | 603 | 603 | 853 | 603 | 879 | 879 | 655 | 655 |
| Other expenses | 13 | 30 | 63 | 50 | 246 | 252 | 1,069 | 878 | 83 | 125 |
| Rental business expenses total | 3,483 | 3,328 | 4,067 | 6,007 | 5,621 | 5,543 | 23,687 | 26,798 | 9,439 | 11,289 |
| NOI | 13,796 | 13,978 | 15,367 | 12,161 | 17,940 | 18,738 | 88,091 | 88,015 | 31,963 | 33,767 |
| Depreciation | 2,656 | 2,687 | 3,253 | 3,281 | 4,024 | 4,068 | 22,399 | 22,455 | 7,408 | 7,408 |
| Rental business profit | 11,140 | 11,290 | 12,113 | 8,879 | 13,916 | 14,669 | 65,691 | 65,559 | 24,555 | 26,359 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-14 Main Stage Minami Azabu III | Re-15 Cosmos Gracia Azabujuban | Re-16 Advantage Gakugeidaigaku | Re-17 Hermitage Higashikanda | Re-18 Hermitage Higashinohonbashi |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | 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 | 1,225.85 | 1,431.57 | 1,596.11 | 2,101.31 |
| Constructed | April 2004 | January 2005 | March 2005 | June 2005 | June 2005 |
| Occupancy Rate (%) | 96.66 | 100.00 | 93.11 | 100.00 | 97.50 |
| Acquisition Price (mm yen) | 1,370 | 1,260 | 1,000 | 1,100 | 1,210 |
| Appraisal Price (mm yen) | 1,127 | 1,030 | 808 | 1,070 | 1,220 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 35,495 | 34,292 | 29,125 | 27,947 | 25,234 | 25,171 | 33,754 | 33,565 | 39,070 | 38,419 |
| Other income | 334 | 1,971 | 1,519 | 2,807 | 403 | 1,196 | 1,972 | 2,196 | 2,672 | 1,849 |
| Rental business income total | 35,829 | 36,264 | 30,645 | 30,755 | 25,637 | 26,368 | 35,727 | 35,762 | 41,743 | 40,269 |
| PM fees | 2,562 | 5,935 | 3,458 | 5,337 | 3,193 | 3,113 | 4,047 | 3,788 | 4,531 | 4,065 |
| Public charges and taxes | 2,072 | 2,072 | 2,013 | 2,013 | 1,463 | 1,462 | 1,633 | 1,633 | 2,163 | 2,163 |
| Utilities | 385 | 396 | 300 | 321 | 380 | 397 | 282 | 304 | 453 | 451 |
| Maintenance and repair fees | 291 | 1,889 | 836 | 891 | 421 | 1,103 | 2,251 | 1,094 | 419 | 854 |
| Insurance fees | 49 | 39 | 51 | 39 | 41 | 37 | 48 | 44 | 64 | 58 |
| Trust fees | 631 | 631 | 629 | 629 | 548 | 548 | 574 | 574 | 592 | 592 |
| Other expenses | 78 | 147 | 131 | 180 | 147 | 74 | 54 | 48 | 42 | 48 |
| Rental business expenses total | 6,070 | 11,112 | 7,422 | 9,414 | 6,196 | 6,737 | 8,892 | 7,487 | 8,266 | 8,233 |
| NOI | 29,758 | 25,152 | 23,222 | 21,340 | 19,441 | 19,630 | 26,835 | 28,274 | 33,477 | 32,036 |
| Depreciation | 5,267 | 5,293 | 8,740 | 8,740 | 5,099 | 5,121 | 10,807 | 10,834 | 11,637 | 11,789 |
| Rental business profit | 24,491 | 19,859 | 14,482 | 12,600 | 14,342 | 14,509 | 16,027 | 17,440 | 21,839 | 20,246 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-19 Hermitage Nerima | Re-20 Landstage Shirokanetakanawa | Re-21 Urbyl Berger Meidaimae | Re-22 Joy City Nihonbashi | Re-23 Grefas Kamishakujii |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | 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 (%) | 100.00 | 94.64 | 88.32 | 100.00 | 89.79 |
| Acquisition Price (mm yen) | 690 | 4,030 | 1,070 | 1,130 | 950 |
| Appraisal Price (mm yen) | 649 | 3,800 | 836 | 905 | 852 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 21,690 | 23,257 | 99,547 | 99,410 | 27,613 | 26,424 | 31,006 | 32,085 | 30,885 | 30,354 |
| Other income | 1,662 | 1,185 | 8,770 | 9,132 | 1,065 | 2,300 | 910 | 1,752 | 955 | 5,906 |
| Rental business income total | 23,352 | 24,443 | 108,317 | 108,543 | 28,679 | 28,724 | 31,916 | 33,838 | 31,841 | 36,261 |
| PM fees | 3,893 | 2,648 | 11,523 | 15,644 | 2,706 | 4,414 | 4,031 | 3,348 | 3,150 | 3,750 |
| Public charges and taxes | 1,304 | 1,303 | 6,010 | 6,005 | 1,598 | 1,592 | 1,633 | 1,633 | 1,898 | 1,894 |
| Utilities | 250 | 250 | 1,008 | 962 | 274 | 278 | 521 | 536 | 367 | 370 |
| Maintenance and repair fees | 446 | 128 | 1,871 | 2,696 | 598 | 2,807 | 971 | 709 | 570 | 1,158 |
| Insurance fees | 37 | 34 | 177 | 161 | 43 | 39 | 48 | 44 | 55 | 50 |
| Trust fees | 459 | 459 | - | - | - | - | 952 | 952 | - | - |
| Other expenses | 45 | 12 | 36 | 327 | 311 | 315 | 238 | 443 | 22 | 103 |
| Rental business expenses total | 6,436 | 4,837 | 20,627 | 15,644 | 5,532 | 9,446 | 8,397 | 7,667 | 6,064 | 7,326 |
| NOI | 16,916 | 19,605 | 87,689 | 82,745 | 23,146 | 19,277 | 23,518 | 26,170 | 25,776 | 28,935 |
| Depreciation | 6,799 | 6,818 | 24,063 | 23,153 | 5,261 | 5,267 | 4,914 | 4,947 | 5,752 | 5,758 |
| Rental business profit | 10,116 | 12,786 | 63,625 | 59,591 | 17,885 | 14,009 | 18,604 | 21,223 | 20,024 | 23,176 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-24 T&G Kinshicho Mansion | Re-25 Glenpark Ginza EAST | Re-26 Glenpark Shin-yokohama | Re-29 Residence Mukogaoka | Re-30 Residence Hiagashimagome |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Sumida Ward, Tokyo | Chuo Ward, Tokyo | Yokohama City, Kanagawa | Bunkyo Ward, Tokyo | Ota Ward, Tokyo |
| Lot Area (m ²) | 256.23 | 822.01 | 805.00 | 1,390.68 | 2,357.97 |
| Total Floor Area (m ²) | 1,571.87 | 6,387.67 | 5,415.20 | 3,998.98 | 3,566.18 |
| Constructed | March 2005 | March 2005 | September 2006 | January 2000 | August 2001 |
| Occupancy Rate (%) | 94.66 | 97.78 | 95.40 | 94.30 | 97.40 |
| Acquisition Price (mm yen) | 1,100 | 5,940 | 3,350 | 2,350 | 1,630 |
| Appraisal Price (mm yen) | 988 | 4,110 | 2,350 | 1,620 | 1,130 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 31,738 | 30,134 | 112,132 | 112,870 | 76,006 | 76,118 | 51,815 | 50,855 | 37,837 | 36,119 |
| Other income | 1,335 | 1,368 | 5,625 | 5,807 | 5,762 | 8,683 | 3,925 | 4,010 | 6,102 | 5,789 |
| Rental business income total | 33,074 | 31,503 | 117,758 | 118,677 | 81,769 | 84,801 | 55,740 | 54,865 | 43,940 | 41,908 |
| PM fees | 2,736 | 3,571 | 9,126 | 11,311 | 7,502 | 9,419 | 4,895 | 5,418 | 3,968 | 4,663 |
| Public charges and taxes | 1,531 | 1,528 | 6,800 | 6,799 | 3,116 | 3,968 | 3,836 | 3,834 | 3,341 | 3,338 |
| Utilities | 349 | 358 | 1,289 | 1,153 | 388 | 394 | 589 | 569 | 541 | 554 |
| Maintenance and repair fees | 371 | 2,404 | 2,819 | 4,160 | 1,183 | 1,254 | 1,501 | 3,863 | 2,485 | 5,007 |
| Insurance fees | 48 | 44 | 203 | 174 | 163 | 134 | 121 | 98 | 108 | 87 |
| Trust fees | - | - | 1,750 | 1,750 | - | - | - | - | - | - |
| Other expenses | 19 | 293 | 247 | 323 | 1,419 | 1,106 | 88 | 169 | 121 | 151 |
| Rental business expenses total | 5,056 | 8,200 | 22,236 | 25,674 | 13,774 | 16,279 | 11,032 | 13,954 | 10,567 | 13,802 |
| NOI | 28,017 | 23,302 | 95,522 | 93,003 | 67,995 | 68,522 | 44,708 | 40,911 | 33,372 | 28,105 |
| Depreciation | 5,376 | 5,392 | 27,807 | 27,976 | 20,592 | 20,595 | 12,318 | 12,449 | 11,019 | 11,082 |
| Rental business profit | 22,641 | 17,909 | 67,714 | 65,026 | 47,402 | 47,927 | 32,389 | 28,461 | 22,353 | 17,023 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-31 Glenpark Gakugeidaigaku | Re-33 Advantage Kameido | Re-34 Vante Tanashi | Re-35 Single-residence Shiba-koen | Re-36 Single-residence Mita |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Meguro Ward, Tokyo | Koto Ward, Tokyo | Nishi Tokyo City, Tokyo | Minato Ward, Tokyo | Minato Ward, Tokyo |
| Lot Area (m ²) | 847.14 | 246.34 | 1,639.65 | 311.02 | 303.10 |
| Total Floor Area (m ²) | 1,863.67 | 1,782.74 | 3,414.75 | 1,362.79 | 1,705.22 |
| Constructed | January 2005 | January 2008 | March 1989 | August 2003 | March 2004 |
| Occupancy Rate (%) | 100.00 | 100.00 | 97.39 | 87.94 | 97.91 |
| Acquisition Price (mm yen) | 1,650 | 1,050 | 911 | 836 | 1,080 |
| Appraisal Price (mm yen) | 1,040 | 938 | 750 | 755 | 1,090 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 30,806 | 33,709 | 34,020 | 32,965 | 29,161 | 28,553 | 23,335 | 20,894 | 34,152 | 32,414 |
| Other income | 1,568 | 1,453 | 76 | 5,297 | 1,455 | 3,695 | 1,524 | 2,157 | 917 | 1,532 |
| Rental business income total | 32,374 | 35,162 | 34,096 | 38,263 | 30,617 | 32,249 | 24,859 | 23,052 | 35,070 | 33,946 |
| PM fees | 3,194 | 2,765 | 2,292 | 4,924 | 3,183 | 5,317 | 2,085 | 3,630 | 2,752 | 5,076 |
| Public charges and taxes | 2,039 | 2,036 | 1,206 | 1,202 | 2,512 | 2,461 | 1,666 | 1,666 | 2,329 | 2,329 |
| Utilities | 268 | 295 | 463 | 474 | 480 | 482 | 301 | 598 | 332 | 522 |
| Maintenance and repair fees | 1,216 | 162 | 306 | 347 | 3,658 | 3,244 | 1,501 | 1,102 | 884 | 1,692 |
| Insurance fees | 54 | 49 | 55 | 50 | 99 | 75 | 43 | 42 | 52 | 51 |
| Trust fees | 1,061 | 1,061 | - | - | - | - | 600 | 500 | 600 | 500 |
| Other expenses | 154 | 223 | 428 | 440 | 37 | 397 | 431 | 649 | 478 | 476 |
| Rental business expenses total | 7,989 | 6,593 | 4,753 | 7,439 | 9,971 | 11,979 | 6,630 | 8,189 | 7,429 | 10,648 |
| NOI | 24,384 | 28,569 | 29,342 | 30,823 | 20,645 | 20,270 | 18,229 | 14,862 | 27,640 | 23,298 |
| Depreciation | 6,600 | 6,619 | 5,968 | 5,973 | 8,124 | 7,532 | 4,748 | 4,833 | 6,515 | 6,543 |
| Rental business profit | 17,784 | 21,949 | 23,374 | 24,850 | 12,521 | 12,738 | 13,480 | 10,029 | 21,124 | 16,755 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-37 Single-residence Takanawa | Re-38 La Residence de Shirokanedai | Re-39 Single-residence Ginzahigashi | Re-40 Single-residence Hatchobori II | Re-41 Single-residence Hatchobori III |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Address | Minato Ward, Tokyo | Minato Ward, Tokyo | Chuo Ward, Tokyo | Chuo Ward, Tokyo | Chuo Ward, Tokyo |
| Lot Area (m ²) | 432.36 | 344.25 | 368.35 | 427.32 | 203.98 |
| Total Floor Area (m ²) | 1,176.06 | 1,180.73 | 2,334.73 | 3,351.26 | 1,756.88 |
| Constructed | February 2003 | February 2004 | February 1999 | January 2002 | January 2004 |
| Occupancy Rate (%) | 92.97 | 96.44 | 97.50 | 92.98 | 95.46 |
| Acquisition Price (mm yen) | 749 | 730 | 1,460 | 1,890 | 793 |
| Appraisal Price (mm yen) | 728 | 765 | 1,450 | 1,840 | 793 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 24,485 | 23,385 | 23,189 | 24,450 | 45,510 | 46,546 | 56,117 | 58,958 | 23,560 | 27,882 |
| Other income | 474 | 492 | 1,021 | 1,199 | 2,000 | 2,915 | 2,656 | 4,504 | 462 | 414 |
| Rental business income total | 24,959 | 23,878 | 24,210 | 25,650 | 47,510 | 49,461 | 58,773 | 63,463 | 24,022 | 28,297 |
| PM fees | 3,584 | 3,665 | 4,508 | 4,791 | 5,649 | 6,917 | 7,357 | 9,787 | 5,174 | 3,032 |
| Public charges and taxes | 1,437 | 1,437 | 1,499 | 1,499 | 2,152 | 2,152 | 3,040 | 3,039 | 1,905 | 1,905 |
| Utilities | 1 | 13 | 9 | 3 | 448 | 455 | 720 | 732 | 559 | 573 |
| Maintenance and repair fees | 611 | 790 | 692 | 1,031 | 1,445 | 4,464 | 4,935 | 2,904 | 488 | 958 |
| Insurance fees | 37 | 36 | 113 | 100 | 64 | 63 | 91 | 89 | 50 | 49 |
| Trust fees | 500 | 500 | 500 | 500 | 783 | 783 | 600 | 600 | 375 | 375 |
| Other expenses | 121 | 109 | - | - | - | 42 | 13 | 56 | 350 | 375 |
| Rental business expenses total | 6,293 | 6,552 | 7,324 | 7,923 | 10,544 | 14,880 | 16,758 | 17,210 | 8,904 | 7,270 |
| NOI | 18,665 | 17,325 | 16,886 | 17,727 | 36,966 | 34,581 | 42,015 | 46,252 | 15,118 | 21,027 |
| Depreciation | 4,533 | 4,567 | 3,197 | 3,198 | 8,027 | 8,171 | 12,529 | 12,620 | 7,433 | 7,509 |
| Rental business profit | 14,132 | 12,757 | 13,688 | 14,529 | 28,939 | 26,409 | 29,485 | 33,631 | 7,684 | 13,518 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-42 Single-residence Ginza | Re-43 TOUR JAUNE Komazawa-koen | Re-44 Single-residence Umeda TOWER | Re-45 Single-residence Nakanoshima | Re-46 Single-residence Awaza |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Chuo Ward, Tokyo | Setagaya Ward, Tokyo | Osaka City, Osaka | Osaka City, Osaka | Osaka City, Osaka |
| Lot Area (m ²) | 175.16 | 2,425.44 | 631.79 | 375.95 | 296.88 |
| Total Floor Area (m ²) | 1,375.97 | 11,468.94 | 7,105.00 | 1,486.57 | 1,999.88 |
| Constructed | July 2004 | January 2001 | August 2003 | June 2001 | March 2002 |
| Occupancy Rate (%) | 100.00 | 93.13 | 92.31 | 90.38 | 93.91 |
| Acquisition Price (mm yen) | 944 | 6,520 | 1,920 | 453 | 577 |
| Appraisal Price (mm yen) | 944 | 6,280 | 1,930 | 455 | 602 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 31,737 | 31,359 | 189,617 | 197,923 | 78,329 | 78,330 | 18,228 | 18,515 | 23,184 | 24,416 |
| Other income | 1,010 | 1,079 | 10,279 | 10,296 | 3,540 | 3,421 | 1,531 | 1,597 | 1,375 | 917 |
| Rental business income total | 32,748 | 32,438 | 199,897 | 208,219 | 81,869 | 81,751 | 19,759 | 20,112 | 24,560 | 25,334 |
| PM fees | 4,080 | 4,547 | 28,673 | 26,293 | 12,935 | 13,089 | 3,148 | 3,780 | 3,853 | 3,348 |
| Public charges and taxes | 1,829 | 1,829 | 11,839 | 11,829 | 6,535 | 6,312 | 1,335 | 1,294 | 1,885 | 1,812 |
| Utilities | 461 | 459 | 3,438 | 3,585 | 1,935 | 2,055 | 444 | 480 | 30 | 6 |
| Maintenance and repair fees | 672 | 773 | 16,121 | 28,133 | 3,014 | 2,686 | 1,011 | 633 | 483 | 794 |
| Insurance fees | 37 | 37 | 312 | 353 | 184 | 181 | 43 | 42 | 54 | 52 |
| Trust fees | 500 | 500 | 1,777 | 164 | 675 | 625 | 500 | 500 | 500 | 500 |
| Other expenses | 123 | 55 | 1,941 | 2,395 | 511 | 77 | 387 | 423 | - | - |
| Rental business expenses total | 7,706 | 8,202 | 64,103 | 72,754 | 25,792 | 25,027 | 6,871 | 7,154 | 6,807 | 6,515 |
| NOI | 25,041 | 24,236 | 135,793 | 135,464 | 56,077 | 56,724 | 12,888 | 12,957 | 17,753 | 18,819 |
| Depreciation | 8,226 | 8,242 | 25,094 | 25,588 | 23,829 | 23,855 | 3,816 | 3,828 | 6,036 | 6,099 |
| Rental business profit | 16,814 | 15,993 | 110,698 | 109,876 | 32,247 | 32,869 | 9,072 | 9,129 | 11,717 | 12,720 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-47 Single-residence Marunouchi | Re-48 Single-residence Hirao | Re-49 Single-residence Kawaramachi Nijo | Re-50 Single-residence Miami 6 Jyo | Re-51 Single-residence Tenjinminami |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Nagoya City, Aichi | Fukuoka City, Fukuoka | Kyoto City, Kyoto | Sapporo City, Hokkaido | Fukuoka City, Fukuoka |
| Lot Area (m ²) | 545.08 | 1,599.97 | 206.84 | 282.09 | 609.26 |
| Total Floor Area (m ²) | 2,284.30 | 6,476.24 | 1,547.19 | 1,394.41 | 2,446.95 |
| Constructed | February 2004 | March 2003 | February 2005 | March 2004 | February 1998 |
| Occupancy Rate (%) | 100.00 | 92.39 | 100.00 | 100.00 | 98.92 |
| Acquisition Price (mm yen) | 624 | 1,780 | 534 | 229 | 631 |
| Appraisal Price (mm yen) | 634 | 1,740 | 517 | 235 | 615 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 25,729 | 26,400 | 70,563 | 71,799 | 18,539 | 20,022 | 10,473 | 11,444 | 26,762 | 27,088 |
| Other income | 1,591 | 1,739 | 4,974 | 5,289 | 883 | 915 | 269 | 457 | 1,667 | 1,930 |
| Rental business income total | 27,320 | 28,139 | 75,538 | 77,089 | 19,423 | 20,937 | 10,742 | 11,901 | 28,430 | 29,019 |
| PM fees | 3,929 | 3,760 | 10,224 | 8,327 | 3,083 | 3,615 | 2,066 | 2,345 | 3,419 | 4,251 |
| Public charges and taxes | 1,811 | 1,743 | 6,058 | 5,830 | 1,241 | 1,197 | 1,109 | 1,065 | 2,195 | 2,115 |
| Utilities | 4 | 43 | 1,884 | 2,007 | 466 | 473 | - | 6 | 1,265 | 1,267 |
| Maintenance and repair fees | 768 | 771 | 4,161 | 4,303 | 1,277 | 466 | 1,311 | 300 | 2,282 | 919 |
| Insurance fees | 56 | 55 | 178 | 175 | 36 | 35 | 33 | 32 | 64 | 62 |
| Trust fees | 500 | 500 | 1,000 | 1,000 | 500 | 500 | 500 | 500 | 500 | 500 |
| Other expenses | 67 | 86 | 538 | 530 | 208 | 129 | - | - | 0 | 78 |
| Rental business expenses total | 7,137 | 6,960 | 24,046 | 22,174 | 6,813 | 6,417 | 5,020 | 4,251 | 9,726 | 9,195 |
| NOI | 20,183 | 21,179 | 51,491 | 54,914 | 12,609 | 14,520 | 5,722 | 7,650 | 18,703 | 19,824 |
| Depreciation | 7,580 | 7,667 | 17,341 | 17,406 | 3,777 | 3,822 | 3,025 | 3,046 | 3,842 | 3,990 |
| Rental business profit | 12,602 | 13,512 | 34,149 | 37,508 | 8,832 | 10,697 | 2,697 | 4,604 | 14,861 | 15,833 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-52 Single-residence Tenjin Higashi | Re-53 Single-residence Shijyo Kawaramachi | Re-54 La Residence de Sendagi | Re-55 Single-residence Sendagi | Re-56 Single-residence Komazawa-koen |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Address | Fukuoka City, Fukuoka | Kyoto City, Kyoto | Bunkyo Ward, Tokyo | Bunkyo Ward, Tokyo | Setagaya Ward, Tokyo |
| Lot Area (m ²) | 429.63 | 863.39 | 269.15 | 249.05 | 709.54 |
| Total Floor Area (m ²) | 2,283.63 | 5,217.41 | 1,307.91 | 1,667.29 | 1,124.69 |
| Constructed | August 2005 | March 2007 | February 2006 | February 2006 | July 2006 |
| Occupancy Rate (%) | 96.10 | 94.38 | 100.00 | 100.00 | 91.66 |
| Acquisition Price (mm yen) | 502 | 1,820 | 820 | 870 | 615 |
| Appraisal Price (mm yen) | 510 | 1,900 | 825 | 880 | 624 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 23,637 | 23,480 | 69,098 | 68,180 | 28,165 | 28,614 | 31,424 | 31,031 | 20,602 | 20,111 |
| Other income | 1,712 | 2,493 | 6,283 | 6,601 | 164 | 2,017 | 217 | 1,897 | 685 | 1,264 |
| Rental business income total | 25,350 | 25,974 | 75,381 | 74,782 | 28,329 | 30,631 | 31,642 | 32,928 | 21,288 | 21,375 |
| PM fees | 3,029 | 3,382 | 6,313 | 6,472 | 3,328 | 3,445 | 3,415 | 5,062 | 2,485 | 3,135 |
| Public charges and taxes | 1,835 | 1,741 | 4,390 | 4,149 | 1,320 | 1,320 | 1,490 | 1,488 | 1,391 | 1,391 |
| Utilities | 812 | 815 | 2,397 | 2,361 | - | - | - | - | 311 | 327 |
| Maintenance and repair fees | 377 | 1,011 | 578 | 1,228 | 474 | 209 | 319 | 131 | 151 | 173 |
| Insurance fees | 56 | 55 | 131 | 129 | 44 | 32 | 44 | 41 | 30 | 30 |
| Trust fees | 500 | 500 | 650 | 650 | 600 | 600 | 600 | 600 | 650 | 650 |
| Other expenses | 174 | 323 | 1,080 | 1,160 | - | - | 285 | - | 46 | 28 |
| Rental business expenses total | 6,785 | 7,831 | 15,540 | 16,151 | 5,768 | 5,607 | 6,155 | 7,323 | 5,067 | 5,737 |
| NOI | 18,564 | 18,142 | 59,840 | 58,631 | 22,561 | 25,023 | 25,486 | 25,605 | 16,221 | 15,638 |
| Depreciation | 6,620 | 6,634 | 12,091 | 12,091 | 3,796 | 3,836 | 4,374 | 4,374 | 3,417 | 3,445 |
| Rental business profit | 11,944 | 11,507 | 47,748 | 46,539 | 18,765 | 21,186 | 21,112 | 21,230 | 12,804 | 12,193 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-57 Single-residence Musashikoyama | Re-58 Single-residence Kokubunji | Re-59 Single-residence Hisayaodori | Re-60 Single-residence Karasuma Kuramaguchi | Re-61 Single-residence Nishishinjuku WEST |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Address | Shinagawa Ward, Tokyo | Kokubunji City, Tokyo | Nagoya City, Aichi | Kyoto City, Kyoto | Shinjuku Ward, Tokyo |
| Lot Area (m ²) | 455.93 | 257.06 | 362.02 | 471.10 | 575.67 |
| Total Floor Area (m ²) | 1,495.61 | 1,295.58 | 3,633.19 | 1,362.90 | 2,979.31 |
| Constructed | November 2006 | January 2006 | March 2006 | March 2007 | March 2006 |
| Occupancy Rate (%) | 98.24 | 86.82 | 94.96 | 97.98 | 96.25 |
| Acquisition Price (mm yen) | 842 | 839 | 1,080 | 572 | 1,990 |
| Appraisal Price (mm yen) | 880 | 829 | 1,080 | 585 | 1,980 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 28,796 | 29,121 | 30,465 | 28,903 | 43,892 | 43,592 | 20,224 | 20,714 | 63,072 | 64,923 |
| Other income | 1,786 | 1,193 | 831 | 1,865 | 1,174 | 1,392 | 1,086 | 1,157 | 2,269 | 3,171 |
| Rental business income total | 30,583 | 30,314 | 31,297 | 30,768 | 45,066 | 44,984 | 21,310 | 21,872 | 65,341 | 68,095 |
| PM fees | 3,439 | 2,996 | 2,404 | 3,461 | 4,069 | 4,457 | 2,579 | 2,472 | 8,157 | 9,288 |
| Public charges and taxes | 1,581 | 1,581 | 1,676 | 1,623 | 2,914 | 2,806 | 1,230 | 1,170 | 3,095 | 3,092 |
| Utilities | 233 | 244 | 274 | 292 | 437 | 456 | 516 | 535 | 12 | 16 |
| Maintenance and repair fees | 228 | 255 | 325 | 2,044 | 504 | 1,416 | - | 450 | 895 | 876 |
| Insurance fees | 37 | 36 | 37 | 36 | 87 | 85 | 34 | 34 | 84 | 82 |
| Trust fees | 650 | 650 | 600 | 600 | 750 | 750 | 650 | 650 | 750 | 750 |
| Other expenses | 271 | 271 | - | 70 | 435 | 435 | 40 | 45 | 475 | 288 |
| Rental business expenses total | 6,441 | 6,035 | 5,317 | 8,128 | 9,200 | 10,409 | 5,051 | 5,358 | 13,470 | 14,394 |
| NOI | 24,141 | 24,279 | 25,979 | 22,639 | 35,866 | 34,575 | 16,259 | 16,513 | 51,870 | 53,700 |
| Depreciation | 3,638 | 3,656 | 4,374 | 4,408 | 6,424 | 6,437 | 3,508 | 3,521 | 7,306 | 7,347 |
| Rental business profit | 20,503 | 20,622 | 21,604 | 18,231 | 29,442 | 28,137 | 12,750 | 12,992 | 44,564 | 46,353 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-62 Single-residence Nishishinjuku EAST | Re-63 Single-residence Higashishinjuku | Re-64 Single-residence Higashishinsaibashi | Re-65 Single-residence Kitayobancho | Re-66 Single-residence Atagobashi |
|------------------------------------|---|--|---|---|---|
| |  |  |  |  |  |
| Address | Shinjuku Ward, Tokyo | Shinjuku Ward, Tokyo | Osaka City, Osaka | Sendai City, Miyagi | Sendai City, Miyagi |
| Lot Area (m ²) | 347.29 | 313.96 | 343.80 | 475.70 | 717.53 |
| Total Floor Area (m ²) | 1,787.97 | 2,233.42 | 1,295.71 | 2,834.54 | 2,381.24 |
| Constructed | March 2006 | March 2007 | September 2006 | January 2007 | January 2007 |
| Occupancy Rate (%) | 96.08 | 95.84 | 94.98 | 100.00 | 100.00 |
| Acquisition Price (mm yen) | 1,170 | 1,360 | 566 | 809 | 684 |
| Appraisal Price (mm yen) | 1,170 | 1,380 | 580 | 824 | 693 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 37,902 | 37,353 | 46,216 | 47,324 | 21,355 | 21,376 | 33,891 | 36,680 | 30,041 | 30,819 |
| Other income | 1,690 | 1,791 | 1,538 | 2,181 | 917 | 620 | 1,825 | 1,376 | 2,151 | 1,857 |
| Rental business income total | 39,593 | 39,145 | 47,754 | 49,505 | 22,273 | 21,997 | 35,716 | 38,056 | 32,193 | 32,677 |
| PM fees | 5,245 | 7,333 | 8,427 | 7,917 | 3,101 | 2,734 | 5,108 | 4,119 | 4,110 | 3,145 |
| Public charges and taxes | 1,680 | 1,680 | 2,494 | 2,493 | 1,333 | 1,290 | 2,572 | 2,595 | 2,450 | 2,460 |
| Utilities | 4 | 11 | 9 | 12 | 1 | 14 | 3 | 6 | - | 6 |
| Maintenance and repair fees | 427 | 999 | 1,108 | 573 | 695 | 645 | 6,698 | 1,316 | 406 | 618 |
| Insurance fees | 51 | 50 | 59 | 58 | 33 | 32 | 69 | 68 | 66 | 65 |
| Trust fees | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| Other expenses | 237 | 249 | - | - | - | - | - | - | - | 38 |
| Rental business expenses total | 8,247 | 10,925 | 12,699 | 11,655 | 5,765 | 5,318 | 15,052 | 8,706 | 7,634 | 6,934 |
| NOI | 31,345 | 28,219 | 35,055 | 37,850 | 16,508 | 16,678 | 20,664 | 29,350 | 24,558 | 25,743 |
| Depreciation | 4,616 | 4,642 | 7,055 | 7,128 | 2,790 | 2,797 | 6,767 | 6,936 | 6,607 | 6,616 |
| Rental business profit | 26,728 | 23,577 | 27,999 | 30,722 | 13,717 | 13,881 | 13,896 | 22,413 | 17,950 | 19,126 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-67 Single-residence Kyudaibyojin-mae | Re-68 Single-residence Asakusabashi | Re-69 Single-residence Ichibancho | Re-70 Single-residence Higashinakano | Re-71 Single-residence Minami 5 Jyo |
|------------------------------------|---|---|---|---|---|
| |  |  |  |  |  |
| Address | Fukuoka City, Fukuoka | Taito Ward, Tokyo | Sendai City, Miyagi | Nakano Ward, Tokyo | Sapporo City, Hokkaido |
| Lot Area (m ²) | 400.00 | 267.42 | 398.14 | 538.53 | 439.62 |
| Total Floor Area (m ²) | 1,650.19 | 1,341.38 | 2,404.41 | 1,705.22 | 1,757.91 |
| Constructed | January 2007 | September 2006 | February 2007 | February 2007 | January 2007 |
| Occupancy Rate (%) | 81.93 | 94.87 | 97.02 | 90.55 | 100.00 |
| Acquisition Price (mm yen) | 426 | 771 | 834 | 942 | 408 |
| Appraisal Price (mm yen) | 424 | 779 | 864 | 932 | 379 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 17,005 | 17,410 | 24,246 | 25,583 | 36,250 | 36,460 | 28,623 | 28,557 | 15,376 | 14,100 |
| Other income | 817 | 842 | 1,474 | 726 | 1,975 | 2,016 | 1,199 | 441 | 840 | 714 |
| Rental business income total | 17,823 | 18,253 | 25,720 | 26,309 | 38,225 | 38,476 | 29,822 | 28,999 | 16,217 | 14,814 |
| PM fees | 3,040 | 2,963 | 3,137 | 3,432 | 4,472 | 4,138 | 4,066 | 4,082 | 643 | 643 |
| Public charges and taxes | 1,288 | 1,214 | 1,400 | 1,396 | 2,740 | 2,759 | 1,610 | 1,608 | 1,520 | 1,427 |
| Utilities | 305 | 325 | - | 6 | - | 6 | 329 | 314 | 276 | 683 |
| Maintenance and repair fees | 297 | 648 | 414 | 620 | 348 | 2,024 | 425 | 1,357 | 376 | 622 |
| Insurance fees | 43 | 42 | 40 | 40 | 66 | 65 | 43 | 42 | 39 | 38 |
| Trust fees | 650 | 650 | 600 | 600 | 600 | 600 | 650 | 650 | 600 | 600 |
| Other expenses | 355 | 579 | - | 55 | 32 | 32 | 224 | 484 | - | - |
| Rental business expenses total | 5,980 | 6,424 | 5,593 | 6,150 | 8,261 | 9,627 | 7,350 | 8,540 | 3,455 | 4,014 |
| NOI | 11,843 | 11,829 | 20,126 | 20,159 | 29,964 | 28,849 | 22,472 | 20,459 | 12,761 | 10,800 |
| Depreciation | 4,081 | 4,089 | 3,593 | 3,628 | 6,062 | 6,062 | 4,338 | 4,363 | 3,665 | 3,679 |
| Rental business profit | 7,761 | 7,739 | 16,533 | 16,531 | 23,902 | 22,787 | 18,134 | 16,096 | 9,096 | 7,120 |

7 Portfolio Overview and Performance (Residence)

| Property Name | Re-72 Single-residence Waseda First Square | Re-73 Single-residence Waseda Second Square |
|------------------------------------|---|---|
| |  |  |
| Address | Shinjuku Ward, Tokyo | Shinjuku Ward, Tokyo |
| Lot Area (m ²) | 820.34 | 319.83 |
| Total Floor Area (m ²) | 3,440.06 | 1,356.68 |
| Constructed | May 2007 | May 2007 |
| Occupancy Rate (%) | 91.72 | 94.51 |
| Acquisition Price (mm yen) | 2,090 | 872 |
| Appraisal Price (mm yen) | 2,090 | 873 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation days | 183 | 183 | 183 | 183 |
| Rents and common expenses | 71,769 | 71,119 | 30,158 | 30,522 |
| Other income | 3,915 | 4,344 | 745 | 1,671 |
| Rental business income total | 75,685 | 75,463 | 30,903 | 32,193 |
| PM fees | 12,762 | 13,940 | 3,995 | 4,803 |
| Public charges and taxes | 3,578 | 3,577 | 1,487 | 1,486 |
| Utilities | 891 | 898 | 497 | 487 |
| Maintenance and repair fees | 1,350 | 1,881 | 265 | 285 |
| Insurance fees | 98 | 96 | 39 | 38 |
| Trust fees | 850 | 850 | 650 | 650 |
| Other expenses | 1,597 | 1,397 | 608 | 629 |
| Rental business expenses total | 21,127 | 22,642 | 7,543 | 8,381 |
| NOI | 54,557 | 52,821 | 23,360 | 23,812 |
| Depreciation | 8,288 | 8,320 | 3,406 | 3,418 |
| Rental business profit | 46,268 | 44,501 | 19,953 | 20,394 |

8 Portfolio Overview and Performance (Hotel)

| Property Name | 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 |
|------------------------------------|---|--|---|---|
| |  |  |  |  |
| Address | 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 Price (mm yen) | 1,080 | 900 | 1,050 | 1,150 |
| Appraisal Price (mm yen) | 1,090 | 905 | 1,060 | 1,160 |

(unit: thousand yen)

| | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period | 20th Fiscal Period | 21st Fiscal Period |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation days | 183 | 183 | 183 | 183 | 183 | 183 | 183 | 183 |
| Rents and common expenses | 37,620 | 37,620 | 31,182 | 31,182 | 35,736 | 35,736 | 44,220 | 44,220 |
| Other income | - | - | - | - | - | - | - | - |
| Rental business income total | 37,620 | 37,620 | 31,182 | 31,182 | 35,736 | 35,736 | 44,220 | 44,220 |
| PM fees | - | - | - | - | - | - | - | - |
| Public charges and taxes | 3,804 | 3,673 | 3,306 | 3,201 | 4,692 | 4,533 | 5,956 | 5,989 |
| Utilities | - | - | - | - | - | - | - | - |
| Maintenance and repair fees | - | - | - | - | - | - | - | - |
| Insurance fees | 106 | 63 | 86 | 51 | 128 | 75 | 136 | 81 |
| Trust fees | 550 | 550 | 550 | 550 | 600 | 600 | 600 | 600 |
| Other expenses | - | - | - | - | - | - | - | - |
| Rental business expenses total | 4,460 | 4,287 | 3,942 | 3,803 | 5,420 | 5,209 | 6,693 | 6,671 |
| NOI | 33,159 | 33,332 | 27,239 | 27,378 | 30,315 | 30,526 | 37,526 | 37,548 |
| Depreciation | 8,315 | 8,315 | 6,952 | 6,952 | 8,381 | 8,381 | 11,406 | 11,406 |
| Rental business profit | 24,843 | 25,017 | 20,287 | 20,426 | 21,934 | 22,145 | 26,120 | 26,142 |

9 Property Acquisition Routes

(As of May 31, 2012)

| 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 | 0.63 | Heiwa Real Estate | Of-05 Suitengu Heiwa Bldg | 1,550 | 1.17 |
| | Re-36 Single-residence Mita | 1,080 | 0.82 | | Of-07 Hamamatsucho SS Bldg | 1,530 | 1.16 |
| | Re-37 Single-residence Takanawa | 749 | 0.57 | | Of-25 Kayabacho Heiwa Bldg | 4,798 | 3.63 |
| | Re-38 La Residence de Shirokanedai | 730 | 0.55 | | Of-26 HIROKOJI AQUA PLACE | 2,930 | 2.22 |
| | Re-39 Single-residence Ginzahigashi | 1,460 | 1.10 | | Re-05 CIC Meguro | 660 | 0.50 |
| | Re-40 Single-residence Hatchobori II | 1,890 | 1.43 | | Re-09 Regulus Higashikasai | 650 | 0.49 |
| | Re-41 Single-residence Hatchobori III | 793 | 0.60 | | Re-14 Main Stage Minami Azabu III | 1,370 | 1.04 |
| | Re-42 Single-residence Ginza | 944 | 0.71 | | Re-21 Urbyl Berger Meidaimae | 1,070 | 0.81 |
| | Re-43 TOUR JAUNE Komazawa-koen | 6,520 | 4.93 | | Re-22 Joy City Nihonbashi | 1,130 | 0.86 |
| | Re-44 Single-residence Umeda TOWER | 1,920 | 1.45 | | 9 properties in total | 15,688 | 11.87 |
| | Re-45 Single-residence Nakanoshima | 453 | 0.34 | Morgan Stanley Capital K.K. | Of-12 Hatchobori SF Bldg | 3,092 | 2.34 |
| | Re-46 Single-residence Awaza | 577 | 0.44 | | Of-13 Shibuya AX Hills | 1,860 | 1.41 |
| | Re-47 Single-residence Marunouchi | 624 | 0.47 | | Of-14 KCA Bldg | 1,730 | 1.31 |
| | Re-48 Single-residence Hirao | 1,780 | 1.35 | | Of-20 Funabashi Face Bldg | 3,900 | 2.95 |
| | Re-49 Single-residence Kawaramachi Nijo | 534 | 0.40 | | Re-25 Glenpark Ginza EAST | 5,940 | 4.49 |
| | Re-50 Single-residence Minami 6 Jyo | 229 | 0.17 | | Re-26 Glenpark Shin-yokohama | 3,350 | 2.53 |
| | Re-51 Single-residence Tenjinminami | 631 | 0.48 | | Re-29 Residence Mukogaoka | 2,350 | 1.78 |
| | Re-52 Single-residence Tenjinigashi | 502 | 0.38 | | Re-30 Residence Higashimagome | 1,630 | 1.23 |
| | Re-53 Single-residence Shijo Kawaramachi | 1,820 | 1.38 | | Re-31 Glenpark Gakugeidaigaku | 1,650 | 1.25 |
| | Re-54 La Residence de Sendagi | 820 | 0.62 | | 9 properties in total | 25,502 | 19.30 |
| | Re-55 Single-residence Sendagi | 870 | 0.66 | Others | Of-01 Asahi Life Insurance Gotanda Building | 1,290 | 0.98 |
| | Re-56 Single-residence Komazawa-koen | 615 | 0.47 | | Of-06 NV Tomioka Bldg | 2,500 | 1.89 |
| | Re-57 Single-residence Musashikoyama | 842 | 0.64 | | Of-08 Kokusai Tameike Bldg | 2,700 | 2.04 |
| | Re-58 Single-residence Kokubunji | 839 | 0.63 | | Of-09 Grace Building Sengakujimae | 1,220 | 0.92 |
| | Re-59 Single-residence Hisayaodori | 1,080 | 0.82 | | Of-10 Nisso Dai 15 Bldg | 1,550 | 1.17 |
| | Re-60 Single-residence Karasuma Kuramaguchi | 572 | 0.43 | | Of-11 Nihonbashi Daiichi Bldg | 2,150 | 1.63 |
| | Re-61 Single-residence Nishishinjuku WEST | 1,990 | 1.51 | | Of-15 Daiwa Nakameguro Bldg | 2,870 | 2.17 |
| | Re-62 Single-residence Nishishinjuku EAST | 1,170 | 0.89 | | Of-16 Anwa Tsukasacho Bldg | 1,385 | 1.05 |
| | Re-63 Single-residence Higashishinjuku | 1,360 | 1.03 | | Of-17 Hatchobori MF Bldg | 1,110 | 0.84 |
| | Re-64 Single-residence Higashishinsaibashi | 566 | 0.43 | | Of-18 M2 Harajuku | 3,418 | 2.59 |
| | Re-65 Single-residence Kitayobancho | 809 | 0.61 | | Of-21 Adesso Nishiazabu | 640 | 0.48 |
| | Re-66 Single-residence Atagobashi | 684 | 0.52 | | Of-22 CIC Toranomom Bldg | 1,675 | 1.27 |
| | Re-67 Single-residence Kyudaibyoin-mae | 426 | 0.32 | | Of-23 Aria Ikebukuro | 1,314 | 0.99 |
| | Re-68 Single-residence Asakusabashi | 771 | 0.58 | | Of-24 CIC Yushima Bldg | 1,434 | 1.09 |
| | Re-69 Single-residence Ichibancho | 834 | 0.63 | | Re-03 Concord Ichikawa | 430 | 0.33 |
| | Re-70 Single-residence Higashinakano | 942 | 0.71 | | Re-11 Mirum Wakabayashi Koen | 3,610 | 2.73 |
| | Re-71 Single-residence Minami 5 Jyo | 408 | 0.31 | | Re-12 Mirum Himonya | 1,560 | 1.18 |
| | Re-72 Single-residence Waseda First Square | 2,090 | 1.58 | | Re-15 Cosmos Gracia Azabujuban | 1,260 | 0.95 |
| | Re-73 Single-residence Waseda Second Square | 872 | 0.66 | | Re-16 Advantage Gakugeidaigaku | 1,000 | 0.76 |
| | Ho-01 Super Hotel Osaka Tennoji | 1,080 | 0.82 | | Re-17 Hermitage Higashikanda | 1,100 | 0.83 |
| | Ho-02 Super Hotel Kyoto Karasumagojyo | 900 | 0.68 | | Re-18 Hermitage Higashinohonbashi | 1,210 | 0.92 |
| | Ho-03 Super Hotel Saitama Omiya | 1,050 | 0.79 | | Re-19 Hermitage Nerima | 690 | 0.52 |
| | Ho-04 Super Hotel Sendai Hirose-dori | 1,150 | 0.87 | | Re-20 Landstage Shirokane Takanawa | 4,030 | 3.05 |
| | 43 properties in total | 46,812 | 35.42 | | Re-23 Grefas Kamishakujii | 950 | 0.72 |
| | | | | | Re-24 T&G Kinshicho Mansion | 1,100 | 0.83 |
| | | | | | Re-33 Advance Kameido | 1,050 | 0.79 |
| | | | | | Re-34 Vante Tanashi | 911 | 0.69 |
| | | | | | 27 properties in total | 44,157 | 33.41 |
| | | | | | 88 properties in portfolio total | 132,159 | 100.00 |

(Note) Includes brokered properties

10 Historical Appraisal Values

(unit: million yen)

| Property Name | Acquisition Prices | Appraisal Amount | | | | | | 21th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|
| | | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 20th Fiscal Period | 21th Fiscal Period (A) | | | |
| Of-01 Asahi Life Insurance Gotanda Bldg | 1,290 | 1,546 | 1,515 | 1,393 | 1,398 | 1,398 | 1,212 | 1,279 | (67) | (5.30) |
| Of-05 Suitengu Heiwa Bldg | 1,550 | 1,651 | 1,579 | 1,378 | 1,297 | 1,297 | 1,224 | 1,488 | (264) | (17.77) |
| Of-06 NV Tomioka Bldg | 2,500 | 2,560 | 2,560 | 2,560 | 2,330 | 2,330 | 2,220 | 2,445 | (225) | (9.24) |
| Of-07 Hamamatsu SS Bldg | 1,530 | 1,640 | 1,600 | 1,560 | 1,530 | 1,530 | 1,460 | 1,567 | (107) | (6.84) |
| Of-08 Kokusai Tameike Bldg | 2,700 | 2,780 | 2,720 | 2,620 | 2,570 | 2,570 | 2,380 | 2,803 | (423) | (15.10) |
| Of-09 Grace Building Sengakujimae | 1,220 | 1,490 | 1,450 | 1,440 | 1,430 | 1,430 | 1,430 | 1,189 | 240 | 20.18 |
| Of-10 Nisso Dai 15 Bldg | 1,550 | 1,450 | 1,450 | 1,450 | 1,460 | 1,460 | 1,450 | 1,457 | (7) | (0.51) |
| Of-11 Nihonbashi Daiichi Bldg | 2,150 | 2,210 | 2,180 | 2,050 | 1,970 | 1,970 | 1,770 | 2,239 | (469) | (20.97) |
| Of-12 Hatchobori SF Bldg | 3,092 | 2,580 | 2,450 | 2,330 | 2,220 | 2,220 | 2,360 | 3,144 | (784) | (24.95) |
| Of-13 Shibuya AX Hills | 1,860 | 1,640 | 1,580 | 1,440 | 1,420 | 1,420 | 1,330 | 1,846 | (516) | (27.95) |
| Of-14 KCA Bldg | 1,730 | 1,173 | 1,130 | 1,093 | 1,082 | 1,082 | 1,029 | 1,742 | (713) | (40.93) |
| Of-15 Daiwa Nakameguro Bldg | 2,870 | 2,310 | 2,240 | 2,220 | 2,190 | 2,190 | 2,150 | 2,919 | (769) | (26.35) |
| Of-16 Anwa Tsukasacho Bldg | 1,385 | 1,130 | 1,100 | 1,090 | 1,080 | 1,080 | 1,070 | 1,344 | (274) | (20.42) |
| Of-17 Hatchobori MF Bldg | 1,110 | 1,040 | 1,020 | 942 | 925 | 925 | 907 | 1,135 | (228) | (20.11) |
| Of-18 M2 Harajuku | 3,418 | 4,106 | 4,134 | 4,135 | 4,053 | 4,053 | 4,036 | 3,536 | 499 | 14.13 |
| Of-20 Funabashi Face Bldg | 3,900 | 3,140 | 3,150 | 3,150 | 3,000 | 3,000 | 3,000 | 3,756 | (756) | (20.13) |
| Of-21 Adesso Nishiazabu | 640 | 543 | 522 | 479 | 471 | 471 | 450 | 634 | (184) | (29.06) |
| Of-22 CIC Toranomon Bldg | 1,675 | 1,411 | 1,336 | 1,322 | 1,299 | 1,299 | 1,263 | 1,736 | (473) | (27.27) |
| Of-23 Aria Ikebukuro | 1,314 | 1,130 | 1,090 | 1,060 | 1,080 | 1,080 | 1,040 | 1,339 | (299) | (22.33) |
| Of-24 CIC Yushima Bldg | 1,434 | 1,340 | 1,320 | 1,310 | 1,310 | 1,310 | 1,320 | 1,474 | (154) | (10.47) |
| Of-25 Kayabacho Heiwa Bldg | 4,798 | — | 5,080 | 5,080 | 5,080 | 1,310 | 5,150 | 4,842 | 307 | 6.35 |
| Of-26 HIROKOJI AQUA PLACE | 2,930 | — | — | — | — | — | 3,742 | 2,951 | 790 | 26.77 |
| Total Office Buildings | 46,646 | 41,206 | 40,102 | 39,195 | 38,863 | 41,993 | 46,875 | (4,882) | (10.41) | |
| Re-03 Concord Ichikawa | 430 | 440 | 438 | 439 | 441 | 447 | 429 | 406 | 22 | 5.48 |
| Re-05 CIC Meguro | 660 | 563 | 529 | 507 | 504 | 521 | 517 | 639 | (122) | (19.12) |
| Re-09 Regulul Higashikasai | 650 | 643 | 628 | 622 | 630 | 638 | 605 | 611 | (6) | (1.11) |
| Re-11 Mrum Wakabayashi Koen | 3,610 | 3,480 | 3,399 | 3,358 | 3,357 | 3,422 | 3,409 | 3,339 | 69 | 2.09 |
| Re-12 Mrum Himonya | 1,560 | 1,474 | 1,434 | 1,441 | 1,405 | 1,425 | 1,383 | 1,487 | (104) | (7.02) |
| Re-14 Main Stage Mnam Azabu III | 1,370 | 1,208 | 1,201 | 1,206 | 1,179 | 1,199 | 1,127 | 1,340 | (213) | (15.94) |
| Re-15 Cosmos Gracia Azabujuban | 1,260 | 1,168 | 1,081 | 1,060 | 1,060 | 1,060 | 1,030 | 1,222 | (192) | (15.73) |
| Re-16 Advantage Gakugeidaigaku | 1,000 | 866 | 837 | 825 | 821 | 823 | 808 | 958 | (150) | (15.68) |
| Re-17 Hermitage Higashikanda | 1,100 | 1,100 | 1,070 | 1,070 | 1,080 | 1,110 | 1,070 | 1,018 | 51 | 5.01 |
| Re-18 Hermitage Higashinonbashi | 1,210 | 1,210 | 1,200 | 1,180 | 1,220 | 1,250 | 1,220 | 1,126 | 93 | 8.34 |
| Re-19 Hermitage Nerima | 690 | 693 | 678 | 676 | 670 | 670 | 649 | 640 | 8 | 1.26 |
| Re-20 Landstage Shirokane Takanawa | 4,030 | 4,100 | 3,980 | 3,920 | 3,920 | 3,930 | 3,800 | 3,956 | (156) | (3.95) |
| Re-21 Urbyl Berger Meidaimae | 1,070 | 926 | 886 | 880 | 891 | 882 | 836 | 1,038 | (202) | (19.50) |
| Re-22 Joy City Nihonbashi | 1,130 | 944 | 925 | 925 | 915 | 915 | 905 | 1,107 | (202) | (18.28) |
| Re-23 Grefas Kamishakujii | 950 | 909 | 905 | 906 | 873 | 891 | 852 | 919 | (67) | (7.29) |
| Re-24 T&G Kinshicho Mansion | 1,100 | 972 | 970 | 985 | 1,000 | 1,030 | 988 | 1,125 | (137) | (12.19) |
| Re-25 Glenpark Ginza EAST | 5,940 | 4,280 | 4,200 | 4,040 | 4,130 | 4,140 | 4,110 | 5,818 | (1,708) | (29.37) |
| Re-26 Glenpark Shin-yokohama | 3,350 | 2,370 | 2,330 | 2,330 | 2,330 | 2,350 | 2,350 | 3,248 | (898) | (27.65) |
| Re-29 Residence Mukogaoka | 2,350 | 1,650 | 1,600 | 1,600 | 1,590 | 1,600 | 1,620 | 2,321 | (701) | (30.23) |
| Re-30 Residence Higashimagome | 1,630 | 1,140 | 1,140 | 1,140 | 1,130 | 1,130 | 1,130 | 1,584 | (454) | (28.70) |
| Re-31 Glenpark Gakugeidaigaku | 1,650 | 1,070 | 1,050 | 1,050 | 1,040 | 1,040 | 1,040 | 1,627 | (587) | (36.11) |
| Re-33 Advance Kameido | 1,050 | 1,040 | 962 | 987 | 988 | 994 | 938 | 1,068 | (130) | (12.20) |
| Re-34 Vante Tanashi | 911 | 843 | 823 | 825 | 834 | 820 | 750 | 924 | (174) | (18.89) |

(*) The acquisition price was adjusted up and down from 3,060 million yen on August 25, 2011 due to partial acquisition of the asset.

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

| Property Name | | Acquisition Prices | Appraisal Amount | | | | | | 21th Fiscal Period Book Value (B) | Latent Profits and Losses (A) – (B) | Profit/Loss Ratio (%) | |
|-------------------------------|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------|--------|
| | | | 16th Fiscal Period | 17th Fiscal Period | 18th Fiscal Period | 19th Fiscal Period | 20th Fiscal Period | 21st Fiscal Period (A) | | | | |
| Re-35 | Single-residence Shiba-koen | 836 | | | 836 | 845 | 753 | 755 | | 825 | (70) | (8.54) |
| Re-36 | Single-residence Mita | 1,080 | | | 1,080 | 1,090 | 1,100 | 1,090 | | 1,065 | 24 | 2.29 |
| Re-37 | Single-residence Takanawa | 749 | | | 749 | 728 | 728 | 728 | | 734 | (6) | (0.91) |
| Re-38 | La Residence de Shirokanedai | 730 | | | 729 | 737 | 760 | 765 | | 720 | 44 | 6.15 |
| Re-39 | Single-residence Ginzahigashi | 1,460 | | | 1,460 | 1,450 | 1,450 | 1,450 | | 1,440 | 9 | 0.67 |
| Re-40 | Single-residence Hatchobori II | 1,890 | | | 1,890 | 1,840 | 1,840 | 1,840 | | 1,855 | (15) | (0.82) |
| Re-41 | Single-residence Hatchobori III | 793 | | | 793 | 793 | 793 | 793 | | 770 | 22 | 2.88 |
| Re-42 | Single-residence Ginza | 944 | | | 944 | 939 | 942 | 944 | | 917 | 26 | 2.90 |
| Re-43 | TOUR JAUNE Komazawa-koen | 6,520 | | | 6,510 | 6,480 | 6,390 | 6,280 | | 6,487 | (207) | (3.20) |
| Re-44 | Single-residence Umeda TOWER | 1,920 | | | 1,920 | 1,920 | 1,920 | 1,930 | | 1,847 | 82 | 4.45 |
| Re-45 | Single-residence Nakanoshima | 453 | | | 453 | 453 | 453 | 455 | | 441 | 13 | 3.06 |
| Re-46 | Single-residence Awaza | 577 | | | 576 | 575 | 589 | 602 | | 560 | 41 | 7.37 |
| Re-47 | Single-residence Marunouchi | 624 | | | 624 | 624 | 621 | 634 | | 603 | 30 | 5.11 |
| Re-48 | Single-residence Hirao | 1,780 | | | 1,780 | 1,740 | 1,740 | 1,740 | | 1,729 | 10 | 0.62 |
| Re-49 | Single-residence Kawaramachi Nijo | 534 | | | 533 | 520 | 516 | 517 | | 524 | (7) | (1.34) |
| Re-50 | Single-residence Minami 6 Jyo | 229 | | | 230 | 232 | 232 | 235 | | 221 | 13 | 6.24 |
| Re-51 | Single-residence Tenjinjinami | 631 | | | 631 | 622 | 610 | 615 | | 624 | (9) | (1.49) |
| Re-52 | Single-residence Tenjinjigashi | 502 | | | 502 | 501 | 506 | 510 | | 480 | 29 | 6.03 |
| Re-53 | Single-residence Shijo Kawaramachi | 1,820 | | | 1,830 | 1,820 | 1,900 | 1,900 | | 1,779 | 120 | 6.76 |
| Re-54 | La Residence de Sendagi | 820 | | | 820 | 826 | 837 | 825 | | 808 | 16 | 2.02 |
| Re-55 | Single-residence Sendagi | 870 | | | 870 | 876 | 891 | 880 | | 855 | 24 | 2.86 |
| Re-56 | Single-residence Komazawa-koen | 615 | | | 615 | 616 | 619 | 624 | | 604 | 19 | 3.23 |
| Re-57 | Single-residence Musashikoyama | 842 | | | 842 | 854 | 865 | 880 | | 830 | 49 | 5.95 |
| Re-58 | Single-residence Kokubunji | 839 | | | 839 | 847 | 851 | 829 | | 825 | 3 | 0.45 |
| Re-59 | Single-residence Hisayaodori | 1,080 | | | 1,080 | 1,080 | 1,080 | 1,080 | | 1,059 | 20 | 1.96 |
| Re-60 | Single-residence Karasuma Kuramaguchi | 572 | | | 572 | 566 | 572 | 585 | | 560 | 24 | 4.30 |
| Re-61 | Single-residence Nishishinjuku WEST | 1,990 | | | 1,990 | 2,010 | 2,010 | 1,980 | | 1,968 | 11 | 0.58 |
| Re-62 | Single-residence Nishishinjuku EAST | 1,170 | | | 1,170 | 1,180 | 1,180 | 1,170 | | 1,156 | 13 | 1.14 |
| Re-63 | Single-residence Higashishinjuku | 1,360 | | | 1,360 | 1,360 | 1,360 | 1,380 | | 1,339 | 40 | 3.00 |
| Re-64 | Single-residence Higashishinsaibashi | 566 | | | 566 | 566 | 580 | 580 | | 557 | 22 | 4.04 |
| Re-65 | Single-residence Kitayobancho | 809 | | | 810 | 795 | 812 | 824 | | 795 | 28 | 3.58 |
| Re-66 | Single-residence Atagobashi | 684 | | | 684 | 667 | 683 | 693 | | 662 | 30 | 4.62 |
| Re-67 | Single-residence Kyudaiyoin-mae | 426 | | | 427 | 424 | 423 | 424 | | 415 | 8 | 2.02 |
| Re-68 | Single-residence Asakusabashi | 771 | | | 771 | 770 | 775 | 779 | | 760 | 18 | 2.45 |
| Re-69 | Single-residence Ichibancho | 834 | | | 834 | 821 | 836 | 864 | | 813 | 50 | 6.17 |
| Re-70 | Single-residence Higashinakano | 942 | | | 941 | 946 | 946 | 932 | | 928 | 3 | 0.37 |
| Re-71 | Single-residence Minami 5 Jyo | 408 | | | 408 | 407 | 371 | 379 | | 400 | (21) | (5.46) |
| Re-72 | Single-residence Waseda First Square | 2,090 | | | 2,100 | 2,070 | 2,080 | 2,090 | | 2,063 | 26 | 1.29 |
| Re-73 | Single-residence Waseda Second Square | 872 | | | 874 | 860 | 867 | 873 | | 860 | 12 | 1.39 |
| Total Residential Properties | | 81,333 | | | 74,615 | 74,458 | 74,768 | 74,020 | | 79,431 | (5,411) | (6.81) |
| Ho-01 | Super Hotel Osaka Tennoji | 1,080 | | | 1,080 | 1,080 | 1,080 | 1,090 | | 1,052 | 37 | 3.58 |
| Ho-02 | Super Hotel Kyoto Karasumagojyo | 900 | | | 900 | 900 | 901 | 905 | | 876 | 28 | 3.20 |
| Ho-03 | Super Hotel Saitama Omiya | 1,050 | | | 1,050 | 1,050 | 1,050 | 1,060 | | 1,022 | 37 | 3.71 |
| Ho-04 | Super Hotel Sendai Hirose-dori | 1,150 | | | 1,150 | 1,130 | 1,160 | 1,160 | | 1,111 | 48 | 4.32 |
| Total Hotels | | 4,180 | | | 4,180 | 4,160 | 4,191 | 4,215 | | 4,063 | 151 | 3.74 |
| Total properties in portfolio | | 132,159 | | | 118,897 | 117,822 | 120,228 | 120,228 | | 130,369 | (10,141) | (7.78) |

11 Historical Actual NOI Return

| | | Actual NOI Returns* (%) | | | | | |
|------------------------|--|-------------------------|------|------|--------|------|------|
| Property Name | | 16th | 17th | 18th | 19th | 20th | 21st |
| Of-01 | Asahi Life Insurance Gotanda Bldg | 6.92 | 6.87 | 6.25 | 2.71 | 5.60 | 5.02 |
| Of-03 | Daihyaku Life Insurance Shinjuku Bldg | *1 7.69 | — | — | — | — | — |
| Of-04 | Ebisu Square | *1 5.12 | — | — | — | — | — |
| Of-05 | Suitengu Heiwa Bldg | 5.51 | 5.71 | 4.63 | 4.75 | 4.25 | 3.50 |
| Of-06 | NV Tomioka Bldg | 5.71 | 5.81 | 5.19 | 4.23 | 4.85 | 4.67 |
| Of-07 | Hamamatsucho SS Bldg | 5.82 | 5.60 | 4.99 | 5.55 | 5.45 | 4.04 |
| Of-08 | Kokusai Tameike Bldg | 4.99 | 3.56 | 3.65 | 3.82 | 4.00 | 4.25 |
| Of-09 | Grace Building Sengakujimae | 6.88 | 7.39 | 6.41 | 5.93 | 6.32 | 7.73 |
| Of-10 | Nisso Dai 15 Bldg | 5.86 | 5.89 | 5.92 | 5.43 | 4.90 | 5.60 |
| Of-11 | Nihonbashi Daiichi Bldg | 5.50 | 5.31 | 4.93 | 4.13 | 3.80 | 3.56 |
| Of-12 | Hatchobori SF Bldg | 3.73 | 3.90 | 3.26 | 2.83 | 2.95 | 2.07 |
| Of-13 | Shibuya AX Hills | 2.85 | 2.52 | 1.95 | 2.58 | 2.37 | 2.87 |
| Of-14 | KCA Bldg | 3.00 | 2.60 | 2.64 | 2.68 | 2.94 | 2.78 |
| Of-15 | Daiwa Nakameguro Bldg | 3.93 | 3.77 | 4.29 | 4.26 | 3.99 | 4.00 |
| Of-16 | Anwa Tsukasacho Bldg | 4.80 | 4.84 | 4.65 | 2.93 | 3.40 | 3.84 |
| Of-17 | Hatchobori MF Bldg | 5.09 | 4.83 | 3.98 | (2.05) | 3.70 | 2.97 |
| Of-18 | M2 Harajuku | *2 4.92 | 8.15 | 5.21 | 5.64 | 5.33 | 5.50 |
| Of-19 | Sannomiya Sanwa Toyo Bldg | *3 4.02 | 3.84 | 3.35 | 3.91 | — | — |
| Of-20 | Funabashi Face Bldg | 4.57 | 4.65 | 4.63 | 4.69 | 4.72 | 4.73 |
| Of-21 | Adesso Nishiazabu | 3.86 | 2.74 | 2.94 | 3.47 | 3.31 | 3.04 |
| Of-22 | CIC Toranomon Bldg | 4.02 | 4.09 | 3.14 | 0.26 | 3.59 | 3.35 |
| Of-23 | Aria Ikebukuro | 4.68 | 4.28 | 3.60 | 4.15 | 4.12 | 4.32 |
| Of-24 | CIC Yushima Bldg | 5.28 | 5.38 | 5.31 | 4.88 | 4.32 | 4.96 |
| Of-25 | Kayabacho Heiwa Bldg | | 7.85 | 7.90 | 7.87 | 7.43 | 7.44 |
| Of-26 | HIROKOJI AQUA PLACE | | | | | | 8.36 |
| Total Office Buildings | | 4.79 | 5.03 | 4.53 | 4.23 | 4.56 | 4.75 |
| Re-03 | Concord Ichikawa | 6.86 | 6.26 | 6.51 | 6.25 | 6.42 | 6.50 |
| Re-05 | CIC Meguro | 4.21 | 3.81 | 4.55 | 3.70 | 4.66 | 3.69 |
| Re-09 | Regulus Higashikasai | 6.17 | 5.86 | 6.11 | 5.67 | 5.52 | 5.77 |
| Re-11 | Mirum Wakabayashi Koen | 5.61 | 4.61 | 5.10 | 5.14 | 4.88 | 4.88 |
| Re-12 | Mirum Himonya | 4.94 | 4.37 | 4.48 | 4.32 | 4.10 | 4.33 |
| Re-14 | Main Stage Minami Azabu III | 3.11 | 2.67 | 3.65 | 4.19 | 4.34 | 3.67 |
| Re-15 | Cosmos Gracia Azabujuban | 3.68 | 2.21 | 3.10 | 3.79 | 3.69 | 3.39 |
| Re-16 | Advantage Gakugeidaigaku | 3.64 | 3.25 | 3.80 | 3.98 | 3.89 | 3.93 |
| Re-17 | Hermitage Higashikanda | 4.90 | 4.25 | 4.87 | 4.94 | 4.88 | 5.14 |
| Re-18 | Hermitage Higashinohonbashi | 4.83 | 4.85 | 5.19 | 5.18 | 5.53 | 5.30 |
| Re-19 | Hermitage Nerima | 5.42 | 5.26 | 5.20 | 4.64 | 4.90 | 5.68 |
| Re-20 | Landstage Shirokanetakanawa | 4.41 | 4.11 | 4.43 | 4.46 | 4.35 | 4.11 |
| Re-21 | Urbyl Berger Meidaimae | 4.42 | 3.33 | 4.35 | 4.18 | 4.33 | 3.60 |
| Re-22 | Joy City Nihonbashi | 3.78 | 3.82 | 4.05 | 4.66 | 4.16 | 4.63 |
| Re-23 | Grefas Kamishakujii | 5.49 | 5.26 | 5.76 | 5.69 | 5.43 | 6.09 |
| Re-24 | T&G Kinshicho Mansion | 4.70 | 4.60 | 4.88 | 4.60 | 5.09 | 4.24 |
| Re-25 | Glenpark Ginza EAST | 2.82 | 2.43 | 2.58 | 2.83 | 3.22 | 3.13 |
| Re-26 | Glenpark Shin-yokohama | 3.90 | 3.34 | 4.25 | 3.98 | 4.06 | 4.09 |
| Re-27 | Glenpark Ikedayama | *3 2.45 | 1.51 | 1.55 | 1.85 | — | — |
| Re-28 | Rune Higashiterao | *3 3.46 | 3.15 | 3.75 | 3.49 | — | — |
| Re-29 | Residence Mukogaoka | 3.74 | 3.52 | 3.78 | 3.54 | 3.80 | 3.48 |
| Re-30 | Residence Hiagashimagome | 3.76 | 3.69 | 4.07 | 3.79 | 4.09 | 3.45 |
| Re-31 | Glenpark Gakugeidaigaku | 3.20 | 2.59 | 2.82 | 3.20 | 2.96 | 3.46 |
| Re-33 | Advantage Kameido | 5.85 | 6.28 | 5.52 | 5.64 | 5.59 | 5.87 |
| Re-34 | Vante Tanashi | 3.41 | 3.82 | 4.57 | 4.82 | 4.53 | 4.45 |

| | | Actual NOI Returns* (%) | | | | | |
|-------------------------------|--|-------------------------|------|------|------|------|------|
| Property Name | | 16th | 17th | 18th | 19th | 20th | 21st |
| Re-35 | Single-residence Shiba-koen | | | 6.18 | 5.68 | 4.36 | 3.56 |
| Re-36 | Single-residence Mita | | | 6.25 | 5.72 | 5.12 | 4.31 |
| Re-37 | Single-residence Takanawa | | | 4.23 | 4.81 | 4.98 | 4.63 |
| Re-38 | La Residence de Shirokanedai | | | 5.77 | 5.37 | 4.63 | 4.86 |
| Re-39 | Single-residence Ginza Higashi | | | 5.94 | 5.54 | 5.06 | 4.74 |
| Re-40 | Single-residence Hatchobori II | | | 5.53 | 5.16 | 4.45 | 4.89 |
| Re-41 | Single-residence Hatchobori III | | | 5.13 | 5.33 | 3.81 | 5.30 |
| Re-42 | Single-residence Ginza | | | 5.19 | 5.40 | 5.31 | 5.13 |
| Re-43 | TOUR JAUNE Komazawa-koen | | | 4.82 | 4.14 | 4.17 | 4.16 |
| Re-44 | Single-residence Umeda TOWER | | | 7.37 | 6.13 | 5.84 | 5.91 |
| Re-45 | Single-residence Nakanoshima | | | 7.56 | 5.67 | 5.69 | 5.72 |
| Re-46 | Single-residence Awaza | | | 7.56 | 6.64 | 6.15 | 6.52 |
| Re-47 | Single-residence Marunouchi | | | 6.56 | 6.25 | 6.47 | 6.79 |
| Re-48 | Single-residence Hirao | | | 7.05 | 5.91 | 5.79 | 6.17 |
| Re-49 | Single-residence Kawaramachi Nijo | | | 6.16 | 5.52 | 4.72 | 5.44 |
| Re-50 | Single-residence Minami 6 Jyo | | | 6.91 | 7.11 | 5.00 | 6.68 |
| Re-51 | Single-residence Tenjinminami | | | 7.31 | 5.38 | 5.93 | 6.28 |
| Re-52 | Single-residence Tenjin Higashi | | | 7.41 | 6.87 | 7.40 | 7.23 |
| Re-53 | Single-residence Shijyo Kawaramachi | | | 6.96 | 6.67 | 6.58 | 6.44 |
| Re-54 | La Residence de Sendagi | | | 6.27 | 5.60 | 5.50 | 6.10 |
| Re-55 | Single-residence Sendagi | | | 6.29 | 5.78 | 5.86 | 5.89 |
| Re-56 | Single-residence Komazawa-koen | | | 3.98 | 4.64 | 5.28 | 5.09 |
| Re-57 | Single-residence Musashikoyama | | | 5.38 | 5.59 | 5.73 | 5.77 |
| Re-58 | Single-residence Kokubunji | | | 6.80 | 5.68 | 6.19 | 5.40 |
| Re-59 | Single-residence Hisayaodori | | | 7.47 | 6.54 | 6.64 | 6.40 |
| Re-60 | Single-residence Karasuma Kuramaguchi | | | 6.30 | 5.81 | 5.69 | 5.77 |
| Re-61 | Single-residence Nishishinjuku WEST | | | 5.30 | 5.15 | 5.21 | 5.40 |
| Re-62 | Single-residence Nishishinjuku EAST | | | 5.56 | 5.23 | 5.36 | 4.82 |
| Re-63 | Single-residence Higashishinjuku | | | 5.81 | 5.38 | 5.16 | 5.57 |
| Re-64 | Single-residence Higashishinsaibashi | | | 6.69 | 5.86 | 5.83 | 5.89 |
| Re-65 | Single-residence Kitayobancho | | | 6.79 | 7.16 | 5.11 | 7.26 |
| Re-66 | Single-residence Atagobashi | | | 7.88 | 7.19 | 7.18 | 7.53 |
| Re-67 | Single-residence Kyudaiyoin-mae | | | 6.00 | 4.81 | 5.56 | 5.55 |
| Re-68 | Single-residence Asakusabashi | | | 5.19 | 4.68 | 5.22 | 5.23 |
| Re-69 | Single-residence Ichibancho | | | 7.23 | 7.07 | 7.19 | 6.92 |
| Re-70 | Single-residence Higashinakano | | | 5.75 | 5.26 | 4.77 | 4.34 |
| Re-71 | Single-residence Minami 5 Jyo | | | 7.26 | 6.62 | 6.26 | 5.29 |
| Re-72 | Single-residence Waseda First Square | | | 6.48 | 5.53 | 5.22 | 5.05 |
| Re-73 | Single-residence Waseda Second Square | | | 6.03 | 5.43 | 5.36 | 5.46 |
| Total Residential Properties | | 4.04 | 3.61 | 5.00 | 4.74 | 4.80 | 4.79 |
| Ho-01 | Super Hotel Osaka Tennoji | | | 6.85 | 6.14 | 6.14 | 6.17 |
| Ho-02 | Super Hotel Kyoto Karasumagojyo | | | 6.79 | 6.05 | 6.05 | 6.08 |
| Ho-03 | Super Hotel Saitama Omiya | | | 6.67 | 5.77 | 5.77 | 5.81 |
| Ho-04 | Super Hotel Sendai Hirose-dori | | | 7.57 | 5.23 | 6.53 | 6.53 |
| Total Hotels | | | | 6.99 | 5.78 | 6.14 | 6.16 |
| Total properties in portfolio | | 4.46 | 4.37 | 4.89 | 4.59 | 4.76 | 4.82 |

*Actual NOI return = Actual NOI (Annualized) / Acquisition price.

*1 Transferred on August 31, 2009

*2 Transferred part of asset on October 6, 2009

*3 Transferred on February 28, 2011

12 Historical Occupancy (by property)

| | | | | | | | | (%) | | | | | | | | | (%) |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----|
| Property Name | 30-Nov-2011 | 31-Dec-2012 | 31-Jan-2012 | 29-Feb-2012 | 31-Mar-2012 | 30-Apr-2012 | 31-May-2012 | | Property Name | 30-Nov-2011 | 31-Dec-2011 | 31-Jan-2012 | 29-Feb-2012 | 31-Mar-2012 | 30-Apr-2012 | 31-May-2012 | |
| Of-01 Asahi Life Insurance Gotanda Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-35 Single-residence Shiba-koen | 80.44 | 74.99 | 81.06 | 89.24 | 95.98 | 87.94 | 87.94 | |
| Of-05 Suitengu Heiw a Bldg | 88.54 | 88.54 | 88.54 | 88.54 | 88.54 | 100.00 | 100.00 | | Re-36 Single-residence Mita | 78.80 | 77.01 | 79.08 | 85.42 | 97.91 | 97.91 | 97.91 | |
| Of-06 NV Tomioka Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-37 Single-residence Takanawa | 93.34 | 94.45 | 90.71 | 90.26 | 96.71 | 96.71 | 92.97 | |
| Of-07 Hamamatsucho SS Bldg | 100.00 | 100.00 | 88.81 | 88.81 | 88.81 | 88.81 | 77.62 | | Re-38 La Residence de Shirokanedai | 92.95 | 96.44 | 96.51 | 92.90 | 92.78 | 96.39 | 96.44 | |
| Of-08 Kokusai Tameike Bldg | 91.59 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-39 Single-residence Ginzahigashi | 90.54 | 91.79 | 90.42 | 93.04 | 96.92 | 96.13 | 97.50 | |
| Of-09 Grace Building Sengakujimae | 89.64 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-40 Single-residence Hatchobori II | 86.58 | 94.91 | 96.71 | 96.19 | 95.99 | 92.81 | 92.98 | |
| 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 | 97.37 | 95.46 | 95.46 | 96.18 | 95.53 | 93.54 | 95.46 | |
| Of-11 Nihonbashi Daiichi Bldg | 90.31 | 90.31 | 90.31 | 90.31 | 92.22 | 92.22 | 76.42 | | Re-42 Single-residence Ginza | 96.27 | 94.40 | 91.96 | 91.67 | 100.00 | 95.71 | 100.00 | |
| Of-12 Hatchobori SF Bldg | 97.08 | 97.08 | 97.08 | 95.36 | 95.36 | 95.36 | 95.36 | | Re-43 TOUR JAUNE Komazaw a-koen | 92.48 | 93.09 | 93.51 | 94.77 | 94.56 | 91.80 | 93.13 | |
| Of-13 Shibuya AX Hills | 89.64 | 89.64 | 89.64 | 89.64 | 100.00 | 100.00 | 100.00 | | Re-44 Single-residence Umeda TOWER | 94.28 | 93.09 | 94.05 | 95.97 | 95.31 | 94.82 | 92.31 | |
| Of-14 KCA Bldg | 100.00 | 89.49 | 89.49 | 89.49 | 89.49 | 89.49 | 89.49 | | Re-45 Single-residence Nakanoshima | 79.87 | 79.84 | 86.85 | 83.77 | 94.46 | 93.88 | 90.38 | |
| Of-15 Daiw a Nakameguro Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-46 Single-residence Awaza | 93.43 | 96.80 | 100.00 | 98.48 | 96.82 | 95.44 | 93.91 | |
| Of-16 Anw a Tsukasacho Bldg | 85.23 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-47 Single-residence Marunouchi | 98.61 | 100.00 | 97.24 | 94.44 | 98.61 | 97.23 | 100.00 | |
| Of-17 Hatchobori MF Bldg | 88.60 | 88.60 | 88.60 | 88.60 | 88.60 | 77.19 | 88.60 | | Re-48 Single-residence Hirao | 96.78 | 94.46 | 95.28 | 94.23 | 94.51 | 92.01 | 92.39 | |
| Of-18 M2 Harajuku | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-49 Single-residence Kaw aramachi Nijo | 90.43 | 88.49 | 100.00 | 98.21 | 98.21 | 98.21 | 100.00 | |
| Of-20 Funabashi Face Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-50 Single-residence Mnam 6 Jyo | 86.33 | 86.33 | 93.36 | 90.06 | 100.00 | 100.00 | 100.00 | |
| Of-21 Adesso Nishiazabu | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-51 Single-residence Tenjinminami | 88.17 | 86.02 | 89.25 | 94.62 | 100.00 | 98.92 | 98.92 | |
| Of-22 CIC Toranomon Bldg | 86.51 | 86.51 | 86.51 | 86.51 | 86.51 | 86.51 | 86.51 | | Re-52 Single-residence Tenjinhighashi | 96.10 | 97.40 | 97.40 | 94.81 | 96.10 | 93.51 | 96.10 | |
| Of-23 Aria Ikebukuro | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-53 Single-residence Shiyo Kaw aramachi | 98.12 | 96.88 | 96.89 | 97.50 | 97.48 | 95.60 | 94.38 | |
| Of-24 CIC Yushima Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-54 La Residence de Sendagi | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Of-25 Kayabacho Heiw a Bldg | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-55 Single-residence Sendagi | 97.16 | 97.16 | 97.16 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Of-26 HIROKOJI AQUA PLACE | - | - | - | - | 83.58 | 83.93 | 85.74 | | Re-56 Single-residence Komazaw a-koen | 94.44 | 91.66 | 97.22 | 100.00 | 94.45 | 91.67 | 91.66 | |
| Total Office Buildings | 96.24 | 97.37 | 96.88 | 96.79 | 95.06 | 95.28 | 94.57 | | Re-57 Single-residence Musashikoyama | 98.20 | 97.67 | 97.67 | 100.00 | 100.00 | 100.00 | 98.24 | |
| Re-03 Concord Ichikawa a | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-58 Single-residence Kokubunji | 94.58 | 94.58 | 92.94 | 87.13 | 90.36 | 86.82 | 86.82 | |
| Re-05 CIC Meguro | 95.07 | 88.76 | 88.76 | 89.50 | 94.12 | 90.88 | 100.00 | | Re-59 Single-residence Hisayaodori | 97.92 | 95.94 | 95.94 | 93.91 | 93.93 | 93.98 | 94.96 | |
| Re-09 Regulus Higashikasai | 93.67 | 93.67 | 91.69 | 95.81 | 100.00 | 97.94 | 95.88 | | Re-60 Single-residence Karasuma Kuramaguchi | 100.00 | 95.26 | 97.29 | 97.29 | 97.98 | 97.98 | 97.98 | |
| Re-11 Mirum Wakabayashi Koen | 96.82 | 94.66 | 91.20 | 94.55 | 95.46 | 98.05 | 97.71 | | Re-61 Single-residence Nishishinjuku WEST | 94.99 | 96.25 | 93.75 | 94.66 | 96.25 | 96.25 | 96.25 | |
| Re-12 Mirum Himonya | 86.50 | 88.14 | 94.95 | 94.17 | 97.48 | 97.27 | 97.27 | | Re-62 Single-residence Nishishinjuku EAST | 93.17 | 93.17 | 93.17 | 93.17 | 91.25 | 92.76 | 96.08 | |
| Re-14 Main Stage Minami Azabu III | 95.02 | 91.68 | 91.66 | 93.34 | 96.66 | 98.32 | 96.66 | | Re-63 Single-residence Higashishinjuku | 91.65 | 98.60 | 98.62 | 94.35 | 97.19 | 95.84 | 95.84 | |
| Re-15 Cosmos Gracia Azabujuban | 95.23 | 92.36 | 95.23 | 91.43 | 88.27 | 92.07 | 100.00 | | Re-64 Single-residence Higashishinbashi | 97.72 | 95.43 | 95.43 | 97.72 | 94.98 | 87.22 | 94.98 | |
| Re-16 Advantage Gakugeidaigaku | 100.00 | 95.75 | 95.75 | 95.75 | 88.80 | 85.73 | 93.11 | | Re-65 Single-residence Kitayobancho | 100.00 | 98.89 | 98.89 | 100.00 | 100.00 | 98.91 | 100.00 | |
| Re-17 Hermitage Higashikanda | 98.47 | 96.92 | 91.75 | 100.00 | 100.00 | 100.00 | 100.00 | | Re-66 Single-residence Atagobashi | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 98.75 | 100.00 | |
| Re-18 Hermitage Higashinihonbashi | 98.80 | 94.98 | 94.98 | 96.29 | 96.25 | 97.50 | 97.50 | | Re-67 Single-residence Kyudaiyoin-mae | 89.94 | 88.63 | 92.78 | 94.99 | 90.96 | 83.56 | 81.93 | |
| Re-19 Hermitage Nerima | 96.16 | 96.16 | 98.08 | 96.16 | 100.00 | 100.00 | 100.00 | | Re-68 Single-residence Asakusabashi | 94.87 | 97.44 | 97.44 | 100.00 | 97.44 | 97.44 | 94.87 | |
| Re-20 Landstage Shirokanetanakaw a | 91.75 | 90.50 | 90.50 | 92.55 | 96.15 | 90.36 | 94.64 | | Re-69 Single-residence Ichibancho | 100.00 | 96.45 | 100.00 | 100.00 | 95.83 | 95.83 | 97.02 | |
| Re-21 Urbyl Berger Meidaimae | 90.68 | 90.94 | 90.88 | 96.34 | 90.39 | 86.51 | 88.32 | | Re-70 Single-residence Higashinakano | 89.80 | 91.95 | 88.49 | 88.49 | 98.33 | 90.55 | 90.55 | |
| Re-22 Joy City Nihonbashi | 98.27 | 100.00 | 98.27 | 98.27 | 100.00 | 100.00 | 100.00 | | Re-71 Single-residence Mnam 5 Jyo | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-23 Grefas Kamishakujii | 97.17 | 98.54 | 95.69 | 98.50 | 98.11 | 93.87 | 89.79 | | Re-72 Single-residence Waseda First Square | 93.96 | 93.96 | 90.87 | 95.59 | 98.51 | 93.93 | 91.72 | |
| Re-24 T&G Kinsicho Mansion | 97.98 | 94.53 | 96.28 | 94.57 | 92.89 | 91.14 | 94.66 | | Re-73 Single-residence Waseda Second Square | 92.78 | 92.78 | 94.82 | 94.82 | 98.27 | 94.51 | 94.51 | |
| Re-25 Glenpark Ginza EAST | 94.57 | 94.55 | 94.22 | 94.12 | 96.11 | 94.94 | 97.78 | | Total Residential Properties | 94.37 | 93.96 | 94.22 | 95.27 | 96.30 | 94.95 | 95.57 | |
| Re-26 Glenpark Shin-yokohama | 96.55 | 96.55 | 96.84 | 96.00 | 96.10 | 95.60 | 95.40 | | Ho-01 Super Hotel Osaka Tennoji | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-29 Residence Mukogaoka | 96.67 | 98.14 | 96.28 | 98.14 | 94.02 | 92.12 | 94.30 | | Ho-02 Super Hotel Kyoto Karasumagojyo | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-30 Residence Higashimogome | 91.18 | 91.18 | 91.18 | 91.71 | 94.00 | 94.40 | 97.40 | | Ho-03 Super Hotel Saitama Omiya | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-31 Glenpark Gakugeidaigaku | 95.90 | 95.90 | 95.90 | 100.00 | 100.00 | 100.00 | 100.00 | | Ho-04 Super Hotel Sendai Hirose-dori | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-33 Advantage Kameido | 100.00 | 100.00 | 98.00 | 100.00 | 100.00 | 100.00 | 100.00 | | Total Hotels | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | |
| Re-34 Vante Tanashi | 88.30 | 85.30 | 85.30 | 97.15 | 97.00 | 100.00 | 97.39 | | Total properties in portfolio | 95.14 | 95.10 | 95.17 | 95.90 | 96.19 | 95.33 | 95.57 | |

13 Condition of Collaterals

•Collaterals Properties

(unit: million yen)

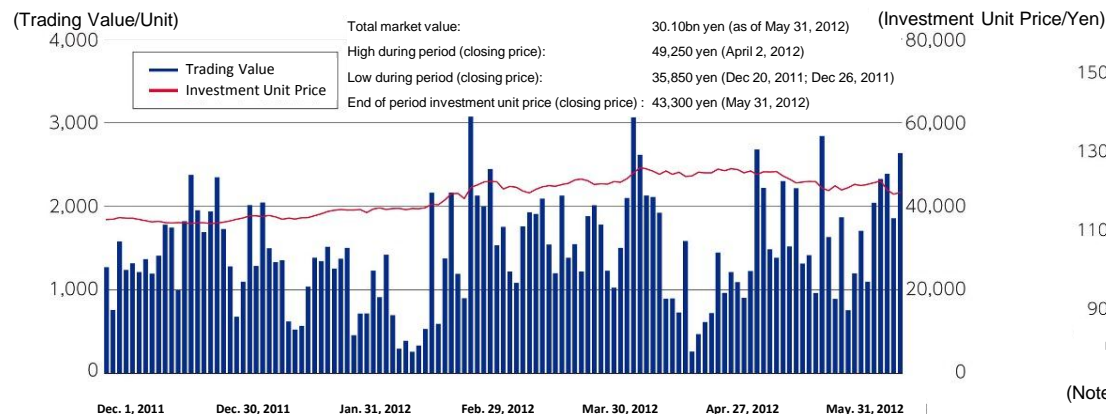
| Property Name | | Asset Format | Appraisal Value |
|---------------|---|---------------------------|-----------------|
| Office | Of-01 Asahi Life Insurance Gotanda Building | Trust beneficial interest | 1,212 |
| | Of-05 Suitengu Heiwa Bldg | Trust beneficial interest | 1,224 |
| | Of-06 NV Tomioka Bldg | Trust beneficial interest | 2,220 |
| | Of-07 Hamamatsucho SS Bldg | Trust beneficial interest | 1,460 |
| | Of-08 Kokusai Tameike Bldg | Trust beneficial interest | 2,380 |
| | Of-09 Grace Building Sengakujimae | Trust beneficial interest | 1,430 |
| | Of-10 Nisso Dai 15 Bldg | Real estate | 1,450 |
| | Of-11 Nihonbashi Daiichi Bldg | Trust beneficial interest | 1,770 |
| | Of-12 Hatchobori SF Bldg | Real estate | 2,360 |
| | Of-13 Shibuya AX Hills | Real estate | 1,330 |
| | Of-14 KCA Bldg | Real estate | 1,029 |
| | Of-15 Daiwa Nakameguro Bldg | Real estate | 2,150 |
| | Of-16 Anwa Tsukasacho Bldg | Real estate | 1,070 |
| | Of-17 Hatchobori MF Bldg | Real estate | 907 |
| | Of-18 M2 Harajuku | Trust beneficial interest | 4,036 |
| | Of-20 Funabashi Face Bldg | Real estate | 3,000 |
| | Of-21 Adesso Nishiazabu | Trust beneficial interest | 450 |
| | Of-22 CIC Toranomon Bldg | Real estate | 1,263 |
| | Of-23 Aria Ikebukuro | Real estate | 1,040 |
| | Of-24 CIC Yushima Bldg | Real estate | 1,320 |
| | Of-25 Kayabacho Heiwa Bldg | Trust beneficial interest | 5,150 |
| | Of-26 HIROKOJI AQUA PLACE | Trust beneficial interest | 3,742 |
| Residence | Re-03 Concord Ichikawa | Trust beneficial interest | 429 |
| | Re-05 CIC Meguro | Trust beneficial interest | 517 |
| | Re-09 Regulus Higashikasai | Trust beneficial interest | 605 |
| | Re-11 Mirum Wakabayashi Koen | Trust beneficial interest | 3,409 |
| | Re-12 Mirum Himonya | Trust beneficial interest | 1,383 |
| | Re-14 Main Stage Minami Azabu III | Trust beneficial interest | 1,127 |
| | Re-15 Cosmos Gracia Azabujuban | Trust beneficial interest | 1,030 |
| | Re-16 Advantage Gakugeidaigaku | Trust beneficial interest | 808 |
| | Re-17 Hermitage Higashikanda | Trust beneficial interest | 1,070 |
| | Re-18 Hermitage Higashinohonbashi | Trust beneficial interest | 1,220 |
| | Re-19 Hermitage Nerima | Trust beneficial interest | 649 |
| | Re-20 Landstage Shirokane Takanawa | Real estate | 3,800 |
| | Re-21 Urbyl Berger Meidaimae | Real estate | 836 |
| | Re-22 Joy City Nihonbashi | Trust beneficial interest | 905 |
| | Re-23 Grefas Kamishakujii | Real estate | 852 |
| | Re-24 T&G Kinshicho Mansion | Real estate | 988 |
| | Re-25 Glenpark Ginza EAST | Trust beneficial interest | 4,110 |
| | Re-26 Glenpark Shin-yokohama | Real estate | 2,350 |
| | Re-29 Residence Mukogaoka | Real estate | 1,620 |
| | Re-30 Residence Higashimagome | Real estate | 1,130 |
| | Re-31 Glenpark Gakugeidaigaku | Trust beneficial interest | 1,040 |
| | Re-33 Advance Kameido | Real estate | 938 |
| | Re-34 Vante Tanashi | Real estate | 750 |

(unit: million yen)

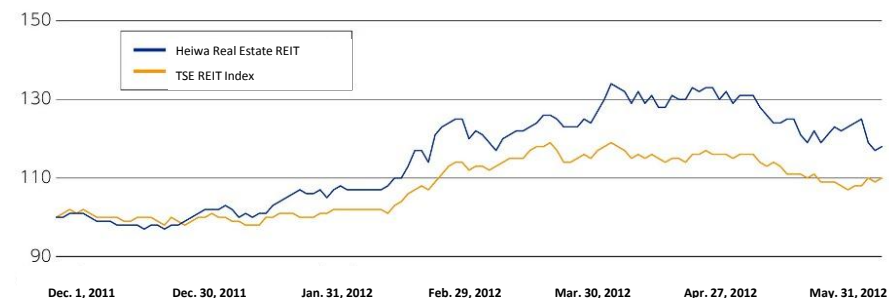
| Property Name | | Asset Format | Appraisal Value |
|---------------|---|---------------------------|-----------------|
| | Re-35 Single-residence Shiba-koen | Trust beneficial interest | 755 |
| | Re-36 Single-residence Mita | Trust beneficial interest | 1,090 |
| | Re-37 Single-residence Takanawa | Trust beneficial interest | 728 |
| | Re-38 La Residence de Shirokanedai | Trust beneficial interest | 765 |
| | 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 | 944 |
| | Re-43 TOUR JAUNE Komazawa-koen | Trust beneficial interest | 6,280 |
| | Re-44 Single-residence Umeda TOWER | Trust beneficial interest | 1,930 |
| | Re-45 Single-residence Nakanoshima | Trust beneficial interest | 455 |
| | Re-46 Single-residence Awaza | Trust beneficial interest | 602 |
| | Re-47 Single-residence Marunouchi | Trust beneficial interest | 634 |
| | Re-48 Single-residence Hirao | Trust beneficial interest | 1,740 |
| | Re-49 Single-residence Kawaramachi Nijo | Trust beneficial interest | 517 |
| | Re-50 Single-residence Minami 6 Jyo | Trust beneficial interest | 235 |
| | Re-51 Single-residence Tenjinminami | Trust beneficial interest | 615 |
| | Re-52 Single-residence Tenjinhigashi | Trust beneficial interest | 510 |
| | Re-53 Single-residence Shijyo Kawaramachi | Trust beneficial interest | 1,900 |
| | Re-54 La Residence de Sendagi | Trust beneficial interest | 825 |
| | Re-55 Single-residence Sendagi | Trust beneficial interest | 880 |
| | Re-56 Single-residence Komazawa-koen | Trust beneficial interest | 624 |
| | Re-57 Single-residence Musashikoyama | Trust beneficial interest | 880 |
| | Re-58 Single-residence Kokubunji | Trust beneficial interest | 829 |
| | Re-59 Single-residence Hisayaodori | Trust beneficial interest | 1,080 |
| | Re-60 Single-residence Karasuma Kuramaguchi | Trust beneficial interest | 585 |
| | Re-61 Single-residence Nishishinjuku WEST | Trust beneficial interest | 1,980 |
| | Re-62 Single-residence Nishishinjuku EAST | Trust beneficial interest | 1,170 |
| | Re-63 Single-residence Higashishinjuku | Trust beneficial interest | 1,380 |
| | Re-64 Single-residence Higashishinsaibashi | Trust beneficial interest | 580 |
| | Re-65 Single-residence Kitayobancho | Trust beneficial interest | 824 |
| | Re-66 Single-residence Atagobashi | Trust beneficial interest | 693 |
| | Re-67 Single-residence Kyudaibyojin-mae | Trust beneficial interest | 424 |
| | Re-68 Single-residence Asakusabashi | Trust beneficial interest | 779 |
| | Re-69 Single-residence Ichibancho | Trust beneficial interest | 864 |
| | Re-70 Single-residence Higashinakano | Trust beneficial interest | 932 |
| | Re-71 Single-residence Minami 5 Jyo | Trust beneficial interest | 379 |
| | Re-72 Single-residence Waseda First Square | Trust beneficial interest | 2,090 |
| | Re-73 Single-residence Waseda Second Square | Trust beneficial interest | 873 |
| Hotel | Ho-01 Super Hotel Osaka Tennoji | Trust beneficial interest | 1,090 |
| | Ho-02 Super Hotel Kyoto Karasumagojyo | Trust beneficial interest | 905 |
| | Ho-03 Super Hotel Saitama Omiya | Trust beneficial interest | 1,060 |
| | Ho-04 Super Hotel Sendai Hirose-dori | Trust beneficial interest | 1,160 |
| Total | | | 120,228 |

14 Condition of Investment Unit Price

<History of Investment Unit Price>



<Comparison with TSE REIT Index>

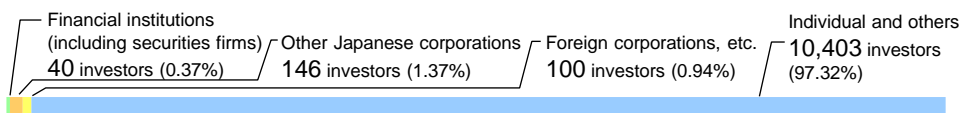


(Note) Figures as of December 1, 2011 for investment unit price and TSE REIT Index are indicated as 100%.

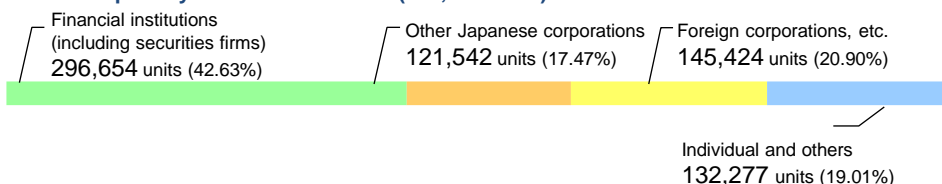
<Configuration of Investors at End of 21st Fiscal Period>

(As of May 31, 2012)

Based on number of investors (10,689 investors)



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



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

<Condition of Unitholders at End of 21st Fiscal Period>

(As of May 31, 2012)

| | Name | Units Owned (units) | Share ^(Note) (%) |
|-------|---|---------------------|-----------------------------|
| 1 | Japan Trustee Services Bank, Ltd. (trust account) | 183,255 | 26.33 |
| 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) | 39,504 | 5.67 |
| 5 | The Nomura Trust and Banking Co., Ltd. (trust account) | 32,791 | 4.71 |
| 6 | The Master Trust Bank of Japan, Ltd. (trust account) | 21,522 | 3.09 |
| 7 | NOMURA BANK (LUXEMBOURG) S.A. | 11,843 | 1.70 |
| 8 | MSREF VI RIVER SIX, LIMITED JAPAN | 8,271 | 1.18 |
| 9 | Toyo Property Co., Ltd. | 7,908 | 1.13 |
| 10 | JP MORGAN CHASE BANK 380180 | 6,138 | 0.88 |
| Total | | 496,084 | 71.28 |

(Note) Share is the ratio of investment units owned against total investment units outstanding rounded to the second decimal 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