

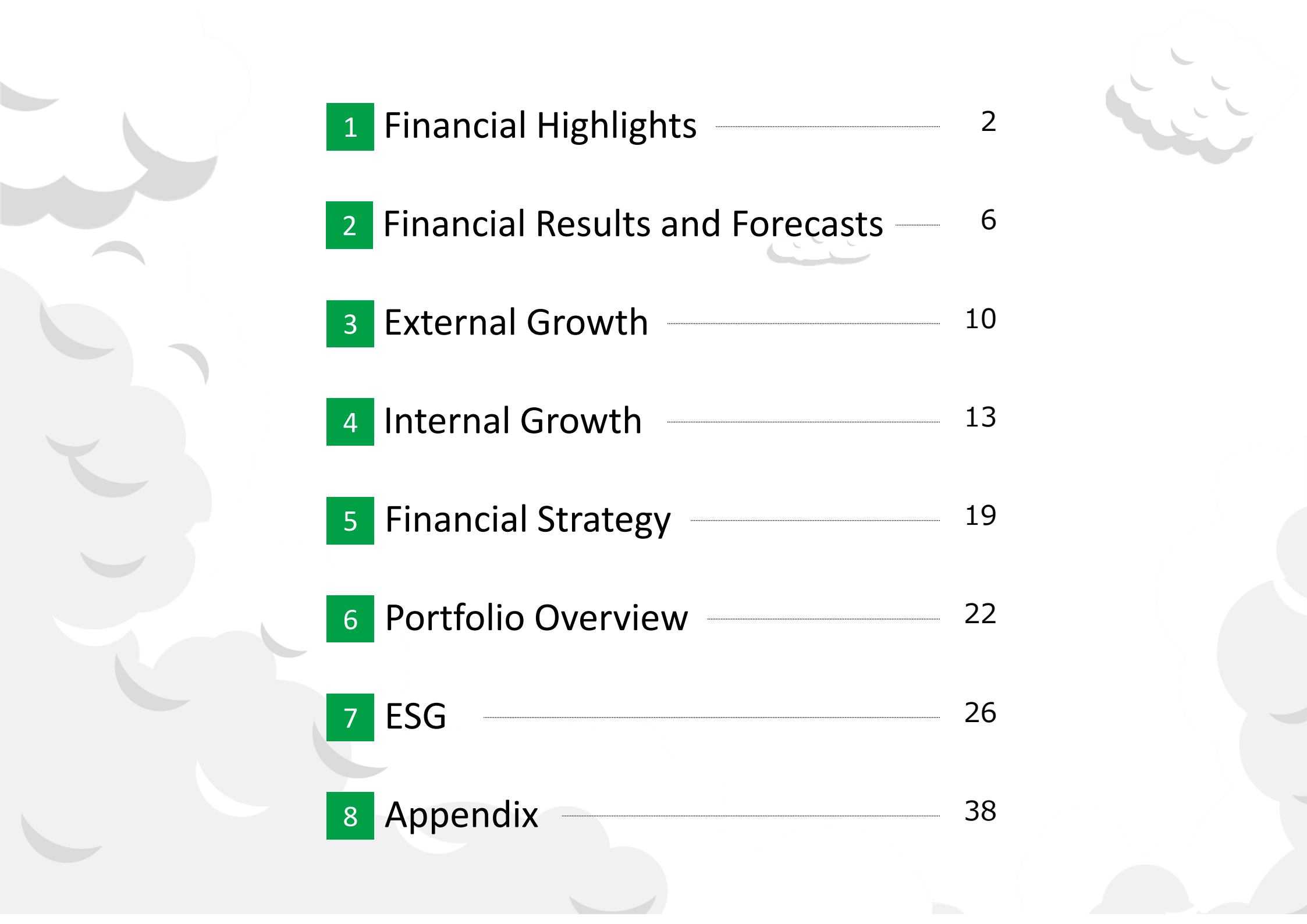
JAPAN REAL ESTATE INVESTMENT CORPORATION

Performance Review

for Fiscal Period Ended 30 September 2019



Securities Code
8952



| | | |
|---|---------------------------------------|----|
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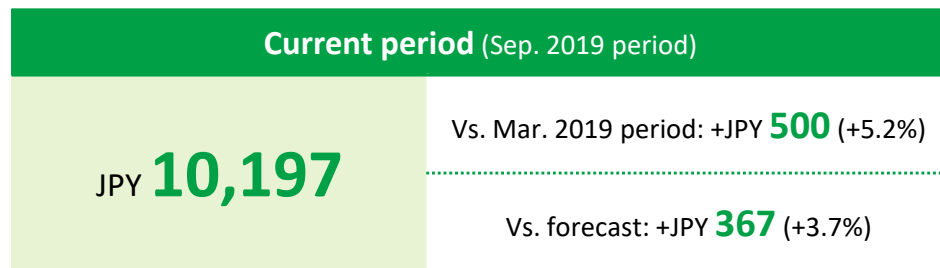
1 Financial Highlights



DPU Summary

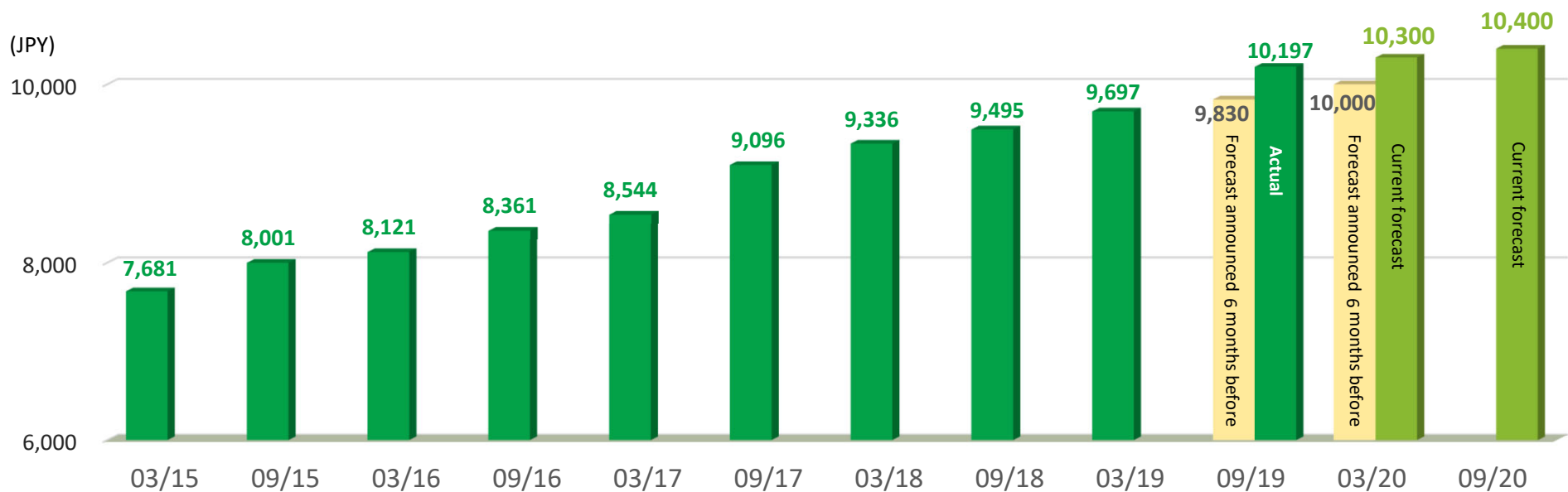
DPU continues to go up.

DPU



Trends of DPU

► DPU has been rising consistently for the 11th consecutive period.



Operating Highlights

Carried out the disposition of owned property based on the steady internal growth.

Internal Growth

- ▶ Rent revision has been positive for the 9th consecutive period.

| Tenant Turnover | Rent Revision | Occupancy Rate at the end of Sep. 2019 |
|-----------------------------|------------------------------|--|
| +JPY 9 million per month | +JPY 41 million per month | 99.3% (-0.2pt vs. Mar. 2019 period) |

Financial Strategy

- ▶ Maintaining sound financial position

| | |
|----------------------------|--|
| LTV | ▶ 40.4% (-0.1pt vs. Mar. 2019 period) |
| Average interest rate | ▶ 0.53% (-0.02pt vs. Mar. 2019 period) |
| Average maturity | ▶ 3.80 years (-0.34 years vs. Mar. 2019 period) |
| Long-term fixed debt ratio | ▶ 90.9% (-1.3pt vs. Mar. 2019 period) |

External Growth

- ▶ Divided disposition of Kawasaki Isago Building (Kawasaki City, Kanagawa) in two steps (Sep. 2019 period and Mar. 2020 period).

Disposed-of Property (Including scheduled transaction)

| | | | | |
|---|-----------------------------------|---|--|---|
| <p>Sep. 2019 period disposed of 1 property</p> | <p>Quasi-co-ownership 50%</p> | <p>Kawasaki Isago Building</p> | <p>Mar. 2020 period dispose of 1 property</p> | <p>Quasi-co-ownership 50%</p> |
| | <p>JPY 3,078 million</p> |  | | <p>JPY 3,078 million (Predetermined price)</p> |

MEMO

2 Financial Results and Forecasts



Financial Results for Sep. 2019 period

| (In millions of JPY) | | | | | |
|--|-------------------------|-------------------------|-------------|------------------------------------|----------|
| Item | Mar. 2019 period Actual | Sep. 2019 period Actual | Change | Forecast announced 6 months before | Change |
| Operating Revenues | 33,022 | 35,164 | +2,141 | 33,680 | +1,484 |
| Property-related revenues | 33,022 | 33,580 | +557 | 33,680 | (99) |
| Gain on sale of real estate property | 0 | 1,583 | +1,583 | 0 | +1,583 |
| Operating Expenses | 18,473 | 18,669 | +196 | 18,940 | (270) |
| Property-related expenses (*1) | 10,419 | 10,476 | +57 | 10,840 | (363) |
| Depreciation | 6,400 | 6,433 | +33 | 6,430 | +3 |
| Administrative expenses | 1,654 | 1,759 | +105 | 1,670 | +89 |
| (Asset management fee) | 1,296 | 1,409 | +113 | 1,300 | +109 |
| NOI (*2) | 22,603 | 23,104 | +500 | 22,840 | +264 |
| Property-related profits and losses (*2) | 16,202 | 16,670 | +467 | 16,410 | +260 |
| Operating Profit | 14,548 | 16,494 | +1,945 | 14,740 | +1,754 |
| Non-operating income | 5 | 13 | +7 | 10 | +3 |
| Non-operating expenses | 1,112 | 1,116 | +4 | 1,120 | (3) |
| (Interest expenses) | 1,068 | 1,071 | +3 | 1,070 | +1 |
| Ordinary Profit | 13,441 | 15,390 | +1,949 | 13,630 | +1,760 |
| Profit | 13,431 | 14,945 | +1,514 | 13,620 | +1,325 |
| Reserve, etc. | (1) | 820 | +821 | 0 | +820 |
| Total dividends | 13,432 | 14,124 | +692 | 13,620 | +504 |
| Units outstanding | 1,385,210 units | 1,385,210 units | 0 units | 1,385,210 units | 0 units |
| DPU | JPY 9,697 | JPY 10,197 | +JPY 500 | JPY 9,830 | +JPY 367 |
| NAV per unit | JPY 544,768 | JPY 567,928 | +JPY 23,160 | | |
| Occupancy rate at period-end | 99.5% | 99.3% | (0.2)% | 99.0% | +0.3% |

*1 Excluding depreciation *2 Excluding gain on sales of real estate properties

Reasons for change vs. Mar. 2019 period Actual (In millions of JPY)

| | |
|---|--------|
| Operating revenues | |
| ● Existing properties | +368 |
| Rent | +564 |
| Cancellation charges / Cash receipt in lieu of reinstatement cost | (164) |
| ● 2 acquired properties (During Mar. 2019 period) | +188 |
| ● Gain on sale | +1,583 |
| Operating expenses | |
| ● Existing properties | +1 |
| Repairing expenses | (216) |
| Land and building taxes | +234 |
| ● 2 acquired properties (During Mar. 2019 period) | +88 |

Reasons for change vs. forecasts (In millions of JPY)

| | |
|---|--------|
| Operating revenues | |
| ● Existing properties and 2 acquired properties (During Mar. 2019 period) | (99) |
| Utilities | (128) |
| ● Gain on sale | +1,583 |
| Operating expenses | |
| ● Existing properties and 2 acquired properties (During Mar. 2019 period) | (360) |
| Utilities expenses | (179) |
| Repairing expenses | (172) |

Financial Forecasts for Mar. 2020 period and Sep. 2020 period

(In millions of JPY)

| Item | Sep. 2019 period Actual | Mar. 2020 period Forecasts | Change | Sep. 2020 period Forecasts | Change |
|--|----------------------------|-------------------------------|----------|-------------------------------|----------|
| Operating Revenues | 35,164 | 35,240 | +75 | 34,130 | (1,110) |
| Property-related revenues | 33,580 | 33,640 | +59 | 34,130 | +490 |
| Gain on sale of real estate property | 1,583 | 1,590 | +6 | 0 | (1,590) |
| Operating Expenses | 18,669 | 18,660 | (9) | 18,720 | +60 |
| Property-related expenses (*1) | 10,476 | 10,510 | +33 | 10,690 | +180 |
| Depreciation | 6,433 | 6,370 | (63) | 6,320 | (50) |
| Administrative expenses | 1,759 | 1,760 | 0 | 1,700 | (60) |
| (Asset management fee) | 1,409 | 1,390 | (19) | 1,330 | (60) |
| NOI (*2) | 23,104 | 23,120 | +15 | 23,430 | +310 |
| Property-related profits and losses (*2) | 16,670 | 16,750 | +79 | 17,110 | +360 |
| Operating Profit | 16,494 | 16,580 | +85 | 15,410 | (1,170) |
| Non-operating income | 13 | 0 | (13) | 10 | +10 |
| Non-operating expenses | 1,116 | 1,030 | (86) | 1,000 | (30) |
| (Interest expenses) | 1,071 | 980 | (91) | 950 | (30) |
| Ordinary Profit | 15,390 | 15,540 | +149 | 14,420 | (1,120) |
| Profit | 14,945 | 15,090 | +144 | 14,410 | (680) |
| Reserve, etc. | 820 | 820 | 0 | 0 | (820) |
| Total dividends | 14,124 | 14,270 | +145 | 14,410 | +140 |
| Units outstanding | 1,385,210 units | 1,385,210 units | 0 units | 1,385,210 units | 0 units |
| DPU | JPY 10,197 | JPY 10,300 | +JPY 103 | JPY 10,400 | +JPY 100 |
| NAV per unit | JPY 567,928 | | | | |
| Occupancy rate at period-end | 99.3% | 99.7% | +0.4% | | |

Reasons for change during Mar. 2020 period (In millions of JPY)

| | |
|-------------------------------|-------|
| Operating revenues | |
| ● Existing properties | +189 |
| Rent | +311 |
| Utilities | (89) |
| ● Disposed-of property | (130) |
| Operating expenses | |
| ● Existing properties | +33 |
| Utilities expenses | (183) |
| Repairing expenses | +135 |
| ● Disposed-of property | (63) |
| Non-operating expenses | |
| ● Interest expenses | (91) |

Reasons for change during Sep. 2020 period (In millions of JPY)

| | |
|-------------------------------|---------|
| Operating revenues | |
| ● Existing properties | +520 |
| Rent | +430 |
| Utilities | +110 |
| ● Disposed-of property | (30) |
| ● Gain on sale | (1,590) |
| Operating expenses | |
| ● Existing properties | +160 |
| Utilities expenses | +220 |
| ● Disposed-of property | (20) |
| Non-operating expenses | |
| ● Interest expenses | (30) |

*1 Excluding depreciation *2 Excluding gain on sales of real estate properties

Balance Sheets as of 30 Sep. 2019

| | As of 31 Mar. 2019 | As of 30 Sep. 2019 | Change |
|--|-----------------------|-----------------------|----------------|
| Assets | | | |
| I Current assets | | | |
| Cash and deposits | 24,382 | 33,604 | 9,221 |
| Other current assets | 734 | 677 | (57) |
| Total current assets | 25,117 | 34,282 | 9,164 |
| II Non-current assets | | | |
| Property, plant and equipment | | | |
| Buildings (including those held in trust) | 357,380 | 357,801 | 420 |
| Structures (including those held in trust) | 3,984 | 3,978 | (6) |
| Machinery and equipment (including those held in trust) | 4,954 | 4,941 | (13) |
| Land (including those held in trust) | 689,157 | 688,451 | (706) |
| Accumulated depreciation | (127,367) | (133,284) | (5,916) |
| Total property, plant and equipment | 928,109 | 921,888 | (6,221) |
| Intangible assets | | | |
| Leasehold rights, etc. (including those held in trust) | 6,955 | 6,937 | (17) |
| Total intangible assets | 6,955 | 6,937 | (17) |
| Investments and other assets | | | |
| Investment securities | 577 | 577 | 0 |
| Long-term prepaid expenses, etc. | 2,830 | 2,626 | (204) |
| Total investments and other assets | 3,408 | 3,203 | (204) |
| Total non-current assets | 938,473 | 932,029 | (6,443) |
| III Deferred assets | | | |
| Investment corporation bond issuance costs | 85 | 78 | (7) |
| Total deferred assets | 85 | 78 | (7) |
| Total assets | 963,676 | 966,390 | 2,713 |

(In millions of JPY)

| | As of 31 Mar. 2019 | As of 30 Sep. 2019 | Change |
|--|-----------------------|-----------------------|----------------|
| Liabilities | | | |
| I Current liabilities | | | |
| Short-term loans payable | 8,500 | 13,500 | 5,000 |
| Current portion of long-term loans payable | 49,000 | 46,500 | (2,500) |
| Advances received | 3,338 | 3,295 | (42) |
| Other current liabilities | 4,589 | 4,840 | 250 |
| Total current liabilities | 65,428 | 68,135 | 2,707 |
| II Non-current liabilities | | | |
| Investment corporation bonds | 32,993 | 32,993 | 0 |
| Long-term loans payable | 299,500 | 297,000 | (2,500) |
| Deposits received from tenants | 53,863 | 54,419 | 555 |
| Other non-current liabilities | 634 | 1,071 | 437 |
| Total non-current liabilities | 386,991 | 385,484 | (1,507) |
| Total liabilities | 452,419 | 453,620 | 1,200 |
| Net assets | | | |
| Unitholders' capital | 497,241 | 497,241 | 0 |
| Voluntary retained earnings | 550 | 548 | (2) |
| Unappropriated retained earnings | 13,465 | 14,980 | 1,515 |
| Total net assets | 511,256 | 512,770 | 1,513 |
| Total liabilities and net assets | 963,676 | 966,390 | 2,713 |

(Note)

The balance of the internal reserves including reserve for reduction entry: JPY 2,127 million

3 External Growth

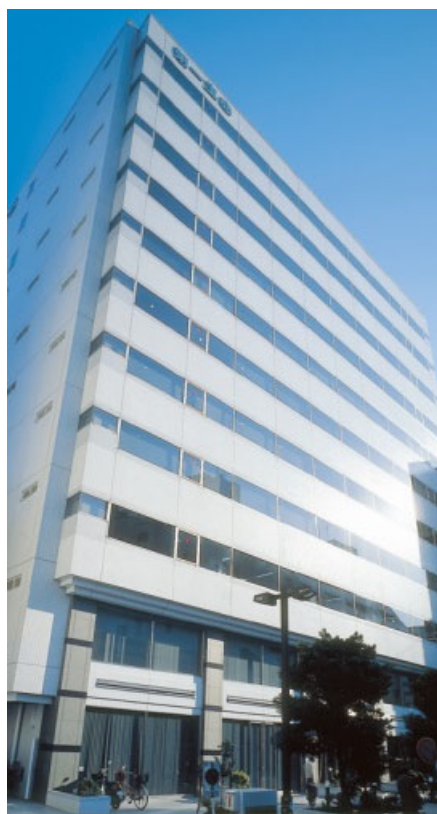


Disposed-of Property

Implemented property replacement, taking into consideration the market conditions, that will lead to the improvements of the portfolio.

Kawasaki Isago Building

- ▶ Record a gain on the disposition over the two consecutive fiscal periods, the September 2019 period and the March 2020 period, by dividing the disposition into two separate transactions in order to level dividends.



| Transaction summary | |
|---|---|
| Sep. 2019 period | Mar. 2020 period |
| Disposition price JPY 3,078 million | Disposition price (predetermined) JPY 3,078 million |
| Appraisal value JPY 1,590 million | Appraisal value JPY 1,590 million |
| Book value JPY 1,423 million | Estimated book value JPY 1,417 million |
| Date of transfer 30 September 2019 | Date of transfer (scheduled) 20 December 2019 |
| Buyer | Undisclosed |

Property summary

| | | |
|-------------------|------------|----------------------------|
| Location | | Kawasaki-ku, Kawasaki City |
| Area | <Land> | 1,594 m ² |
| | <Building> | 9,623 m ² |
| Completion | | December 1990 |
| Net rentable area | | 6,831 m ² |
| Occupancy rate | | 100.0% |

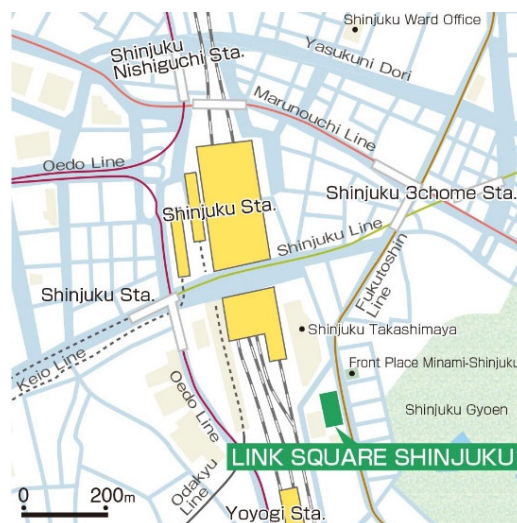
(Reference) Completion of LINK SQUARE SHINJUKU



The redevelopment building close to Shinjuku Station was completed. JRE owns part of its land with leasehold interest, and also the preferential negotiation rights to purchase of the corresponding part of the building. (Around 37%)



LINK SQUARE SHINJUKU



Property summary

| | | |
|------------|------------|---|
| Location | | Shibuya-ku, Tokyo |
| Area | <Land> | 4,138㎡ |
| | <Building> | 43,760㎡ |
| Completion | | August 2019 |
| Access | | Five minutes' walk from Shinjuku Station (Walkway of direct connection from Shinjuku Station) |
| Owners | | <ul style="list-style-type: none">• Mitsubishi Estate Co., Ltd.• Nippon Flour Mills Co., Ltd.• JRE (Part of its land with leasehold interest) |

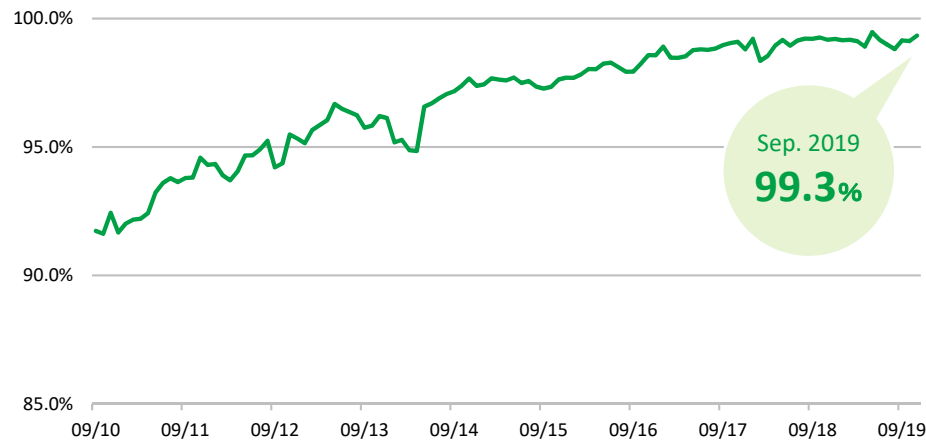
4 Internal Growth



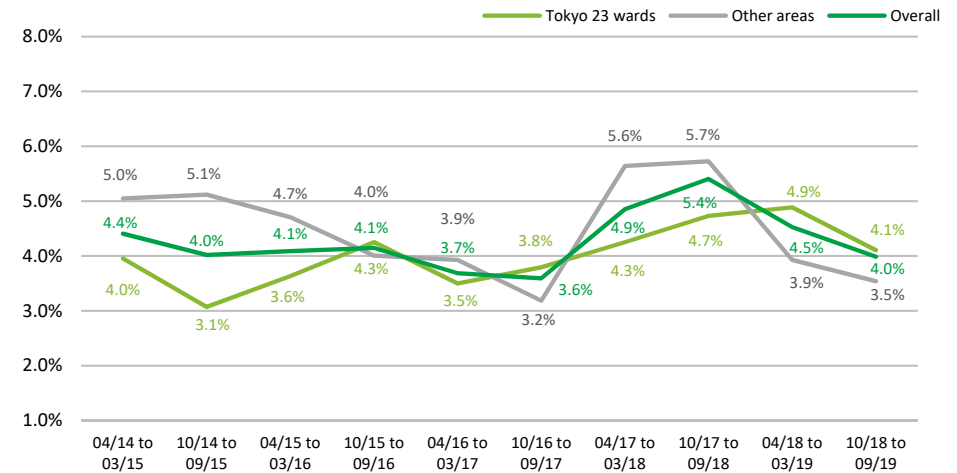
Trends in Occupancy Rates and Turnover Rates

A certain amount of tenant replacement contributed to increase unit rents.

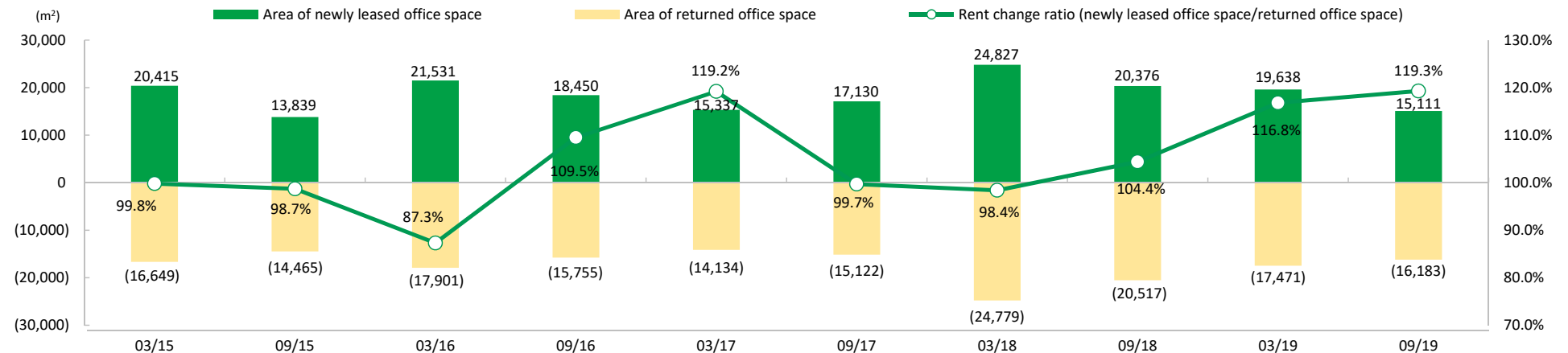
Portfolio Occupancy Rate



Ratio of Tenant Turnover



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

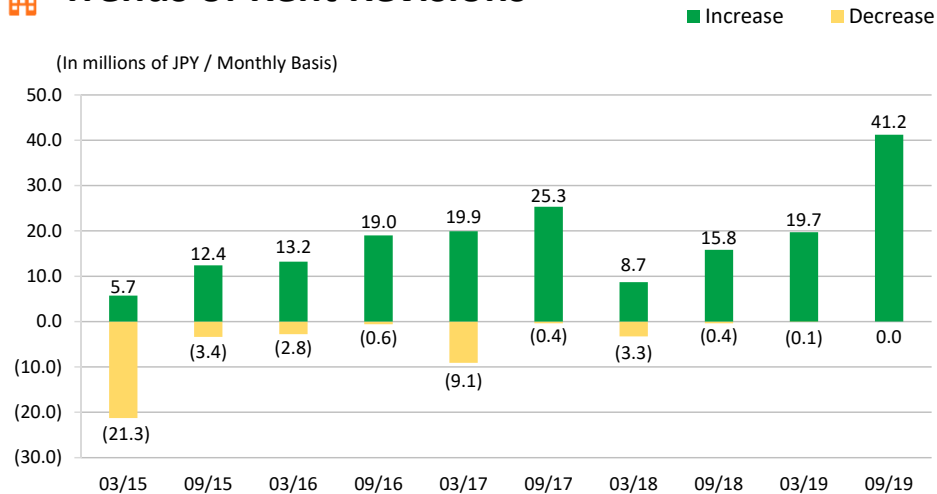


Overview of Rent Revisions

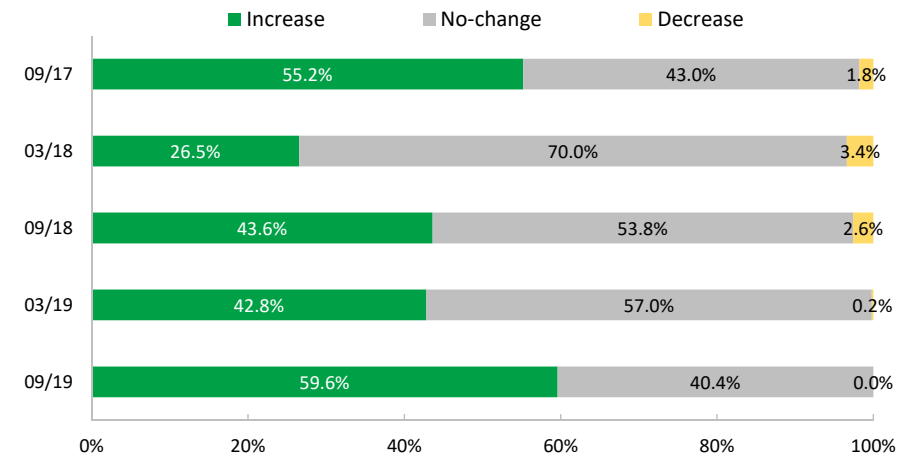
Achieved rent increase that considerably exceeded the previous period's.



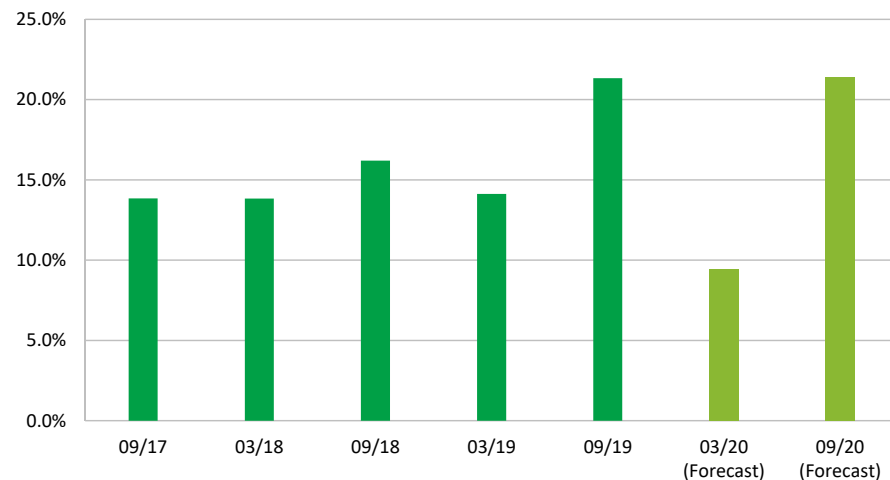
Trends of Rent Revisions



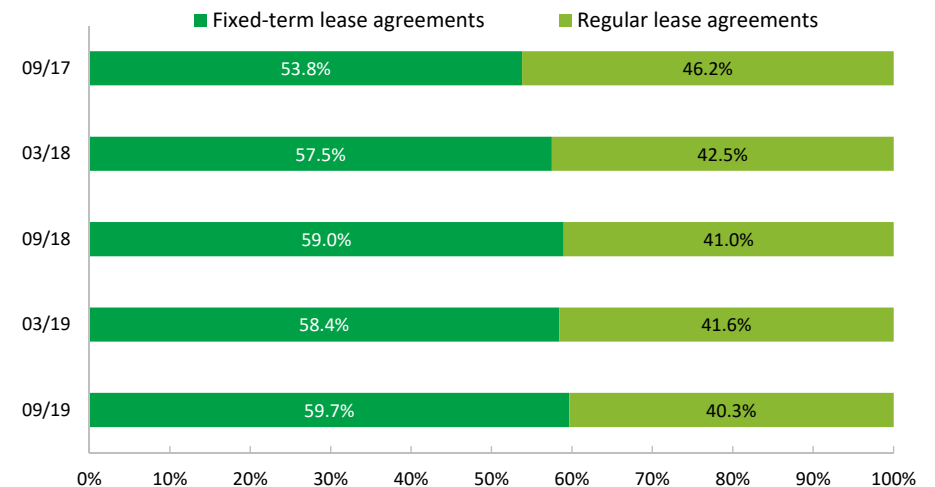
Changes in Rent upon Rent Revisions (Monthly Rent Basis)



Percentages of Contracts Subject to Rent Revision (Monthly Rent Basis)



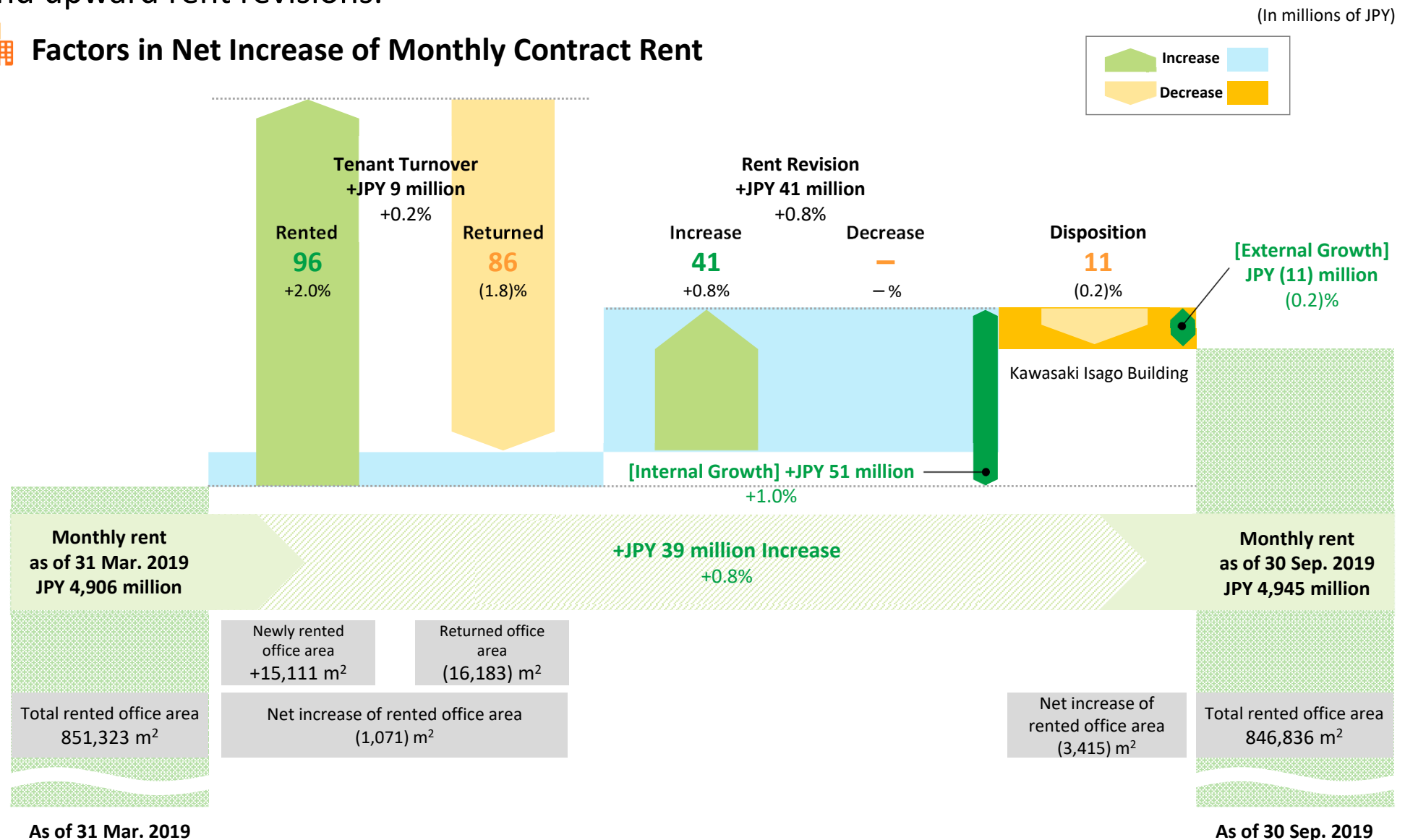
Breakdown of Lease Types (Monthly Rent Basis)



Net Increase of Monthly Contract Rent

Thanks to the strong demands, achieved steady internal growth through tenant replacements and upward rent revisions.

Factors in Net Increase of Monthly Contract Rent



*Data for residential portions are excluded.

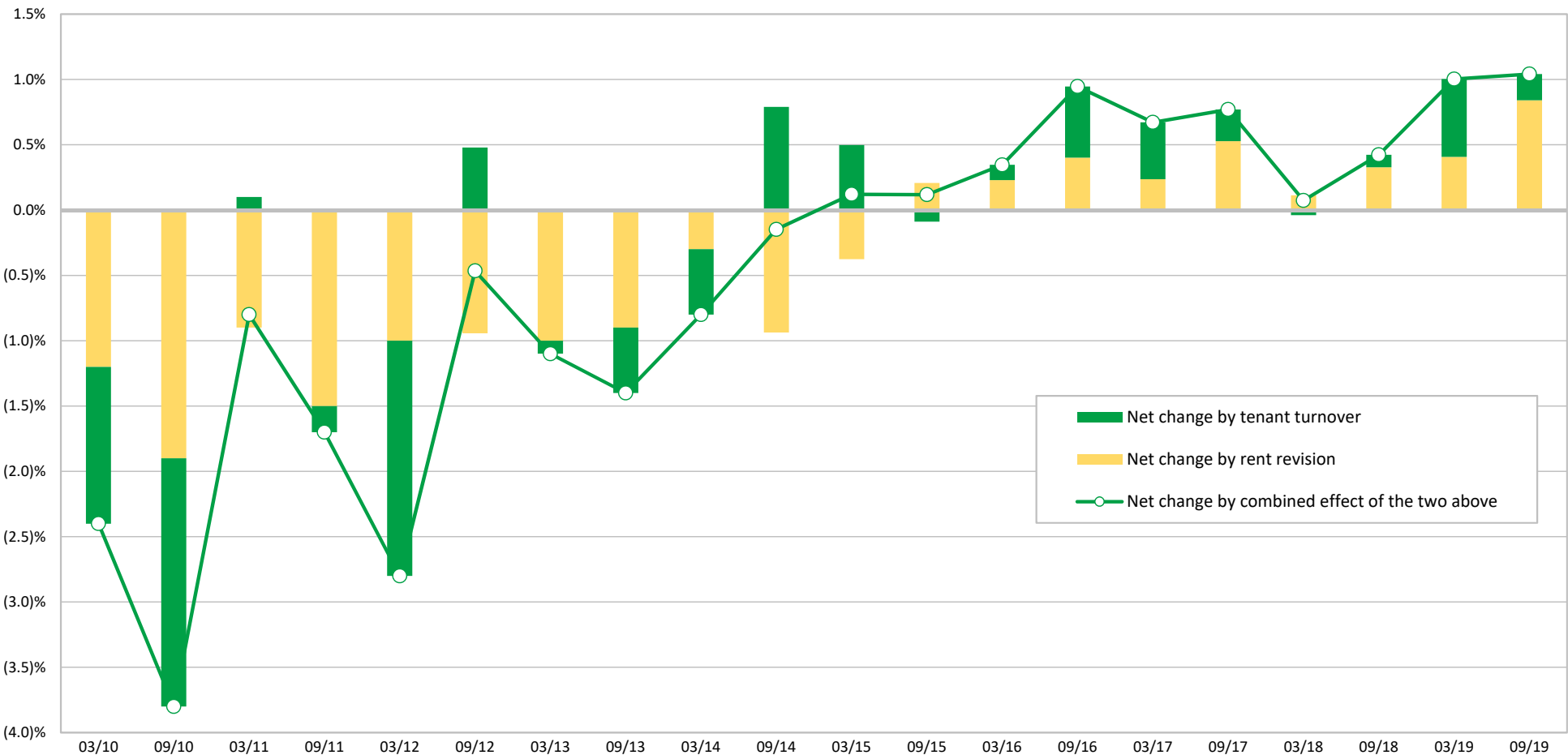


Trend of Net Change of Monthly Contract Rent due to Internal Growth



Trend of Net Change due to Tenant Turnover and Rent Revision

► Monthly contract rent comprised of tenant turnover and rent revision has been rising consistently for the 10th consecutive period.



* Representing the period-on-period rate of change in the total monthly contract rent through the portfolio (Including common service charges and excluding residential ones).

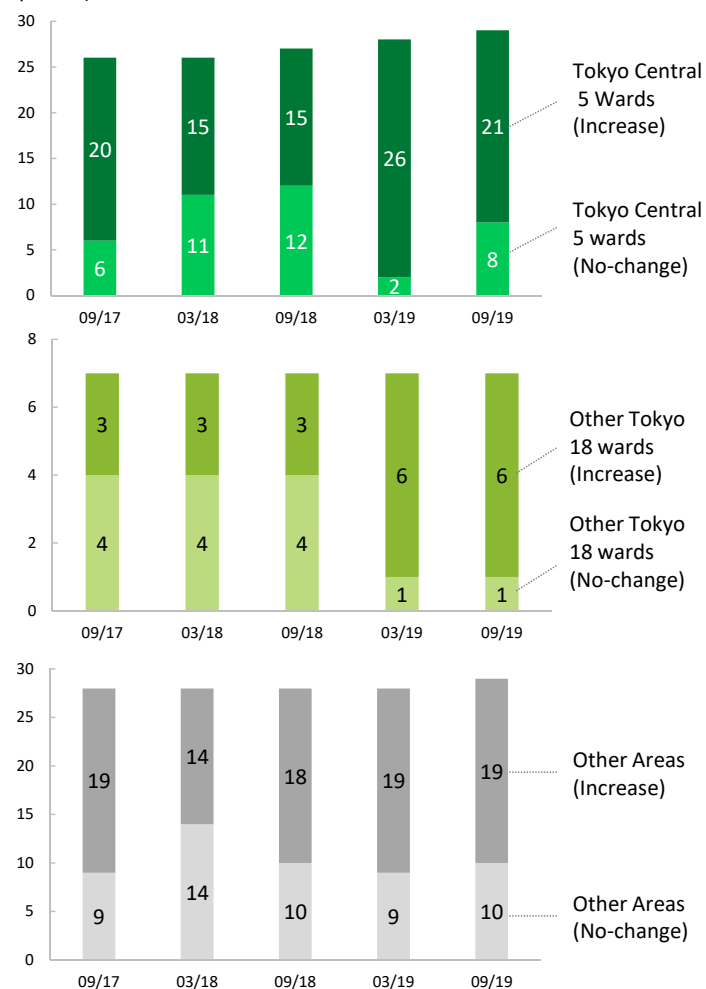
Trends in Market Rent and Rent Gap

Ongoing negative rent gap due to increase in market rent

Market Rent of the Portfolio

Increases in 46 out of 65 properties

(Properties)



Rent Gap

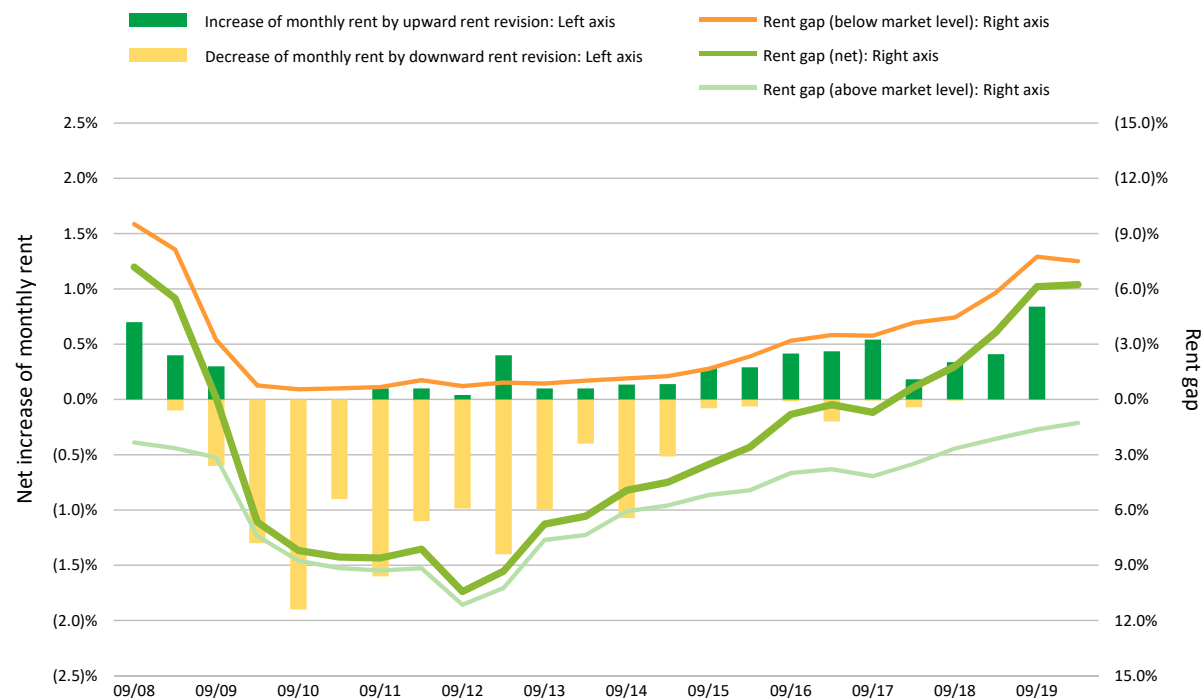
Rent gap favourably widened by increase in market rent

Rent Gap

Monthly basis JPY (307) million

Gap ratio (6.2)% (Below market level)

Trends of Rent Gap



*Excluding lease agreements in which revenues are fixed more than 1 year from the beginning of each period under fixed-term lease agreement.

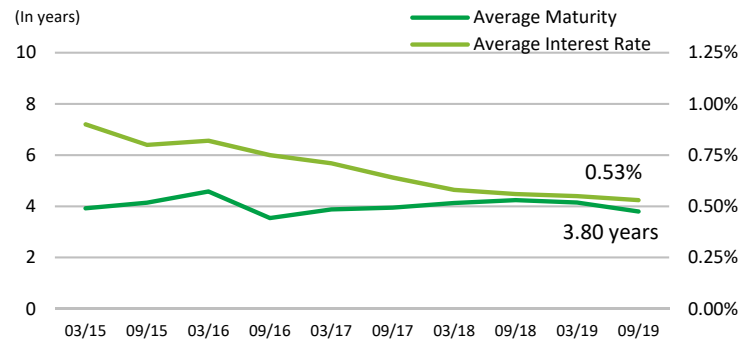
5 Financial Strategy



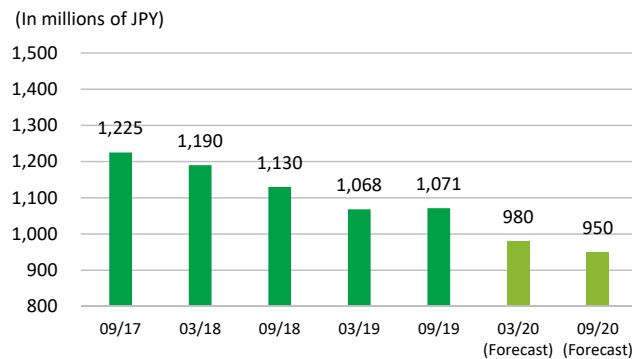
Summary of Debts (1)

Under the low interest rate environment, kept reducing interest costs through refinancing.

Average Interest Rate and Maturity



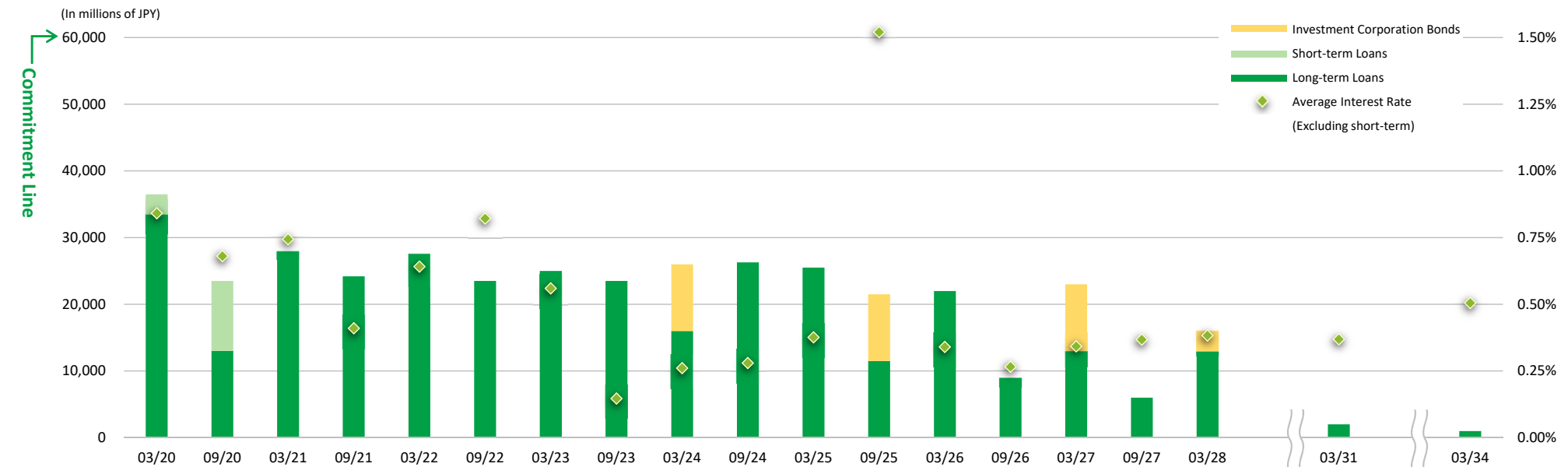
Interest Expense



Borrowings

| Lender | Start of loan period | Amount of loan | Interest rate | Borrowing period |
|-------------------------------------|----------------------|-------------------|---------------|------------------|
| Sumitomo Mitsui Trust Bank, Limited | 29 May 2019 | JPY 5,000 million | 0.075% | 5 years |
| Sumitomo Mitsui Trust Bank, Limited | 26 September 2019 | JPY 5,500 million | 0.105% | 5 years |

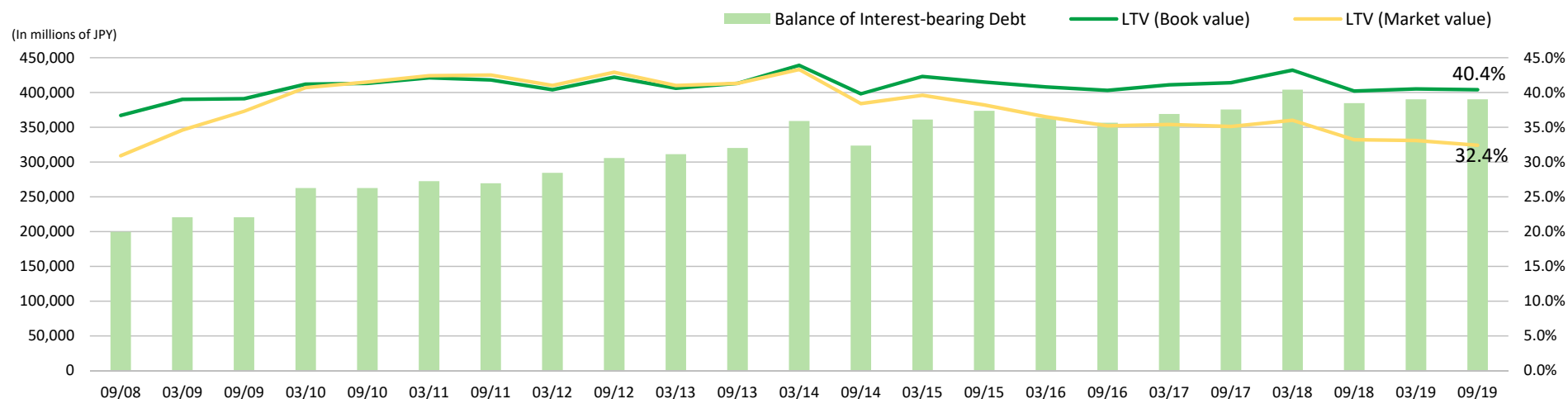
Diversification of Repayment Dates



Summary of Debts (2)

Maintaining sound financial position.

Balance of Interest-bearing Debt and LTV



Breakdown of Debts

| | EOB (In millions of JPY) | % |
|--|-----------------------------|---------------|
| Short-term loans | 13,500 | 3.5% |
| Long-term loans (Variable interest) | 22,000 | 5.6% |
| Long-term loans (Fixed interest) | 321,500 | 82.4% |
| Investment corporation bonds | 32,993 | 8.5% |
| Total | 389,993 | 100.0% |

Ratio of long-term loans
96.5%

Ratio of loans with fixed interest rate
90.9%

JRE's Credit Ratings

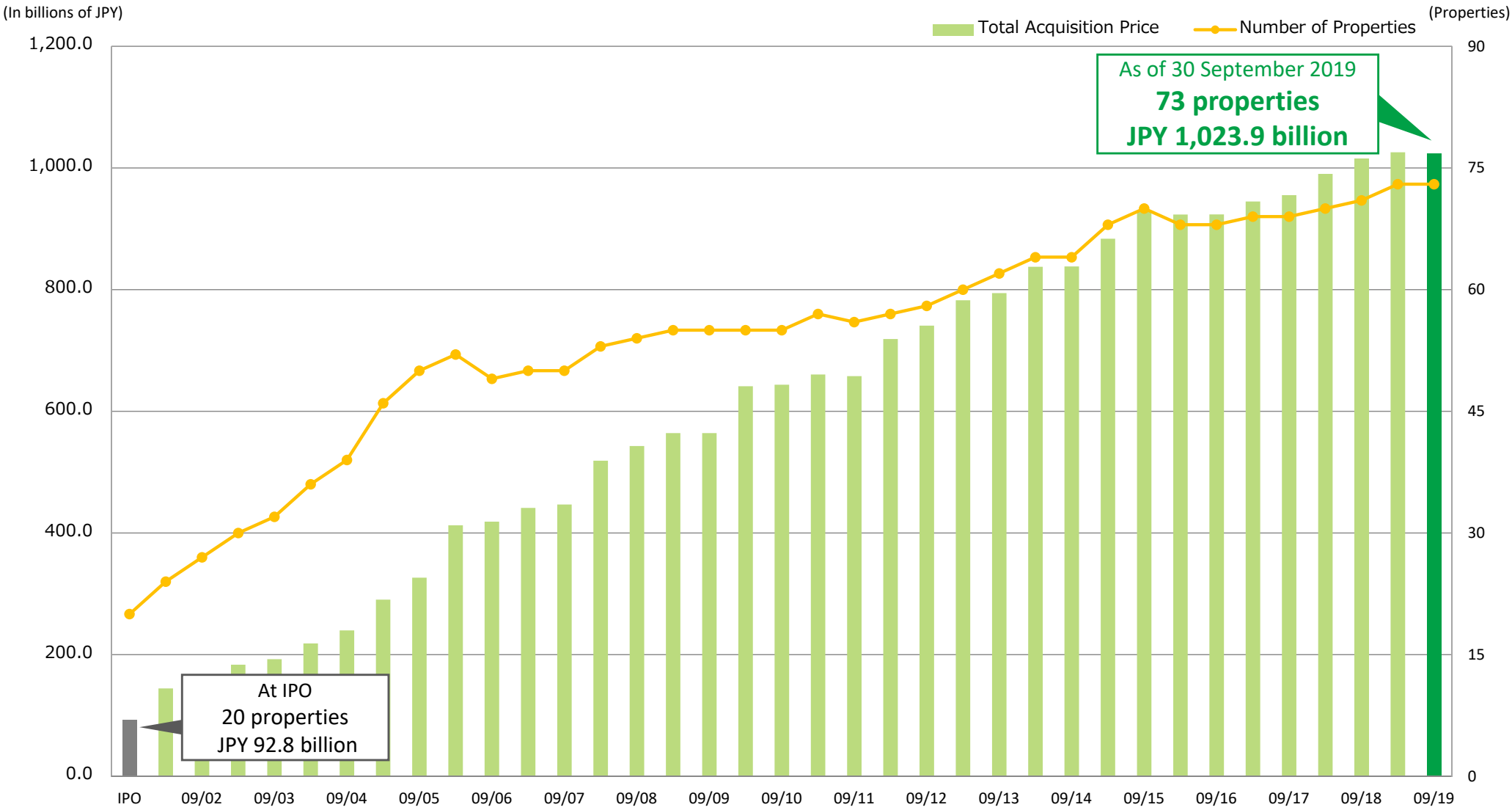
| | Rating | Outlook |
|---------|--------|---------|
| S&P | A+ | Stable |
| Moody's | A1 | Stable |
| R&I | AA | Stable |

6 Portfolio Overview



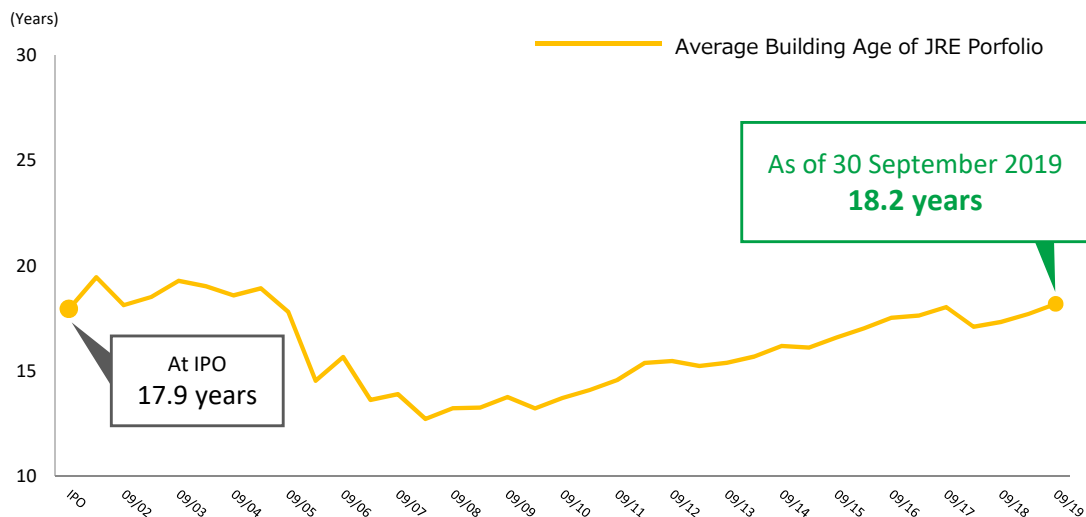


Historical Asset Size

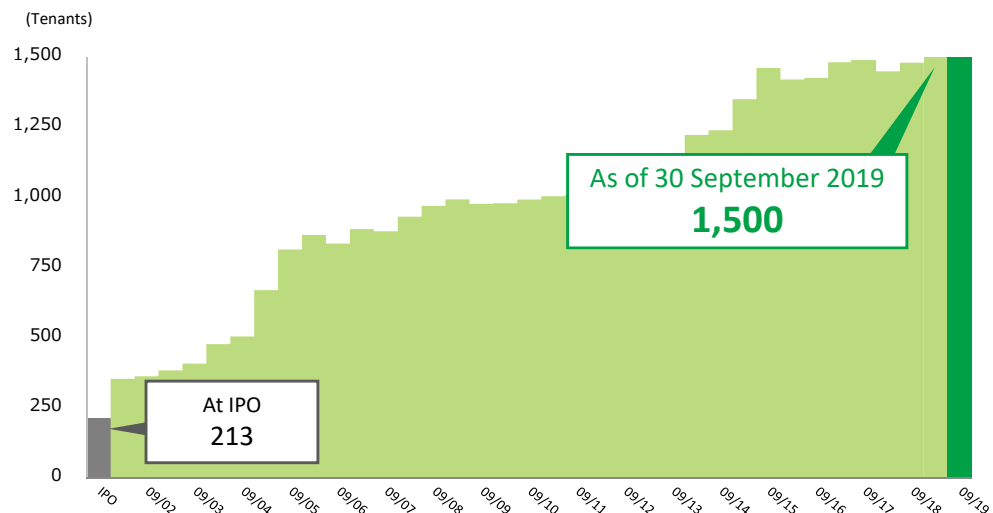


Building Age and Diversification

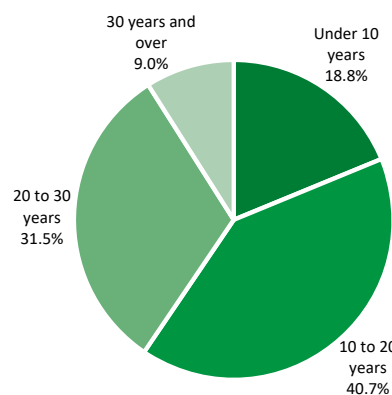
Trends of Building Age



Number of Tenants

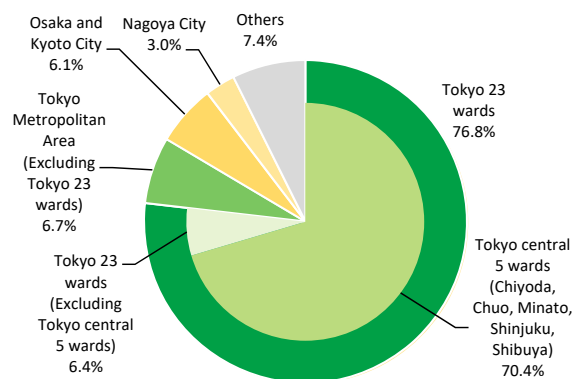


Building Age



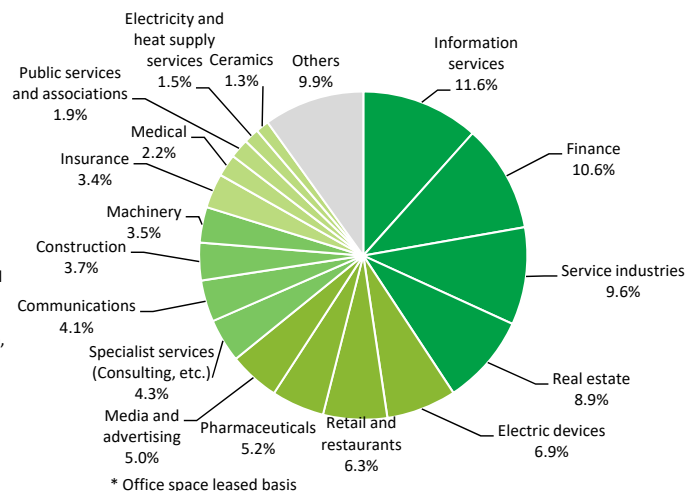
* Acquisition price basis

Geographic Diversification



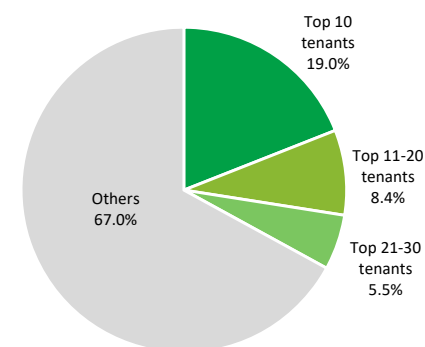
* Acquisition price basis
* Tokyo metropolitan area represents Tokyo, Saitama, Chiba and Kanagawa prefectures.

Tenant Diversification



* Office space leased basis

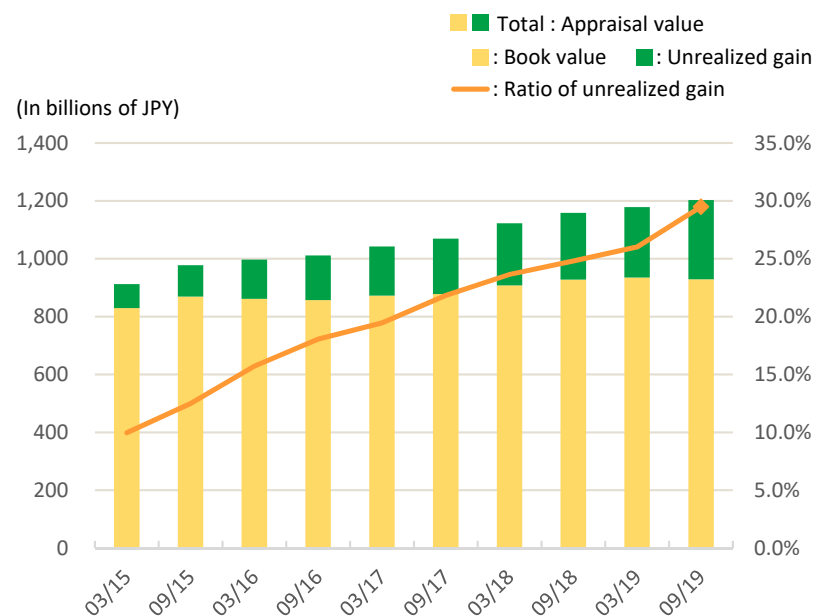
Percentage of Major Tenants



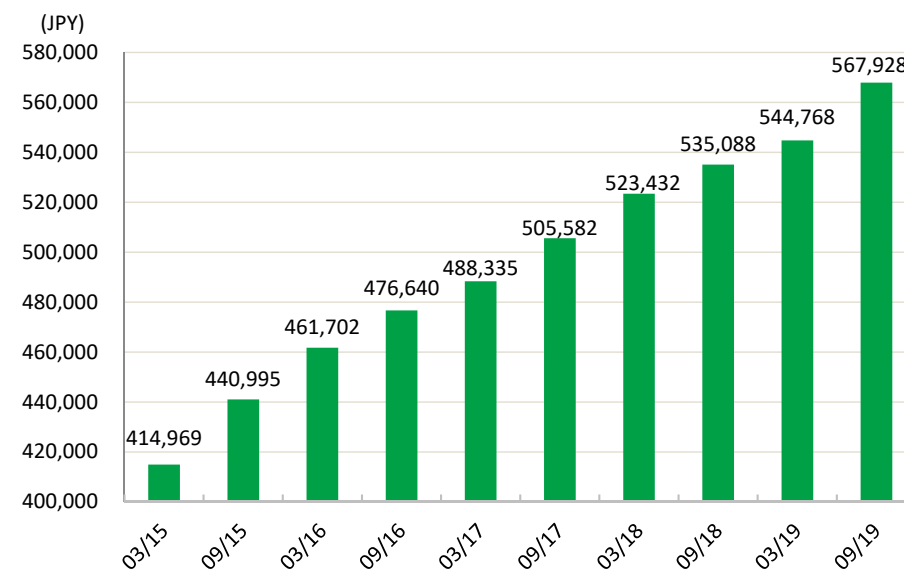
* Office space leased basis

Trends of Appraisal Value, Unrealized Gain and NAV per unit

Appraisal Value and Unrealized Gain



NAV per unit



Recent Appraisal Values, Unrealized Gains, and Ratio of Unrealized Gains for Period-end

| | Mar. 2019 | Sep. 2019 | Change |
|--------------------------|---------------------|---------------------|-------------------|
| Appraisal value | JPY 1,178.4 billion | JPY 1,202.7 billion | +JPY 24.3 billion |
| Unrealized gain | JPY 243.3 billion | JPY 273.9 billion | +JPY 30.5 billion |
| Ratio of unrealized gain | 26.0% | 29.5% | +3.5pt |

7 ESG



International Initiatives

Signatory to International Initiatives

United Nation's Principles for Responsible Investment (PRI)

Became signatory in August 2018

Signatory of:



- ▶ Japan Real Estate Asset Management Co., Ltd. (JRE-AM) reported on the status of its ESG integration practice and has received the assessment result as below.

Strategy & Governance

➤ **A+**
(Highest rating)

Property

➤ **A**

United Nations Environment Programme Finance Initiative (UNEP FI)

Became signatory in August 2018



United Nations Global Compact (UNGC)

Became Signatory in April 2018*



*Mitsubishi Estate Co., Ltd., JRE-AM's parent company became a signatory of the UNGC. Accordingly, JRE-AM has participated in this initiative as a member of Mitsubishi Estate Group.

ESG Information Disclosure Framework / GRI Content Index

- ▶ We disclose ESG-related information on our website in reference to GRI (Global Reporting Initiatives) Standards.
- Also we update materials for financial results on our website in a timely manner.



External Evaluation and Certifications

Commitment to GRESB

- ▶ Received Green Star and 5 Stars, the highest evaluation for the GRESB Real Estate Assessment

| | |
|-------------------------|------------------------------|
| GRESB Rating | > 5 Stars |
| GRESB Public Disclosure | > A |
| GRESB Membership | > Benchmark Committee Member |



Participation in the CDP's Climate Change Program

- ▶ Received the "B" in the 2018 Carbon Disclosure Project (CDP) Climate Change Program



Support for the TCFD Recommendations

- ▶ Become the first J-REIT to express its support for the Task Force on Climate-related Financial Disclosure (TCFD) recommendations, established by Financial Stability Board (FSB).



DBJ Green Building Certification

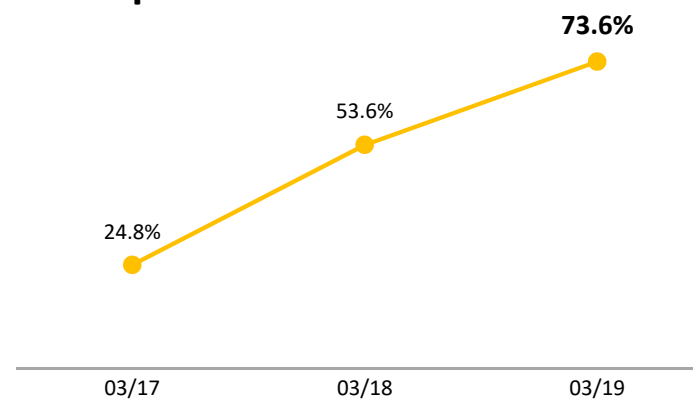


| Evaluation | Property name | | | | | |
|------------|--|--|---|---|---|---|
| ★★★★★ |  |  |  |  |  |  |
| | • Otemachi Financial City North Tower | • Mitsubishi UFJ Trust and Banking Building | • Harumi Front | • Shiodome Building | • Shinjuku Eastside Square | • Shinjuku Front Tower |
| ★★★★ | • Kitanomaru Square • Front Place Nihonbashi • Harumi Center Building • Akasaka Park Building • Tamachi Front Building | • Tokyo Opera City Building • TIXTOWER UENO • Osaki Front Tower • MM Park Building • Queen's Tower A | • 8・3 Square Kita Building • Higashi Nibancho Square • AER • Kanazawa Park Building • Nagoya Hirokoji Place | • Nagoya Hirokoji Building • Amagasaki Front Building | | |
| ★★★ | • Ginza 1Chome East Building • Shiba 2Chome Daimon Building | • Kanazawa Kamitsutsumicho Building • Nishiki Park Building | • Shijo Karasuma Center Building • Shin-Fujita Building | • Midosuji Daiwa Building • NHK Hiroshima Broadcasting Center Building | | |
| ★★ | • Yoyogi 1Chome Building | • Umeda Square Building | | | | |

BELS Certification

| Evaluation | Property name | |
|------------|--|---|
| ★★★ | • Front Place Nihonbashi | • Amagasaki Front Building |
| ★★ | • Kitanomaru Square • Harumi Front | • Harumi Center Building • Shijo Karasuma Center Building |
| ★ | • Ginza 1Chome East Building • Tamachi Front Building • TIXTOWER UENO • Osaki Front Tower | • 8・3 Square Kita Building • Higashi Nibancho Square • Kanazawa Kamitsutsumicho Building • Nagoya Hirokoji Place |

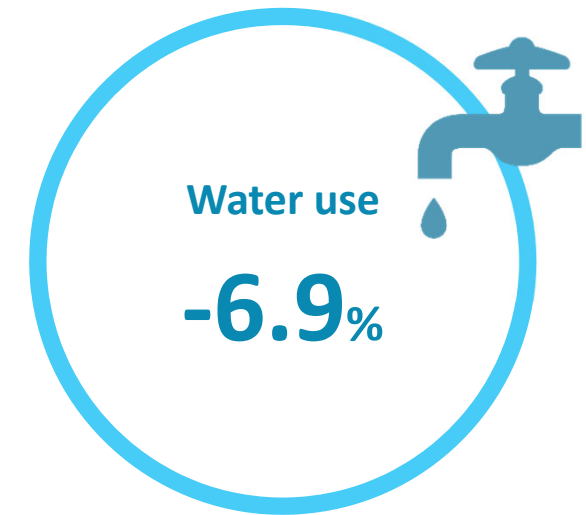
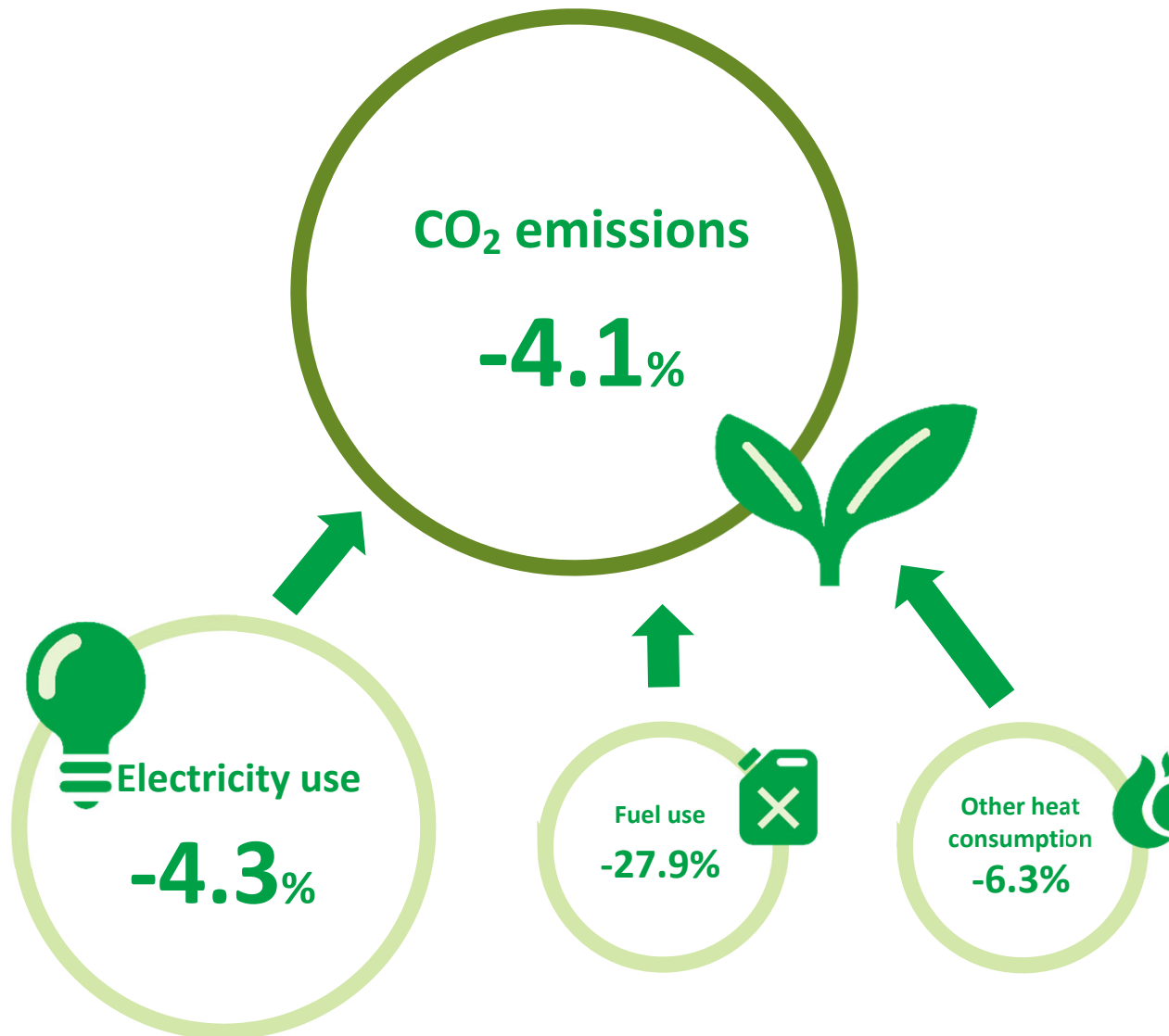
Green Building-certified Properties in the portfolio



* Acquisition price basis

Environmental Measures

Energy Performance Results (% change based on intensity)



- Intensity: FY2018 vs. FY2013 (baseline year)
- The figures have been given assurance by a third party organization (Ernst & Young ShinNihon LLC)

Social Responsibility (1)

Sustainability Guide to Promote Owner and Tenant Collaboration

- ▶ Japan Real Estate Investment Corporation (JRE) has created Sustainability Guide and distributed them to our tenants aiming to promote close collaboration between the owner and tenants.

Sustainability Guide

This Sustainability Guide provides tenants various tips on what they can do in the office, mainly from the viewpoints of the “environment” and “tenant well-being”.

We will team up with our tenants and endeavor to co-create a sustainable society with them.

<Contents>

- Toward a Sustainable Society
- Our Thoughts
- Case1 Example of a Large-scale Office
- Case2 Example of a Small- and Medium-sized Office
- Case3 Creating New Spaces in the Current Office
- What We Can Do Now



Check out this link for the Sustainability Guide

https://www.j-re.co.jp/assets/pdf/en-sustainability_guide.pdf

QR code



Social Responsibility (2)

Improving Tenant Satisfaction

- ▶ JRE regularly conducts tenant satisfaction surveys aiming to improve operation and management of the buildings. In addition, JRE has been proactively implementing measures for the safety and health of tenants.

For Ginza Sanwa Building, JRE conducted a tenant satisfaction survey to check their level of satisfaction with the building and its operation. Based on the results, we renovated the common areas including the entrance hall.



- Formulation of the earthquake damage identification criteria
- Introduction of an earthquake damage identification system/tool
- Establishment of a system to check and share information about the damage caused by earthquakes
- Establishment of the guidelines on evacuation judgment
- Establishment of the guidelines on actions to be taken for stranded commuters in the event of disaster
- Organization of a disaster control council and implementation of disaster control and firefighting drills
- Implementation of indoor air quality measurement and pest control for tenant spaces
- Installation of automated external defibrillators (AEDs)

Relationship with Local Communities

- ▶ JRE has been participating in a range of activities to contribute to local society.

- Contribution to urban development (participation in various committees on urban development)
- Local contribution in the event of a disaster (establishment of a system to host stranded commuters in the event of a disaster, participation in disaster controls drills)
- Support for local events, local group activities, and artistic and cultural activities (support a local summer festival, regularly hold local music events at the open spaces and common areas)
- Contribution to the local environment and community health (provide a space for “community cycles” and a space to conduct blood donation activities)

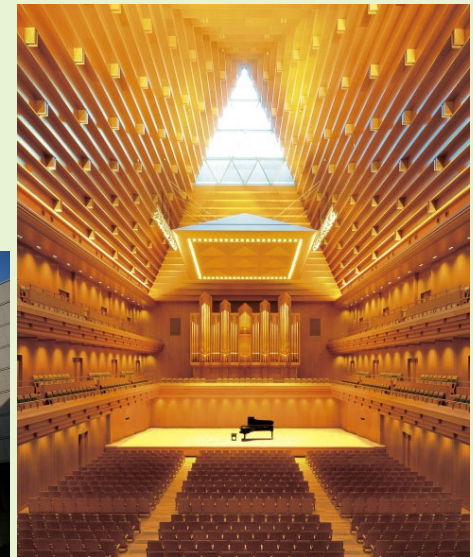


Contribution to Artistic and Cultural Activities

- ▶ JRE has been supporting Tokyo Opera City Cultural Foundation.

Tokyo Opera City Concert Hall ▶

▼ Tokyo Opera City Art Gallery



Social Responsibility (3)

Employee Engagement

- ▶ JRE-AM, as an asset management company of JRE, strives to secure and develop specialists with extensive expertise in asset management as well as improve employee health & well-being.

Human Capital Development

Talent Pipeline & Development Strategy

We have access to professionals who have extensive experience and expertise in real estate investment and real estate asset management as seconded staff members from our shareholders Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd.

Also, we recruit experienced, talented individuals and offer them a wide range of training programs and strategic job rotation opportunities to support enhancing their skills and career development.

Learning and Development for All Employees

Based on the idea that all employees should be professionals with a high degree of specialization, we encourage all our employees, i.e., permanent employees, contract employees, and seconded employees, to participate in a variety of training programs.

We provide our own training programs that are associated with the REIT industry, compliance, etc. designed to augment their skills and deepen their professionalism. In addition, we encourage our employees to participate in a variety of training programs offered by the sponsors.

Employee Health & Well-being

Creating Productive and Employee-friendly Workplace

Coinciding with its office relocation in December 2017, we have shifted to a free-address work environment. The new office features a spacious communal area and various types of furniture such as standing desks and balance chairs. Healthy drinks such as vegetable juices and yogurt drinks are available for free as well. We aim to create an environment that facilitates communications and work-style reforms as we believe they are keys to improving productivity.

We introduce flex-time working hours for all employees. Each employee can schedule their daily working hours outside of our core business hours (within a range of two to four hours), subject to working the monthly total working hours as determined by the company.

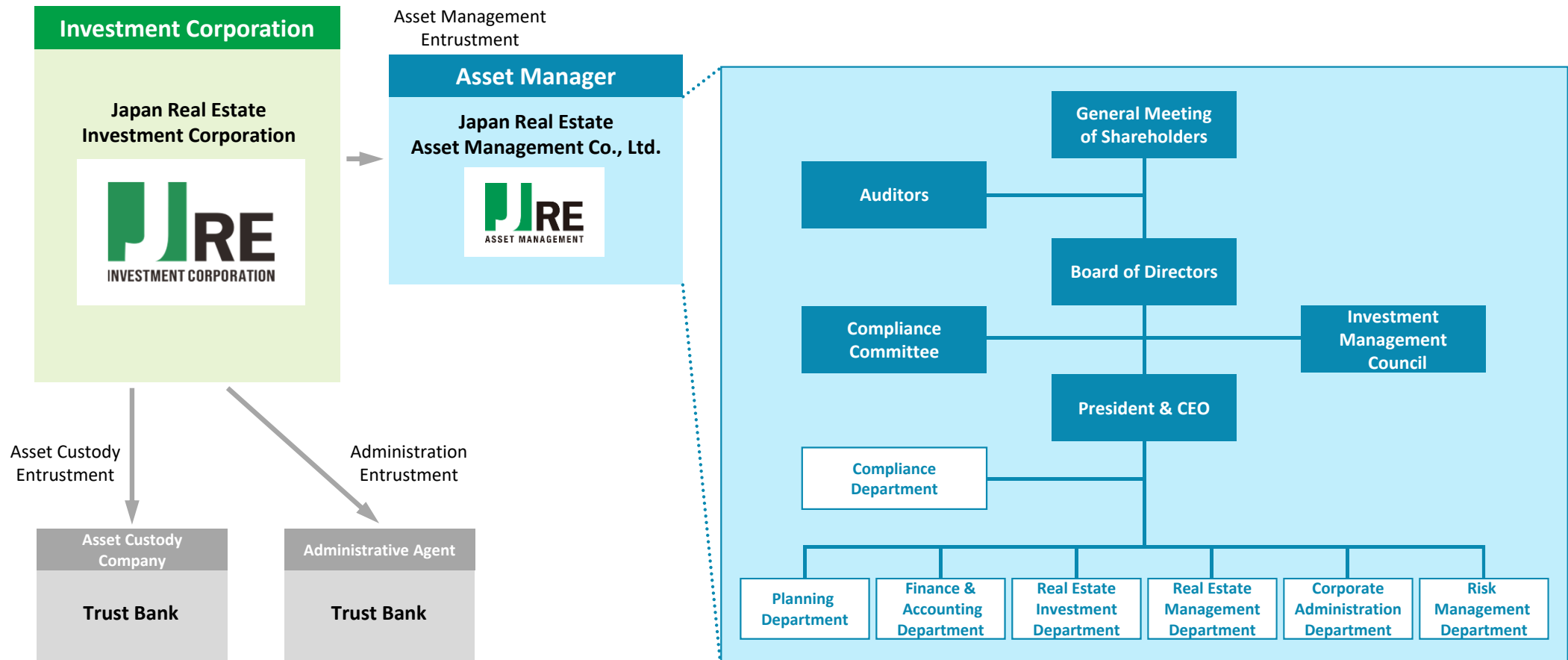
With this working system, we support each employee in achieving a better work-life balance so that each employee can fulfill their responsibilities in their personal lives and maximize their potential, as well as play a greater role in their work.



Governance (1)

Structure of Investment Corporation and Operational System of Asset Management Company

- ▶ The Investment corporation is not permitted to have employees and entrusts business operations, such as asset investment and custody of assets, to third-party experts pursuant to Act on Investment Trusts and Investment Corporations.

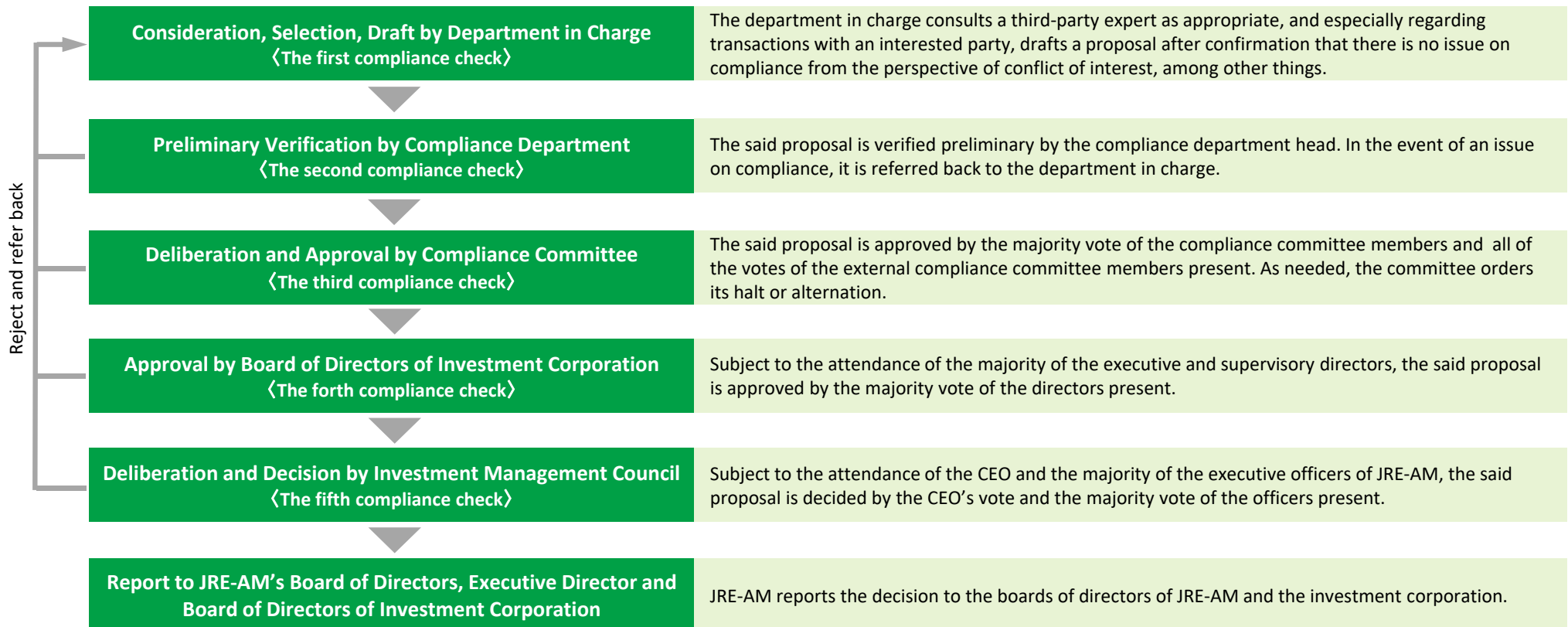


Conflict of Interest Policy of Asset Management Company

Basic Stance

JRE-AM recognizes the importance that its business of investing the assets of the investment corporation is to manage the funds of the unitholders of the investment corporation, and makes it a principle that JRE-AM always gives the first priority to the interest of the investment corporation, which entrusts the asset investment to JRE-AM, and performs the asset management services in a loyal, fair, sincere, and equitable way. JRE-AM acts in the best interest of the investment corporation, and discharges the fiduciary duties as an asset management company, and makes a fair deal at all times.

► Decision making structure in internal control system (In a case where a transaction is made with an interested party and above a certain amount)



Management Structure and Basic Policy of ESG

Sustainability Committee

- ▶ JRE-AM convenes its Sustainability Committee with a view to implementing the Sustainability Policy in order to improve sustainability and maximize the value of JRE unitholders.

Members of the committee

- President & CEO (Chief Sustainability Officer)
- Head of ESG Office, Planning Department (Sustainability Officer)
- General Managers of other departments and those practically in charge of sustainability at each department

Reporting details, meeting frequency and examination process

- Examines and reports on various initiatives taken based on the Sustainability Policy
- Meets quarterly in principle
- Matters examined by the Sustainability Committee are reported to JRE's Board of Directors once a year

Sustainability Policy

1 Contribution to creating a low-carbon society

In order to contribute to creating a low-carbon society, we will proactively promote efficient use of energy, mainly by improving operation systems and introducing appropriate facilities to increase energy conservation.

2 Contribution to creating a recycling-oriented society

In order to contribute to creating a recycling-oriented society, we will promote efficient use of water resources as well as implementing Reduce, Reuse and Recycling initiatives.

3 Contribution to creating a society in harmony with nature

In order to contribute to creating a society in harmony with nature, we will support efforts aimed at living harmoniously with the natural environment through planting initiatives conducive to biodiversity conservation.

4 Enhancement of safety and security

As part of disaster prevention and response initiatives, we will organize emergency drills based on public-private partnerships, and develop business continuity plans.

5 Initiatives aimed at officers and employees

We will provide education and training programs for officers and employees to raise environmental awareness and build capacity, as well as support a diverse human workforce and flexible work styles to meet individual lifestyles.

6 Collaboration with external stakeholders

We will collaborate with property management companies and other suppliers to work together to increase tenant satisfaction and build harmonious relationships with local communities.

7 Information disclosure and obtaining environmental certifications

We will endeavor to disclose ESG (Environment, Society and Governance)-related information to our investors and various other stakeholders. Also, we will work to obtain environmental certifications and ratings, including the Green Building certification, on a continuous basis.



J-REIT Championship

| RANK | PLAYER | PAR |
|------|--------|-----|
| 1 | JRE | -11 |
| 2 | ABC | -10 |
| 2 | XYZ | -10 |
| 2 | LMN | -10 |
| 3 | DEF | -9 |
| 3 | OPQ | -9 |
| 3 | PPP | -9 |
| 4 | MMM | -8 |
| 4 | CCC | -8 |
| 4 | FFF | -8 |

Many J-REITs are getting excellent scores thanks to beautiful weather. In the next hole, I'd like an eagle using the power of external growth.

Nice birdie!

Way to go, JRE!

8

An eagle sounds great, but the most important thing is that you keep making birdies with internal growth. Let's continue our strategic management.

8 Appendix



Historical Summary of Selected Financial Index in the Previous 5 Periods

| | Sep. 2017 | Mar. 2018 | Sep. 2018 | Mar. 2019 | Sep. 2019 |
|------------------------------------|------------|------------|------------|------------|------------|
| Return on assets (ROA; annualized) | 2.6% | 2.7% | 2.8% | 2.8% | 3.2% |
| Return on equity (ROE; annualized) | 5.1% | 5.2% | 5.2% | 5.3% | 5.8% |
| EOP equity ratio | 51.9% | 50.3% | 53.4% | 53.1% | 53.1% |
| LTV (1) (Book value basis) | 41.4% | 43.2% | 40.2% | 40.5% | 40.4% |
| LTV (2) (Market value basis) | 35.1% | 36.0% | 33.2% | 33.1% | 32.4% |
| Debt service coverage ratio (DSCR) | 16.1 times | 16.9 times | 18.5 times | 19.6 times | 21.4 times |
| NOI (in millions of JPY) | 21,275 | 21,566 | 22,401 | 22,603 | 23,104 |
| NOI yield (annualized) | 4.4% | 4.4% | 4.4% | 4.4% | 4.5% |
| FFO (in millions of JPY) | 18,466 | 18,652 | 19,451 | 19,831 | 19,795 |
| FFO dividend payout ratio | 64.5% | 65.5% | 67.6% | 67.7% | 71.4% |
| AFFO (in millions of JPY) | 17,273 | 15,999 | 17,777 | 17,506 | 18,299 |
| AFFO dividend payout ratio | 68.9% | 76.4% | 74.0% | 76.7% | 77.2% |

<Definition of each index>

*ROA = Ordinary profit / Average of total assets during the period
For calculation of the average, the total assets of beginning and end for the period is used.

*ROE = Profit / Average of total net assets during the period
For calculation of the average, the total net assets of beginning and end of the period is used.
However, if the new unit is issued during the period, the following formula is used to calculate the average,
with the number of days from the beginning of the period to the day prior to the day of new unit issuance
assumed to be A days and from the day of new unit issuance to the end of the period to be B days:
(Total net assets at the beginning of the period x A days + total net assets at the end of the period x B days)
/ operating days (A + B days).

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

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

*LTV (2) = EOP interest-bearing debt / EOP total property appraisal values determined by institutional appraisers

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

*NOI = Property-related revenues – Property-related expenses (Excluding depreciation)

*NOI Yield = Annualized NOI / Total amount of acquisition price

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

*FFO Dividend Payout Ratio = Total amount of dividends / FFO

*AFFO = FFO – Capital expenditures

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

JRE's Achievement after IPO (1)

(In millions of JPY)

| | Mar. 2002 | Sep. 2002 | Mar. 2003 | Sep. 2003 | Mar. 2004 | Sep. 2004 | Mar. 2005 | Sep. 2005 | Mar. 2006 | Sep. 2006 | Mar. 2007 | Sep. 2007 | Mar. 2008 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Operating revenues | 6,492 | 7,910 | 8,500 | 8,965 | 9,560 | 10,151 | 10,747 | 13,119 | 13,962 | 15,570 | 16,960 | 17,530 | 25,743 |
| Property-related revenues | 6,492 | 7,910 | 8,500 | 8,965 | 9,560 | 10,151 | 10,747 | 13,119 | 13,962 | 15,169 | 16,500 | 17,132 | 17,807 |
| Gain on sales of real estate properties | — | — | — | — | — | — | — | — | — | 400 | 459 | 397 | — |
| Others | — | — | — | — | — | — | — | — | — | — | — | — | 7,935 |
| Operating profit | 2,961 | 3,386 | 3,687 | 3,898 | 4,341 | 4,358 | 4,701 | 6,226 | 6,319 | 7,041 | 8,304 | 8,739 | 14,218 |
| Ordinary profit | 2,405 | 2,898 | 3,259 | 3,408 | 3,803 | 3,831 | 4,121 | 5,510 | 5,586 | 5,977 | 7,184 | 7,586 | 12,946 |
| Profit | 2,403 | 2,897 | 3,258 | 3,407 | 3,802 | 3,830 | 4,120 | 5,509 | 5,585 | 5,976 | 7,183 | 7,585 | 12,945 |
| Units outstanding | 160,400 units | 225,400 units | 225,400 units | 225,400 units | 260,400 units | 260,400 units | 260,400 units | 345,400 units | 345,400 units | 345,400 units | 410,000 units | 410,000 units | 443,000 units |
| Units outstanding on a post-split basis (*) | 320,800 units | 450,800 units | 450,800 units | 450,800 units | 520,800 units | 520,800 units | 520,800 units | 690,800 units | 690,800 units | 690,800 units | 820,000 units | 820,000 units | 886,000 units |
| DPU | JPY 14,983 | JPY 12,853 | JPY 14,455 | JPY 15,117 | JPY 14,602 | JPY 14,711 | JPY 15,824 | JPY 15,951 | JPY 16,172 | JPY 17,302 | JPY 17,521 | JPY 18,500 | JPY 29,223 |
| DPU on a post-split basis (*) | JPY 7,491 | JPY 6,426 | JPY 7,227 | JPY 7,558 | JPY 7,301 | JPY 7,355 | JPY 7,912 | JPY 7,975 | JPY 8,086 | JPY 8,651 | JPY 8,760 | JPY 9,250 | JPY 14,611 |
| Total assets | 161,809 | 185,397 | 200,022 | 209,581 | 244,523 | 257,372 | 322,358 | 355,968 | 433,552 | 441,163 | 443,973 | 449,643 | 527,537 |
| Total net assets | 83,663 | 115,049 | 115,410 | 115,559 | 137,250 | 137,279 | 137,569 | 206,982 | 207,058 | 207,449 | 271,867 | 272,269 | 310,547 |
| Net assets per unit (*) | JPY 260,795 | JPY 255,212 | JPY 256,013 | JPY 256,344 | JPY 263,538 | JPY 263,592 | JPY 264,149 | JPY 299,627 | JPY 299,737 | JPY 300,302 | JPY 331,545 | JPY 332,035 | JPY 350,504 |
| Total liabilities | 78,146 | 70,347 | 84,611 | 94,021 | 107,272 | 120,093 | 184,789 | 148,985 | 226,493 | 233,714 | 172,105 | 177,374 | 216,990 |
| Interest-bearing debt | 64,000 | 54,000 | 66,800 | 76,000 | 87,000 | 99,000 | 159,000 | 122,000 | 196,500 | 202,500 | 140,000 | 144,500 | 177,500 |
| LTV | 39.6% | 29.1% | 33.4% | 36.3% | 35.6% | 38.5% | 49.3% | 34.3% | 45.3% | 45.9% | 31.5% | 32.1% | 33.6% |
| Unit price (period-end) (*) | JPY 265,000 | JPY 255,500 | JPY 296,000 | JPY 324,000 | JPY 415,000 | JPY 437,500 | JPY 437,500 | JPY 457,500 | JPY 510,000 | JPY 500,000 | JPY 780,000 | JPY 690,000 | JPY 580,000 |
| Market capitalization | 85,012 | 115,179 | 133,436 | 146,059 | 216,132 | 227,850 | 227,850 | 316,041 | 352,308 | 345,400 | 639,600 | 565,800 | 513,880 |
| Number of properties | 24 | 27 | 30 | 32 | 36 | 39 | 46 | 50 | 52 | 49 | 50 | 50 | 53 |
| Total acquisition price of properties | 144,697 | 164,277 | 183,542 | 192,607 | 218,437 | 239,827 | 290,510 | 326,560 | 412,766 | 418,693 | 441,276 | 446,940 | 518,969 |
| Net rentable area | 201,884㎡ | 215,928㎡ | 236,693㎡ | 246,062㎡ | 273,157㎡ | 293,105㎡ | 336,026㎡ | 364,610㎡ | 400,090㎡ | 396,173㎡ | 397,928㎡ | 406,605㎡ | 479,877㎡ |
| Occupancy rate | 94.0% | 95.3% | 94.4% | 95.1% | 94.8% | 93.6% | 97.6% | 98.6% | 98.7% | 98.2% | 97.8% | 98.7% | 95.9% |
| Issuance of new units | | | | | | | | | | | | | |
| Number of newly issued units | — | 65,000 units | — | — | 35,000 units | — | — | 85,000 units | — | — | 64,600 units | — | 33,000 units |
| Offer price | — | JPY 490,980 | — | — | JPY 629,000 | — | — | JPY 826,000 | — | — | JPY 1,009,400 | — | JPY 1,029,000 |
| Aggregate amount of offer price | — | 31,913 | — | — | 22,015 | — | — | 70,210 | — | — | 65,207 | — | 33,957 |
| Issue price | — | JPY 475,268 | — | — | JPY 608,456 | — | — | JPY 800,288 | — | — | JPY 978,500 | — | JPY 997,500 |
| Aggregate amount of issue price | — | 30,892 | — | — | 21,295 | — | — | 68,024 | — | — | 63,211 | — | 32,917 |
| Payment date | — | 7 May 2002 | — | — | 24 Oct. 2003 | — | — | 26 Apr. 2005 | — | — | 24 Oct. 2006 | — | 12 Mar. 2008 |

(*) JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014. The figures for Mar. 2002 through Sep. 2013 periods have taken the split into account.

JRE's Achievement after IPO (2)

(In millions of JPY)

| | Sep. 2008 | Mar. 2009 | Sep. 2009 | Mar. 2010 | Sep. 2010 | Mar. 2011 | Sep. 2011 | Mar. 2012 | Sep. 2012 | Mar. 2013 | Sep. 2013 | Mar. 2014 | Sep. 2014 |
|---|---------------|---------------|---------------|-----------------------------|---------------|---------------|---------------|------------------------------|-----------------|------------------------------|-----------------|-----------------|-----------------------------|
| Operating revenues | 19,805 | 20,716 | 21,524 | 21,665 | 22,112 | 22,135 | 22,829 | 24,059 | 24,222 | 25,357 | 26,225 | 26,582 | 27,760 |
| Property-related revenues | 19,805 | 20,716 | 20,795 | 20,758 | 22,112 | 22,135 | 22,283 | 24,059 | 24,222 | 25,357 | 26,206 | 26,582 | 27,760 |
| Gain on sales of real estate properties | — | — | — | 885 | — | — | 546 | — | — | — | 18 | — | — |
| Others | — | — | 728 | 21 | — | — | — | — | — | — | — | — | — |
| Operating profit | 9,807 | 9,955 | 10,054 | 10,538 | 9,939 | 9,802 | 10,380 | 10,786 | 10,212 | 10,631 | 10,781 | 10,831 | 11,255 |
| Ordinary profit | 8,449 | 8,426 | 8,505 | 8,876 | 8,135 | 7,938 | 8,603 | 8,863 | 8,372 | 8,749 | 9,143 | 9,083 | 9,582 |
| Profit | 8,448 | 8,425 | 8,504 | 8,875 | 8,134 | 7,652 | 8,268 | 8,934 | 8,448 | 8,824 | 9,129 | 9,070 | 9,572 |
| Units outstanding | 443,000 units | 443,000 units | 443,000 units | 489,200 units | 489,200 units | 489,200 units | 489,200 units | 549,040 units | 549,040 units | 594,140 units | 594,140 units | 1,188,280 units | 1,251,530 units |
| Units outstanding on a post-split basis (*) | 886,000 units | 886,000 units | 886,000 units | 978,400 units | 978,400 units | 978,400 units | 978,400 units | 1,098,080 units | 1,098,080 units | 1,188,280 units | 1,188,280 units | — | — |
| DPU | JPY 19,072 | JPY 19,020 | JPY 19,198 | JPY 18,043 | JPY 16,628 | JPY 15,642 | JPY 15,850 | JPY 16,190 | JPY 15,700 | JPY 15,140 | JPY 15,366 | JPY 7,633 | JPY 7,648 |
| DPU on a post-split basis (*) | JPY 9,536 | JPY 9,510 | JPY 9,599 | JPY 9,021 | JPY 8,314 | JPY 7,821 | JPY 7,925 | JPY 8,095 | JPY 7,850 | JPY 7,570 | JPY 7,683 | — | — |
| Total assets | 542,920 | 565,022 | 564,528 | 637,326 | 634,974 | 646,847 | 643,949 | 703,085 | 724,851 | 765,628 | 775,066 | 817,130 | 813,931 |
| Total net assets | 306,050 | 306,027 | 306,106 | 333,228 | 332,536 | 332,054 | 332,670 | 372,869 | 372,429 | 405,280 | 405,415 | 405,355 | 436,622 |
| Net assets per unit (*) | JPY 345,429 | JPY 345,403 | JPY 345,492 | JPY 340,585 | JPY 339,877 | JPY 339,385 | JPY 340,014 | JPY 339,565 | JPY 339,164 | JPY 341,065 | JPY 341,178 | JPY 341,128 | JPY 348,871 |
| Total liabilities | 236,869 | 258,994 | 258,422 | 304,097 | 302,437 | 314,793 | 311,279 | 330,215 | 352,422 | 360,347 | 369,651 | 411,774 | 377,308 |
| Interest-bearing debt | 199,500 | 220,500 | 220,500 | 262,500 | 262,450 | 272,400 | 269,350 | 284,300 | 305,750 | 311,200 | 320,150 | 358,900 | 323,550 |
| LTV | 36.7% | 39.0% | 39.1% | 41.2% | 41.3% | 42.1% | 41.8% | 40.4% | 42.2% | 40.6% | 41.3% | 43.9% | 39.8% |
| Unit price (period-end) (*) | JPY 418,000 | JPY 378,000 | JPY 367,000 | JPY 398,500 | JPY 379,500 | JPY 393,500 | JPY 377,000 | JPY 364,500 | JPY 393,000 | JPY 644,500 | JPY 574,000 | JPY 518,000 | JPY 564,000 |
| Market capitalization | 370,348 | 334,908 | 325,162 | 389,892 | 371,302 | 385,000 | 368,856 | 400,250 | 431,545 | 765,846 | 682,072 | 615,529 | 705,862 |
| Number of properties | 54 | 55 | 55 | 55 | 55 | 57 | 56 | 57 | 58 | 60 | 62 | 64 | 64 |
| Total acquisition price of properties | 542,969 | 564,219 | 564,219 | 641,245 | 643,891 | 660,601 | 657,863 | 718,663 | 740,663 | 782,433 | 794,230 | 837,405 | 838,055 |
| Net rentable area | 508,296㎡ | 516,411㎡ | 516,421㎡ | 566,277㎡ | 567,612㎡ | 588,984㎡ | 584,964㎡ | 629,761㎡ | 645,787㎡ | 700,759㎡ | 713,180㎡ | 750,956㎡ | 752,723㎡ |
| Occupancy rate | 96.1% | 95.5% | 93.3% | 93.0% | 92.4% | 93.2% | 94.6% | 94.7% | 95.5% | 96.7% | 96.3% | 96.7% | 97.8% |
| Issuance of new units | | | | | | | | | | | | | |
| Number of newly issued units | — | — | — | 46,200 units | — | — | — | 59,840 units | — | 45,100 units | — | — | 63,250 units |
| Offer price | — | — | — | JPY 597,520 | — | — | — | JPY 672,750 | — | JPY 746,850 | — | — | JPY 501,760 |
| Aggregate amount of offer price | — | — | — | 27,605 | — | — | — | 40,257 | — | 33,682 | — | — | 31,736 |
| Issue price | — | — | — | JPY 579,040 | — | — | — | JPY 652,050 | — | JPY 723,870 | — | — | JPY 486,400 |
| Aggregate amount of issue price | — | — | — | 26,751 | — | — | — | 39,018 | — | 32,646 | — | — | 30,764 |
| Payment date | — | — | — | 8 Dec. 2009 22 Dec. 2009 | — | — | — | 28 Feb. 2012 27 Mar. 2012 | — | 29 Oct. 2012 28 Nov. 2012 | — | — | 15 Apr. 2014 14 May 2014 |

(*) JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014. The figures for Mar. 2002 through Sep. 2013 periods have taken the split into account.

JRE's Achievement after IPO (3)

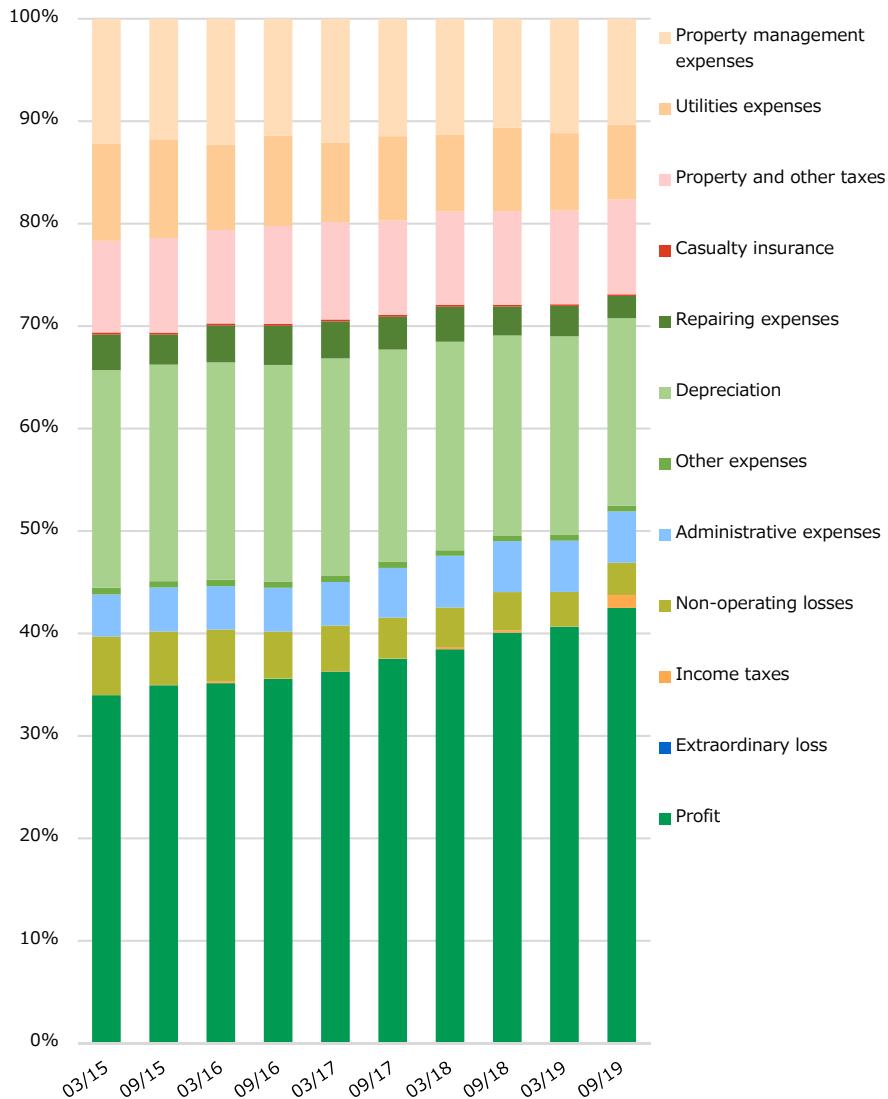
(In millions of JPY)

| | Mar. 2015 | Sep. 2015 | Mar. 2016 | Sep. 2016 | Mar. 2017 | Sep. 2017 | Mar. 2018 | Sep. 2018 | Mar. 2019 | Sep. 2019 | Mar. 2020 | Sep. 2020 |
|---|-----------------------|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operating revenues | 28,314 | 29,980 | 30,589 | 30,773 | 30,818 | 31,718 | 31,955 | 33,066 | 33,022 | 35,164 | 35,240 | 34,130 |
| Property-related revenues | 28,314 | 29,980 | 30,428 | 30,773 | 30,784 | 31,718 | 31,816 | 32,795 | 33,022 | 33,580 | 33,640 | 34,130 |
| Gain on sales of real estate properties | — | — | 161 | — | 33 | — | 138 | 270 | — | 1,583 | 1,590 | — |
| Others | — | — | — | — | — | — | — | — | — | — | — | — |
| Operating profit | 11,243 | 12,054 | 12,352 | 12,368 | 12,567 | 13,178 | 13,596 | 14,578 | 14,548 | 16,494 | 16,580 | 15,410 |
| Ordinary profit | 9,625 | 10,487 | 10,816 | 10,958 | 11,197 | 11,921 | 12,362 | 13,348 | 13,441 | 15,390 | 15,540 | 14,420 |
| Profit | 9,619 | 10,476 | 10,753 | 10,947 | 11,186 | 11,909 | 12,291 | 13,273 | 13,431 | 14,945 | 15,090 | 14,410 |
| Units outstanding | 1,251,530 units | 1,309,310 units | 1,309,310 units | 1,309,310 units | 1,309,310 units | 1,309,310 units | 1,309,310 units | 1,385,210 units | 1,385,210 units | 1,385,210 units | 1,385,210 units | 1,385,210 units |
| Units outstanding on a post-split basis (*) | — | — | — | — | — | — | — | — | — | — | — | — |
| DPU | JPY 7,681 | JPY 8,001 | JPY 8,121 | JPY 8,361 | JPY 8,544 | JPY 9,096 | JPY 9,336 | JPY 9,495 | JPY 9,697 | JPY 10,197 | JPY 10,300 | JPY 10,400 |
| DPU on a post-split basis (*) | — | — | — | — | — | — | — | — | — | — | — | — |
| Total assets | 852,679 | 899,938 | 890,626 | 883,633 | 898,306 | 906,507 | 935,561 | 956,645 | 963,676 | 966,390 | — | — |
| Total net assets | 436,671 | 468,767 | 469,044 | 469,359 | 469,598 | 470,321 | 470,703 | 510,978 | 511,256 | 512,770 | — | — |
| Net assets per unit (*) | JPY 348,909 | JPY 358,026 | JPY 358,238 | JPY 358,478 | JPY 358,661 | JPY 359,213 | JPY 359,505 | JPY 368,881 | JPY 369,082 | JPY 370,174 | — | — |
| Total liabilities | 416,007 | 431,171 | 421,581 | 414,273 | 428,707 | 436,185 | 464,858 | 445,667 | 452,419 | 453,620 | — | — |
| Interest-bearing debt | 361,000 | 373,450 | 363,400 | 356,350 | 369,000 | 375,500 | 403,993 | 384,493 | 389,993 | 389,993 | — | — |
| LTV | 42.3% | 41.5% | 40.8% | 40.3% | 41.1% | 41.4% | 43.2% | 40.2% | 40.5% | 40.4% | — | — |
| Unit price (period-end) (*) | JPY 565,000 | JPY 551,000 | JPY 650,000 | JPY 605,000 | JPY 590,000 | JPY 541,000 | JPY 551,000 | JPY 596,000 | JPY 653,000 | JPY 725,000 | — | — |
| Market capitalization | 707,114 | 721,429 | 851,051 | 792,132 | 772,492 | 708,336 | 721,429 | 825,585 | 904,542 | 1,004,277 | — | — |
| Number of properties | 68 | 70 | 68 | 68 | 69 | 69 | 70 | 71 | 73 | 73 | 72 | 72 |
| Total acquisition price of properties | 883,514 | 927,778 | 923,448 | 923,623 | 944,723 | 955,253 | 990,197 | 1,014,667 | 1,025,687 | 1,023,999 | 1,022,312 | 1,022,312 |
| Net rentable area | 793,976m ² | 832,030m ² | 820,381m ² | 820,917m ² | 835,069m ² | 839,035m ² | 833,335m ² | 847,905m ² | 855,902m ² | 852,509m ² | 849,093m ² | 849,093m ² |
| Occupancy rate | 97.8% | 97.7% | 98.3% | 98.7% | 98.8% | 99.1% | 99.2% | 99.2% | 99.5% | 99.3% | 99.7% | — |
| Issuance of new units | | | | | | | | | | | | |
| Number of newly issued units | — | 57,780 units | — | — | — | — | — | 75,900 units | — | — | — | — |
| Offer price | — | JPY 557,620 | — | — | — | — | — | JPY 533,120 | — | — | — | — |
| Aggregate amount of offer price | — | 32,219 | — | — | — | — | — | 40,463 | — | — | — | — |
| Issue price | — | JPY 540,550 | — | — | — | — | — | JPY 516,800 | — | — | — | — |
| Aggregate amount of issue price | — | 31,232 | — | — | — | — | — | 39,225 | — | — | — | — |
| Payment date | — | 6 Apr. 2015 11 May 2015 | — | — | — | — | — | 16 Apr. 2018 9 May 2018 | — | — | — | — |

(*) JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014. The figures for Mar. 2002 through Sep. 2013 periods have taken the split into account.

Breakdown of Expenses, Construction Costs and Capital Expenditure

Breakdown of Expenses



Actual Construction Costs and Depreciation

(In millions of JPY)

| | Mar. 2010 period | Sep. 2010 period | Mar. 2011 period | Sep. 2011 period | Mar. 2012 period | Sep. 2012 period | Mar. 2013 period | Sep. 2013 period | Mar. 2014 period | Sep. 2014 period |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Construction costs | 2,074 | 1,563 | 2,315 | 1,328 | 2,493 | 2,227 | 2,741 | 2,411 | 3,320 | 2,472 |
| Repairing expenses (reported as expense) | 756 | 790 | 833 | 585 | 700 | 764 | 886 | 866 | 887 | 733 |
| Capital expenditure (capitalized as asset) | 1,318 | 773 | 1,481 | 743 | 1,792 | 1,463 | 1,854 | 1,545 | 2,433 | 1,738 |
| Depreciation | 3,945 | 4,218 | 4,286 | 4,433 | 4,690 | 4,908 | 5,208 | 5,507 | 5,649 | 5,883 |

| | Mar. 2015 period | Sep. 2015 period | Mar. 2016 period | Sep. 2016 period | Mar. 2017 period | Sep. 2017 period | Mar. 2018 period | Sep. 2018 period | Mar. 2019 period | Sep. 2019 period |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Construction costs | 4,216 | 2,021 | 3,977 | 2,794 | 3,956 | 2,210 | 3,746 | 2,608 | 3,304 | 2,263 |
| Repairing expenses (reported as expense) | 983 | 881 | 1,101 | 1,181 | 1,113 | 1,017 | 1,093 | 933 | 979 | 767 |
| Capital expenditure (capitalized as asset) | 3,233 | 1,140 | 2,876 | 1,613 | 2,842 | 1,192 | 2,652 | 1,674 | 2,325 | 1,495 |
| Depreciation | 6,009 | 6,332 | 6,487 | 6,500 | 6,526 | 6,556 | 6,499 | 6,449 | 6,400 | 6,433 |

Capital Expenditure and Depreciation Plan

(In millions of JPY)

| | Mar. 2020 period | Sep. 2020 period | Mar. 2021 period | Sep. 2021 period | Mar. 2022 period | Sep. 2022 period | Total |
|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------|
| Capital expenditure | 2,400 | 1,300 | 2,000 | 1,400 | 2,700 | 1,500 | 11,600 |
| Depreciation | 6,300 | 6,300 | 6,200 | 5,900 | 5,800 | 5,700 | 36,400 |

Management Principles

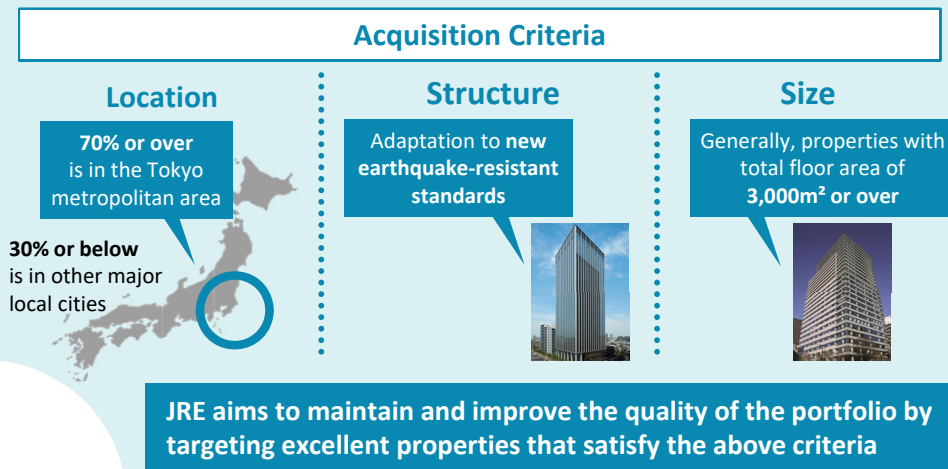
External Growth Property acquisition with a focus on a mid- to long-term competitiveness

Steady external growth through the collaboration with two sponsors

- Pipeline support from Mitsubishi Estate Group, etc.
- Utilization of the strong network of the sponsors

Continuous efforts to strengthen the portfolio

- Focus on a mid- to long-term competitiveness
- Consider external environment and our financial standing
- Strengthen the portfolio through property replacements



Internal Growth Stable growth in NOI

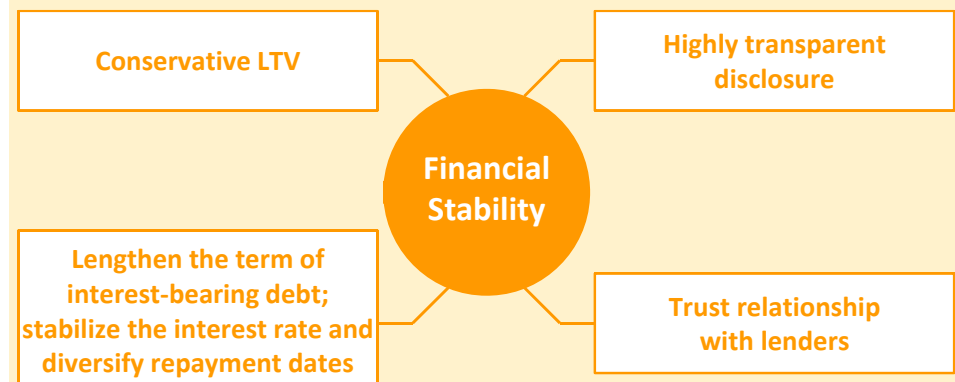
Implement strategic leasing activities

- Accurate understanding of the leasing market
- Implement a constructive leasing strategy to meet the characteristics of each building and changes in the market
- Maintain good relationship with tenants

Enhance competitiveness through well-planned property management

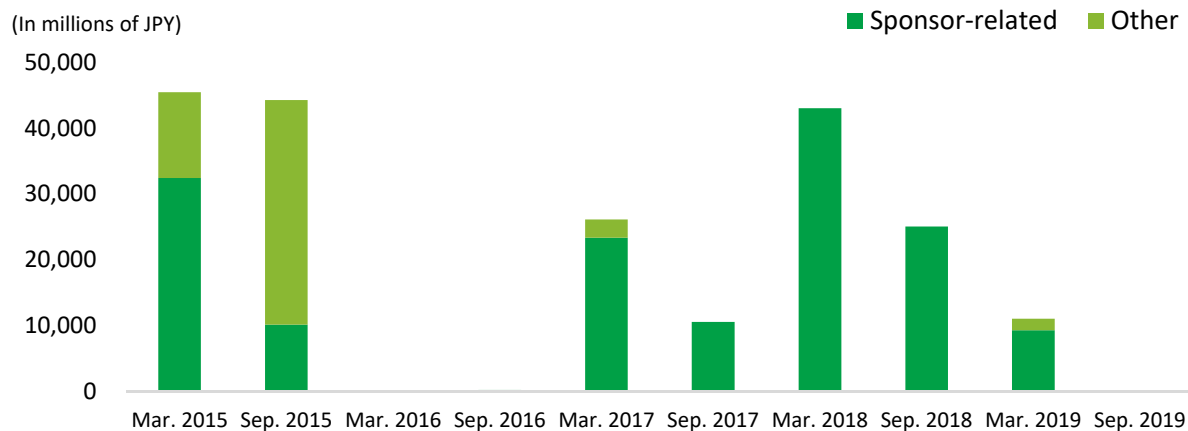
- Ongoing efforts to carry out the property management cost reduction plan
- Conduct strategic value up renovation & construction

Financial Strategy Sustain financial stability

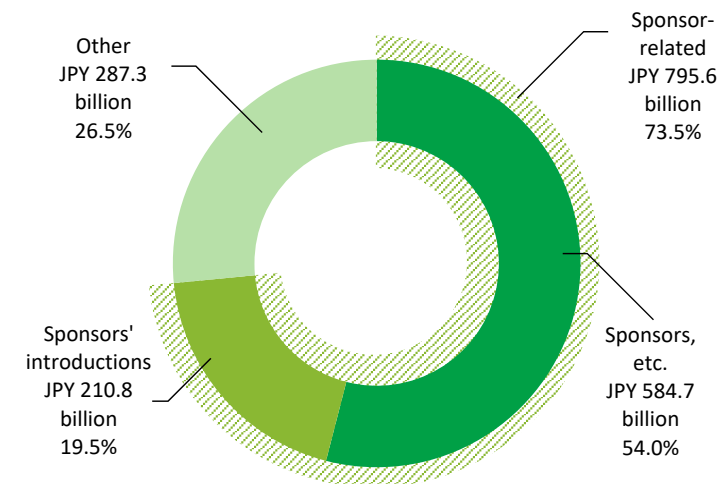


Performance of Property Acquisitions and Dispositions

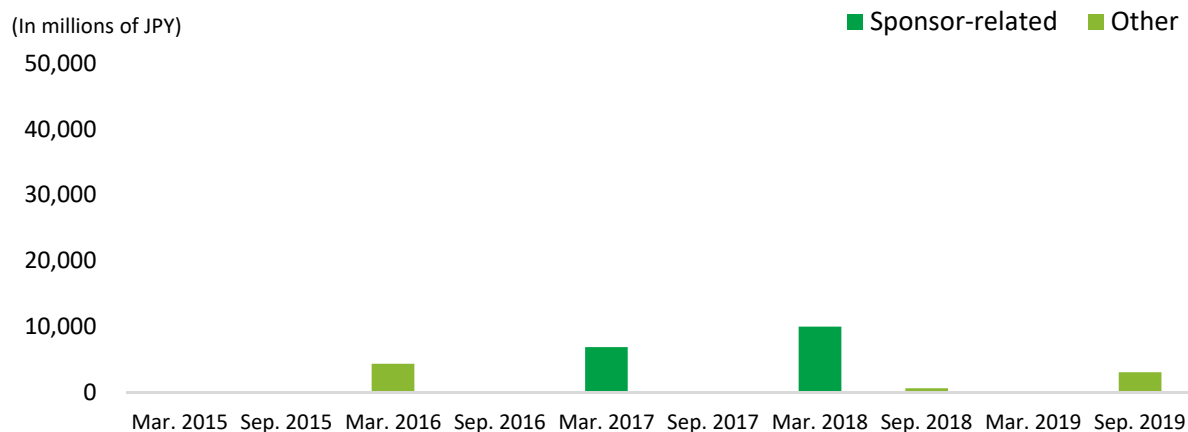
Acquisition Performance



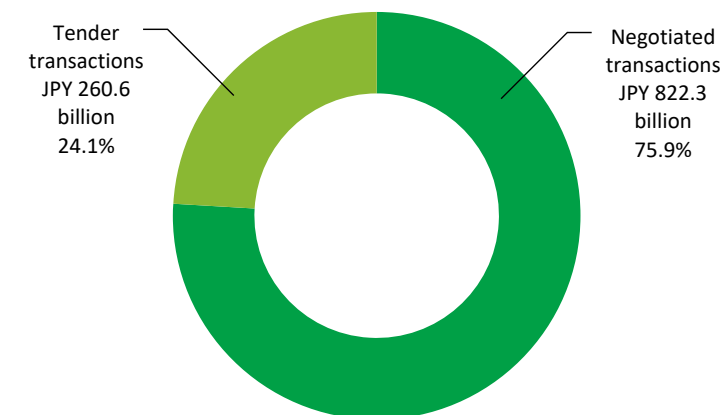
By Seller

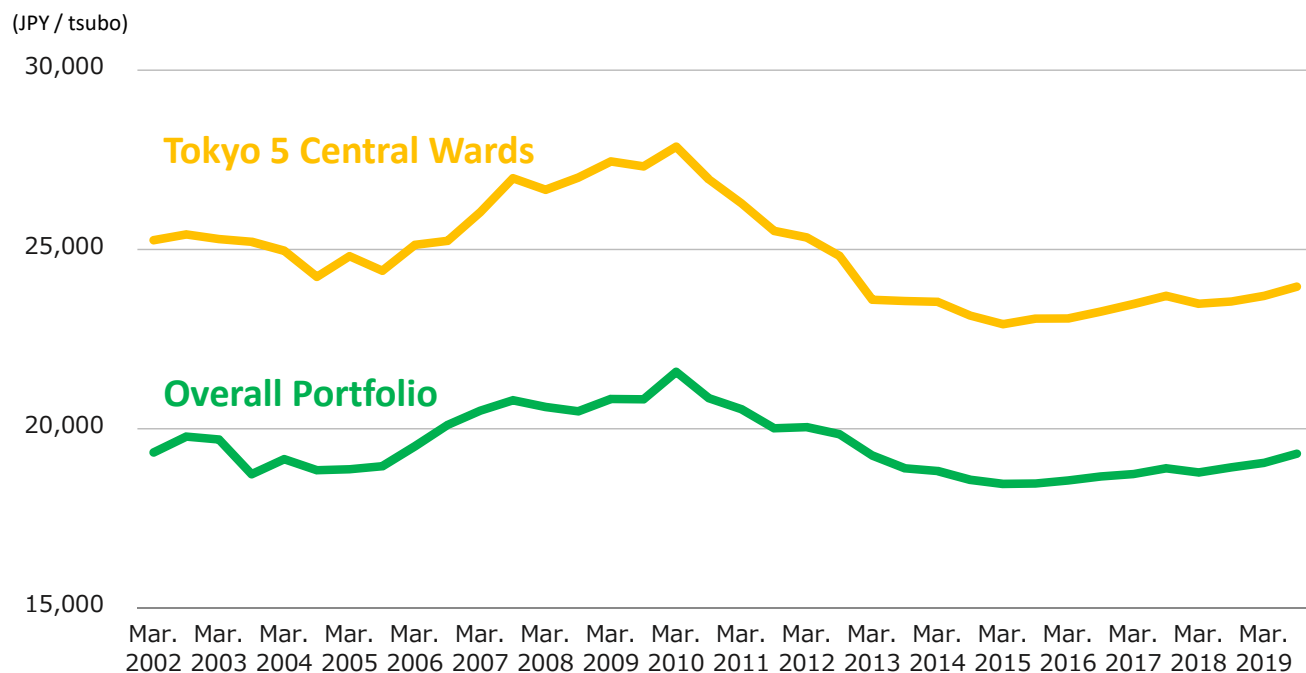


Disposition Performance



By Acquisition Type





MEMO

Trends of Market Rent Level (Tokyo 23 Wards)

- With regard to the new rent data assessed by CBRE K.K. (CBRE), the trend shows the price as of 30 June 2019 set at 100.
- The assessment was made for 65 properties. 6 properties are excluded (excluding properties in unusual situations, including single-tenant leased properties) from the 71 properties (building) held in total by JRE as of 30 September 2019.

| Area | | Property Name | Trend in assessed new rent (intermediate value of upper and lower limits: index) at time of survey | | | | | | | | | | | | | | | | | |
|----------------|--------------------------|--------------------------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | | 12/03 | 12/04 | 12/05 | 12/06 | 12/07 | 12/08 | 12/09 | 12/10 | 12/11 | 12/12 | 12/13 | 12/14 | 12/15 | 12/16 | 12/17 | 06/18 | 12/18 | 06/19 |
| Tokyo 23 Wards | Chiyoda | Kitanomaru Square | | | | | | | 84 | 79 | 75 | 79 | 85 | 89 | 92 | 93 | 95 | 95 | 98 | 100 |
| | | MD Kanda | 103 | 107 | 112 | 128 | 144 | 116 | 88 | 81 | 74 | 74 | 74 | 77 | 79 | 84 | 86 | 91 | 93 | 100 |
| | | Kandabashi Park | 99 | 104 | 111 | 138 | 151 | 124 | 96 | 82 | 76 | 78 | 78 | 80 | 87 | 91 | 93 | 93 | 96 | 100 |
| | | Otemachi FCN | | | | | | | | | | | | 86 | 89 | 92 | 94 | 95 | 98 | 100 |
| | | Nibancho Garden | | | | | | | | | | | | | | | | | | |
| | | Mitsubishi UFJ Trust | | | | | | | | | | | | | | | | | | |
| | | Burex Kojimachi | | | | | | | | | | | | | | | | | | |
| | | Sanno Grand | | 91 | 109 | 130 | 137 | 115 | 89 | 78 | 74 | 74 | 74 | 78 | 85 | 89 | 91 | 94 | 98 | 100 |
| | Chuo | Yurakucho Denki | 81 | 91 | 106 | 128 | 144 | 114 | 84 | 78 | 73 | 73 | 75 | 77 | 81 | 84 | 88 | 91 | 97 | 100 |
| | | Kodenmacho | 91 | 94 | 100 | 106 | 144 | 128 | 103 | 91 | 84 | 84 | 84 | 84 | 88 | 88 | 88 | 91 | 94 | 100 |
| | | FP Nihonbashi | | | | | | | | | | | | | | | 93 | 95 | 97 | 100 |
| | | Kyodo (Kayabacho 2Chome) | | | | | | | | | 83 | 83 | 83 | 83 | 83 | 86 | 86 | 89 | 94 | 100 |
| | | Burex Kyobashi | | | | | | | | | | | | | | | | | | |
| | | Ginza 1Chome | | | | | | | | | | | | | 88 | 88 | 91 | 91 | 93 | 100 |
| | | Ginza Sanwa | | | 109 | 119 | 128 | 98 | 86 | 74 | 72 | 72 | 78 | 81 | 84 | 88 | 91 | 93 | 95 | 100 |
| | | Ryoshin Ginza EM | | | 122 | 134 | 141 | 124 | 95 | 85 | 78 | 78 | 80 | 83 | 88 | 90 | 93 | 93 | 98 | 100 |
| | Minato | Harumi Front | | | | | | | | | | | | | | | | | | |
| | | Harumi Center | | | | | 162 | 155 | 128 | 110 | 93 | 90 | 90 | 93 | 93 | 93 | 97 | 97 | 100 | 100 |
| | | Akasaka Park | | | | | | | | | 75 | 75 | 79 | 82 | 88 | 91 | 95 | 98 | 100 | 100 |
| | | Aoyama Crystal | 88 | 91 | 109 | 119 | 125 | 109 | 81 | 75 | 70 | 72 | 74 | 79 | 86 | 86 | 89 | 89 | 95 | 100 |
| | | Clover Shiba-koen | | | | | | | | | | | | | 93 | 93 | 93 | 93 | 98 | 100 |
| | | Shiodome | | | | | | | 89 | 81 | 80 | 81 | 83 | 88 | 89 | 91 | 92 | 92 | 95 | 100 |
| | | Shiba 2Chome Daimon | 97 | 109 | 123 | 131 | 140 | 131 | 97 | 77 | 74 | 74 | 74 | 74 | 77 | 83 | 94 | 94 | 100 | 100 |
| | | Cosmo Kanasugibashi | 97 | 103 | 119 | 131 | 144 | 125 | 97 | 78 | 75 | 75 | 75 | 75 | 81 | 84 | 97 | 97 | 97 | 100 |
| | Shinjuku | Tamachi Front | | | | | | | | | | | | | | | 88 | 88 | 94 | 100 |
| | | Shinjuku Eastside | | | | | | | | | | | | 85 | 87 | 87 | 98 | 100 | 100 | 100 |
| | | Shinjuku Front | | | | | | | | | | | | | | | | 96 | 100 | 100 |
| | | Shinwa | | 83 | 92 | 117 | 121 | 104 | 79 | 69 | 65 | 67 | 67 | 71 | 81 | 81 | 90 | 94 | 100 | 100 |
| | | Tokyo Opera City | | | 119 | 136 | 140 | 115 | 91 | 87 | 79 | 77 | 77 | 83 | 87 | 89 | 96 | 96 | 100 | 100 |
| | Shibuya | FP Minami-Shinjuku | | | | | | | | | | | | | | | | | 100 | 100 |
| | | Yoyogi 1Chome | | | 98 | 112 | 116 | 100 | 76 | 70 | 64 | 64 | 64 | 66 | 70 | 74 | 84 | 88 | 94 | 100 |
| | | Jingumae Terrace | 92 | 92 | 104 | 104 | 104 | 100 | 76 | 71 | 71 | 71 | 71 | 71 | 73 | 78 | 88 | 92 | 94 | 100 |
| Jingumae MS | | 85 | 83 | 102 | 115 | 119 | 107 | 78 | 74 | 70 | 72 | 74 | 80 | 83 | 87 | 89 | 91 | 94 | 100 | |
| Ebisu Neonato | | 74 | 83 | 100 | 112 | 117 | 92 | 69 | 65 | 65 | 66 | 72 | 78 | 82 | 83 | 86 | 88 | 92 | 100 | |
| Taito | TIX UENO | | | | | | | | | | 81 | 81 | 83 | 87 | 87 | 87 | 91 | 96 | 100 | |
| Shinagawa | Higashi-Gotanda 1Chome | | 95 | 98 | 102 | 107 | 98 | 79 | 70 | 63 | 63 | 63 | 63 | 67 | 72 | 77 | 81 | 91 | 100 | |
| | Osaki Front Tower | | | | | | | | | | | | | | | | | | | |
| Ota | Omori-Eki Higashiguchi | 107 | 107 | 107 | 117 | 130 | 113 | 97 | 90 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 90 | 97 | 100 | |
| Nakano | Harmony Tower | | | 112 | 127 | 132 | 122 | 90 | 85 | 80 | 80 | 80 | 83 | 85 | 88 | 93 | 93 | 100 | 100 | |
| Toshima | Otsuka Higashi-Ikebukuro | 86 | 79 | 79 | 82 | 96 | 100 | 89 | 89 | 71 | 71 | 71 | 75 | 82 | 82 | 86 | 86 | 89 | 100 | |
| | Ikebukuro 2Chome | 84 | 84 | 86 | 90 | 97 | 97 | 86 | 86 | 86 | 86 | 86 | 86 | 86 | 86 | 90 | 90 | 90 | 100 | |
| | Ikebukuro YS | | 89 | 100 | 114 | 117 | 111 | 89 | 83 | 83 | 83 | 83 | 83 | 86 | 89 | 89 | 89 | 94 | 100 | |

Increase:

Decrease:

Trends of Market Rent Level (Other Areas)

- With regard to the new rent data assessed by CBRE K.K. (CBRE), the trend shows the price as of 30 June 2019 set at 100.
- The assessment was made for 65 properties. 6 properties are excluded (excluding properties in unusual situations, including single-tenant leased properties) from the 71 properties (building) held in total by JRE as of 30 September 2019.

| Area | Property Name | Trend in assessed new rent (intermediate value of upper and lower limits: index) at time of survey | | | | | | | | | | | | | | | | | |
|-------------|--------------------------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | 12/03 | 12/04 | 12/05 | 12/06 | 12/07 | 12/08 | 12/09 | 12/10 | 12/11 | 12/12 | 12/13 | 12/14 | 12/15 | 12/16 | 12/17 | 06/18 | 12/18 | 06/19 |
| Other Areas | Hachioji | | | | | | | | | | | | | | | | | | |
| | Hachioji First | | | | 104 | 104 | 108 | 104 | 92 | 92 | 83 | 83 | 88 | 92 | 92 | 96 | 96 | 100 | 100 |
| | Saitama | 76 | 66 | 79 | 90 | 93 | 86 | 72 | 72 | 72 | 72 | 72 | 76 | 79 | 79 | 83 | 93 | 97 | 100 |
| | Yokohama | | | | | | 106 | 80 | 80 | 77 | 77 | 77 | 77 | 83 | 86 | 91 | 91 | 94 | 100 |
| | Queen's | | | | | | | | | | | 71 | 74 | 85 | 87 | 87 | 90 | 90 | 100 |
| | Kawasaki | 96 | 96 | 96 | 96 | 100 | 96 | 88 | 88 | 69 | 69 | 73 | 81 | 88 | 92 | 96 | 96 | 96 | 100 |
| | Musashi Kosugi STM | | | | | | 82 | 76 | 76 | 71 | 71 | 71 | 74 | 82 | 87 | 87 | 87 | 92 | 100 |
| | Sapporo | | | | | 78 | 78 | 75 | 75 | 72 | 72 | 72 | 72 | 75 | 81 | 92 | 94 | 94 | 100 |
| | Sendai | | 105 | 114 | 114 | 116 | 102 | 91 | 91 | 86 | 86 | 86 | 86 | 86 | 86 | 86 | 86 | 95 | 100 |
| | Higashi Nibancho | | | | | | | | | | 70 | 70 | 76 | 85 | 85 | 91 | 94 | 100 | 100 |
| | Sendai Honma | 100 | 96 | 104 | 104 | 106 | 96 | 83 | 71 | 67 | 67 | 67 | 67 | 67 | 67 | 75 | 83 | 92 | 100 |
| | AER | | | | | | | | | | | | | 68 | 78 | 86 | 88 | 92 | 100 |
| | Niigata | | | | | | | | | | | | | | | | | 100 | 100 |
| | Kanazawa | 83 | 83 | 81 | 91 | 91 | 83 | 72 | 72 | 72 | 72 | 72 | 72 | 83 | 90 | 93 | 97 | 97 | 100 |
| | Kanazawa Kamitsutsumicho | | | | | | | | | | | | | | 84 | 95 | 100 | 100 | 100 |
| | Nagoya | | | | 121 | 121 | 114 | 100 | 86 | 83 | 78 | 78 | 79 | 83 | 83 | 84 | 90 | 93 | 100 |
| | Nishiki Park | | | | | | | | | | | | | | | | | | |
| | Hirokoji Place | | | | | | | | | | | 80 | 80 | 80 | 80 | 88 | 93 | 93 | 100 |
| | Nagoya Hirokoji | 111 | 111 | 118 | 118 | 118 | 114 | 107 | 89 | 86 | 82 | 82 | 82 | 82 | 82 | 82 | 89 | 93 | 100 |
| | Nagoya Misono | 102 | 102 | 108 | 104 | 104 | 100 | 96 | 84 | 76 | 68 | 64 | 66 | 68 | 68 | 70 | 84 | 92 | 100 |
| | Kyoto | | | | | | | | | | | 67 | 72 | 79 | 79 | 85 | 85 | 95 | 100 |
| | Osaka | | | | | | | | | | | | | 80 | 86 | 90 | 92 | 96 | 100 |
| | Umeda Square | | | | | | | | | | | | | 80 | 86 | 90 | 92 | 96 | 100 |
| | Shin-Fujita | | | | | 100 | 85 | 76 | 76 | 76 | 76 | 76 | 76 | 79 | 79 | 85 | 94 | 97 | 100 |
| | Sakaisujihonmachi | 100 | 88 | 100 | 116 | 116 | 104 | 84 | 76 | 72 | 72 | 72 | 72 | 76 | 92 | 92 | 96 | 100 | 100 |
| | Midosuji Daiwa | 93 | 90 | 103 | 123 | 127 | 110 | 83 | 83 | 83 | 83 | 77 | 77 | 80 | 90 | 90 | 90 | 97 | 100 |
| | Amagasaki | | | | | | | | | | | | | 86 | 86 | 93 | 93 | 100 | 100 |
| | Amagasaki Front | | | | | | | | | | | | | | | | | | |
| | Okayama | | | | 90 | 90 | 87 | 83 | 83 | 83 | 85 | 85 | 87 | 97 | 97 | 100 | 100 | 100 | 100 |
| | Lit City | | | | | | | | | | | | | | | | | | |
| | Hiroshima | | 90 | 93 | 103 | 107 | 107 | 97 | 97 | 95 | 95 | 95 | 95 | 97 | 97 | 97 | 100 | 100 | 100 |
| | NHK Hiroshima | | | | | | | | | | | | | | | | | | |
| | Fukuoka | 74 | 70 | 70 | 74 | 78 | 78 | 67 | 67 | 65 | 65 | 65 | 65 | 74 | 74 | 85 | 93 | 100 | 100 |
| | Tosei Tenjin | | | | 90 | 93 | 93 | 79 | 66 | 66 | 66 | 69 | 79 | 83 | 86 | 93 | 100 | 100 | 100 |
| | Tenjin Crystal | | | | | | | | | | | | | | | | | | |
| | Hinode Tenjin | 73 | 67 | 70 | 76 | 76 | 76 | 67 | 67 | 64 | 64 | 67 | 73 | 76 | 82 | 88 | 94 | 100 | 100 |

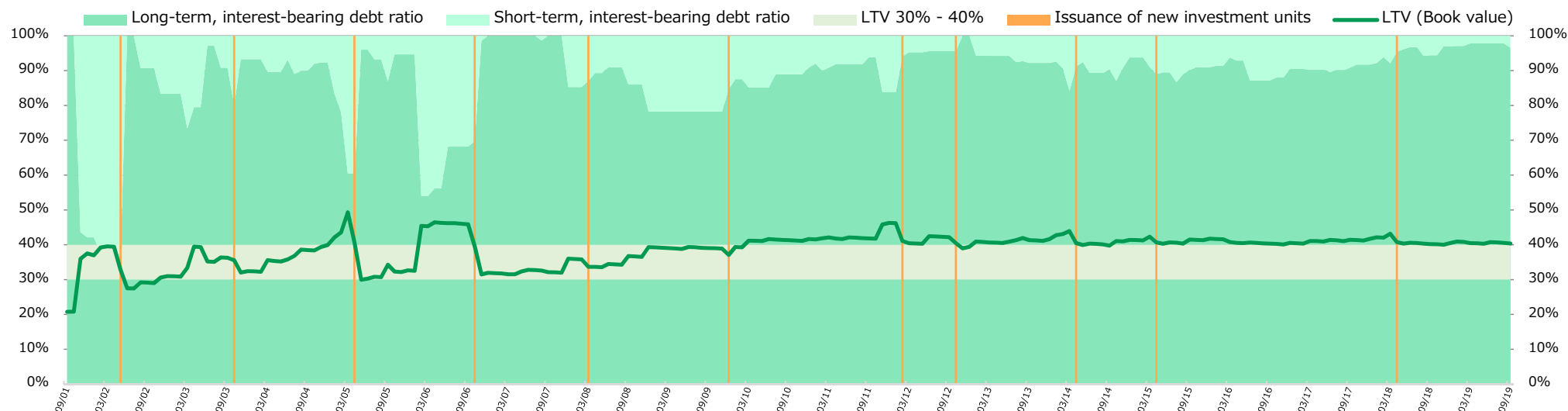
Increase:

Decrease:

Trends of LTV and Outstanding Borrowings by Financial Institution



LTV (Interest-bearing Debt / Total Assets)



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

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



Outstanding Borrowings by Financial Institution

(In millions of JPY)

| | |
|-------------------------------------|---------|
| MUFG Bank, Ltd. | 104,500 |
| Mizuho Bank, Ltd. | 48,500 |
| Sumitomo Mitsui Trust Bank, Limited | 39,000 |
| Shinkin Central Bank | 28,000 |
| Development Bank of Japan Inc. | 20,000 |
| The Norinchukin Bank | 19,000 |
| Sumitomo Mitsui Banking Corporation | 13,000 |
| The Bank of Fukuoka, Ltd. | 8,500 |
| The Iyo Bank, Ltd. | 6,500 |
| The Chugoku Bank, Limited | 6,000 |

| | |
|---|-------|
| Taiyo Life Insurance Company | 4,500 |
| The Hachijuni Bank, Ltd. | 4,000 |
| The Yamanashi Chuo Bank, Ltd. | 4,000 |
| The Hiroshima Bank, Ltd. | 3,000 |
| Mizuho Trust & Banking Co., Ltd. | 3,000 |
| The Yamaguchi Bank, Ltd. | 3,000 |
| Shinsei Bank, Limited | 2,500 |
| The Nishi-Nippon City Bank, Ltd. | 2,000 |
| Tokio Marine & Nichido Fire Insurance Co., Ltd. | 2,000 |
| The Daishi Bank, Ltd. | 1,500 |

| | |
|-------------------------------------|--------|
| The Ashikaga Bank, Ltd. | 1,000 |
| The Gunma Bank, Ltd. | 1,000 |
| The Joyo Bank, Ltd. | 1,000 |
| The 77 Bank, Ltd. | 1,000 |
| Sumitomo Life Insurance Company | 1,000 |
| The first General syndication loan | 13,000 |
| The second General syndication loan | 10,000 |
| The third General syndication loan | 6,500 |

Overview of Interest-bearing Debt

*The loans drawn down and the bonds issued during the current period are shown in blue.
(EOB: In millions of JPY, Interest: %)

| | Lender | Drawdown date | EOB | Interest | Repayment date (period) |
|------------------|-------------------------------------|---------------|---------------|--------------------------|---|
| Short-term Loans | Sumitomo Mitsui Trust Bank, Limited | 26/12/18 | 1,300 | 0.1172 | 26/12/19 1 year |
| | Sumitomo Mitsui Trust Bank, Limited | 29/03/19 | 1,700 | 0.1172 | 30/03/20 1 year |
| | Mizuho Bank, Ltd. | 03/04/19 | 5,500 | 0.1172 | 03/04/20 1 year |
| | MUFG Bank, Ltd. | 02/09/19 | 5,000 | 0.1154 | 02/09/20 1 year |
| | Total | | 13,500 | 0.12 (Average) | 0.63 years (Average maturity) |

| | Lender | Drawdown date | EOB | Interest | Repayment date (period) |
|--|-----------------|---------------|---------------|--------------------------|---|
| Long-term Loans (Variable interest) | MUFG Bank, Ltd. | 04/04/17 | 5,000 | 0.00558 | 05/04/21 4 years |
| | MUFG Bank, Ltd. | 01/06/17 | 12,000 | 0 | 01/06/23 6 years |
| | MUFG Bank, Ltd. | 26/03/18 | 5,000 | 0 | 26/03/24 6 years |
| | Total | | 22,000 | 0.00 (Average) | 3.37 years (Average maturity) |

| | Lender | Drawdown date | EOB | Interest | Repayment date (period) |
|---------------------------------------|---|---------------|---------------|--------------------------|---|
| Current Portion of Long-term Loans | The Hiroshima Bank, Ltd. | 01/10/14 | 3,000 | 0.31575 | 01/10/19 5 years |
| | Mizuho Bank, Ltd. | 01/11/11 | 6,000 | 1.2075 | 01/11/19 8 years |
| | MUFG Bank, Ltd. | 15/11/11 | 3,000 | 1.13875 | 15/11/19 8 years |
| | MUFG Bank, Ltd. | 15/11/11 | 3,000 | 1.13875 | 15/11/19 8 years |
| | Mizuho Bank, Ltd. | 15/11/11 | 3,000 | 1.13875 | 15/11/19 8 years |
| | The Gunma Bank, Ltd. | 17/11/14 | 1,000 | 0.316 | 18/11/19 5 years |
| | The Yamanashi Chuo Bank, Ltd. | 15/12/14 | 2,000 | 0.266 | 16/12/19 5 years |
| | Shinkin Central Bank | 07/01/13 | 2,000 | 0.71375 | 07/01/20 7 years |
| | MUFG Bank, Ltd. | 15/01/13 | 5,500 | 0.71 | 15/01/20 7 years |
| | Shinkin Central Bank | 15/01/13 | 5,000 | 0.71 | 15/01/20 7 years |
| | MUFG Bank, Ltd. | 15/06/12 | 4,000 | 0.9525 | 15/06/20 8 years |
| | Sumitomo Mitsui Trust Bank, Limited | 15/06/12 | 4,000 | 0.9525 | 15/06/20 8 years |
| | Sumitomo Mitsui Trust Bank, Limited | 15/06/15 | 3,000 | 0.3425 | 15/06/20 5 years |
| | Tokio Marine & Nichido Fire Insurance Co., Ltd. | 03/07/17 | 2,000 | 0.1 | 03/07/20 3 years |
| | Total | | 46,500 | 0.80 (Average) | 0.33 years (Average maturity) |

| | Lender | Drawdown date | EOB | Interest | Repayment date (period) |
|-------------------------------------|-------------------------------------|---------------|----------|----------|--------------------------|
| Long-term Loans (Fixed interest) | Mizuho Bank, Ltd. | 15/06/12 | 4,000 | 1.07375 | 15/06/21 9 years |
| | MUFG Bank, Ltd. | 15/06/12 | 4,000 | 1.1975 | 15/06/22 10 years |
| | MUFG Bank, Ltd. | 15/06/12 | 2,500 | 1.2725 | 15/06/22 10 years |
| | Shinsei Bank, Limited | 15/06/12 | 2,500 | 1.2725 | 15/06/22 10 years |
| | The Yamaguchi Bank, Ltd. | 29/10/12 | 2,000 | 0.8 | 29/10/20 8 years |
| | MUFG Bank, Ltd. | 21/12/12 | 5,000 | 0.80125 | 21/12/20 8 years |
| | MUFG Bank, Ltd. | 21/12/12 | 5,000 | 0.80125 | 21/12/20 8 years |
| | Sumitomo Mitsui Banking Corporation | 07/01/13 | 2,000 | 0.98 | 07/01/22 9 years |
| | Development Bank of Japan Inc. | 07/01/13 | 3,000 | 1.115 | 06/01/23 10 years |
| | MUFG Bank, Ltd. | 15/01/13 | 5,500 | 0.83625 | 15/01/21 8 years |
| | Mizuho Bank, Ltd. | 15/01/13 | 5,000 | 0.96625 | 17/01/22 9 years |
| | The Yamaguchi Bank, Ltd. | 25/03/13 | 1,000 | 0.945 | 24/03/23 10 years |
| | MUFG Bank, Ltd. | 24/04/13 | 5,000 | 0.775 | 26/04/21 8 years |
| | Mizuho Bank, Ltd. | 24/04/13 | 3,000 | 0.87375 | 25/04/22 9 years |
| | MUFG Bank, Ltd. | (*)1 | 31/01/14 | 4,000 | 0.64225 29/01/21 7 years |
| | The Bank of Fukuoka, Ltd. | (*)1 | 31/01/14 | 2,500 | 0.63849 29/01/21 7 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 31/01/14 | 2,000 | 0.62575 29/01/21 7 years |
| | The Norinchukin Bank | (*)1 | 31/01/14 | 3,500 | 0.757 31/01/22 8 years |
| | Development Bank of Japan Inc. | (*)1 | 31/01/14 | 5,000 | 0.9325 31/01/23 9 years |
| | The Iyo Bank, Ltd. | (*)1 | 24/03/14 | 2,000 | 0.6035 24/03/21 7 years |
| | The Nishi-Nippon City Bank, Ltd. | (*)1 | 17/06/14 | 2,000 | 0.621 17/12/21 7.5 years |
| | The Norinchukin Bank | (*)1 | 17/06/14 | 3,000 | 0.6785 17/06/21 8 years |
| | The Iyo Bank, Ltd. | (*)1 | 01/10/14 | 1,000 | 0.46525 01/10/21 7 years |
| | The Chugoku Bank, Limited | (*)1 | 01/10/14 | 1,000 | 0.4725 01/10/21 7 years |
| | Taiyo Life Insurance Company | (*)1 | 01/10/14 | 2,000 | 0.7825 01/10/24 10 years |
| | The first General syndication loan | (*)1 | 14/11/14 | 13,000 | 0.463 15/11/21 7 years |
| | The second General syndication loan | (*)2 | 19/12/14 | 10,000 | 0.42375 19/12/23 9 years |
| | Mizuho Trust & Banking Co., Ltd. | (*)1 | 02/03/15 | 3,000 | 0.5585 03/03/25 10 years |
| | The Bank of Fukuoka, Ltd. | (*)1 | 24/03/15 | 2,000 | 0.5125 24/03/23 8 years |

- (*)1 The loans were originally floating rate basis, which were swapped into fixed rates to hedge against interest rate fluctuations. Hence the fixed rates after the swap transactions are shown above.
- (*)2 The loans were originally in US dollar, floating rate basis and the currency and interest rate swap transaction was executed in order to hedge against a risk of exchange-rate fluctuations and interest fluctuations. Hence the above rates are the fixed rates after the currency and interest rate swap transaction.
- (*)3 The bond was originally in US dollar and the currency swap transaction was executed in order to hedge against a risk of exchange-rate fluctuations. Hence rate after the swap transaction is shown above.

| | Lender | Drawdown date | EOB | Interest | Repayment date (period) |
|-------------------------------------|-------------------------------------|---------------|----------------|--------------------------|---|
| Long-term Loans (Fixed interest) | The Norinchukin Bank | (*)1 | 25/03/15 | 3,500 | 0.46825 27/03/23 8 years |
| | Taiyo Life Insurance Company | (*)1 | 29/05/15 | 1,500 | 0.7375 29/05/25 10 years |
| | The Chugoku Bank, Limited | (*)1 | 15/06/15 | 3,000 | 0.61175 15/06/23 8 years |
| | The third General syndication loan | (*)1 | 10/08/15 | 6,500 | 0.3925 10/08/22 7 years |
| | MUFG Bank, Ltd. | (*)1 | 01/09/15 | 2,000 | 0.47125 01/09/22 7 years |
| | MUFG Bank, Ltd. | (*)1 | 01/09/15 | 3,500 | 0.63 02/09/24 9 years |
| | Development Bank of Japan Inc. | (*)1 | 01/09/15 | 7,000 | 0.7175 01/09/25 10 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 02/09/15 | 3,800 | 0.536 02/09/24 9 years |
| | Mizuho Bank, Ltd. | (*)1 | 01/10/15 | 2,500 | 0.5575 01/10/24 9 years |
| | The Daiichi Bank, Ltd. | (*)1 | 07/01/16 | 1,500 | 0.2802 10/01/23 7 years |
| | The Iyo Bank, Ltd. | (*)1 | 15/01/16 | 1,000 | 0.265 16/01/23 7 years |
| | The Hachijuni Bank, Ltd. | (*)1 | 15/01/16 | 1,000 | 0.265 16/01/23 7 years |
| | MUFG Bank, Ltd. | (*)1 | 31/10/16 | 3,000 | 0.24 30/10/26 10 years |
| | Mizuho Bank, Ltd. | (*)1 | 21/12/16 | 5,000 | 0.415 21/12/26 10 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 26/12/16 | 3,700 | 0.1913 28/06/21 4.5 years |
| | Mizuho Bank, Ltd. | (*)1 | 26/12/16 | 5,000 | 0.3625 26/12/25 9 years |
| | Development Bank of Japan Inc. | (*)1 | 30/03/17 | 5,000 | 0.315 31/03/25 8 years |
| | Shinkin Central Bank | (*)1 | 30/03/17 | 5,000 | 0.36 30/03/26 9 years |
| | The Bank of Fukuoka, Ltd. | (*)1 | 15/06/17 | 2,500 | 0.2388 15/06/23 6 years |
| | The Iyo Bank, Ltd. | (*)1 | 15/06/17 | 2,500 | 0.275 17/06/24 7 years |
| | The Hachijuni Bank, Ltd. | (*)1 | 15/06/17 | 1,000 | 0.275 17/06/24 7 years |
| | The Bank of Fukuoka, Ltd. | (*)1 | 31/08/17 | 1,500 | 0.1325 31/08/21 4 years |
| | The Norinchukin Bank | (*)1 | 01/09/17 | 5,000 | 0.24 02/09/24 7 years |
| | Shinkin Central Bank | (*)1 | 01/09/17 | 5,000 | 0.3188 01/09/26 9 years |
| | The Hachijuni Bank, Ltd. | (*)1 | 20/12/17 | 1,000 | 0.1863 20/12/22 5 years |
| | The Ashikaga Bank, Ltd. | (*)1 | 09/01/18 | 1,000 | 0.285 09/01/25 7 years |
| | The Jojo Bank, Ltd. | (*)1 | 09/01/18 | 1,000 | 0.4188 11/01/28 10 years |
| | The 77 Bank, Ltd. | (*)1 | 10/01/18 | 1,000 | 0.205 10/01/23 5 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 17/01/18 | 3,000 | 0.21 17/01/23 5 years |
| | Sumitomo Mitsui Banking Corporation | (*)1 | 19/01/18 | 5,000 | 0.16255 20/07/21 3.5 years |
| | Sumitomo Mitsui Banking Corporation | (*)1 | 19/01/18 | 3,000 | 0.4338 19/01/28 10 years |
| | MUFG Bank, Ltd. | (*)1 | 26/02/18 | 6,500 | 0.3413 26/02/26 8 years |
| | The Chugoku Bank, Limited | (*)1 | 26/03/18 | 2,000 | 0.1988 27/03/23 5 years |
| | The Hachijuni Bank, Ltd. | (*)1 | 26/03/18 | 1,000 | 0.2338 26/03/24 6 years |
| | MUFG Bank, Ltd. | (*)1 | 26/03/18 | 2,000 | 0.2725 26/03/25 7 years |
| | Mizuho Bank, Ltd. | (*)1 | 27/03/18 | 5,500 | 0.3 27/03/26 8 years |
| | MUFG Bank, Ltd. | (*)1 | 30/03/18 | 4,000 | 0.3963 30/03/28 10 years |
| | Mizuho Bank, Ltd. | (*)1 | 30/03/18 | 4,000 | 0.3963 30/03/28 10 years |
| | Taiyo Life Insurance Company | (*)1 | 30/03/18 | 1,000 | 0.3963 30/03/28 10 years |
| | Shinkin Central Bank | (*)1 | 24/04/18 | 6,000 | 0.3675 26/04/27 9 years |
| | MUFG Bank, Ltd. | (*)1 | 01/06/18 | 10,000 | 0.2544 02/12/24 6.5 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 31/08/18 | 3,000 | 0.32 29/08/25 7 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 29/11/18 | 3,000 | 0.1694 29/05/23 4.5 years |
| | Sumitomo Mitsui Banking Corporation | (*)1 | 29/11/18 | 3,000 | 0.1694 29/05/23 4.5 years |
| | The Norinchukin Bank | (*)1 | 23/01/19 | 4,000 | 0.1988 23/07/26 7.5 years |
| | Shinkin Central Bank | (*)1 | 23/01/19 | 5,000 | 0.2213 25/01/27 8 years |
| | Yamanashi Chuo Bank, Ltd. | (*)1 | 26/03/19 | 2,000 | 0.3688 26/03/31 12 years |
| | Sumitomo Life Insurance Co. | (*)1 | 26/03/19 | 1,000 | 0.505 27/03/34 15 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 29/05/19 | 5,000 | 0.075 29/05/24 5 years |
| | Sumitomo Mitsui Trust Bank, Limited | (*)1 | 26/09/19 | 5,500 | 0.105 26/09/24 5 years |
| | Total | | 275,000 | 0.49 (Average) | 4.31 years (Average maturity) |

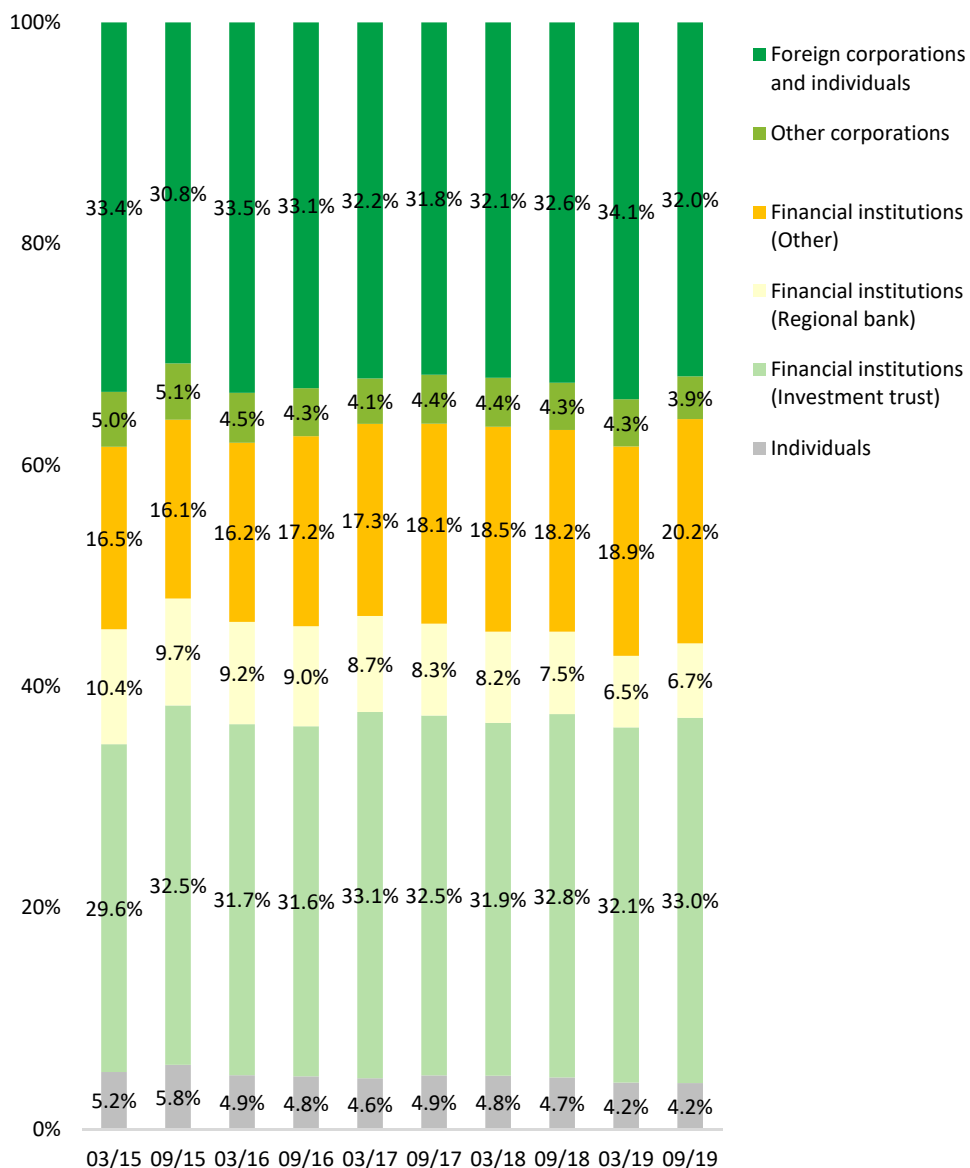
| | Bond Name | Issue date | EOB | Interest | Redemption date (period) |
|------------------------------------|--|------------|---------------|--------------------------|---|
| Investment Corporation Bonds | The Fourth unsecured Investment Corporation Bond | 29/09/05 | 10,000 | 2.56 | 29/09/25 20 years |
| | The 10th unsecured Investment Corporation Bond | 30/03/17 | 10,000 | 0.3975 | 30/03/27 10 years |
| | The 11th unsecured Investment Corporation Bond | (*)3 | 2,993 | 0.2788 | 26/10/27 10 years |
| | The 12th unsecured Investment Corporation Bond | (*)3 | 10,000 | 0.23 | 01/11/23 5 years |
| | Total | | 32,993 | 0.99 (Average) | 6.06 years (Average maturity) |

Outline of Commitment Line Contract

- Committed Amount: JPY 60 billion
- Expiry of the Contract: 19 September 2022
- Participating Financial Institutions: MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited

There is no outstanding balance as of 30 September 2019

Unitholder Composition



Number of Unitholders by Sector

| | As of 30 September 2019 | |
|------------------------------------|-------------------------|---------|
| | Unitholders | % |
| Individuals | 12,708 | 91.51% |
| Financial institutions | 229 | 1.65% |
| Other corporations | 369 | 2.66% |
| Foreign corporations / individuals | 581 | 4.18% |
| Total | 13,887 | 100.00% |

Top 10 Unitholders

Sep. 2019 period

| Unitholders | Units | % of Total Units Outstanding |
|--|---------|------------------------------|
| 1 Japan Trustee Services Bank, Ltd. (Shintaku Acc.) | 273,844 | 19.77% |
| 2 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.) | 219,818 | 15.87% |
| 3 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.) | 55,734 | 4.02% |
| 4 Trust & Custody Services Bank, Ltd. (Toshin Acc.) | 50,053 | 3.61% |
| 5 STATE STREET BANK WEST CLIENT - TREATY 505234 | 45,431 | 3.28% |
| 6 JPMorgan Securities Japan Co., Ltd. | 19,039 | 1.37% |
| 7 STATE STREET BANK AND TRUST COMPANY 505103 | 17,520 | 1.26% |
| 8 Mitsubishi Estate Co., Ltd. | 17,120 | 1.24% |
| 9 JP MORGAN CHASE BANK 385771 | 16,293 | 1.18% |
| 10 DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO | 16,064 | 1.16% |
| - Mitsui & Co., Ltd. | 3,200 | 0.23% |

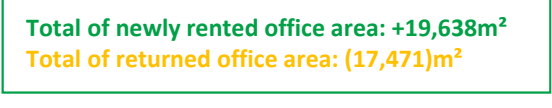
MEMO

Major tenants

Major Tenants / Top 10

| Sep. 2019 period | | | | |
|------------------|--|---|----------------------|-------------------------------|
| Rank | Tenant | Property | Rented Office Area | % of Total Rented Office Area |
| 1 | MUFG Bank, Ltd. | Harumi Front (and 3 other buildings) | 33,912m ² | 4.0% |
| 2 | Not disclosed | Kitanomaru Square (and 3 other buildings) | 22,581m ² | 2.7% |
| 3 | Not disclosed | Osaki Front Tower (and 2 other buildings) | 21,493m ² | 2.5% |
| 4 | NTT Communications Corporation | Shiodome Building | 16,243m ² | 1.9% |
| 5 | SQUARE ENIX HOLDINGS CO., LTD. | Shinjuku Eastside Square | 13,438m ² | 1.6% |
| 6 | HAKUHODO DY HOLDINGS INCORPORATED | Akasaka Park Building (and another building) | 13,403m ² | 1.6% |
| 7 | Mitsubishi UFJ Trust and Banking Corporation | Mitsubishi UFJ Trust and Banking Building | 10,598m ² | 1.3% |
| 8 | JGC Corporation | MM Park Building (and another building) | 10,246m ² | 1.2% |
| 9 | TOTO LTD. | Shiodome Building (and another building) | 9,694m ² | 1.1% |
| 10 | Minato Mirai 21 District Heating and Cooling Co., Ltd. | Queen's Tower A | 9,536m ² | 1.1% |

| Mar. 2019 period | | Rented Office Area Change |
|------------------|----------------------|---------------------------|
| Rank | Rented Office Area | |
| 1 | 33,912m ² | 0m ² |
| 2 | 22,581m ² | 0m ² |
| 3 | 21,493m ² | 0m ² |
| 4 | 16,243m ² | 0m ² |
| 5 | 13,438m ² | 0m ² |
| 6 | 13,403m ² | 0m ² |
| 7 | 10,598m ² | 0m ² |
| 8 | 10,246m ² | 0m ² |
| 9 | 9,694m ² | 0m ² |
| 10 | 9,536m ² | 0m ² |



Occupancy Rate by Building (1)

| | | (Area: m ²) | | | | | | | | | | | | | |
|----------------|-----------|----------------------------------|--------------------|--------------------|----------------------------|--------------------|----------------------------|-------------------|--------------------------------|--------------------|--------------------|----------------------------|--------------------|----------------------------|--------|
| Area | Name | As of 30 September 2019 (Actual) | | | | | | | As of 31 March 2020 (Forecast) | | | | | | |
| | | Rentable Office Area | Rented Office Area | Vacant Area | | Occupancy Rate | | Number of Tenants | Rentable Office Area | Rented Office Area | Vacant Area | | Occupancy Rate | | |
| | | | | As of 30 Sep. 2019 | Variance from 31 Mar. 2019 | As of 30 Sep. 2019 | Variance from 31 Mar. 2019 | | | | As of 31 Mar. 2020 | Variance from 30 Sep. 2019 | As of 31 Mar. 2020 | Variance from 30 Sep. 2019 | |
| Tokyo 23 Wards | Chiyoda | Kitanomaru Square | 25,678 | 25,678 | 0 | | 100.0% | 5 | 25,678 | 25,678 | 0 | | 100.0% | | |
| | | MD Kanda | 6,269 | 6,269 | 0 | | 100.0% | 9 | 6,269 | 6,269 | 0 | | 100.0% | | |
| | | Kandabashi Park | 3,687 | 3,687 | 0 | | 100.0% | 10 | 3,687 | 3,687 | 0 | | 100.0% | | |
| | | Otemachi FCN | 5,121 | 5,121 | 0 | | 100.0% | 2 | 5,121 | 5,121 | 0 | | 100.0% | | |
| | | Nibancho Garden | 9,316 | 9,316 | 0 | | 100.0% | 1 | 9,316 | 9,316 | 0 | | 100.0% | | |
| | | Mitsubishi UFJ Trust | 11,904 | 11,904 | 0 | | 100.0% | 10 | 11,904 | 11,904 | 0 | | 100.0% | | |
| | | Burex Kojimachi | 4,495 | 4,495 | 0 | | 100.0% | 1 | 4,495 | 4,495 | 0 | | 100.0% | | |
| | | Sanno Grand | 20,535 | 20,535 | 0 | (552) | 100.0% | 2.7% | 48 | 20,535 | 20,535 | 0 | | 100.0% | |
| | Chuo | Yurakucho Denki | 4,697 | 4,697 | 0 | | 100.0% | 10 | 4,697 | 4,697 | 0 | | 100.0% | | |
| | | Kodenmacho | 3,897 | 3,897 | 0 | | 100.0% | 10 | 3,897 | 3,897 | 0 | | 100.0% | | |
| | | FP Nihonbashi | 8,468 | 8,468 | 0 | | 100.0% | 2 | 8,468 | 8,468 | 0 | | 100.0% | | |
| | | Kyodo (Kayabacho 2Chome) | 4,464 | 4,464 | 0 | (302) | 100.0% | 6.8% | 10 | 4,464 | 4,464 | 0 | | 100.0% | |
| | | Burex Kyobashi | 4,279 | 4,279 | 0 | | 100.0% | 1 | 4,279 | 4,279 | 0 | | 100.0% | | |
| | | Ginza 1Chome | 4,513 | 4,513 | 0 | | 100.0% | 8 | 4,513 | 4,513 | 0 | | 100.0% | | |
| | | Ginza Sanwa | 4,326 | 4,326 | 0 | | 100.0% | 11 | 4,326 | 4,326 | 0 | | 100.0% | | |
| | | Ryoshin Ginza EM | 4,255 | 4,255 | 0 | | 100.0% | 11 | 4,255 | 4,255 | 0 | | 100.0% | | |
| | Minato | Harumi Front | 33,369 | 33,369 | 0 | | 100.0% | 8 | 33,369 | 33,369 | 0 | | 100.0% | | |
| | | Harumi Center | 20,812 | 20,812 | 0 | | 100.0% | 13 | 20,812 | 20,812 | 0 | | 100.0% | | |
| | | Akasaka Park | 44,999 | 44,999 | 0 | | 100.0% | 30 | 44,999 | 44,999 | 0 | | 100.0% | | |
| | | Aoyama Crystal | 4,898 | 4,898 | 0 | | 100.0% | 8 | 4,898 | 4,898 | 0 | | 100.0% | | |
| | | Clover Shiba-koen | 2,550 | 2,550 | 0 | | 100.0% | 9 | 2,550 | 2,550 | 0 | | 100.0% | | |
| | | Shiodome | 44,213 | 44,159 | 54 | 54 | 99.9% | (0.1)% | 36 | 44,213 | 44,037 | 175 | 121 | 99.6% | (0.3)% |
| | | Shiba 2Chome Daimon | 9,606 | 9,504 | 102 | 102 | 98.9% | (1.1)% | 22 | 9,606 | 9,504 | 102 | | 98.9% | |
| | | Cosmo Kanasugibashi | 4,062 | 4,062 | 0 | | 100.0% | 8 | 4,062 | 4,062 | 0 | | 100.0% | | |
| | Shinjuku | Tamachi Front | 3,792 | 3,792 | 0 | | 100.0% | 8 | 3,792 | 3,792 | 0 | | 100.0% | | |
| | | Shinjuku Eastside | 36,262 | 34,401 | 1,860 | (154) | 94.9% | 0.5% | 40 | 36,262 | 36,262 | 0 | (1,860) | 100.0% | 5.1% |
| | | Shinjuku Front | 15,705 | 15,705 | 0 | | 100.0% | 45 | 15,705 | 15,705 | 0 | | 100.0% | | |
| | | Shinwa | 5,997 | 5,997 | 0 | | 100.0% | 13 | 5,997 | 5,997 | 0 | | 100.0% | | |
| | Shibuya | Tokyo Opera City | 34,971 | 34,900 | 70 | (61) | 99.8% | 0.2% | 98 | 34,971 | 34,900 | 70 | | 99.8% | |
| | | FP Minami-Shinjuku | 4,095 | 4,095 | 0 | | 100.0% | 2 | 4,095 | 4,095 | 0 | | 100.0% | | |
| | | Yoyogi 1Chome | 7,745 | 7,745 | 0 | | 100.0% | 8 | 7,745 | 7,132 | 613 | 613 | 92.1% | (7.9)% | |
| | | Jingumae Terrace | 3,147 | 3,147 | 0 | | 100.0% | 6 | 3,147 | 3,147 | 0 | | 100.0% | | |
| | | Jingumae MS | 5,558 | 5,558 | 0 | | 100.0% | 5 | 5,558 | 5,558 | 0 | | 100.0% | | |
| | Taito | Ebisu Neonato | 8,659 | 8,659 | 0 | | 100.0% | 5 | 8,659 | 8,659 | 0 | | 100.0% | | |
| | | TIX UENO | 15,016 | 15,016 | 0 | | 100.0% | 16 | 15,016 | 14,471 | 545 | 545 | 96.4% | (3.6)% | |
| | Shinagawa | Higashi-Gotanda 1Chome | 5,205 | 5,205 | 0 | | 100.0% | 5 | 5,205 | 5,205 | 0 | | 100.0% | | |
| | | Osaki Front Tower | 16,856 | 16,856 | 0 | | 100.0% | 1 | 16,856 | 16,856 | 0 | | 100.0% | | |
| | Ota | Omori-Eki Higashiguchi | 7,706 | 7,706 | 0 | | 100.0% | 27 | 7,706 | 7,546 | 160 | 160 | 97.9% | (2.1)% | |
| | Nakano | Harmony Tower | 14,340 | 14,340 | 0 | | 100.0% | 22 | 14,340 | 14,340 | 0 | | 100.0% | | |
| | Toshima | Otsuka Higashi-Ikebukuro | 7,253 | 7,253 | 0 | | 100.0% | 5 | 7,253 | 7,253 | 0 | | 100.0% | | |
| | | Ikebukuro 2Chome | 2,186 | 1,941 | 244 | 244 | 88.8% | (11.2)% | 8 | 2,186 | 2,186 | 0 | (244) | 100.0% | 11.2% |
| | | Ikebukuro YS | 5,932 | 5,102 | 829 | 829 | 86.0% | (14.0)% | 10 | 5,932 | 5,932 | 0 | (829) | 100.0% | 14.0% |

Occupancy Rate by Building (2)

(Area: m²)

| Area | | | Name | | | As of 30 September 2019 (Actual) | | | | | As of 31 March 2020 (Forecast) | | | | | | | |
|----------------|-----------|--------------------------|---------|---------|-------|----------------------------------|--------------------|--------------------|----------------------------|--------------------|--------------------------------|-------------------|----------------------|--------------------|--------------------|----------------------------|--------------------|----------------------------|
| | | | | | | Rentable Office Area | Rented Office Area | Vacant Area | | Occupancy Rate | | Number of Tenants | Rentable Office Area | Rented Office Area | Vacant Area | | Occupancy Rate | |
| | | | | | | | | As of 30 Sep. 2019 | Variance from 31 Mar. 2019 | As of 30 Sep. 2019 | Variance from 31 Mar. 2019 | | | | As of 31 Mar. 2020 | Variance from 30 Sep. 2019 | As of 31 Mar. 2020 | Variance from 30 Sep. 2019 |
| Other Areas | Hachioji | Hachioji First | 10,068 | 10,068 | 0 | | 100.0% | | 48 | 10,068 | 10,068 | 0 | | 100.0% | | | | |
| | Saitama | Saitama Urawa | 4,510 | 4,510 | 0 | | 100.0% | | 18 | 4,510 | 4,510 | 0 | | 100.0% | | | | |
| | Yokohama | MM Park | 38,415 | 38,231 | 183 | 183 | 99.5% | (0.5)% | 35 | 38,415 | 38,415 | 0 | (183) | 100.0% | 0.5% | | | |
| | | Queen's | 26,669 | 26,199 | 469 | 381 | 98.2% | (1.5)% | 49 | 26,669 | 26,420 | 248 | (220) | 99.1% | 0.9% | | | |
| | Kawasaki | Kawasaki Isago (Note) | 3,415 | 3,415 | 0 | | 100.0% | | 14 | - | - | - | - | - | - | | | |
| | | Musashi Kosugi STM | 5,378 | 5,378 | 0 | | 100.0% | | 26 | 5,378 | 5,378 | 0 | | 100.0% | | | | |
| | Sapporo | 8・3 Square Kita | 12,265 | 12,265 | 0 | | 100.0% | | 8 | 12,265 | 12,265 | 0 | | 100.0% | | | | |
| | Sendai | Jozenji Park | 2,518 | 2,352 | 165 | 165 | 93.4% | (6.6)% | 17 | 2,518 | 2,518 | 0 | (165) | 100.0% | 6.6% | | | |
| | | Higashi Nibancho | 20,526 | 20,133 | 392 | (136) | 98.1% | 0.7% | 22 | 20,526 | 20,526 | 0 | (392) | 100.0% | 1.9% | | | |
| | | Sendai Honma | 6,234 | 6,234 | 0 | | 100.0% | | 28 | 6,234 | 6,234 | 0 | | 100.0% | | | | |
| | | AER | 23,612 | 23,354 | 258 | 258 | 98.9% | (1.1)% | 65 | 23,612 | 23,261 | 351 | 92 | 98.5% | (0.4)% | | | |
| | Niigata | Daido Seimei Niigata | 3,928 | 3,719 | 209 | | 94.7% | | 9 | 3,928 | 3,928 | 0 | (209) | 100.0% | 5.3% | | | |
| | Kanazawa | Kanazawa Park | 20,946 | 20,702 | 243 | 156 | 98.8% | (0.8)% | 82 | 20,946 | 20,813 | 133 | (110) | 99.4% | 0.6% | | | |
| | | Kanazawa Kamitsutsumicho | 7,213 | 7,076 | 136 | (85) | 98.1% | 1.2% | 27 | 7,213 | 7,076 | 136 | | 98.1% | | | | |
| | Nagoya | Nishiki Park | 10,338 | 10,338 | 0 | | 100.0% | | 64 | 10,338 | 10,338 | 0 | | 100.0% | | | | |
| | | Hirokoji Place | 13,200 | 13,200 | 0 | | 100.0% | | 34 | 13,200 | 13,200 | 0 | | 100.0% | | | | |
| | | Nagoya Hirokoji | 21,404 | 21,404 | 0 | (41) | 100.0% | 0.2% | 42 | 21,404 | 21,404 | 0 | | 100.0% | | | | |
| | | Nagoya Misono | 3,448 | 3,448 | 0 | | 100.0% | | 17 | 3,448 | 3,448 | 0 | | 100.0% | | | | |
| | Kyoto | Shijo Karasuma | 6,634 | 6,634 | 0 | | 100.0% | | 13 | 6,634 | 6,634 | 0 | | 100.0% | | | | |
| | Osaka | Umeda Square | 10,374 | 10,374 | 0 | | 100.0% | | 42 | 10,374 | 10,374 | 0 | | 100.0% | | | | |
| | | Shin-Fujita | 28,403 | 28,208 | 194 | 194 | 99.3% | (0.7)% | 48 | 28,403 | 28,403 | 0 | (194) | 100.0% | 0.7% | | | |
| | | Sakaisujihonmachi | 11,520 | 11,520 | 0 | (212) | 100.0% | 1.8% | 24 | 11,520 | 11,520 | 0 | | 100.0% | | | | |
| | | Midosuji Daiwa | 20,450 | 20,450 | 0 | (186) | 100.0% | 0.9% | 41 | 20,450 | 20,385 | 65 | 65 | 99.7% | (0.3)% | | | |
| | Amagasaki | Amagasaki Front | 15,500 | 15,500 | 0 | | 100.0% | | 29 | 15,500 | 15,500 | 0 | | 100.0% | | | | |
| | Okayama | Lit City | 8,906 | 8,734 | 172 | 172 | 98.1% | (1.9)% | 25 | 8,906 | 8,740 | 166 | (5) | 98.1% | | | | |
| | Hiroshima | NHK Hiroshima | 9,860 | 9,860 | 0 | | 100.0% | | 12 | 9,860 | 9,860 | 0 | | 100.0% | | | | |
| | Fukuoka | Tosei Tenjin | 3,995 | 3,995 | 0 | | 100.0% | | 22 | 3,995 | 3,995 | 0 | | 100.0% | | | | |
| | | Tenjin Crystal | 5,964 | 5,880 | 83 | 83 | 98.6% | (1.4)% | 30 | 5,964 | 5,881 | 82 | (1) | 98.6% | | | | |
| | | Hinode Tenjin | 5,944 | 5,944 | 0 | | 100.0% | | 2 | 5,944 | 5,944 | 0 | | 100.0% | | | | |
| Tokyo 23 Wards | | | 490,857 | 487,695 | 3,162 | 159 | 99.4% | 0.0% | 607 | 490,857 | 489,188 | 1,668 | (1,493) | 99.7% | 0.3% | | | |
| Other Areas | | | 361,652 | 359,141 | 2,511 | 934 | 99.3% | (0.3)% | 893 | 358,236 | 357,051 | 1,184 | (1,326) | 99.7% | 0.4% | | | |
| Portfolio | | | 852,509 | 846,836 | 5,673 | 1,094 | 99.3% | (0.2)% | 1,500 | 849,093 | 846,240 | 2,853 | (2,820) | 99.7% | 0.4% | | | |

*Rentable office areas and occupancy rates of the residential portions as of 30 September 2019 are 11,694 m² 96.6% of Kitanomaru Square, 1,686 m² 100.0% of Nibancho Garden, 10,780 m² 94.2% of Akasaka Park, 954 m² 85.8% of Nishiki Park.
(Note) Kawasaki Isago is to be disposed of as of 20 December 2019.

Performance of Each Property (1)

(In millions of JPY)

| Property Name | Property-related Revenues | Property-related Expenses | Property Management Expenses | Utilities Expenses | Property and Other Taxes | Casualty Insurance | Repairing Expenses | Depreciation | Other Expenses | Property-related Profits and Losses | NOI | Capex | NCF |
|----------------------------|---------------------------|---------------------------|------------------------------|--------------------|--------------------------|--------------------|--------------------|--------------|----------------|-------------------------------------|-------------|-------|-------------|
| Kitanomaru Square | 1,744 | 743 | 133 | 70 | 97 | 1 | 24 | 416 | 0 | 1,000 | 1,417 | 18 | 1,398 |
| MD Kanda | 228 | 86 | 16 | 14 | 22 | 0 | 4 | 28 | 0 | 142 | 170 | 3 | 166 |
| Kandabashi Park | 120 | 40 | 1 | 0 | 18 | 0 | 3 | 18 | 0 | 79 | 97 | 4 | 92 |
| Otemachi FCN | 363 | 185 | 28 | 19 | 50 | 0 | 0 | 85 | 0 | 178 | 264 | 0 | 264 |
| Nibancho Garden | 480 | 208 | 59 | 27 | 56 | 0 | 4 | 60 | 0 | 271 | 331 | 0 | 331 |
| Mitsubishi UFJ Trust | 995 | 372 | 58 | 57 | 158 | 0 | 6 | 88 | 2 | 623 | 711 | 6 | 705 |
| Burex Kojimachi | 162 | 60 | 0 | 0 | 14 | 0 | 3 | 42 | 0 | 101 | 144 | 0 | 143 |
| Sanno Grand | 942 | 373 | 106 | 56 | 123 | 1 | 4 | 82 | 0 | 569 | 651 | 4 | 646 |
| Yurakucho Denki | 270 | 129 | 33 | 20 | 48 | 0 | 0 | 25 | 0 | 141 | 167 | 6 | 160 |
| Kodenmachi | 120 | 56 | 15 | 9 | 12 | 0 | 2 | 13 | 3 | 64 | 78 | 2 | 75 |
| FP Nihonbashi | 401 | 151 | 23 | 21 | 40 | 0 | 0 | 64 | 0 | 249 | 313 | 0 | 313 |
| Kyodo (Kayabacho 2Chome) | 151 | 59 | 11 | 11 | 12 | 0 | 1 | 22 | 0 | 92 | 114 | 0 | 114 |
| Burex Kyobashi | 158 | 38 | 0 | 0 | 12 | 0 | 2 | 23 | 0 | 119 | 143 | 0 | 143 |
| Ginza 1Chome | 186 | 81 | 13 | 9 | 11 | 0 | 0 | 46 | 0 | 104 | 151 | 0 | 150 |
| Ginza Sanwa | 402 | 155 | 27 | 16 | 77 | 0 | 8 | 24 | 0 | 246 | 271 | 13 | 257 |
| Ryoshin Ginza EM | 164 | 84 | 13 | 12 | 16 | 0 | 1 | 40 | 0 | 79 | 119 | 0 | 119 |
| Harumi Front | 1,228 | 700 | 130 | 115 | 79 | 1 | 14 | 358 | 0 | 528 | 887 | 12 | 874 |
| Harumi Center | 588 | 389 | 66 | 44 | 49 | 0 | 16 | 210 | 0 | 199 | 410 | 8 | 401 |
| Akasaka Park | 2,239 | 1,272 | 257 | 231 | 278 | 3 | 87 | 410 | 3 | 967 | 1,378 | 105 | 1,272 |
| Aoyama Crystal | 247 | 90 | 13 | 13 | 33 | 0 | 9 | 20 | 0 | 157 | 177 | 0 | 177 |
| Clover Shiba-koen | 115 | 47 | 10 | 6 | 6 | 0 | 0 | 22 | 0 | 68 | 90 | 0 | 90 |
| Shiodome | 2,525 | 946 | 184 | 132 | 190 | 1 | 22 | 406 | 7 | 1,579 | 1,986 | 52 | 1,934 |
| Shiba 2Chome Daimon | 277 | 223 | 36 | 25 | 40 | 0 | 76 | 44 | 0 | 53 | 97 | 170 | (73) |
| Cosmo Kanasugibashi | 118 | 52 | 14 | 9 | 13 | 0 | 0 | 14 | 0 | 66 | 80 | 0 | 80 |
| Tamachi Front | 157 | 69 | 10 | 9 | 14 | 0 | 2 | 31 | 0 | 87 | 119 | 0 | 119 |
| Shinjuku Eastside | 1,397 | 620 | 110 | 106 | 108 | 2 | 5 | 285 | 2 | 776 | 1,062 | 43 | 1,018 |
| Shinjuku Front | 668 | 306 | 61 | 37 | 58 | 0 | 2 | 144 | 0 | 362 | 506 | 3 | 503 |
| Shinwa | 236 | 100 | 23 | 15 | 20 | 0 | 2 | 37 | 0 | 136 | 173 | 20 | 152 |
| Tokyo Opera City | 1,602 | 1,046 | Undisclosed | Undisclosed | Undisclosed | Undisclosed | Undisclosed | Undisclosed | Undisclosed | 556 | Undisclosed | 38 | Undisclosed |
| FP Minami-Shinjuku | 198 | 59 | 15 | 12 | 0 | 0 | 0 | 30 | 0 | 139 | 170 | 0 | 170 |
| LS SHINJUKU (Land) | 111 | 23 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 87 | 87 | 0 | 87 |
| Yoyogi 1Chome | 319 | 117 | 23 | 18 | 25 | 0 | 6 | 43 | 0 | 201 | 244 | 0 | 244 |
| Jingumae Terrace | 185 | 59 | 10 | 10 | 19 | 0 | 1 | 16 | 0 | 126 | 143 | 0 | 142 |
| Jingumae MS | 298 | 152 | 25 | 25 | 54 | 0 | 6 | 40 | 0 | 145 | 186 | 0 | 185 |
| Shibuya Cross Tower (Land) | 540 | 85 | 0 | 0 | 85 | 0 | 0 | 0 | 0 | 454 | 454 | 0 | 454 |
| Ebisu Neonato | 486 | 209 | 49 | 23 | 38 | 1 | 3 | 92 | 0 | 277 | 369 | 12 | 357 |
| TIX UENO | 678 | 380 | 61 | 37 | 37 | 1 | 39 | 201 | 0 | 298 | 500 | 11 | 488 |
| Higashi-Gotanda 1Chome | 191 | 77 | 12 | 18 | 14 | 0 | 3 | 27 | 0 | 114 | 141 | 1 | 140 |
| Osaki Front Tower | 708 | 497 | 67 | 46 | 26 | 0 | 7 | 255 | 94 | 211 | 466 | 1 | 464 |
| Omori-Eki Higashiguchi | 229 | 123 | 32 | 18 | 25 | 0 | 6 | 39 | 0 | 105 | 145 | 24 | 120 |
| Harmony Tower | 488 | 169 | 49 | 0 | 56 | 0 | 12 | 50 | 0 | 319 | 369 | 0 | 369 |
| Otsuka Higashi-Ikebukuro | 202 | 109 | 19 | 25 | 12 | 0 | 9 | 42 | 0 | 92 | 135 | 62 | 72 |
| Ikebukuro 2Chome | 72 | 34 | 8 | 5 | 5 | 0 | 5 | 8 | 0 | 38 | 46 | 0 | 45 |
| Ikebukuro YS | 176 | 88 | 19 | 14 | 15 | 0 | 6 | 31 | 0 | 87 | 119 | 46 | 72 |

Performance of Each Property (2)

(In millions of JPY)

| Property Name | Property-related Revenues | Property-related Expenses | Property Management Expenses | Utilities Expenses | Property and Other Taxes | Casualty Insurance | Repairing Expenses | Depreciation | Other Expenses | Property-related Profits and Losses | NOI | Capex | NCF |
|--------------------------|---------------------------|---------------------------|------------------------------|--------------------|--------------------------|--------------------|--------------------|--------------|----------------|-------------------------------------|---------------|--------------|---------------|
| Hachioji First | 240 | 114 | 50 | 2 | 26 | 0 | 0 | 34 | 0 | 125 | 159 | 13 | 146 |
| Saitama Urawa | 119 | 52 | 16 | 8 | 8 | 0 | 1 | 17 | 0 | 66 | 83 | 0 | 83 |
| MM Park | 1,280 | 745 | 137 | 178 | 80 | 1 | 51 | 294 | 0 | 534 | 829 | 41 | 788 |
| Queen's | 1,016 | 666 | 201 | 100 | 115 | 3 | 13 | 226 | 6 | 349 | 576 | 138 | 437 |
| Kawasaki Isago | 160 | 83 | 26 | 16 | 13 | 0 | 3 | 23 | 0 | 76 | 100 | 1 | 98 |
| Musashi Kosugi STM | 166 | 67 | 22 | 2 | 12 | 0 | 1 | 27 | 0 | 99 | 126 | 5 | 121 |
| 8・3 Square Kita | 333 | 210 | 30 | 55 | 23 | 0 | 30 | 70 | 0 | 122 | 192 | 3 | 189 |
| Jozenji Park | 60 | 38 | 9 | 7 | 7 | 0 | 2 | 11 | 0 | 22 | 34 | 0 | 34 |
| Higashi Nibancho | 565 | 272 | 81 | 43 | 41 | 0 | 5 | 100 | 0 | 293 | 393 | 0 | 393 |
| Sendai Honma | 140 | 66 | 17 | 12 | 16 | 0 | 1 | 18 | 0 | 74 | 92 | 0 | 91 |
| AER | 683 | 359 | 84 | 56 | 65 | 0 | 38 | 113 | 0 | 323 | 437 | 207 | 229 |
| Daido Seimei Niigata | 76 | 60 | 12 | 5 | 0 | 0 | 4 | 37 | 0 | 16 | 54 | 0 | 54 |
| Kanazawa Park | 524 | 315 | 102 | 60 | 66 | 1 | 5 | 79 | 0 | 208 | 288 | 8 | 280 |
| Kanazawa Kamitsutsumicho | 132 | 95 | 18 | 14 | 10 | 0 | 6 | 45 | 0 | 36 | 82 | 5 | 77 |
| Nishiki Park | 290 | 179 | 55 | 23 | 25 | 0 | 11 | 56 | 6 | 111 | 168 | 1 | 166 |
| Hirokoji Place | 403 | 190 | 41 | 35 | 35 | 0 | 3 | 73 | 0 | 213 | 286 | 32 | 254 |
| Nagoya Hirokoji | 565 | 380 | 92 | 45 | 65 | 1 | 9 | 166 | 0 | 184 | 351 | 12 | 338 |
| Nagoya Misono | 72 | 55 | 10 | 5 | 6 | 0 | 2 | 30 | 0 | 17 | 47 | 0 | 47 |
| Shijo Karasuma | 213 | 111 | 28 | 15 | 11 | 0 | 4 | 50 | 0 | 102 | 153 | 5 | 147 |
| Umeda Square | 444 | 218 | 53 | 28 | 51 | 0 | 13 | 71 | 0 | 225 | 296 | 36 | 259 |
| Shin-Fujita | 731 | 506 | 90 | 72 | 77 | 1 | 20 | 243 | 0 | 225 | 469 | 128 | 341 |
| Sakaisujihonmachi | 237 | 149 | 42 | 32 | 36 | 0 | 10 | 26 | 0 | 88 | 115 | 9 | 105 |
| Midosuji Daiwa | 551 | 291 | 61 | 46 | 77 | 1 | 10 | 94 | 0 | 259 | 354 | 105 | 248 |
| Amagasaki Front | 446 | 234 | 67 | 27 | 26 | 0 | 9 | 103 | 0 | 212 | 315 | 17 | 298 |
| Lit City | 233 | 125 | 27 | 17 | 16 | 1 | 4 | 58 | 0 | 108 | 166 | 0 | 166 |
| NHK Hiroshima | 266 | 179 | 49 | 26 | 24 | 0 | 1 | 51 | 25 | 87 | 138 | 0 | 138 |
| Tosei Tenjin | 86 | 41 | 12 | 8 | 7 | 0 | 1 | 11 | 0 | 45 | 56 | 0 | 56 |
| Tenjin Crystal | 164 | 127 | 22 | 18 | 19 | 0 | 3 | 63 | 0 | 36 | 99 | 2 | 97 |
| Hinode Tenjin | 185 | 89 | 20 | 19 | 14 | 0 | 13 | 21 | 0 | 95 | 117 | 35 | 82 |
| Total | 33,580 | 16,909 | 3,637 | 2,570 | 3,256 | 50 | 767 | 6,433 | 194 | 16,670 | 23,104 | 1,495 | 21,608 |

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

Details of Appraisal Values (1)

(In millions of JPY)

| Name | Mar. 2019 period | | | | | Sep. 2019 period | | | | | Change | | | | | | | Acquisition Price | Sep. 2019 period Book Value | Sep. 2019 period Appraisal Value – Book Value |
|----------------------------|------------------|----------|-------------|---------------|-------------------|------------------|----------|-------------|---------------|-------------------|-----------------|-----------------|----------|-------------|---------------|-------------------|---------|-------------------|-----------------------------|---|
| | Appraisal Value | DC | | DCF | | Appraisal Value | DC | | DCF | | Appraisal Value | Change In Value | DC | | DCF | | | | | |
| | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | | | |
| Kitanomaru Square | 85,200 | 3.20% | 2,796 | 3.00% | 3.40% | 87,400 | 3.10% | 2,798 | 2.90% | 3.30% | 2,200 | 2.6% | (0.10)% | 0.1% | (0.10)% | (0.10)% | 81,555 | 70,873 | 16,526 | |
| MD Kanda | 8,420 | 3.60% | 311 | 3.40% | 3.80% | 8,900 | 3.50% | 319 | 3.30% | 3.70% | 480 | 5.7% | (0.10)% | 2.8% | (0.10)% | (0.10)% | 9,520 | 8,631 | 268 | |
| Kandabashi Park | 4,710 | 3.50% | 169 | 3.30% | 3.70% | 4,820 | 3.40% | 168 | 3.20% | 3.60% | 110 | 2.3% | (0.10)% | (0.3)% | (0.10)% | (0.10)% | 4,810 | 4,431 | 388 | |
| Otemachi FCN | 20,100 | 2.80% | 579 | 2.50% | 2.90% | 20,800 | 2.70% | 578 | 2.40% | 2.80% | 700 | 3.5% | (0.10)% | (0.2)% | (0.10)% | (0.10)% | 15,462 | 14,764 | 6,035 | |
| Nibancho Garden | 19,100 | 3.70% | 726 | 3.50% | 3.90% | 19,100 | 3.70% | 726 | 3.50% | 3.90% | - | - | - | - | - | - | 14,700 | 12,178 | 6,921 | |
| Mitsubishi UFJ Trust | 55,600 | 2.70% | 1,527 | 2.40% | 2.80% | 57,600 | 2.60% | 1,527 | 2.30% | 2.70% | 2,000 | 3.6% | (0.10)% | - | (0.10)% | (0.10)% | 44,700 | 28,638 | 28,961 | |
| Burex Kojimachi | 7,520 | 3.50% | 271 | 3.30% | 3.70% | 7,530 | 3.50% | 271 | 3.30% | 3.70% | 10 | 0.1% | - | - | - | - | 7,000 | 5,415 | 2,114 | |
| Sanno Grand | 33,200 | 3.60% | 1,210 | 3.30% | 3.70% | 33,100 | 3.60% | 1,205 | 3.30% | 3.70% | (100) | (0.3)% | - | (0.4)% | - | - | 20,900 | 21,172 | 11,927 | |
| Yurakucho Denki | 8,680 | 3.30% | 293 | 3.10% | 3.50% | 8,980 | 3.20% | 293 | 3.00% | 3.40% | 300 | 3.5% | (0.10)% | - | (0.10)% | (0.10)% | 7,200 | 7,659 | 1,320 | |
| Kodenmacho | 2,960 | 4.00% | 123 | 3.80% | 4.20% | 2,960 | 4.00% | 122 | 3.80% | 4.20% | - | - | - | (0.4)% | - | - | 3,173 | 2,723 | 236 | |
| FP Nihonbashi | 19,300 | 3.20% | 623 | 2.90% | 3.30% | 19,700 | 3.10% | 614 | 2.80% | 3.20% | 400 | 2.1% | (0.10)% | (1.4)% | (0.10)% | (0.10)% | 17,560 | 17,641 | 2,058 | |
| Kyodo (Kayabacho 2Chome) | 5,060 | 3.70% | 191 | 3.50% | 3.90% | 5,080 | 3.70% | 191 | 3.50% | 3.90% | 20 | 0.4% | - | - | - | - | 4,410 | 4,129 | 950 | |
| Burex Kyobashi | 7,740 | 3.40% | 271 | 3.20% | 3.60% | 7,740 | 3.40% | 271 | 3.20% | 3.60% | - | - | - | - | - | - | 5,250 | 4,363 | 3,376 | |
| Ginza 1Chome | 7,790 | 3.50% | 280 | 3.30% | 3.70% | 7,920 | 3.40% | 277 | 3.20% | 3.60% | 130 | 1.7% | (0.10)% | (1.2)% | (0.10)% | (0.10)% | 6,459 | 6,196 | 1,723 | |
| Ginza Sanwa | 18,700 | 2.70% | 511 | 2.70% | 2.70% | 19,400 | 2.60% | 512 | 2.60% | 2.60% | 700 | 3.7% | (0.10)% | 0.1% | (0.10)% | (0.10)% | 16,830 | 17,150 | 2,249 | |
| Ryoshin Ginza EM | 6,550 | 3.40% | 231 | 3.20% | 3.60% | 6,560 | 3.40% | 231 | 3.20% | 3.60% | 10 | 0.2% | - | 0.1% | - | - | 7,999 | 7,319 | (759) | |
| Harumi Front | 40,700 | 3.90% | 1,610 | 3.70% | 4.10% | 40,700 | 3.90% | 1,611 | 3.70% | 4.10% | - | - | - | 0.1% | - | - | 31,300 | 27,032 | 13,667 | |
| Harumi Center | 20,400 | 4.00% | 845 | 3.80% | 4.20% | 21,000 | 3.90% | 847 | 3.70% | 4.10% | 600 | 2.9% | (0.10)% | 0.3% | (0.10)% | (0.10)% | 26,800 | 21,615 | (615) | |
| Akasaka Park | 76,700 | 3.30% | 2,589 | 3.10% | 3.50% | 80,200 | 3.20% | 2,616 | 3.00% | 3.40% | 3,500 | 4.6% | (0.10)% | 1.0% | (0.10)% | (0.10)% | 60,800 | 58,849 | 21,350 | |
| Aoyama Crystal | 9,240 | 3.30% | 313 | 3.10% | 3.50% | 9,610 | 3.20% | 316 | 3.00% | 3.40% | 370 | 4.0% | (0.10)% | 1.1% | (0.10)% | (0.10)% | 7,680 | 7,015 | 2,594 | |
| Clover Shiba-koen | 4,850 | 3.80% | 186 | 3.50% | 3.90% | 4,740 | 3.70% | 176 | 3.40% | 3.80% | (110) | (2.3)% | (0.10)% | (5.0)% | (0.10)% | (0.10)% | 4,500 | 4,468 | 271 | |
| Shiodome | 122,000 | 3.30% | 4,152 | 3.10% | 3.50% | 125,000 | 3.20% | 4,152 | 3.00% | 3.40% | 3,000 | 2.5% | (0.10)% | - | (0.10)% | (0.10)% | 106,930 | 101,323 | 23,676 | |
| Shiba 2Chome Daimon | 7,300 | 3.90% | 301 | 3.70% | 4.10% | 7,490 | 3.80% | 301 | 3.60% | 4.00% | 190 | 2.6% | (0.10)% | - | (0.10)% | (0.10)% | 4,859 | 5,458 | 2,031 | |
| Cosmo Kanasugibashi | 3,430 | 3.90% | 140 | 3.70% | 4.10% | 3,530 | 3.80% | 139 | 3.60% | 4.00% | 100 | 2.9% | (0.10)% | (0.3)% | (0.10)% | (0.10)% | 2,808 | 2,503 | 1,026 | |
| Tamachi Front | 6,920 | 3.40% | 240 | 3.20% | 3.60% | 7,080 | 3.30% | 238 | 3.10% | 3.50% | 160 | 2.3% | (0.10)% | (0.9)% | (0.10)% | (0.10)% | 6,210 | 6,147 | 932 | |
| Shinjuku Eastside | 62,500 | 3.70% | 2,319 | 3.30% | 3.80% | 63,700 | 3.60% | 2,298 | 3.20% | 3.70% | 1,200 | 1.9% | (0.10)% | (0.9)% | (0.10)% | (0.10)% | 55,220 | 52,039 | 11,660 | |
| Shinjuku Front | 26,500 | 3.60% | 969 | 3.30% | 3.80% | 26,600 | 3.50% | 944 | 3.20% | 3.70% | 100 | 0.4% | (0.10)% | (2.6)% | (0.10)% | (0.10)% | 25,025 | 24,850 | 1,749 | |
| Shinwa | 8,370 | 3.60% | 309 | 3.40% | 3.80% | 9,100 | 3.60% | 336 | 3.40% | 3.80% | 730 | 8.7% | - | 8.5% | - | - | 7,830 | 7,782 | 1,317 | |
| Tokyo Opera City | 36,200 | 3.60% | 1,378 | 3.40% | 3.80% | 36,500 | 3.60% | 1,379 | 3.40% | 3.80% | 300 | 0.8% | - | 0.1% | - | - | 31,776 | 27,766 | 8,733 | |
| FP Minami-Shinjuku | 9,420 | 3.30% | 313 | 3.00% | 3.40% | 9,500 | 3.20% | 306 | 2.90% | 3.30% | 80 | 0.8% | (0.10)% | (2.4)% | (0.10)% | (0.10)% | 9,250 | 9,395 | 104 | |
| LS SHINJUKU (Land) | 5,500 | - | 170 | 3.60% | - | 5,500 | - | 170 | 3.65% | - | - | - | - | - | 0.05% | - | 5,500 | 5,572 | (72) | |
| Yoyogi 1Chome | 12,600 | 3.40% | 437 | 3.20% | 3.60% | 12,900 | 3.30% | 434 | 3.10% | 3.50% | 300 | 2.4% | (0.10)% | (0.7)% | (0.10)% | (0.10)% | 8,700 | 6,778 | 6,121 | |
| Jingumae Terrace | 7,300 | 3.50% | 261 | 3.30% | 3.70% | 7,480 | 3.40% | 260 | 3.20% | 3.60% | 180 | 2.5% | (0.10)% | (0.4)% | (0.10)% | (0.10)% | 4,885 | 4,852 | 2,627 | |
| Jingumae MS | 10,700 | 3.20% | 353 | 3.00% | 3.40% | 11,100 | 3.10% | 353 | 2.90% | 3.30% | 400 | 3.7% | (0.10)% | - | (0.10)% | (0.10)% | 12,200 | 10,602 | 497 | |
| Shibuya Cross Tower (Land) | 39,200 | - | 908 | 2.60% | - | 39,500 | - | 908 | 2.60% | - | 300 | 0.8% | - | - | - | - | 26,524 | 27,186 | 12,313 | |
| Ebisu Neonato | 18,800 | 3.40% | 667 | 3.20% | 3.60% | 19,600 | 3.30% | 671 | 3.10% | 3.50% | 800 | 4.3% | (0.10)% | 0.7% | (0.10)% | (0.10)% | 14,612 | 13,892 | 5,707 | |
| TIX UENO | 25,900 | 3.70% | 978 | 3.50% | 3.90% | 25,900 | 3.70% | 979 | 3.50% | 3.90% | - | - | - | 0.1% | - | - | 22,000 | 18,953 | 6,946 | |
| Higashi-Gotanda 1Chome | 6,730 | 3.70% | 251 | 3.40% | 3.80% | 6,910 | 3.60% | 251 | 3.30% | 3.70% | 180 | 2.7% | (0.10)% | - | (0.10)% | (0.10)% | 5,500 | 4,316 | 2,593 | |
| Osaki Front Tower | 17,200 | 3.80% | 940 | 3.60% | 4.00% | 17,300 | 3.80% | 959 | 3.60% | 4.00% | 100 | 0.6% | - | 2.0% | - | - | 12,300 | 8,363 | 8,936 | |
| Omori-Eki Higashiguchi | 6,010 | 4.30% | 265 | 4.10% | 4.50% | 6,160 | 4.20% | 264 | 4.00% | 4.40% | 150 | 2.5% | (0.10)% | (0.1)% | (0.10)% | (0.10)% | 5,123 | 4,758 | 1,401 | |
| Harmony Tower | 14,600 | 3.90% | 588 | 3.70% | 4.10% | 14,900 | 3.80% | 587 | 3.60% | 4.00% | 300 | 2.1% | (0.10)% | (0.1)% | (0.10)% | (0.10)% | 11,120 | 9,789 | 5,110 | |
| Otsuka Higashi-Ikebukuro | 4,710 | 4.80% | 226 | 4.50% | 4.90% | 4,820 | 4.70% | 226 | 4.40% | 4.80% | 110 | 2.3% | (0.10)% | 0.2% | (0.10)% | (0.10)% | 3,541 | 3,408 | 1,411 | |
| Ikebukuro 2Chome | 1,830 | 4.30% | 81 | 4.10% | 4.50% | 1,870 | 4.20% | 80 | 4.00% | 4.40% | 40 | 2.2% | (0.10)% | (0.5)% | (0.10)% | (0.10)% | 1,728 | 1,547 | 322 | |
| Ikebukuro YS | 5,500 | 4.10% | 233 | 3.90% | 4.30% | 5,840 | 4.00% | 239 | 3.80% | 4.20% | 340 | 6.2% | (0.10)% | 2.3% | (0.10)% | (0.10)% | 4,500 | 4,058 | 1,781 | |

Details of Appraisal Values (2)

(In millions of JPY)

| Name | Mar. 2019 period | | | | | Sep. 2019 period | | | | | Change | | | | | | Acquisition Price | Sep. 2019 period Book Value | Sep. 2019 period Appraisal Value – Book Value |
|--------------------------|------------------|----------|-------------|---------------|-------------------|------------------|----------|-------------|---------------|-------------------|-----------------|-----------------|----------|-------------|---------------|-------------------|-------------------|-----------------------------|---|
| | Appraisal Value | DC | | DCF | | Appraisal Value | DC | | DCF | | Appraisal Value | Change In Value | DC | | DCF | | | | |
| | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | | Cap Rate | Assessed CF | Discount Rate | Terminal Cap Rate | | | |
| Hachioji First | 5,060 | 4.70% | 248 | 4.50% | 4.90% | 5,070 | 4.70% | 248 | 4.50% | 4.90% | 10 | 0.2% | - | - | - | - | 5,679 | 4,833 | 236 |
| Saitama Urawa | 2,640 | 4.70% | 127 | 4.50% | 4.90% | 2,840 | 4.60% | 133 | 4.40% | 4.80% | 200 | 7.6% | (0.10)% | 4.8% | (0.10)% | (0.10)% | 2,574 | 2,443 | 396 |
| MM Park | 40,400 | 4.10% | 1,691 | 3.90% | 4.30% | 41,500 | 4.00% | 1,691 | 3.80% | 4.20% | 1,100 | 2.7% | (0.10)% | - | (0.10)% | (0.10)% | 37,400 | 30,898 | 10,601 |
| Queen's | 22,100 | 3.90% | 878 | 3.60% | 4.20% | 22,300 | 3.80% | 858 | 3.50% | 4.10% | 200 | 0.9% | (0.10)% | (2.2)% | (0.10)% | (0.10)% | 17,200 | 16,253 | 6,046 |
| Musashi Kosugi STM | 4,580 | 4.50% | 207 | 4.30% | 4.70% | 4,740 | 4.50% | 214 | 4.30% | 4.70% | 160 | 3.5% | - | 3.5% | - | - | 4,000 | 3,741 | 998 |
| 8・3 Square Kita | 9,530 | 4.70% | 467 | 4.50% | 4.90% | 9,560 | 4.70% | 467 | 4.50% | 4.90% | 30 | 0.3% | - | - | - | - | 7,100 | 5,689 | 3,870 |
| Jozenji Park | 1,030 | 5.40% | 57 | 5.20% | 5.60% | 1,050 | 5.30% | 57 | 5.10% | 5.50% | 20 | 1.9% | (0.10)% | (0.2)% | (0.10)% | (0.10)% | 1,000 | 971 | 78 |
| Higashi Nibancho | 14,100 | 4.80% | 678 | 4.60% | 5.00% | 14,100 | 4.80% | 678 | 4.60% | 5.00% | - | - | - | - | - | - | 9,950 | 8,662 | 5,437 |
| Sendai Honma | 2,640 | 5.10% | 135 | 4.90% | 5.30% | 2,700 | 5.00% | 135 | 4.80% | 5.20% | 60 | 2.3% | (0.10)% | (0.1)% | (0.10)% | (0.10)% | 3,174 | 2,822 | (122) |
| AER | 20,200 | 4.10% | 850 | 3.90% | 4.30% | 20,800 | 4.00% | 850 | 3.80% | 4.20% | 600 | 3.0% | (0.10)% | - | (0.10)% | (0.10)% | 18,640 | 18,291 | 2,508 |
| Daido Seimei Niigata | 1,860 | 5.30% | 101 | 5.10% | 5.50% | 1,860 | 5.30% | 101 | 5.10% | 5.50% | - | - | - | - | - | - | 1,770 | 1,822 | 37 |
| Kanazawa Park | 6,040 | 5.60% | 357 | 5.40% | 5.80% | 6,840 | 5.50% | 400 | 5.30% | 5.70% | 800 | 13.2% | (0.10)% | 12.0% | (0.10)% | (0.10)% | 4,580 | 4,366 | 2,473 |
| Kanazawa Kamitsutsumicho | 3,140 | 5.50% | 178 | 5.30% | 5.70% | 3,210 | 5.40% | 179 | 5.20% | 5.60% | 70 | 2.2% | (0.10)% | 0.3% | (0.10)% | (0.10)% | 2,780 | 2,544 | 665 |
| Nishiki Park | 5,190 | 4.80% | 254 | 4.60% | 5.00% | 5,380 | 4.70% | 255 | 4.50% | 4.90% | 190 | 3.7% | (0.10)% | 0.4% | (0.10)% | (0.10)% | 5,975 | 5,016 | 363 |
| Hirokoji Place | 12,500 | 4.00% | 508 | 3.80% | 4.20% | 12,700 | 3.90% | 502 | 3.70% | 4.10% | 200 | 1.6% | (0.10)% | (1.2)% | (0.10)% | (0.10)% | 8,567 | 7,849 | 4,850 |
| Nagoya Hirokoji | 13,100 | 4.50% | 617 | 4.30% | 4.70% | 13,500 | 4.40% | 615 | 4.20% | 4.60% | 400 | 3.1% | (0.10)% | (0.3)% | (0.10)% | (0.10)% | 14,533 | 15,252 | (1,752) |
| Nagoya Misono | 1,470 | 4.80% | 73 | 4.60% | 5.00% | 1,500 | 4.70% | 73 | 4.50% | 4.90% | 30 | 2.0% | (0.10)% | 0.2% | (0.10)% | (0.10)% | 1,865 | 1,424 | 75 |
| Shijo Karasuma | 5,980 | 4.60% | 278 | 4.40% | 4.80% | 6,180 | 4.50% | 281 | 4.30% | 4.70% | 200 | 3.3% | (0.10)% | 1.1% | (0.10)% | (0.10)% | 4,400 | 3,794 | 2,385 |
| Umeda Square | 17,000 | 3.70% | 651 | 3.50% | 3.90% | 17,000 | 3.60% | 632 | 3.40% | 3.80% | - | - | (0.10)% | (2.9)% | (0.10)% | (0.10)% | 15,523 | 15,748 | 1,251 |
| Shin-Fujita | 19,700 | 4.20% | 853 | 4.00% | 4.40% | 19,900 | 4.10% | 835 | 3.90% | 4.30% | 200 | 1.0% | (0.10)% | (2.2)% | (0.10)% | (0.10)% | 24,000 | 21,564 | (1,664) |
| Sakaisujihonmachi | 3,580 | 4.50% | 165 | 4.30% | 4.70% | 3,730 | 4.40% | 167 | 4.20% | 4.60% | 150 | 4.2% | (0.10)% | 1.3% | (0.10)% | (0.10)% | 4,164 | 3,604 | 125 |
| Midosuji Daiwa | 14,900 | 3.90% | 618 | 3.70% | 4.10% | 15,300 | 3.80% | 619 | 3.60% | 4.00% | 400 | 2.7% | (0.10)% | 0.3% | (0.10)% | (0.10)% | 14,314 | 13,800 | 1,499 |
| Amagasaki Front | 10,100 | 5.40% | 549 | 5.20% | 5.60% | 10,100 | 5.40% | 551 | 5.20% | 5.60% | - | - | - | 0.5% | - | - | 9,300 | 8,441 | 1,658 |
| Lit City | 4,160 | 5.50% | 230 | 5.30% | 5.70% | 4,450 | 5.40% | 239 | 5.20% | 5.60% | 290 | 7.0% | (0.10)% | 4.0% | (0.10)% | (0.10)% | 4,094 | 2,533 | 1,916 |
| NHK Hiroshima | 3,370 | 5.40% | 187 | 5.30% | 5.60% | 3,450 | 5.30% | 187 | 5.20% | 5.50% | 80 | 2.4% | (0.10)% | (0.2)% | (0.10)% | (0.10)% | 2,770 | 2,887 | 562 |
| Tosei Tenjin | 1,560 | 5.10% | 82 | 5.00% | 5.30% | 1,610 | 5.00% | 82 | 4.90% | 5.20% | 50 | 3.2% | (0.10)% | 0.5% | (0.10)% | (0.10)% | 1,550 | 1,342 | 267 |
| Tenjin Crystal | 3,070 | 4.70% | 150 | 4.60% | 4.90% | 3,110 | 4.60% | 148 | 4.50% | 4.80% | 40 | 1.3% | (0.10)% | (1.1)% | (0.10)% | (0.10)% | 5,000 | 3,781 | (671) |
| Hinode Tenjin | 4,480 | 4.70% | 210 | 4.50% | 4.70% | 4,560 | 4.60% | 209 | 4.40% | 4.60% | 80 | 1.8% | (0.10)% | (0.5)% | (0.10)% | (0.10)% | 3,657 | 3,394 | 1,165 |
| | | | | | | | | | | | | | | | | | | | |
| Total (72 properties) | 1,175,220 | | 43,567 | | | 1,201,160 | | 43,589 | | | 25,940 | 2.2% | | 0.1% | | | 1,022,312 | 927,396 | 273,763 |
| | | | | | | | | | | | | | | | | | | | |
| Kawasaki Isago | | | | | | 1,590 | 4.60% | 74 | 4.40% | 4.80% | | | | | | | 1,687 | 1,423 | 166 |
| | | | | | | | | | | | | | | | | | | | |
| Total (73 properties) | | | | | | 1,202,750 | | 43,663 | | | | | | | | | 1,023,999 | 928,820 | 273,929 |

Trends of Property Appraisal Values

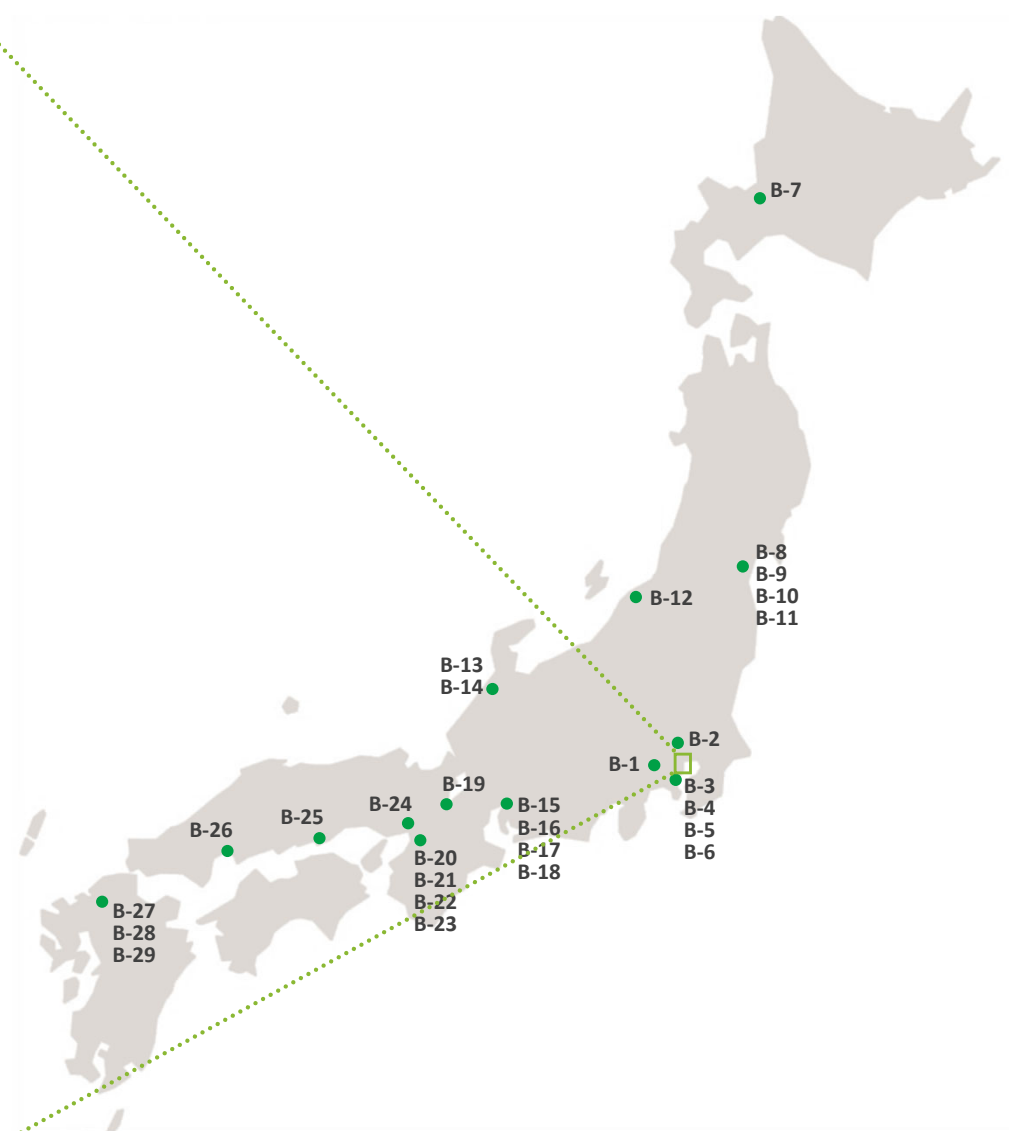
(In millions of JPY)

| | | Mar. 2002 period | Sep. 2002 period | Mar. 2003 period | Sep. 2003 period | Mar. 2004 period | Sep. 2004 period | Mar. 2005 period | Sep. 2005 period | Mar. 2006 period | Sep. 2006 period | Mar. 2007 period | Sep. 2007 period | Mar. 2008 period | Sep. 2008 period | Mar. 2009 period | Sep. 2009 period | Mar. 2010 period | Sep. 2010 period | Mar. 2011 period | Sep. 2011 period |
|-------------------------------|----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Appraisal value | A | 144,940 | 165,251 | 184,704 | 191,271 | 217,150 | 238,961 | 293,342 | 339,029 | 439,799 | 467,001 | 498,741 | 531,100 | 619,160 | 644,700 | 636,770 | 591,920 | 645,239 | 632,112 | 642,220 | 634,357 |
| DC assessed CF | | 9,043 | 10,269 | 11,267 | 11,620 | 12,817 | 13,204 | 15,434 | 17,268 | 21,467 | 22,303 | 23,129 | 24,347 | 28,519 | 29,713 | 29,983 | 28,415 | 30,517 | 29,956 | 30,467 | 30,135 |
| DC cap rate | | 6.2% | 6.2% | 6.1% | 6.1% | 5.9% | 5.5% | 5.2% | 5.0% | 4.8% | 4.7% | 4.5% | 4.5% | 4.5% | 4.5% | 4.6% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% |
| Book value | B | 145,580 | 165,088 | 184,304 | 193,058 | 219,032 | 240,134 | 291,350 | 327,005 | 413,708 | 418,607 | 427,013 | 431,463 | 503,376 | 525,503 | 544,245 | 540,709 | 614,734 | 614,593 | 628,689 | 622,542 |
| Unrealized gain or loss | A-B=C | (640) | 162 | 399 | (1,787) | (1,882) | (1,173) | 1,991 | 12,023 | 26,090 | 48,393 | 71,727 | 99,636 | 115,783 | 119,196 | 92,524 | 51,210 | 30,504 | 17,518 | 13,530 | 11,814 |
| Unrealized gain or loss ratio | C/B | (0.4)% | 0.1% | 0.2% | (0.9)% | (0.9)% | (0.5)% | 0.7% | 3.7% | 6.3% | 11.6% | 16.8% | 23.1% | 23.0% | 22.7% | 17.0% | 9.5% | 5.0% | 2.9% | 2.2% | 1.9% |
| <Reference> | Units outstanding | D | 320,800units | 450,800units | 450,800units | 450,800units | 520,800units | 520,800units | 520,800units | 690,800units | 690,800units | 690,800units | 820,000units | 820,000units | 886,000units | 886,000units | 886,000units | 978,400units | 978,400units | 978,400units | 978,400units |
| | Unrealized gain or loss per unit | C/D=E | JPY (1,995) | JPY 359 | JPY 887 | JPY (3,965) | JPY (3,614) | JPY (2,252) | JPY 3,823 | JPY 17,405 | JPY 37,768 | JPY 70,053 | JPY 87,472 | JPY 121,507 | JPY 130,681 | JPY 104,429 | JPY 57,799 | JPY 31,177 | JPY 17,905 | JPY 13,828 | JPY 12,075 |
| | Net asset value per unit | F | JPY 260,795 | JPY 255,212 | JPY 256,013 | JPY 256,344 | JPY 263,538 | JPY 263,592 | JPY 264,149 | JPY 299,627 | JPY 299,737 | JPY 300,302 | JPY 331,545 | JPY 332,035 | JPY 350,504 | JPY 345,429 | JPY 345,403 | JPY 345,492 | JPY 340,585 | JPY 339,877 | JPY 339,385 |
| | NAV per unit | E+F=G | JPY 258,800 | JPY 255,571 | JPY 256,900 | JPY 252,379 | JPY 259,923 | JPY 261,340 | JPY 267,973 | JPY 317,032 | JPY 337,506 | JPY 370,356 | JPY 419,018 | JPY 453,543 | JPY 481,186 | JPY 479,962 | JPY 449,832 | JPY 403,291 | JPY 371,763 | JPY 357,783 | JPY 353,213 |
| | Unit price at the end of period | H | JPY 265,000 | JPY 255,500 | JPY 296,000 | JPY 324,000 | JPY 415,000 | JPY 437,500 | JPY 437,500 | JPY 457,500 | JPY 510,000 | JPY 500,000 | JPY 780,000 | JPY 690,000 | JPY 580,000 | JPY 418,000 | JPY 378,000 | JPY 367,000 | JPY 398,500 | JPY 379,500 | JPY 393,500 |
| | NAV multiple | H/G | 1.02 times | 1.00 times | 1.15 times | 1.28 times | 1.60 times | 1.67 times | 1.63 times | 1.44 times | 1.51 times | 1.35 times | 1.86 times | 1.52 times | 1.21 times | 0.87 times | 0.84 times | 0.91 times | 1.07 times | 1.06 times | 1.11 times |
| | | Mar. 2012 period | Sep. 2012 period | Mar. 2013 period | Sep. 2013 period | Mar. 2014 period | Sep. 2014 period | Mar. 2015 period | Sep. 2015 period | Mar. 2016 period | Sep. 2016 period | Mar. 2017 period | Sep. 2017 period | Mar. 2018 period | Sep. 2018 period | Mar. 2019 period | Sep. 2019 period | | | | |
| Appraisal value | A | 693,230 | 712,888 | 758,210 | 775,147 | 829,152 | 843,367 | 912,125 | 977,666 | 996,828 | 1,011,368 | 1,042,319 | 1,069,480 | 1,122,210 | 1,158,140 | 1,178,420 | 1,202,750 | | | | |
| DC assessed CF | | 32,381 | 33,119 | 35,003 | 35,086 | 36,814 | 36,649 | 39,013 | 40,971 | 40,782 | 40,784 | 40,831 | 41,201 | 41,978 | 43,186 | 43,715 | 43,663 | | | | |
| DC cap rate | | 4.6% | 4.5% | 4.5% | 4.5% | 4.4% | 4.3% | 4.2% | 4.1% | 4.0% | 4.0% | 3.8% | 3.8% | 3.8% | 3.8% | 3.8% | 3.7% | | | | |
| Book value | B | 681,970 | 700,829 | 739,901 | 748,257 | 789,543 | 786,106 | 829,449 | 869,034 | 861,360 | 856,657 | 872,534 | 877,837 | 907,577 | 927,908 | 935,057 | 928,820 | | | | |
| Unrealized gain or loss | A-B=C | 11,259 | 12,058 | 18,308 | 26,889 | 39,608 | 57,260 | 82,675 | 108,631 | 135,467 | 154,710 | 169,784 | 191,642 | 214,632 | 230,231 | 243,362 | 273,929 | | | | |
| Unrealized gain or loss ratio | C/B | 1.7% | 1.7% | 2.5% | 3.6% | 5.0% | 7.3% | 10.0% | 12.5% | 15.7% | 18.1% | 19.5% | 21.8% | 23.6% | 24.8% | 26.0% | 29.5% | | | | |
| <Reference> | Units outstanding | D | 1,098,080units | 1,098,080units | 1,188,280units | 1,188,280units | 1,188,280units | 1,251,530units | 1,251,530units | 1,309,310units | 1,309,310units | 1,309,310units | 1,309,310units | 1,309,310units | 1,309,310units | 1,385,210units | 1,385,210units | 1,385,210units | | | |
| | Unrealized gain or loss per unit | C/D=E | JPY 10,253 | JPY 10,981 | JPY 15,407 | JPY 22,629 | JPY 33,332 | JPY 45,752 | JPY 66,059 | JPY 82,968 | JPY 103,464 | JPY 118,161 | JPY 129,674 | JPY 146,368 | JPY 163,927 | JPY 166,206 | JPY 175,686 | JPY 197,753 | | | |
| | Net asset value per unit | F | JPY 339,565 | JPY 339,164 | JPY 341,065 | JPY 341,178 | JPY 341,128 | JPY 348,871 | JPY 348,909 | JPY 358,026 | JPY 358,238 | JPY 358,478 | JPY 358,661 | JPY 359,213 | JPY 359,505 | JPY 368,881 | JPY 369,082 | JPY 370,174 | | | |
| | NAV per unit | E+F=G | JPY 349,818 | JPY 350,145 | JPY 356,472 | JPY 363,807 | JPY 374,461 | JPY 394,623 | JPY 414,969 | JPY 440,995 | JPY 461,702 | JPY 476,640 | JPY 488,335 | JPY 505,582 | JPY 523,432 | JPY 535,088 | JPY 544,768 | JPY 567,928 | | | |
| | Unit price at the end of period | H | JPY 364,500 | JPY 393,000 | JPY 644,500 | JPY 574,000 | JPY 518,000 | JPY 564,000 | JPY 565,000 | JPY 551,000 | JPY 650,000 | JPY 605,000 | JPY 590,000 | JPY 541,000 | JPY 551,000 | JPY 596,000 | JPY 653,000 | JPY 725,000 | | | |
| | NAV multiple | H/G | 1.04 times | 1.12 times | 1.81 times | 1.58 times | 1.38 times | 1.43 times | 1.36 times | 1.25 times | 1.41 times | 1.27 times | 1.21 times | 1.07 times | 1.05 times | 1.11 times | 1.20 times | 1.28 times | | | |

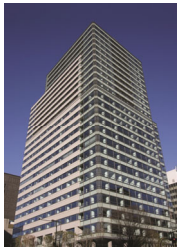
Regarding “DC assessed CF” and “DC cap rate”:
In the previous performance review, we excluded properties newly acquired within the last 5 years before the end of March 2019 and properties to have been disposed of from the consideration in order to show the longitudinal change. From this period, however, we take back those properties into account and show the data incorporating all the properties owned at the end of each fiscal period.


*As JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014, the figures for Mar. 2002 period through Sep. 2013 period are taken the split into account.

Portfolio Map



List of Properties / PML


| A-1 Kitanomaru Square | | |
|---|-----------------------------|--|
|  | Floor area | 57,279m ² |
| | Acquisition date | 24 February 2006 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | January 2006 |
| | PML | 1.6% |
| | Standard floor area | 1,876m ² |

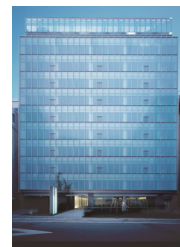
| A-2 MD Kanda Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 8,185m ² |
| | Acquisition date | 31 May 2002 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsui & Co. Foresight Ltd. |
| | Completion date | February 1998 |
| | PML | 5.0% |
| | Standard floor area | 655m ² |


| A-3 Kandabashi Park Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 9,370m ² |
| | Acquisition date | 15 August 2002 |
| | Additional acquisition date | - |
| | Ownership | 56.76% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | July 1993 |
| | PML | 5.0% |
| | Standard floor area | 700m ² |

| A-4 Otemachi Financial City North Tower | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 239,769m ² |
| | Acquisition date | 31 March 2014 |
| | Additional acquisition date | - |
| | Ownership | 3.3852192% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | October 2012 |
| | PML | 0.9% |
| | Standard floor area | 2,343m ² |


| A-5 Nibancho Garden | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 57,031m ² |
| | Acquisition date | 1 April 2005 |
| | Additional acquisition date | - |
| | Ownership | 31.345% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | April 2004 |
| | PML | 2.1% |
| | Standard floor area | 3,692m ² |


| A-6 Mitsubishi UFJ Trust and Banking Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 108,171m ² |
| | Acquisition date | 28 March 2007 |
| | Additional acquisition date | - |
| | Ownership | 19.38402% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | February 2003 |
| | PML | 1.4% |
| | Standard floor area | 1,776m ² |


| A-7 Burex Kojimachi Building | | |
|---|-----------------------------|---------------------|
|  | Floor area | 6,526m ² |
| | Acquisition date | 29 July 2005 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Space Design, Inc. |
| | Completion date | January 2005 |
| | PML | 4.1% |
| | Standard floor area | 434m ² |

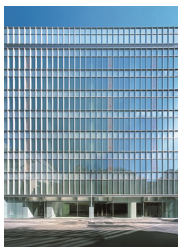
| A-8 Sanno Grand Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 33,875m ² |
| | Acquisition date | 31 January 2005 |
| | Additional acquisition date | 03 April 2006 |
| | Ownership | 99.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | September 1966 |
| | PML | 3.6% |
| | Standard floor area | 2,201m ² |

| A-9 Yurakucho Denki Building | | |
|--|-----------------------------|--|
|  | Floor area | 70,287m ² |
| | Acquisition date | 1 August 2003 |
| | Additional acquisition date | - |
| | Ownership | 10.78% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | September 1975 |
| | PML | 3.7% |
| | Standard floor area | 1,314m ² |

| A-10 Kodonmachi Shin-Nihonbashi Building | | |
|--|-----------------------------|---------------------------------|
|  | Floor area | 5,822m ² |
| | Acquisition date | 25 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | The Dai-Ichi Building Co., Ltd. |
| | Completion date | November 1991 |
| | PML | 3.3% |
| | Standard floor area | 495m ² |

| A-11 Front Place Nihonbashi | | |
|--|-----------------------------|-----------------------------|
|  | Floor area | 11,672m ² |
| | Acquisition date | 19 January 2018 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | February 2014 |
| | PML | 2.3% |
| | Standard floor area | 910m ² |

| A-12 Kyodo Building (Kayabacho 2Chome) | | |
|--|-----------------------------|-----------------------------|
|  | Floor area | 5,505m ² |
| | Acquisition date | 01 March 2011 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsui & Co. Foresight Ltd. |
| | Completion date | April 1991 |
| | PML | 3.6% |
| | Standard floor area | 598m ² |

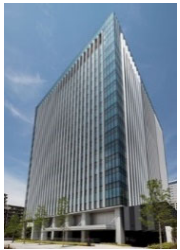
| A-13 Burex Kyobashi Building | | |
|---|-----------------------------|---------------------|
|  | Floor area | 5,470m ² |
| | Acquisition date | 22 July 2002 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Space Design, Inc. |
| | Completion date | February 2002 |
| | PML | 4.7% |
| | Standard floor area | 583m ² |


| A-14 Ginza 1Chome East Building | | |
|---|-----------------------------|--|
|  | Floor area | 4,976m ² |
| | Acquisition date | 02 March 2015 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | May 2008 |
| | PML | 2.1% |
| | Standard floor area | 529m ² |

| A-15 Ginza Sanwa Building | | |
|---|-----------------------------|--|
|  | Floor area | 8,851m ² |
| | Acquisition date | 10 March 2005 |
| | Additional acquisition date | - |
| | Ownership | 70.95% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | October 1982 |
| | PML | 3.7% |
| | Standard floor area | 655m ² |

| A-16 Ryoshin Ginza East Mirror Building | | |
|---|-----------------------------|--|
|  | Floor area | 5,751m ² |
| | Acquisition date | 15 March 2005 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | October 1998 |
| | PML | 2.8% |
| | Standard floor area | 573m ² |


List of Properties / PML

| A-17 Harumi Front | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 45,458m ² |
| | Acquisition date | 07 January 2013 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | February 2012 |
| | PML | 2.0% |
| | Standard floor area | 2,291m ² |

| A-18 Harumi Center Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 26,447m ² |
| | Acquisition date | 18 December 2007 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | November 2006 |
| | PML | 3.5% |
| | Standard floor area | 2,141m ² |

| A-19 Akasaka Park Building | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 97,489m ² |
| | Acquisition date | 15 November 2011 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | July 1993 |
| | PML | 1.4% |
| | Standard floor area | 2,039m ² |

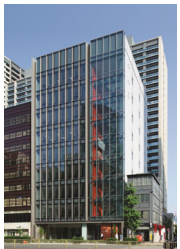
| A-20 Aoyama Crystal Building | | |
|---|-----------------------------|-------------------------|
|  | Floor area | 8,094m ² |
| | Acquisition date | 14 March 2003 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | XYMAX ALPHA Corporation |
| | Completion date | December 1982 |
| | PML | 5.4% |
| | Standard floor area | 387m ² |

| A-21 Clover Shiba-koen | | |
|---|-----------------------------|--|
|  | Floor area | 3,496m ² |
| | Acquisition date | 20 January 2015 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | February 2006 |
| | PML | 4.6% |
| | Standard floor area | 323m ² |

| A-22 Shiodome Building | | |
|---|-----------------------------|--|
|  | Floor area | 115,930m ² |
| | Acquisition date | 19 December 2008 |
| | Additional acquisition date | 15 January 2010 1 May 2015 30 March 2017 1 September 2017 |
| | Ownership | 55.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | December 2007 |
| | PML | 1.4% |
| | Standard floor area | 3,501m ² |

| A-23 Shiba 2Chome Daimon Building | | |
|---|-----------------------------|---|
|  | Floor area | 16,235m ² |
| | Acquisition date | 10 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Tokio Marine & Nichido Facilities, Inc. |
| | Completion date | March 1984 |
| | PML | 3.0% |
| | Standard floor area | 1,163m ² |

| A-24 Cosmo Kanasugibashi Building | | |
|---|-----------------------------|---------------------------------|
|  | Floor area | 5,420m ² |
| | Acquisition date | 25 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | The Dai-ichi Building Co., Ltd. |
| | Completion date | March 1992 |
| | PML | 7.3% |
| | Standard floor area | 528m ² |

| A-25 Tamachi Front Building | | |
|--|-----------------------------|-----------------------------|
|  | Floor area | 5,747m ² |
| | Acquisition date | 30 March 2017 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | July 2014 |
| | PML | 3.3% |
| | Standard floor area | 465m ² |


| A-26 Shinjuku Eastside Square | | |
|--|-----------------------------|----------------------------------|
|  | Floor area | 167,245m ² |
| | Acquisition date | 1 October 2014 |
| | Additional acquisition date | 25 January 2017 30 March 2018 |
| | Ownership | 31.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | March 2012 |
| | PML | 1.2% |
| | Standard floor area | 5,914m ² |


| A-27 Shinjuku Front Tower | | |
|--|-----------------------------|-----------------------------|
|  | Floor area | 92,092m ² |
| | Acquisition date | 17 April 2018 |
| | Additional acquisition date | - |
| | Ownership | 27.24798% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | August 2011 |
| | PML | 2.1% |
| | Standard floor area | 1,689m ² |

| A-28 Shinwa Building | | |
|--|-----------------------------|---|
|  | Floor area | 8,291m ² |
| | Acquisition date | 1 September 2004 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Tokio Marine & Nichido Facilities, Inc. |
| | Completion date | November 1989 |
| | PML | 7.0% |
| | Standard floor area | 750m ² |


| A-29 Tokyo Opera City Building | | |
|---|-----------------------------|-------------------------------------|
|  | Floor area | 232,996m ² |
| | Acquisition date | 13 September 2005 |
| | Additional acquisition date | 24 March 2010 |
| | Ownership | 31.325% |
| | Property management company | Tokyo Opera City Building Co., Ltd. |
| | Completion date | July 1996 |
| | PML | 2.0% |
| | Standard floor area | 2,158m ² |


| A-30 Front Place Minami-Shinjuku | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 5,982m ² |
| | Acquisition date | 23 January 2019 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | September 2015 |
| | PML | 2.6% |
| | Standard floor area | 560m ² |

| A-31 LINK SQUARE SHINJUKU (Land with leasehold interest) | | |
|---|-----------------------------|---------------------|
|  | Site area | 1,497m ² |
| | Acquisition date | 24 March 2004 |
| | Additional acquisition date | - |
| | Ownership | - |
| | Property management company | - |
| | Completion date | - |
| | PML | - |
| | Standard floor area | - |

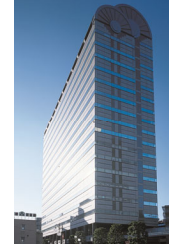
| A-32 Yoyogi 1Chome Building | | |
|---|-----------------------------|---|
|  | Floor area | 10,778m ² |
| | Acquisition date | 1 April 2004 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Tokio Marine & Nichido Facilities, Inc. |
| | Completion date | October 2003 |
| | PML | 2.2% |
| | Standard floor area | 760m ² |

List of Properties / PML

| A-33 Jingumae Terrace | | |
|---|-----------------------------|-------------------------|
|  | Floor area | 4,359m ² |
| | Acquisition date | 22 November 2002 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | XYMAX ALPHA Corporation |
| | Completion date | December 1987 |
| | PML | 9.6% |
| | Standard floor area | 386m ² |

| A-34 Jingumae Media Square Building | | |
|---|-----------------------------|--|
|  | Floor area | 9,420m ² |
| | Acquisition date | 9 October 2003 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | March 1998 |
| | PML | 3.3% |
| | Standard floor area | 482m ² |


| A-35 Shibuya Cross Tower (Land with leasehold interest) | | |
|---|-----------------------------|---------------------|
|  | Site area | 5,153m ² |
| | Acquisition date | 30 November 2001 |
| | Additional acquisition date | - |
| | Ownership | - |
| | Property management company | - |
| | Completion date | - |
| | PML | - |
| | Standard floor area | - |


| A-36 Ebisu Neonato | | |
|---|-----------------------------|--|
|  | Floor area | 36,598m ² |
| | Acquisition date | 14 November 2003 |
| | Additional acquisition date | 1 April 2004 18 February 2014 |
| | Ownership | 44.718394% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | October 1994 |
| | PML | 2.4% |
| | Standard floor area | 1,231m ² |


| A-37 TIXTOWER UENO | | |
|---|-----------------------------|--|
|  | Floor area | 23,727m ² |
| | Acquisition date | 15 June 2012 |
| | Additional acquisition date | - |
| | Ownership | 94.040229% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | July 2010 |
| | PML | 2.0% |
| | Standard floor area | 1,088m ² |


| A-38 Higashi-Gotanda 1Chome Building | | |
|---|-----------------------------|--|
|  | Floor area | 6,460m ² |
| | Acquisition date | 1 November 2004 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | July 2004 |
| | PML | 2.6% |
| | Standard floor area | 664m ² |


| A-39 Osaki Front Tower | | |
|---|-----------------------------|-----------------------------|
|  | Floor area | 23,673m ² |
| | Acquisition date | 1 February 2011 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Mitsubishi Estate Co., Ltd. |
| | Completion date | June 2005 |
| | PML | 3.4% |
| | Standard floor area | 1,217m ² |

| A-40 Omori-Eki Higashiguchi Building | | |
|---|-----------------------------|---|
|  | Floor area | 14,095m ² |
| | Acquisition date | 10 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Tokio Marine & Nichido Facilities, Inc. |
| | Completion date | July 1989 |
| | PML | 2.8% |
| | Standard floor area | 720m ² |

| A-41 Harmony Tower | | |
|--|-----------------------------|--|
|  | Floor area | 72,729m ² |
| | Acquisition date | 28 February 2005 |
| | Additional acquisition date | 19 December 2012 27 March 2015 |
| | Ownership | 38.382307% |
| | Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| | Completion date | March 1997 |
| | PML | 2.0% |
| | Standard floor area | 1,364m ² |

| A-42 Otsuka Higashi-Ikebukuro Building | | |
|--|-----------------------------|-------------------------|
|  | Floor area | 9,531m ² |
| | Acquisition date | 25 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Sohgo Housing Co., Ltd. |
| | Completion date | November 1987 |
| | PML | 6.1% |
| | Standard floor area | 903m ² |

| A-43 Ikebukuro 2Chome Building | | |
|--|-----------------------------|-------------------------|
|  | Floor area | 3,157m ² |
| | Acquisition date | 25 September 2001 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | Sohgo Housing Co., Ltd. |
| | Completion date | May 1990 |
| | PML | 3.4% |
| | Standard floor area | 244m ² |

| A-44 Ikebukuro YS Building | | |
|--|-----------------------------|-------------------------|
|  | Floor area | 7,464m ² |
| | Acquisition date | 02 August 2004 |
| | Additional acquisition date | - |
| | Ownership | 100.0% |
| | Property management company | XYMAX ALPHA Corporation |
| | Completion date | December 1989 |
| | PML | 5.7% |
| | Standard floor area | 829m ² |

List of Properties / PML

B-1 Hachioji First Square



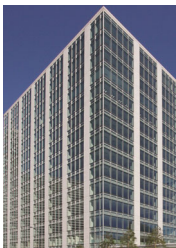
| | |
|-----------------------------|-------------------------|
| Floor area | 18,329m ² |
| Acquisition date | 31 March 2005 |
| Additional acquisition date | 19 March 2008 |
| Ownership | 80.4% |
| Property management company | Sohgo Housing Co., Ltd. |
| Completion date | July 1996 |
| PML | 3.9% |
| Standard floor area | 1,107m ² |

B-2 Saitama Urawa Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 6,258m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | 11 October 2001 |
| Ownership | 100.0% |
| Property management company | The Dai-Ichi Building Co., Ltd. |
| Completion date | March 1990 |
| PML | 7.2% |
| Standard floor area | 626m ² |

B-3 MM Park Building



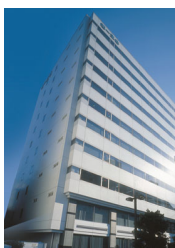
| | |
|-----------------------------|-----------------------------|
| Floor area | 49,037m ² |
| Acquisition date | 24 March 2008 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | December 2007 |
| PML | 4.0% |
| Standard floor area | 2,735m ² |

B-4 Queen's Tower A



| | |
|-----------------------------|-----------------------------|
| Floor area | 498,282m ² |
| Acquisition date | 31 January 2014 |
| Additional acquisition date | - |
| Ownership | 11.11481% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | June 1997 |
| PML | 3.3% |
| Standard floor area | 1,572m ² |

B-5 Kawasaki Isago Building



| | |
|-----------------------------|-------------------------|
| Floor area | 9,623m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | - |
| Ownership | 50.0% |
| Property management company | Sohgo Housing Co., Ltd. |
| Completion date | December 1990 |
| PML | 4.1% |
| Standard floor area | 651m ² |

B-6 Musashi Kosugi STM Building



| | |
|-----------------------------|-------------------------|
| Floor area | 22,839m ² |
| Acquisition date | 25 March 2008 |
| Additional acquisition date | - |
| Ownership | 34.32% |
| Property management company | Sohgo Housing Co., Ltd. |
| Completion date | October 1990 |
| PML | 3.8% |
| Standard floor area | 2,046m ² |

B-7 8・3 Square Kita Building



| | |
|-----------------------------|--|
| Floor area | 16,096m ² |
| Acquisition date | 1 June 2007 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | December 2006 |
| PML | 1.6% |
| Standard floor area | 1,234m ² |

B-8 Jozenji Park Building



| | |
|-----------------------------|-----------------------------|
| Floor area | 7,648m ² |
| Acquisition date | 31 January 2005 |
| Additional acquisition date | - |
| Ownership | 50.0% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | January 1993 |
| PML | 3.3% |
| Standard floor area | 631m ² |

B-9 Higashi Nibancho Square



| | |
|-----------------------------|--|
| Floor area | 27,680m ² |
| Acquisition date | 7 January 2013 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | July 2008 |
| PML | 1.8% |
| Standard floor area | 1,548m ² |

B-10 Sendai Honcho Honma Building



| | |
|-----------------------------|--|
| Floor area | 8,247m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | 28 June 2006 |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | November 1991 |
| PML | 2.2% |
| Standard floor area | 590m ² |

B-11 AER



| | |
|-----------------------------|--|
| Floor area | 73,186m ² |
| Acquisition date | 1 September 2015 |
| Additional acquisition date | - |
| Ownership | 55.35443% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | March 1998 |
| PML | 1.3% |
| Standard floor area | 998m ² |

B-12 Daido Seimei Niigata Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 5,327m ² |
| Acquisition date | 1 March 2019 |
| Additional acquisition date | - |
| Ownership | 100% |
| Property management company | The Dai-Ichi Building Co., Ltd. |
| Completion date | October 1998 |
| PML | 5.6% |
| Standard floor area | 483m ² |

B-13 Kanazawa Park Building



| | |
|-----------------------------|-----------------------------|
| Floor area | 43,481m ² |
| Acquisition date | 28 February 2002 |
| Additional acquisition date | 3 March 2003 |
| Ownership | 89.0% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | October 1991 |
| PML | 4.8% |
| Standard floor area | 2,066m ² |

B-14 Kanazawa Kamitsutsumicho Building



| | |
|-----------------------------|--|
| Floor area | 9,619m ² |
| Acquisition date | 3 October 2016 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | August 2009 |
| PML | 3.8% |
| Standard floor area | 691m ² |

B-15 Nishiki Park Building



| | |
|-----------------------------|--|
| Floor area | 25,091m ² |
| Acquisition date | 2 October 2006 |
| Additional acquisition date | 1 November 2006 9 June 2014 1 April 2016 |
| Ownership | 71.74301% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | August 1995 |
| PML | 2.4% |
| Standard floor area | 692m ² |

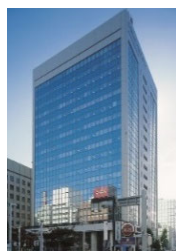
B-16 Nagoya Hirokoji Place



| | |
|-----------------------------|--|
| Floor area | 15,947m ² |
| Acquisition date | 31 July 2013 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | December 2004 |
| PML | 3.1% |
| Standard floor area | 1,391m ² |

List of Properties / PML

B-17 Nagoya Hirokoji Building



| | |
|-----------------------------|--|
| Floor area | 33,377m ² |
| Acquisition date | 10 September 2001 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | May 1987 |
| PML | 2.4% |
| Standard floor area | 1,101m ² |

B-18 Nagoya Misono Building



| | |
|-----------------------------|--|
| Floor area | 5,348m ² |
| Acquisition date | 8 August 2003 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | September 1991 |
| PML | 4.1% |
| Standard floor area | 519m ² |

B-19 Shijo Karasuma Center Building



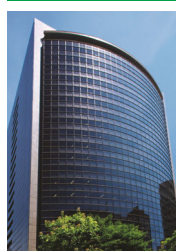
| | |
|-----------------------------|--|
| Floor area | 9,185m ² |
| Acquisition date | 3 September 2013 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | January 2010 |
| PML | 11.7% |
| Standard floor area | 872m ² |

B-20 Umeda Square Building



| | |
|-----------------------------|--|
| Floor area | 18,673m ² |
| Acquisition date | 1 April 2015 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | July 1995 |
| PML | 7.4% |
| Standard floor area | 611m ² |

B-21 Shin-Fujita Building



| | |
|-----------------------------|--|
| Floor area | 45,411m ² |
| Acquisition date | 1 September 2008 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | April 1995 |
| PML | 4.0% |
| Standard floor area | 1,455m ² |

B-22 Sakaisujihonmachi Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 17,145m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | 26 December 2003 |
| Ownership | 100.0% |
| Property management company | The Dai-ichi Building Co., Ltd. |
| Completion date | October 1992 |
| PML | 7.4% |
| Standard floor area | 939m ² |

B-23 Midotsuji Daiwa Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 31,213m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | 28 February 2002 |
| Ownership | 100.0% |
| Property management company | The Dai-ichi Building Co., Ltd. |
| Completion date | September 1991 |
| PML | 6.9% |
| Standard floor area | 1,127m ² |

B-24 Amagasaki Front Building



| | |
|-----------------------------|--|
| Floor area | 24,055m ² |
| Acquisition date | 25 March 2015 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | October 2008 |
| PML | 5.3% |
| Standard floor area | 1,708m ² |

B-25 Lit City Building



| | |
|-----------------------------|--|
| Floor area | 52,653m ² |
| Acquisition date | 1 February 2006 |
| Additional acquisition date | - |
| Ownership | 24.6015% |
| Property management company | Mitsubishi Jisho Property Management Co., Ltd. |
| Completion date | June 2005 |
| PML | 0.6% |
| Standard floor area | 1,819m ² |

B-26 NHK Hiroshima Broadcasting Center Building



| | |
|-----------------------------|-----------------------------|
| Floor area | 35,217m ² |
| Acquisition date | 25 March 2004 |
| Additional acquisition date | 3 March 2008 |
| Ownership | 48.753% |
| Property management company | Mitsubishi Estate Co., Ltd. |
| Completion date | August 1994 |
| PML | 1.1% |
| Standard floor area | 995m ² |

B-27 Tosei Tenjin Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 5,588m ² |
| Acquisition date | 25 September 2001 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | The Dai-ichi Building Co., Ltd. |
| Completion date | March 1992 |
| PML | 4.3% |
| Standard floor area | 551m ² |

B-28 Tenjin Crystal Building



| | |
|-----------------------------|---------------------------------|
| Floor area | 10,432m ² |
| Acquisition date | 1 June 2005 |
| Additional acquisition date | - |
| Ownership | 100.0% |
| Property management company | The Dai-ichi Building Co., Ltd. |
| Completion date | August 1993 |
| PML | 3.1% |
| Standard floor area | 371m ² |

B-29 Hinode Tenjin Building



| | |
|-----------------------------|---|
| Floor area | 12,527m ² |
| Acquisition date | 10 September 2001 |
| Additional acquisition date | - |
| Ownership | 74.4844% |
| Property management company | Tokio Marine & Nichido Facilities, Inc. |
| Completion date | August 1987 |
| PML | 4.2% |
| Standard floor area | 833m ² |

Portfolio PML

1.7%

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

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

Outline of Japan Real Estate Investment Corporation

Structure



Point

- Japan Real Estate Asset Management Co., Ltd. provides asset management service
- Expertise of Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd. is fully utilized
- Units are listed and traded on the Tokyo Stock Exchange

- Dividends are regarded as an expense if over 90% of the payable gain is paid out

The Strengths of JRE

1 Collaboration with the sponsors

Property pipeline support

- Providing properties
- Property information, etc.

Operating support

- Providing expertise to attract tenants
- Property management, etc.

Human resource support

- Sending experienced professionals

Protection against conflicts of interest

- Compliance Committee including external expert serving as a protection against conflicts of interest.

2 Investment Corporation **focused on office buildings**

(73 properties, total acquisition price: JPY 1 trillion and 23.9 billion)

3 **The first listed J-REIT**, showing steady performance

4 Investment Corporation with **sound financial strength**

- Maintain conservative interest-bearing debt/ total assets ratio at approximately 30-40%
- Highest level of credit ratings in J-REITs (S&P: A+, Moody's: A1, R&I: AA)

Structure and Past Record of Fees



Structure of Fees (Excerpt from regulations)

NOI-linked Fee

Amount equivalent to NOI (Net Operating Income) for the relevant fiscal period multiplied by 4.0%.

NOI: An amount obtained by deducting the property-related expenses (excluding depreciation expenses and loss on retirement of non-current assets) from the property-related revenues shown in the statement of income for the relevant fiscal period.

Distribution-linked Fee

Amount calculated by the following formula based on the distributable amount (*a) and the DPU (*b) for the relevant fiscal period.

[Formula]

Distributable amount for the relevant fiscal period x 2.5% x (DPU for the relevant fiscal period / the arithmetic average of DPU during the most recent six fiscal periods including the relevant fiscal period)

(*a) Distributable Amount: Income before income taxes shown in the statement of income for the relevant fiscal period (which shall be an amount before deduction of the NOI-linked fee and distribution-linked fee, and non-deductible consumption taxes); or, if any retained loss brought forward exists, an amount after supplementation of such amount. If the figure is negative, the distributable amount shall be zero.

(*b) DPU: Calculated by dividing the distributable amount by the total number of outstanding units as at the end of each fiscal period.

If the Investment Corporation acquires own units and holds own units that are not disposed or canceled as at the end of each fiscal period, the figure excluding the number of own units held shall be deemed as the total number of outstanding units as at the end of each fiscal period. In addition, if either of the below events occurs and the total number of outstanding units increases or decreases during the most recent six fiscal periods including the relevant fiscal period, in order to exclude the effects of such increase or decrease on DPU, the total number of outstanding units as at the end of each fiscal period during the most recent six fiscal periods shall be adjusted by the method stated below.

(i) Consolidation or Split of Units

A consolidation or split of units conducted during the most recent six fiscal periods, including the fiscal periods in which the effective date falls, shall be deemed to have occurred at the beginning of the most recent six fiscal periods including the relevant fiscal period, and the total number of outstanding units as at the end of each fiscal period shall be adjusted.

(ii) Issuance of New Units upon Exercise of New Units Acquisition Rights concerning Allotment without Consideration for Unitholders The number of units resulting from multiplying the number of units increased by the issuance of new units by the ratio resulting from dividing the amount to be paid per unit at the time of the exercise of the new units acquisition rights by the market value per unit (or ratio which the Board of Directors prescribes according to such ratio) (in this paragraph, the "Deemed Number of Issuance of units at Market Value") shall be deemed as an issuance of new units at market value. The number of units resulting from subtracting the Deemed Number of Issuance of units at Market Value from the number of units increased upon the issuance of new units shall be deemed to be the increase caused by the split.

Acquisition Fee

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

Disposition Fee

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

Merger Fee

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



Past Record of Fees

(In millions of JPY)

| | Mar.2002 period | Sep.2002 period | Mar.2003 period | Sep.2003 period | Mar.2004 period | Sep.2004 period | Mar.2005 period | Sep.2005 period | Mar.2006 period | 200/69 period | Mar.2007 period | Sep.2007 period | Mar.2008 period | Sep.2008 period |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|--------------------|--------------------|--------------------|--------------------|
| Term Fee | 389 | 382 | 408 | 312 | 325 | 330 | 342 | 392 | 410 | 422 | 452 | 476 | 713 | 531 |
| Incentive Fee | 0 | 0 | 24 | 80 | 0 | 32 | 134 | 0 | 160 | 230 | 0 | 185 | 1,860 | 0 |
| Acquisition Fee | 649 | 88 | 185 | 90 | 192 | 213 | 464 | 180 | 475 | 33 | 134 | 71 | 386 | 78 |
| Disposition Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 154 | 8 | 0 | 0 |
| Total AM fee | 1,038 | 470 | 617 | 484 | 518 | 576 | 941 | 573 | 1,046 | 707 | 741 | 741 | 2,960 | 609 |

| | | | | | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total assets | 161,809 | 185,397 | 200,022 | 209,581 | 244,523 | 257,372 | 322,358 | 355,968 | 433,552 | 441,163 | 443,973 | 449,643 | 527,537 | 542,920 |
| Amount of acquisition price during the period | 144,697 | 19,580 | 19,265 | 9,065 | 25,830 | 21,390 | 50,683 | 36,050 | 86,205 | 12,630 | 49,850 | 7,100 | 72,029 | 24,000 |
| Amount of disposition price during the period | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,003 | 41,900 | 1,770 | 0 | 0 |

| | | | | | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Term fee / Total assets | 0.24% | 0.21% | 0.20% | 0.15% | 0.13% | 0.13% | 0.11% | 0.11% | 0.09% | 0.10% | 0.10% | 0.11% | 0.14% | 0.10% |
| Incentive fee / Total assets | — | — | 0.01% | 0.04% | — | 0.01% | 0.04% | — | 0.04% | 0.05% | — | 0.04% | 0.35% | — |
| Acquisition fee / Amount of acquisition price during the period | 0.45% | 0.45% | 0.96% | 1.00% | 0.75% | 1.00% | 0.92% | 0.50% | 0.55% | 0.26% | 0.27% | 1.00% | 0.54% | 0.33% |
| Disposition fee / Amount of disposition price during the period | — | — | — | — | — | — | — | — | — | 0.29% | 0.37% | 0.50% | — | — |
| Total AM fee / Total assets | 0.64% | 0.25% | 0.31% | 0.23% | 0.21% | 0.22% | 0.29% | 0.16% | 0.24% | 0.16% | 0.17% | 0.16% | 0.56% | 0.11% |

| | Mar.2009 period | Sep.2009 period | Mar.2010 period | Sep.2010 period | Mar.2011 period | Sep.2011 period | Mar.2012 period | Sep.2012 period | Mar.2013 period | Sep.2013 period | Mar.2014 period | Sep.2014 period | Mar.2015 period | Sep.2015 period |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Term fee | 537 | 540 | 529 | 542 | 538 | 546 | 579 | 571 | 592 | 613 | 617 | 638 | 647 | 687 |
| Incentive fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 57 | 0 | 124 | 238 |
| Acquisition fee | 53 | 0 | 373 | 0 | 83 | 0 | 277 | 110 | 208 | 64 | 215 | 3 | 227 | 221 |
| Disposition fee | 0 | 0 | 7 | 0 | 0 | 15 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 |
| Total AM fee | 591 | 540 | 910 | 542 | 622 | 562 | 856 | 681 | 800 | 692 | 891 | 641 | 999 | 1,147 |

| | | | | | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total assets | 565,022 | 564,528 | 637,326 | 634,974 | 646,847 | 643,949 | 703,085 | 724,851 | 765,628 | 775,066 | 817,130 | 813,931 | 852,679 | 899,938 |
| Amount of acquisition price during the period | 21,250 | 0 | 77,026 | 0 | 16,710 | 0 | 60,800 | 22,000 | 41,770 | 12,967 | 43,174 | 650 | 45,459 | 44,263 |
| Amount of disposition price during the period | 0 | 0 | 1,507 | 0 | 0 | 3,160 | 0 | 0 | 0 | 1,220 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Term fee / Total assets | 0.10% | 0.10% | 0.08% | 0.09% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% | 0.08% |
| Incentive fee / Total assets | — | — | — | — | — | — | — | — | — | 0.00% | 0.01% | — | 0.01% | 0.03% |
| Acquisition fee / Amount of acquisition price during the period | 0.25% | — | 0.49% | — | 0.50% | — | 0.46% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% |
| Disposition fee / Amount of disposition price during the period | — | — | 0.50% | — | — | 0.50% | — | — | — | 0.50% | — | — | — | — |
| Total AM fee / Total assets | 0.10% | 0.10% | 0.14% | 0.09% | 0.10% | 0.09% | 0.12% | 0.09% | 0.10% | 0.09% | 0.11% | 0.08% | 0.12% | 0.13% |

| | Mar.2016 period | Sep.2016 period | Mar.2017 period |
|-----------------|--------------------|--------------------|--------------------|
| Term fee | 697 | 707 | 715 |
| Incentive fee | 235 | 256 | 245 |
| Acquisition fee | 0 | 0 | 130 |
| Disposition fee | 21 | 0 | 34 |
| Total AM fee | 955 | 965 | 1,125 |

| | | | |
|---|---------|---------|---------|
| Total assets | 890,626 | 883,633 | 898,306 |
| Amount of acquisition price during the period | 0 | 175 | 26,100 |
| Amount of disposition price during the period | 4,366 | 0 | 6,890 |

| | | | |
|---|-------|-------|-------|
| Term fee / Total assets | 0.08% | 0.08% | 0.08% |
| Incentive fee / Total assets | 0.03% | 0.03% | 0.03% |
| Acquisition fee / Amount of acquisition price during the period | — | 0.50% | 0.50% |
| Disposition fee / Amount of disposition price during the period | 0.50% | — | 0.50% |
| Total AM fee / Total assets | 0.11% | 0.11% | 0.13% |

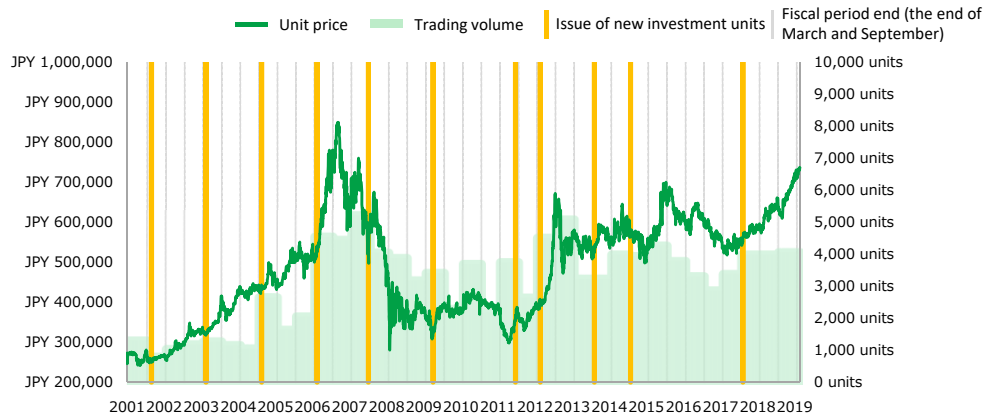
| | Sep.2017 period | Mar.2018 period | Sep.2018 period | Mar.2019 period | Sep.2019 period |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| NOI-linked fee | 851 | 862 | 896 | 904 | 924 |
| Distribution-linked fee | 363 | 375 | 398 | 392 | 485 |
| Acquisition fee | 52 | 215 | 125 | 55 | 0 |
| Disposition fee | 0 | 50 | 3 | 0 | 15 |
| Total AM fee | 1,267 | 1,503 | 1,422 | 1,351 | 1,425 |

| | | | | | |
|---|---------|---------|---------|---------|---------|
| Total assets | 906,507 | 935,561 | 956,645 | 963,676 | 966,390 |
| Amount of acquisition price during the period | 10,530 | 43,020 | 25,025 | 11,020 | 0 |
| Amount of disposition price during the period | 0 | 10,000 | 650 | 0 | 3,078 |

| | | | | | |
|---|-------|-------|-------|-------|-------|
| NOI-linked fee / Total assets | 0.09% | 0.09% | 0.09% | 0.09% | 0.10% |
| Distribution-linked fee / Total assets | 0.04% | 0.04% | 0.04% | 0.04% | 0.05% |
| Acquisition fee / Amount of acquisition price during the period | 0.50% | 0.50% | 0.50% | 0.50% | — |
| Disposition fee / Amount of disposition price during the period | — | 0.50% | 0.50% | — | 0.50% |
| Total AM fee / Total assets | 0.14% | 0.16% | 0.15% | 0.14% | 0.15% |

Unit Price Performance

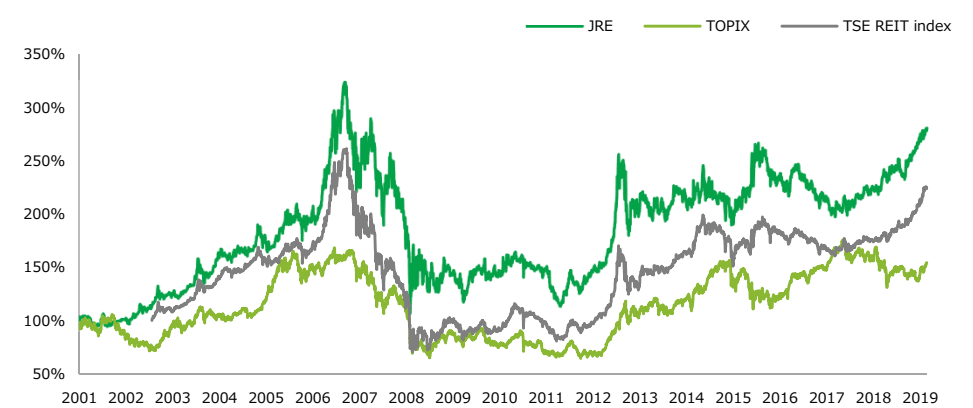
Unit Price Performance



*Unit prices are based on daily closing prices.
*JRE has conducted 2-for-1 investment unit split on 1 January 2014.

*Unit prices and offer prices are all noted after the split.
*Trading volume shows average volume during each fiscal period.

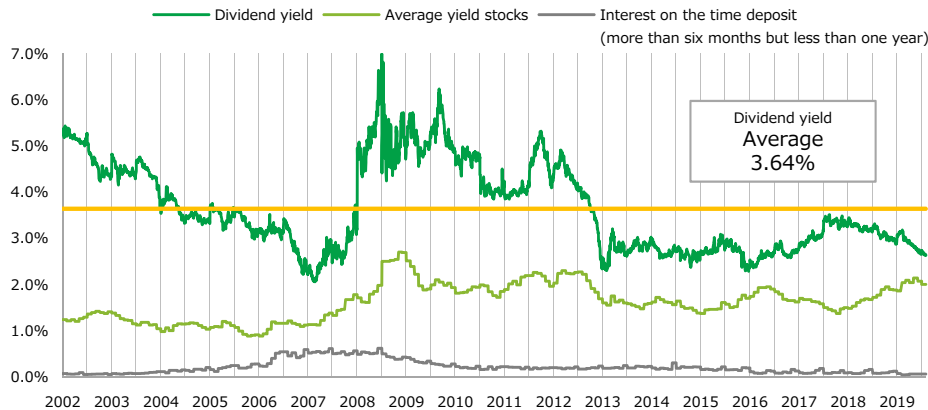
Unit Price Performance (Relative to Major Indices)



*Unit price performance is measured based on the offer price of JPY 262,500 (after the split) for JRE and the closing prices of 1,080.83 for TOPIX on 7 September 2001. The TSE REIT index is a ratio against the closing price on 31 March 2003

*Unit prices are based on the closing prices of each day.
*The unit price performance above is historical and not an indication of future performance.
*Source: Bloomberg

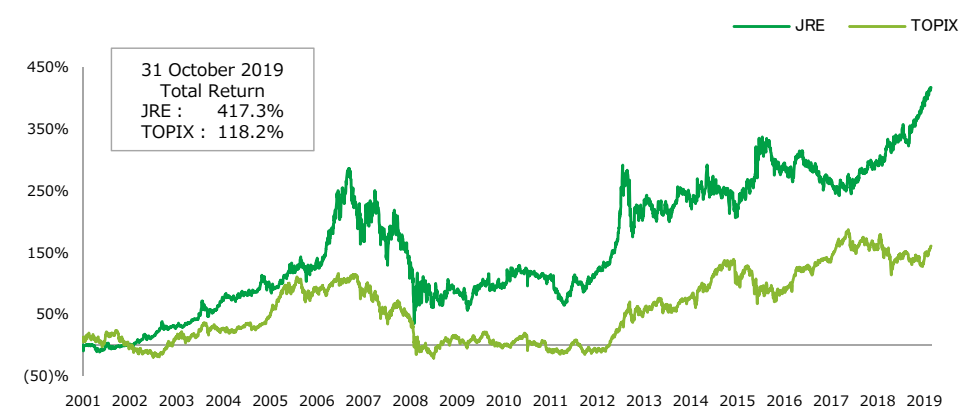
Historical Dividend Yield of JRE Unit



*The Dividend yield is calculated by dividing annualized actual dividend by unit price (daily closing price from 1 April 2002 to 31 October 2019).
*The average yield of stocks is based on fixed dividends and is simple average of dividend yield of stocks listed on the 1st section of TSE on a monthly basis as of October 2019.

*Interest on the time deposit (more than six months but less than one year) is on a monthly basis as of October 2019. From September through October, the one as of August 2019 is applied.
*The vertical gray lines show ex-dividend dates.
*Source: Bank of Japan, Tokyo Stock Exchange.

Total Return Performance (As of 31 October 2019)

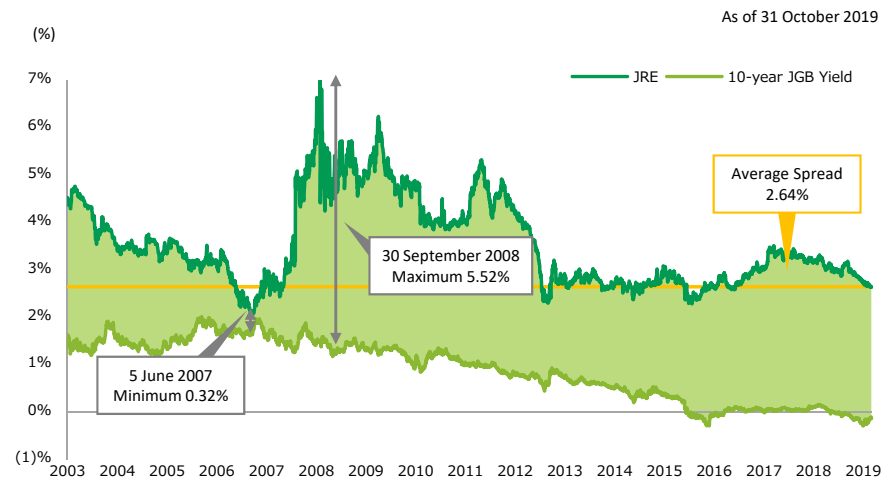


*Total return is the rate of return on investment in JRE from 10 September 2001 to the end of each holding period.
Total return = $\left(\frac{\text{the number of units acquired by reinvestment of dividends} + 1}{\text{the last closing price / the closing price on 10 September 2001}} \right) \times 100$.

*Total return is calculated from 10 September 2001 to 31 October 2019 on a daily basis.
*Source: Bloomberg

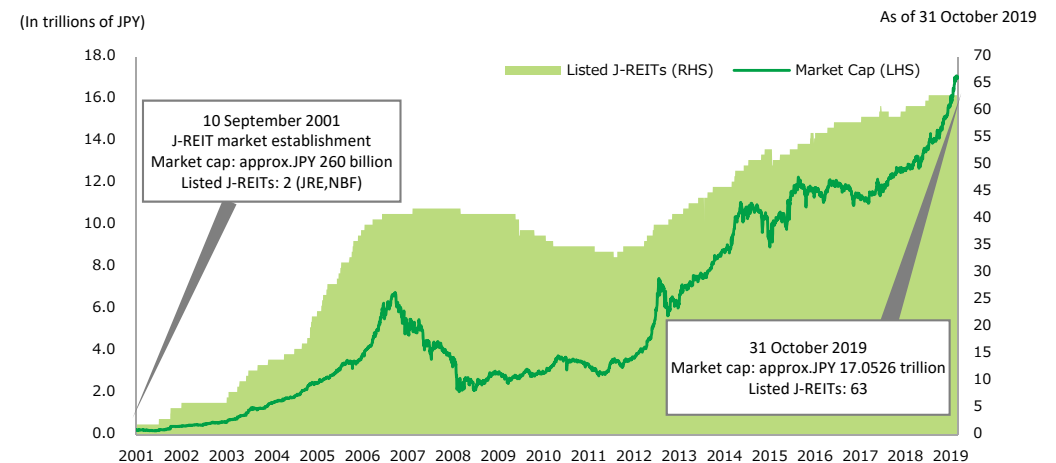
Yield Spread Comparison / Market Capitalization

JRE Dividend Yield Spread Against JGB



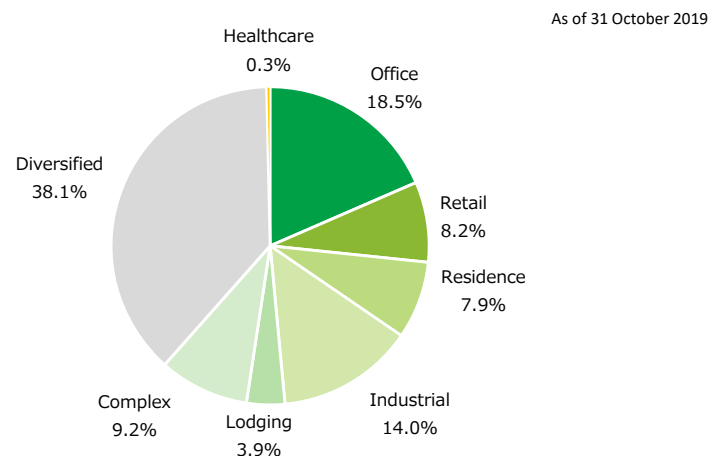
*Daily basis data from 1 September 2003 to 31 October 2019. *Dividend yield is based on the actual performance *Source: Bloomberg

J-REIT Market Capitalization and the Number of Listed J-REITs



*Source: Bloomberg

Sector Breakdown by Market Capitalization

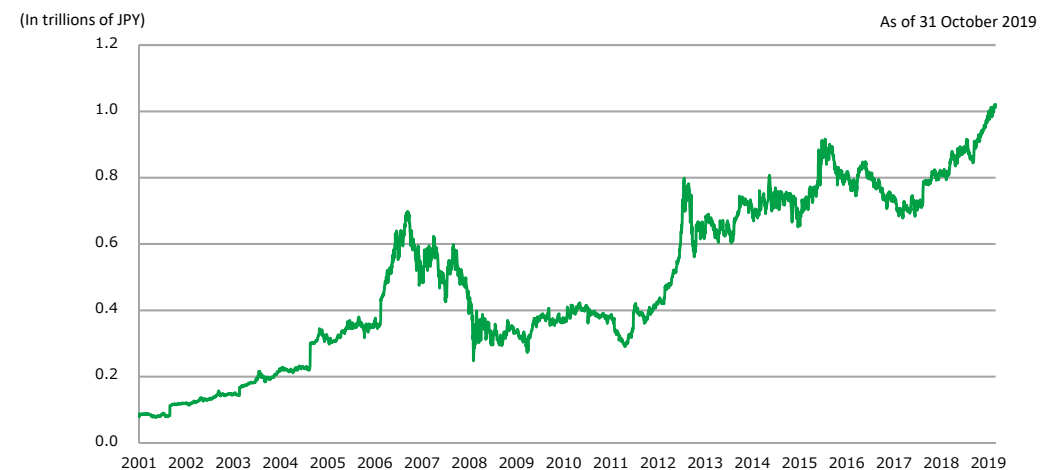


*"Complex" refers to J-REITs that invest in properties in two different sectors;

"Diversified" refers to J-REITs that invest in properties in three sectors or more.

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

JRE Market Capitalization



*Source: Bloomberg

Terms Used in this Report

- All numerical data are expressed by rounding the numbers down to their respective units. Percentages, including those for occupancy rates, and interest-bearing debt/total assets ratio are rounded to the first decimal point
- The figures for "Rentable office area," "Rented office area," "Occupancy rate", and "Number of tenants" only refer to the portion of shares owned by Japan Real Estate Investment Corporation (JRE).
- "Rentable area" or "Rented area" does not include the following: the space used for or leased as a rental meeting room or control office/storage, LINK SQUARE SHINJUKU (Land with leasehold interest), and Shibuya Cross Tower (Land with leasehold interest). Please note that Shinjuku South Gate Project (tentative name) (Land with leasehold interest) was renamed to LINK SQUARE SHINJUKU (Land with leasehold interest) on August 26, 2019.
- Data pertaining to the residential portions is not included in "Rentable office area," "Rented office area," "Occupancy rate" and "Number of tenants" for "Kitanomaru Square," "Nibancho Garden," "Akasaka Park Building," and "Nishiki Park Building."
- "Rent" means tenant rent for "Rentable office area."
- "The number of tenants" refers to that of tenants with whom we have concluded lease agreements for rentable floor area of building (It does not include tenants who are leasing office space other than floor space of buildings, such as parking space or side signboards).
- "The number of tenants" also includes that of sub-lessees in cases where a pass-through lease agreement (a type of agreement in which the rent charged to the lessee is linked to the rents to be collected from the sub-lessees) is signed with a property management company, etc.
- The number of tenants for the entire portfolio is the total of the number of tenants for each building (If a tenant occupies multiple properties, such a tenant is counted as multiple tenants).
- "Book value" includes construction in progress and leasehold rights, etc.
- "Capital expenditure" represents capital expenditure for construction completed during the fiscal period, which has been recorded as an asset (excluding the expenses capitalized as construction in progress and as home furniture, the brokerage fees, etc. related to a real estate acquisition, and incidental expenses of an acquisition such as real-estate acquisition tax, which are reflected in the book value). Extension work cost is not included in "Capital expenditure."
- "Ratio of share of ownership" refers to: the share of co-ownership in the case of a building owned jointly with other owners; the share of common area as set forth in relevant documentation such as the management bylaw in the case of a sectionally owned building (including a building whose sectional ownership is shared with other owners); and the share of quasi co-ownership in the case of a trust beneficiary interest owned jointly with other owners.
- "Brokerage fees, etc." = brokerage fees in connection with lease contracts + incentive fees paid to the property management companies for rent increase upon contract renewals.
- "Property-related revenues" = Rental revenues (rent income [including rent for residential portions] , common service charges, income from parking spaces, collected electricity charges and land revenues, etc.) + Non-rental revenues (cancellation fees and other miscellaneous income)
- The acquisition price of Ryoshin Ginza East Mirror Building (JPY 7,999,422,762) consists of the amount paid to acquire the building on March 15, 2005 (JPY 5,353,500,000), and the total amount spent to expand the property (JPY 2,645,922,762). The acquisition price of Jingumae Media Square Building, part of which was expropriated on October 30, 2009, is the initial amount paid to acquire the property. The acquisition price of LINK SQUARE SHINJUKU (Land with leasehold interest) represents the amount left after the acquisition price as of March 24, 2004 of the building (JPY 1,170 million) is subtracted from that of the land and building (JPY 6,670 million) since this building on leasehold land (the former Nippon Brunswick Building) was disposed of on August 23, 2013. The acquisition price of Shibuya Cross Tower (Land with leasehold interest) represents the amount left after the acquisition price as of November 30, 2001 of the building (JPY 8,076 million) is subtracted from that of the land and building (JPY 34,600 million) since Shibuya Cross Tower (Building) was disposed of on January 18, 2018. For Kawaski Isago Building, since 50% of the quasi co-ownership interest has been disposed of on September 30, 2019, its acquisition price represents the amount left after the half of the acquisition price as of September 25, 2001 (JPY 1,687 million) is subtracted from the total price (JPY 3,375 million). The acquisition price of Lit City Building represents the amount left after the acquisition price as of February 1, 2006 of the retail units (JPY 555 million) is subtracted from that of the land and building (JPY 4,650 million) since the retail units of Lit City Building was disposed of on September 28, 2018.
- "Sponsors" refers to the following two shareholders of Japan Real Estate Asset Management Co., Ltd. (JRE-AM): Mitsubishi Estate Co., Ltd. and Mitsui & Co., Ltd.
- The abbreviated property name is reflected on certain pages (The abbreviations are shown in the table below).
- As JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014, figures calculated on the assumption of the split are indicated by "on a post-split basis."

| Property name | Abbreviation of property name | Property name | Abbreviation of property name | Property name | Abbreviation of property name |
|---|-------------------------------|---|-------------------------------|--|-------------------------------|
| Kitanomaru Square | Kitanomaru Square | Shinjuku Eastside Square | Shinjuku Eastside | 8・3 Square Kita Building | 8・3 Square Kita |
| MD Kanda Building | MD Kanda | Shinjuku Front Tower | Shinjuku Front | Jozenji Park Building | Jozenji Park |
| Kandabashi Park Building | Kandabashi Park | Shinwa Building | Shinwa | Higashi Nibancho Square | Higashi Nibancho |
| Otemachi Financial City North Tower | Otemachi FCN | Tokyo Opera City Building | Tokyo Opera City | Sendai Honcho Honma Building | Sendai Honma |
| Nibancho Garden | Nibancho Garden | Front Place Minami-Shinjuku | FP Minami-Shinjuku | AER | AER |
| Mitsubishi UFJ Trust and Banking Building | Mitsubishi UFJ Trust | LINK SQUARE SHINJUKU (Land with leasehold interest) | LS SHINJUKU (Land) | Daido Seimei Niigata Building | Daido Seimei Niigata |
| Burex Kojimachi Building | Burex Kojimachi | Yoyogi 1Chome Building | Yoyogi 1Chome | Kanazawa Park Building | Kanazawa Park |
| Sanno Grand Building | Sanno Grand | Jingumae Terrace | Jingumae Terrace | Kanazawa Kamitsutsumicho Building | Kanazawa Kamitsutsumicho |
| Yurakucho Denki Building | Yurakucho Denki | Jingumae Media Square Building | Jingumae MS | Nishiki Park Building | Nishiki Park |
| Kodenmacho Shin-Nihonbashi Building | Kodenmacho | Shibuya Cross Tower (Land with leasehold interest) | Shibuya Cross Tower (Land) | Nagoya Hirokoji Place | Hirokoji Place |
| Front Place Nihonbashi | FP Nihonbashi | Ebisu Neonato | Ebisu Neonato | Nagoya Hirokoji Building | Nagoya Hirokoji |
| Kyodo Building (Kayabacho 2Chome) | Kyodo (Kayabacho 2Chome) | TIXTOWER UENO | TIX UENO | Nagoya Misono Building | Nagoya Misono |
| Burex Kyobashi Building | Burex Kyobashi | Higashi-Gotanda 1Chome Building | Higashi-Gotanda 1Chome | Shijo Karasuma Center Building | Shijo Karasuma |
| Ginza 1Chome East Building | Ginza 1Chome | Osaki Front Tower | Osaki Front Tower | Umeda Square Building | Umeda Square |
| Ginza Sanwa Building | Ginza Sanwa | Omori-Eki Higashiguchi Building | Omori-Eki Higashiguchi | Shin-Fujita Building | Shin-Fujita |
| Ryoshin Ginza East Mirror Building | Ryoshin Ginza EM | Harmony Tower | Harmony Tower | Sakaisujihonmachi Building | Sakaisujihonmachi |
| Harumi Front | Harumi Front | Otsuka Higashi-Ikebukuro Building | Otsuka Higashi-Ikebukuro | Midosuji Daiwa Building | Midosuji Daiwa |
| Harumi Center Building | Harumi Center | Ikebukuro 2Chome Building | Ikebukuro 2Chome | Amagasaki Front Building | Amagasaki Front |
| Akasaka Park Building | Akasaka Park | Ikebukuro YS Building | Ikebukuro YS | Lit City Building | Lit City |
| Aoyama Crystal Building | Aoyama Crystal | Hachioji First Square | Hachioji First | NHK Hiroshima Broadcasting Center Building | NHK Hiroshima |
| Clover Shiba-koen | Clover Shiba-koen | Saitama Urawa Building | Saitama Urawa | Tosei Tenjin Building | Tosei Tenjin |
| Shiodome Building | Shiodome | MM Park Building | MM Park | Tenjin Crystal Building | Tenjin Crystal |
| Shiba 2Chome Daimon Building | Shiba 2Chome Daimon | Queen's Tower A | Queen's | Hinode Tenjin Building | Hinode Tenjin |
| Cosmo Kanasugibashi Building | Cosmo Kanasugibashi | Kawasaki Isago Building | Kawasaki Isago | | |
| Tamachi Front Building | Tamachi Front | Musashi Kosugi STM Building | Musashi Kosugi STM | | |

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