

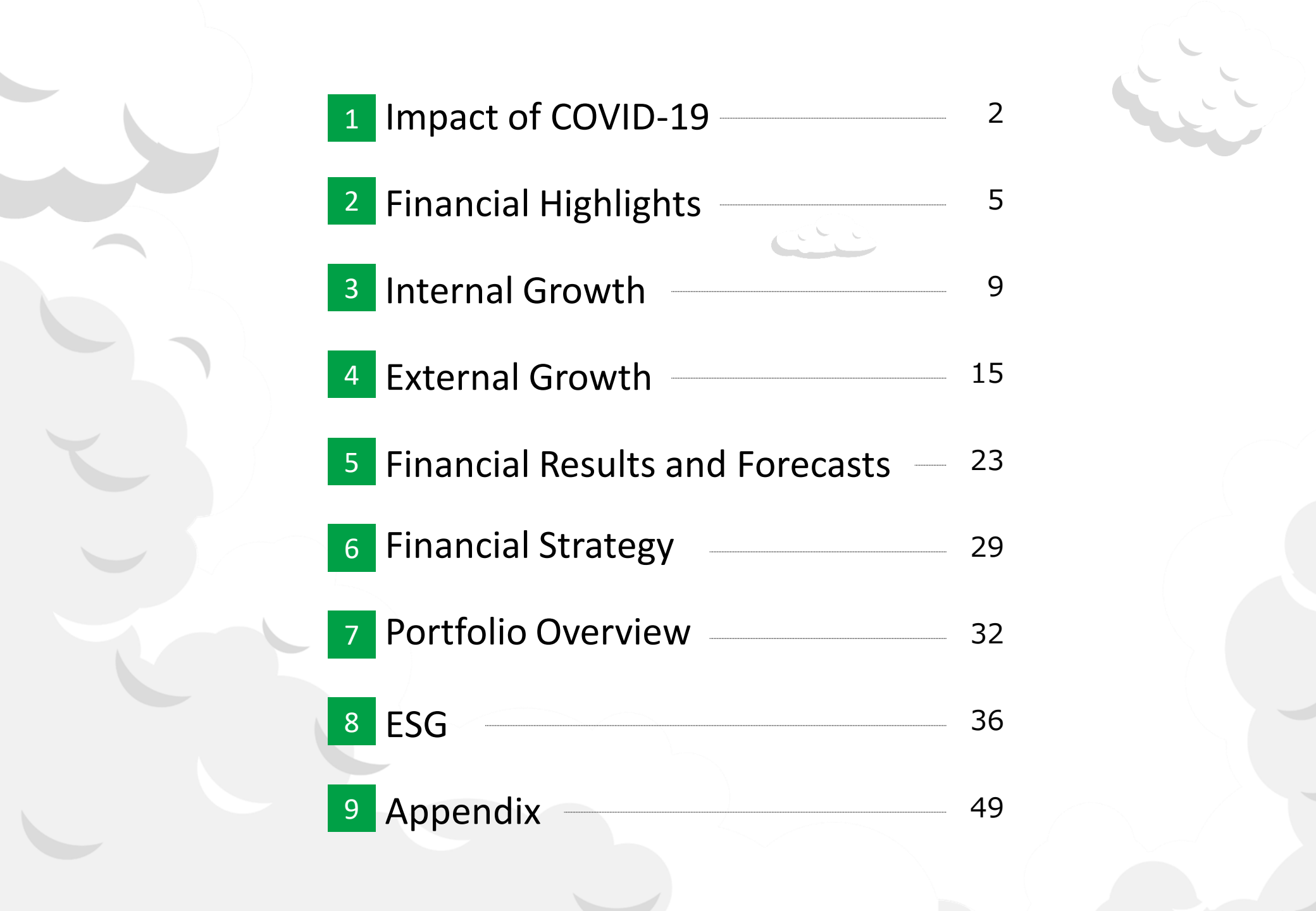
# JAPAN REAL ESTATE INVESTMENT CORPORATION

## Performance Review

for Fiscal Period Ended 31 March 2020

Securities Code  
8 9 5 2





<b>1</b>	<b>Impact of COVID-19</b>	<b>2</b>
<b>2</b>	<b>Financial Highlights</b>	<b>5</b>
<b>3</b>	<b>Internal Growth</b>	<b>9</b>
<b>4</b>	<b>External Growth</b>	<b>15</b>
<b>5</b>	<b>Financial Results and Forecasts</b>	<b>23</b>
<b>6</b>	<b>Financial Strategy</b>	<b>29</b>
<b>7</b>	<b>Portfolio Overview</b>	<b>32</b>
<b>8</b>	<b>ESG</b>	<b>36</b>
<b>9</b>	<b>Appendix</b>	<b>49</b>



# 1 Impact of COVID-19



# Response to Coronavirus Outbreak

## Consideration for Employees

- Give the first priority to protecting the health of our employees and their family members
- Make sure the employees work from home except if they urgently need to travel to work
- Keep our business running under remote work conditions by utilizing IT, such as a web conference, and prioritizing the tasks

## Consideration for Society

- Prepared to accept rent payment deferment for our cash-strapped tenants (mainly restaurant tenants)
- Postpone non-urgent repair and maintenance works out of care for the health and safety of contractors employees
- Monitor the coronavirus development and respond to the government's instructions, if any

## Maintenance of Financial Soundness

- LTVs based on book value and market value stand at 40.9% and 32.6% respectively
- The unused committed line is JPY 60 billion and cash in hand is approx. JPY 25.5 billion as of 30 April 2020

# Impact of Coronavirus Outbreak

## Short-term Impact on Our Business

- Postponement of tenants' relocation, expansion, and signing a new lease contract
- Leased space reduction or contract termination from tenants hardly affected
- Longer downtime causes a slight increase in the vacancy rates
- Difficulty in vigorous negotiation for rent revision with tenants negatively affected
- Possibility not to be able to collect part of deferred rents
- A temporary decrease in repair expenses due to control over repair and maintenance works

## Short-term Impact on Our Performance and Assumptions Underlying Performance Forecasts

- The overall occupancy rate is approximately projected to deteriorate by 1% in the September 2020 period and by another 1% in the March 2021 period
- Assume a conservative perspective on upward rent revision; nevertheless our efforts go on
- A decrease in repair expenses slightly lift our performance for a time

## Outlook for The Office Leasing Market after The Pandemic

- Lead to increasingly high demand for an environment-friendly office with cutting edge IT infrastructure, which offers comfortable and healthy work environment
- Considered as an advantage for recruiting and retaining talent, a quality office still continues to enjoy high potential demand
- Limited new supply of office space in 2021 and 2022 also props up the office leasing market

## 2 Financial Highlights



# Operating Highlights

Carrying out property replacement as well as steady internal growth

## External Growth

### Newly acquired properties

Seavans S Building	▶ JPY <b>5,400</b> million (acquisition price)
Otemachi Park Building	▶ JPY <b>10,175</b> million (acquisition price)

### Additionally acquired properties

Shinjuku Front Tower	▶ JPY <b>10,100</b> million (acquisition price)
Shinjuku Eastside Square	▶ JPY <b>8,460</b> million (acquisition price)

### Disposed-of properties

Kawasaki Isago Building	▶ JPY <b>3,078</b> million (disposition price)
Kodenmacho Shin-Nihonbashi Building	▶ JPY <b>3,450</b> million (disposition price)

**Acquisition: 4 Cases    Total JPY 34,135 million**

**Disposition: 2 Cases    Total JPY 6,528 million**

## Internal Growth

- ▶ Rent revision has been positive for the 10th consecutive period.

Tenant Turnover	Rent Revision	Occupancy Rate at the end of Mar. 2020
.....	.....	.....
+JPY 22 million per month	+JPY 32 million per month	99.7% (+0.4pt vs. Sep. 2019 period)

## Financial Strategy

- ▶ Maintaining sound financial position

LTV	▶ 40.9% (+0.5pt vs. Sep. 2019 period)
Average interest rate	▶ 0.48% (-0.06pt vs. Sep. 2019 period)
Average maturity	▶ 3.95年 (+0.15 years vs. Sep. 2019 period)
Long-term fixed debt ratio	▶ 87.1% (-3.8pt vs. Sep. 2019 period)

## ESG Initiatives

- ▶ Announced CO<sub>2</sub> emission reduction target **"Reduce emissions by 35 % by 2030"**



# Shelf Registration of PO

## Outline of Shelf Registration (PO)

Filing date	25 March 2020
Effective period of the shelf registration	From 2 April 2020 to 1 April 2021
Proposed offering amount	JPY 20 billion (upper limit)
Use of the proceeds	Repayment of loans pertaining to acquisitions of specified assets

## Public offering and forecasts

- The forecasts for the Sep. 2020 period and the Mar. 2021 period are under the assumption that JRE newly issues 32,380 investment units, the equivalent of 2.3% of the current number of units outstanding, by the end of Sep. 2020.
- Note that there is a case where JRE does not offer new investment units. In addition, if the public offering is made, the number of newly issued units might change depending on the issuance conditions at that time and therefore the actual DPU is subject to change.

## Acquired Properties (March 2020 and April 2020)

	Otemachi Park Building	Shinjuku Front Tower	Shinjuku Eastside Square	Link Square Shinjuku
Location	Chiyoda-ku, Tokyo	Shinjuku-ku, Tokyo	Shinjuku-ku, Tokyo	Shibuya-ku, Tokyo
Completion	2017	2011	2012	2019
Acquisition	24 March 2020	27 March 2020	27 March 2020	20 April 2020
Acquisition price	JPY 10,175 million	JPY 10,100 million	JPY 8,460 million	JPY 17,300 million
Estimated NOI	JPY 267 million	JPY 381 million	JPY 334 million	JPY 686 million
NOI yield	2.6%	3.8%	4.0%	4.0%

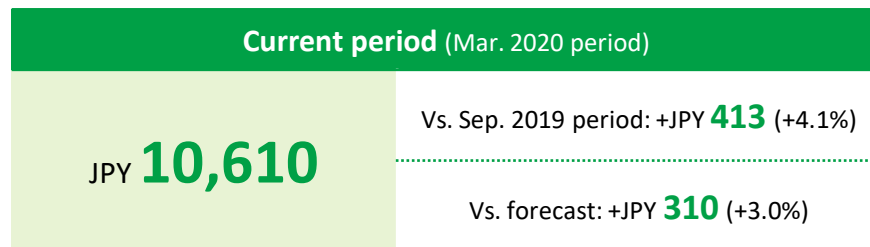




# DPU Summary

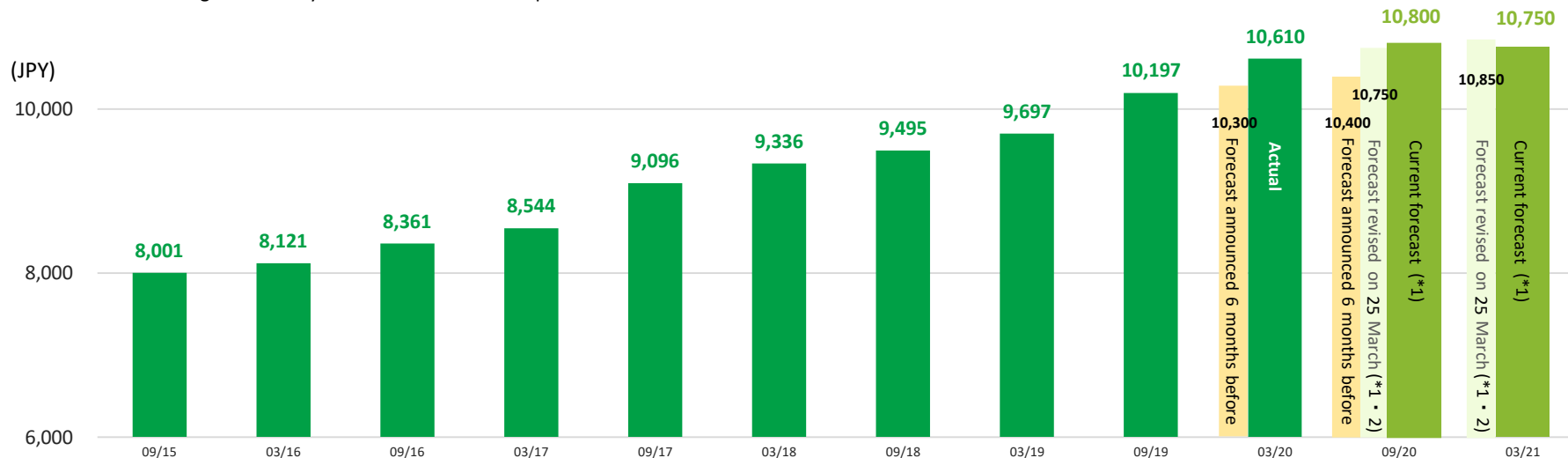


DPU



## Trends of DPU

► DPU has been rising consistently for the 12th consecutive period.



(\*1) Estimates under the assumption of the total of 1,417,590 units, which includes 32,380 newly issued units.

(\*2) This forecast was announced on 25 March 2020 in the release entitled “Announcement of Forecast Revisions for the September 2020 Period and Forecast for the March 2021 Period”.

(\*3) If JRE doesn’t offer new investment units by the end of Sep 2020 or Mar 2021, the DPU forecasts for Sep 2020 period and Mar 2021 period will be JPY **11,070** and JPY **10,990**, respectively.

# 3 Internal Growth



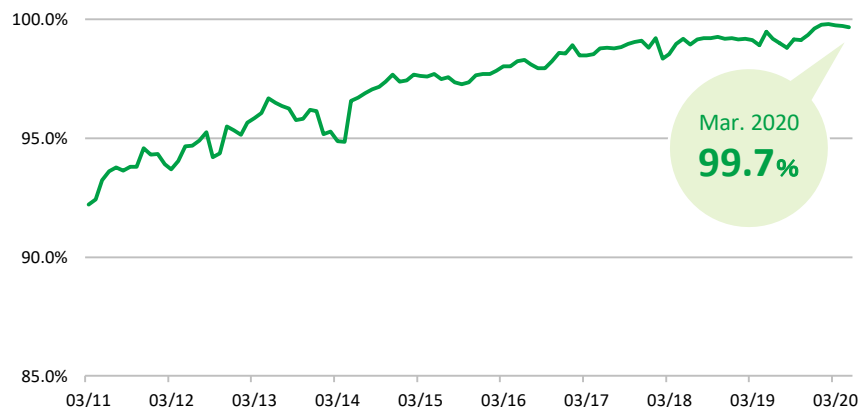


# Trends in Occupancy Rates and Turnover Rates

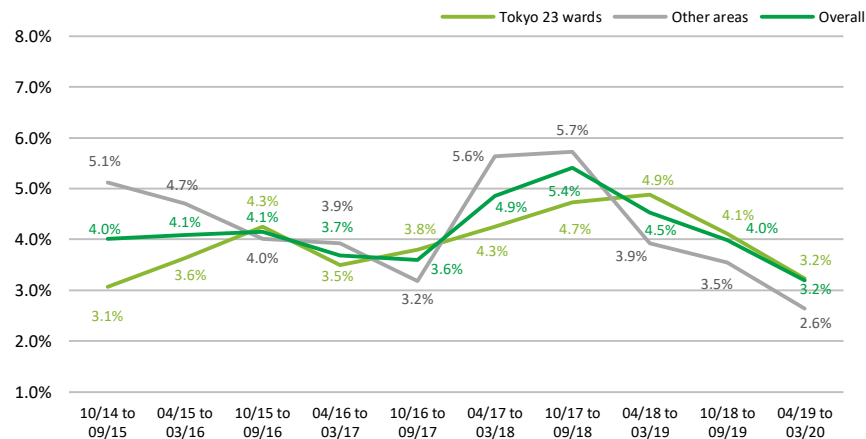
A certain amount of tenant replacement contributed to increase unit rents.



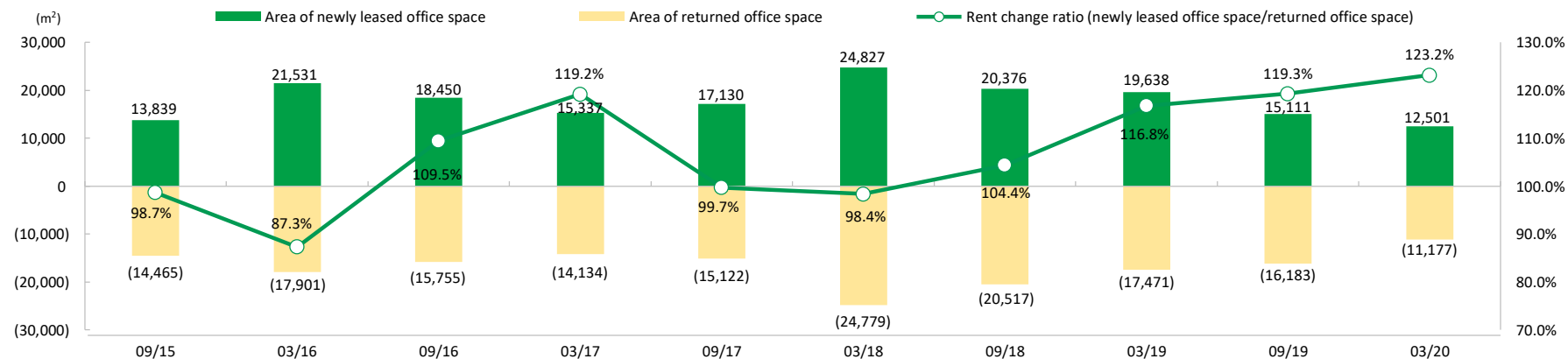
## Portfolio Occupancy Rate



## Ratio of Tenant Turnover



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

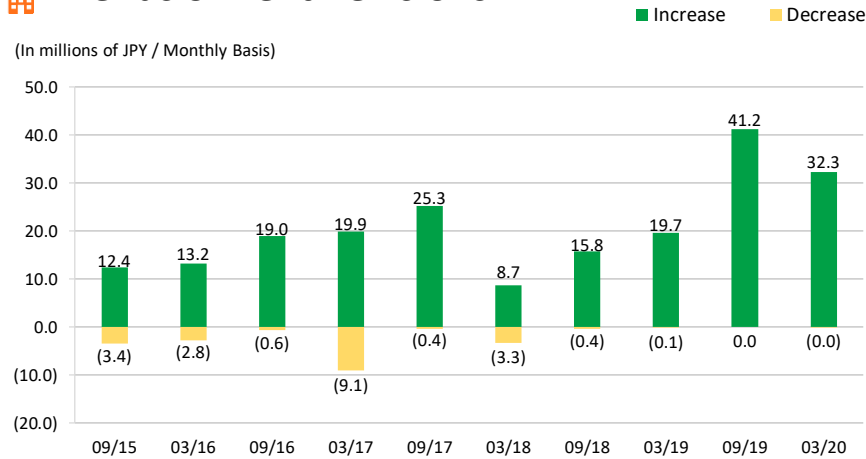


# Overview of Rent Revisions

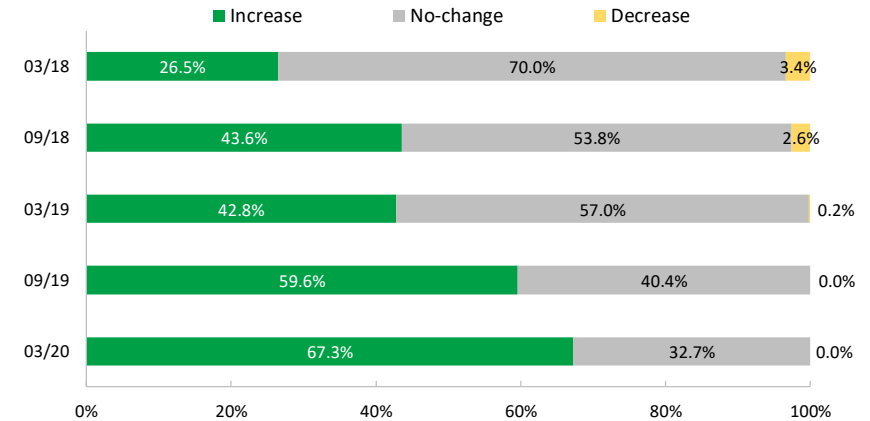
Achieved robust rent increase consecutively.



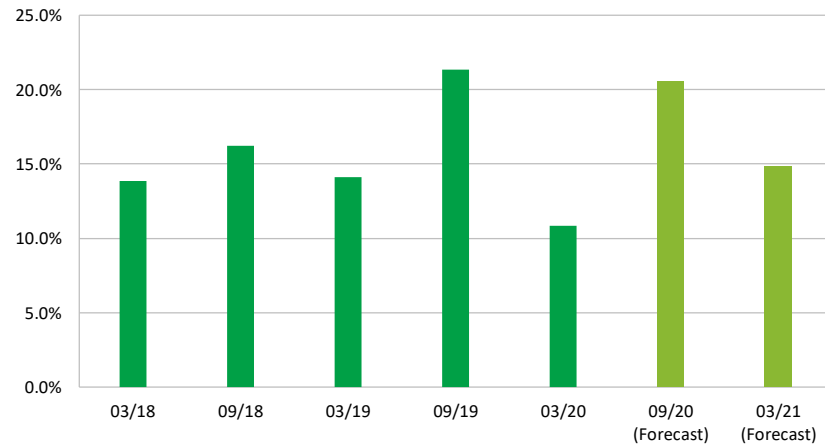
## Trends of Rent Revisions



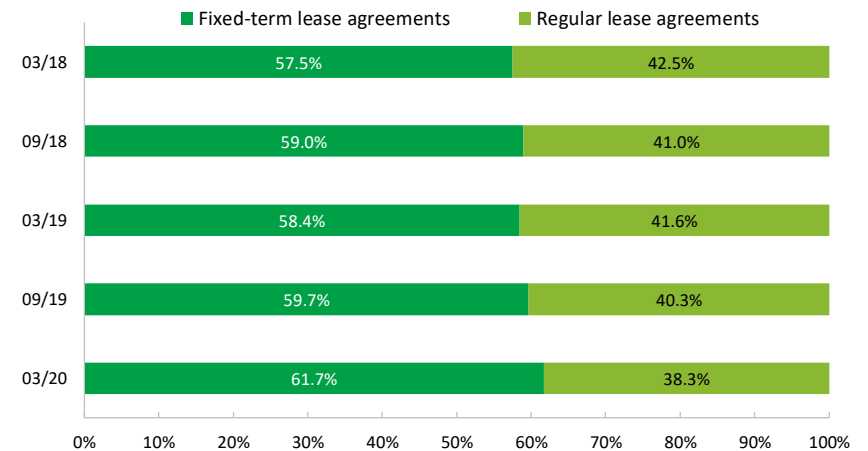
## Changes in Rent upon Rent Revisions (Monthly Rent Basis)



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



## Breakdown of Lease Types (Monthly Rent Basis)

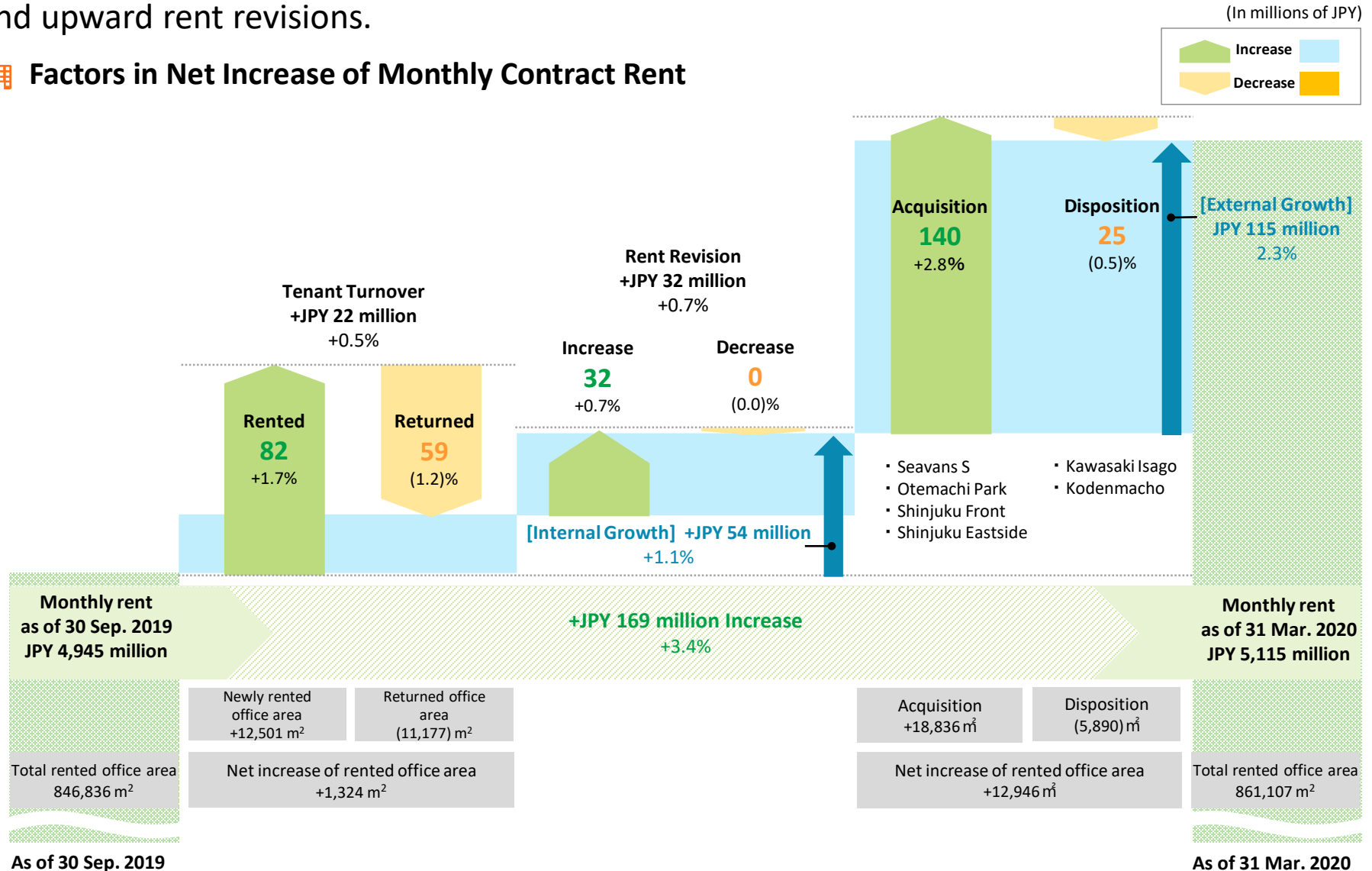




# Net Increase of Monthly Contract Rent

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.

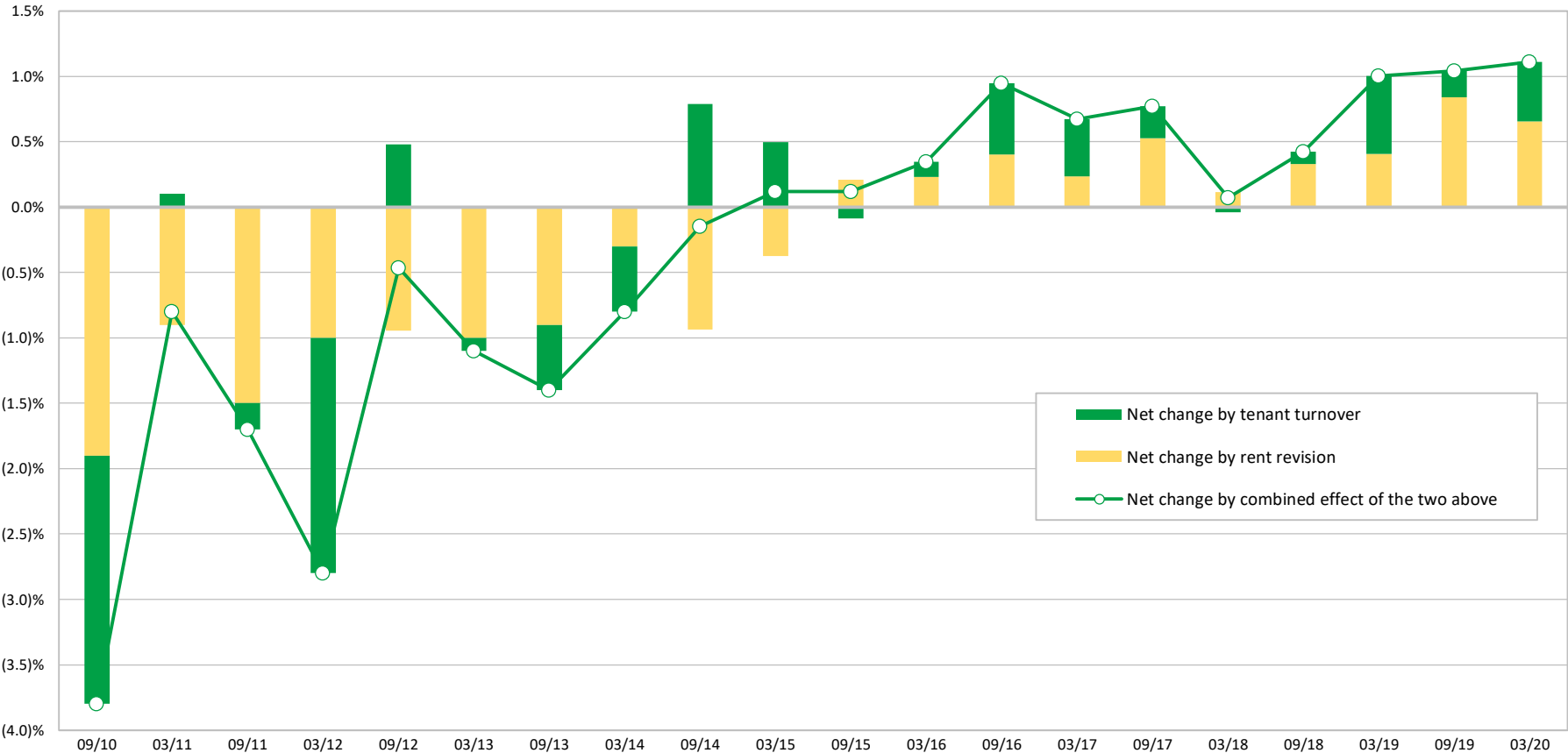


# Trend of Net Change of Monthly Contract Rent due to Internal Growth



## 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 11th 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).

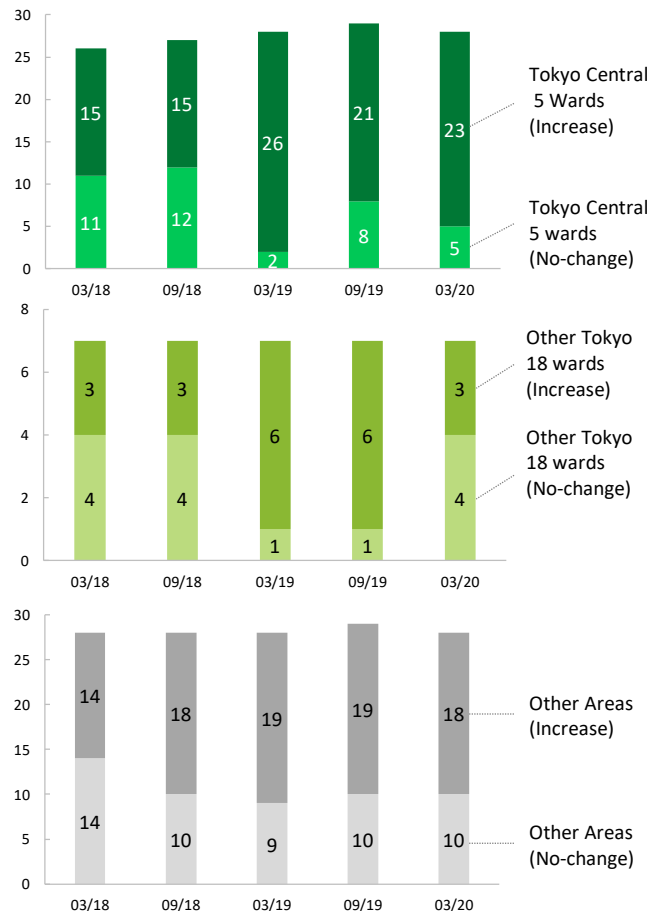
# Trends in Market Rent and Rent Gap

Ongoing negative rent gap due to increase in market rent

## Market Rent of the Portfolio

Increases in 44 out of 63 properties

(Properties)



## Rent Gap

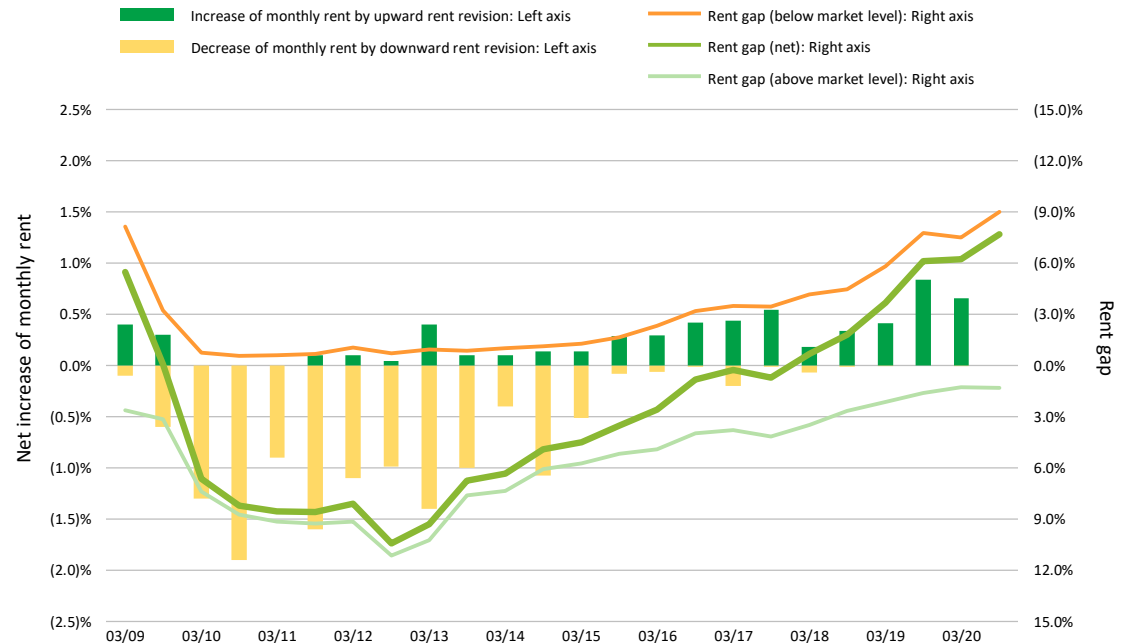
Rent gap favourably widened by increase in market rent

Rent Gap

Monthly basis JPY (392) million

Gap ratio (7.7)% (Below market level)

## Trends of Rent Gap



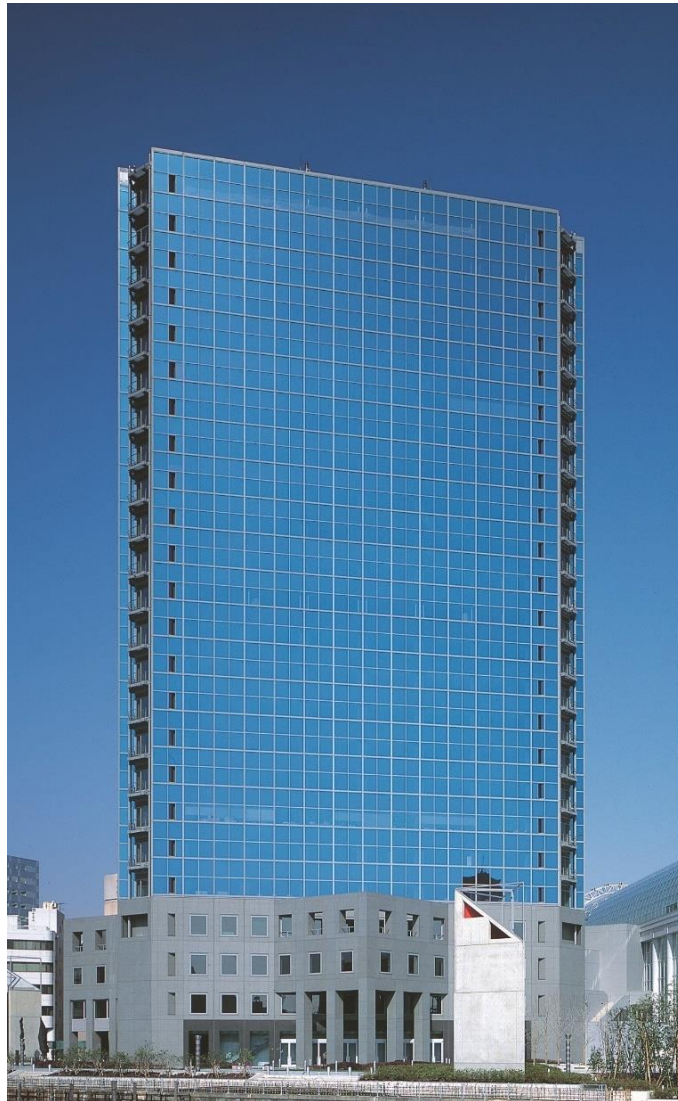
\*Excluding lease agreements in which revenues are fixed more than 1 year from the beginning of each period under fixed-term lease agreement.

## 4 External Growth





# Acquired Property (1)



## Seavans S Building

### Transaction summary

#### Seller

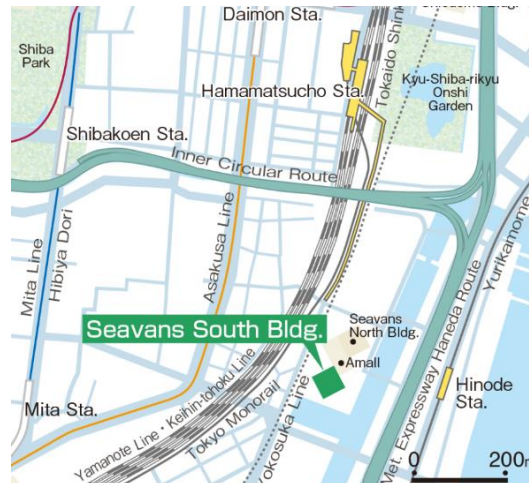
Domestic business corporation

#### Acquisition price

JPY 5,400 million

#### Acquisition date

31 January 2020



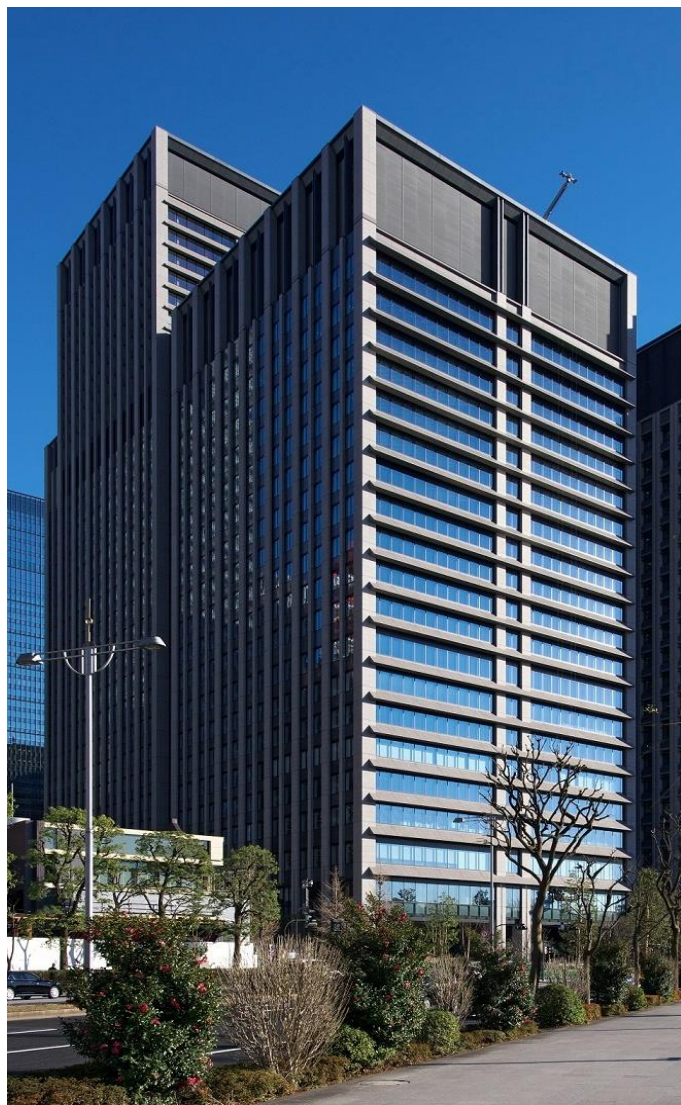
Certification for CASBEE for Real Estate  
Rank S (Certified in 2016)



### Property summary

Location		Shibaura, Minato-ku, Tokyo
Area	<Land>	26,468m <sup>2</sup>
	<Building>	166,405m <sup>2</sup>
Completion		January 1991
Share of ownership of the building		13.45%
Rentable office area		6,074m <sup>2</sup>
Occupancy rate		100.0%
Estimated NOI		JPY 313 million
NOI yield		5.8%

## Acquired Property (2)



### Otemachi Park Building

#### Transaction summary

##### Seller

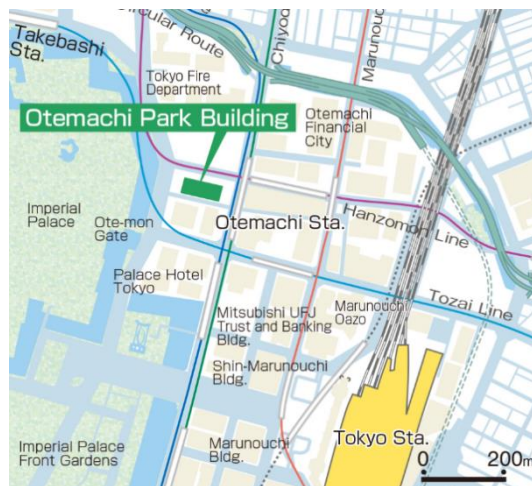
Mitsubishi Estate Co., Ltd.

##### Acquisition price

JPY 10,175 million

##### Acquisition date

24 March 2020



#### Property summary

Location		Otemachi, Chiyoda-ku, Tokyo
Area	<Land>	9,338 m <sup>2</sup>
	<Building>	146,611m <sup>2</sup>
Completion		January 2017
Share of ownership of the building		2.91%
Rentable office area		2,371 m <sup>2</sup>
Occupancy rate		100.0%
Estimated NOI		JPY 267 million
NOI yield		2.6%



# Acquired Property (3)



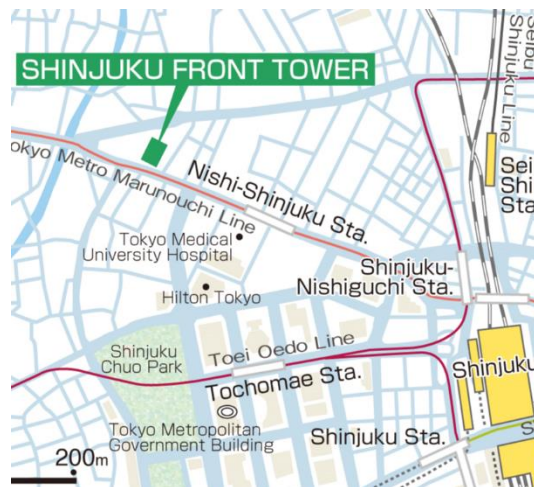
## Shinjuku Front Tower (Additional acquisition)

### Transaction summary

**Seller** Mitsubishi Estate Co., Ltd.

**Acquisition price** JPY 10,100 million

**Acquisition date** 27 March 2020



### Property summary

Location		Kita-Shinjuku, Shinjuku-ku, Tokyo
Area	<Land>	9,628 m <sup>2</sup>
	<Building>	92,092 m <sup>2</sup>
Completion		August 2011
Share of ownership in this acquisition		9.91%
Share of ownership after this acquisition		37.16%
Rentable office area		5,710m <sup>2</sup>
Occupancy rate		100.0%
Estimated NOI		JPY 381 million
NOI yield		3.8%

# Acquired Property (4)



## Shinjuku Eastside Square (Additional acquisition)

### Transaction summary

#### Seller

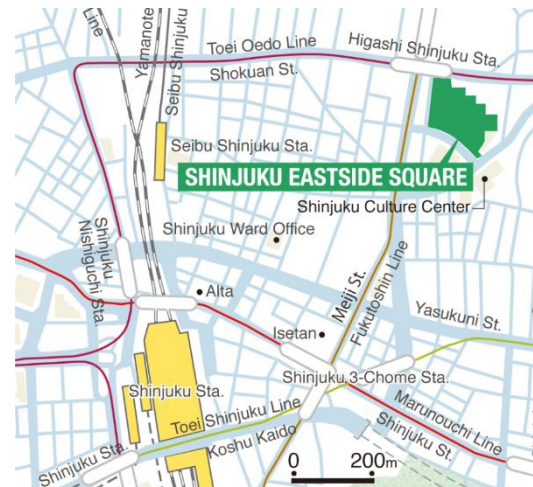
Mitsubishi Estate Co., Ltd.

#### Acquisition price

JPY 8,460 million

#### Acquisition date

27 March 2020



### Property summary

Location		Shinjuku, Shinjuku-ku, Tokyo
Area	<Land>	25,320 m <sup>2</sup>
	<Building>	167,245 m <sup>2</sup>
Completion		March 2012
Share of ownership in this acquisition		4.0 %
Share of ownership after this acquisition		35.0 %
Rentable office area		4,678 m <sup>2</sup>
Occupancy rate		100.0%
Estimated NOI		JPY 334 million
NOI yield		4.0 %



# Acquired Property (5)



## LINK SQUARE SHINJUKU

### Transaction summary

#### Seller

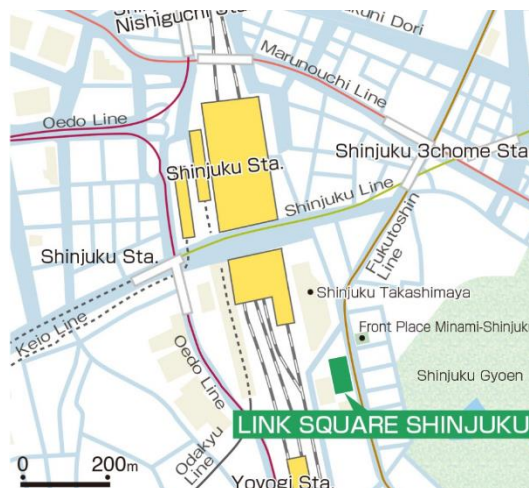
Mitsubishi Estate Co., Ltd.

#### Acquisition price

JPY 17,300 million

#### Acquisition date

20 April 2020



### Property summary

Location		Sendagaya, Shibuya-ku, Tokyo
Area	<Land>	3,852 m <sup>2</sup>
	<Building>	42,049m <sup>2</sup>
Completion		August 2019
Share of ownership of the building		37.34%
Rentable office area		9,786 m <sup>2</sup>
Occupancy rate		100.0%
Estimated NOI		JPY 686 million
NOI yield		4.0%

\*JRE acquired a co-ownership interest in the building property and a fixed term land lease right pertaining to the land with leasehold interest that JRE holds.

# Disposed-of Property

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



## Kawasaki Isago Building (50% of the interest)

- 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.

Property summary		
Location		Kawasaki-ku, Kawasaki City
Area	<Land>	1,594m <sup>2</sup>
	<Building>	9,623m <sup>2</sup>
Completion		December 1990
Net rentable area		3,415m <sup>2</sup>

Transaction summary	
Disposition price JPY 3,078 million	Appraisal value JPY 1,590 million
Book value JPY 1,417 million	Date of transfer 20 December 2019



## KODENMACHO SHIN-NIHONBASHI BUILDING

- As a mutual exchange, JRE disposed of the property for a price in excess of both its book value and appraisal value, meanwhile acquired Seavans S Building which is expected to be highly competitive in receiving steady income in the mid-to-long-term.

Property summary		
Location		Nihonbashi-Kodenmacho, Chuo-ku, Tokyo
Area	<Land>	773m <sup>2</sup>
	<Building>	5,822m <sup>2</sup>
Completion		November 1991
Net rentable area		3,897m <sup>2</sup>

Transaction summary	
Disposition price JPY 3,450 million	Appraisal value JPY 2,970 million
Book value JPY 2,714 million	Date of transfer 31 January 2020

MEMO

# 5 Financial Results and Forecasts





# Financial Results for Mar. 2020 period

(In millions of JPY)

Item	Sep. 2019 period Actual	Mar. 2020 period Actual	Change	Forecast announced 6 months before	Change
<b>Operating Revenues</b>	35,164	35,996	+832	35,240	+756
Property-related revenues	33,580	33,810	+230	33,640	+170
Gain on sales of real estate properties	1,583	2,185	+601	1,590	+595
<b>Operating Expenses</b>	18,669	18,641	(28)	18,660	(18)
Property-related expenses (*1)	10,476	10,397	(78)	10,510	(112)
Depreciation	6,433	6,416	(17)	6,370	+46
Administrative expenses	1,759	1,827	+67	1,760	+67
(Asset management fee)	1,409	1,452	+42	1,390	+62
NOI (*2)	23,104	23,413	+309	23,120	+293
Property-related profits and losses (*2)	16,670	16,996	+326	16,750	+246
<b>Operating Profit</b>	16,494	17,354	+860	16,580	+774
Non-operating income	13	1	(11)	0	+1
Non-operating expenses	1,116	1,030	(86)	1,030	0
(Interest expenses)	1,071	978	(93)	980	(1)
<b>Ordinary Profit</b>	15,390	16,326	+935	15,540	+786
<b>Profit</b>	14,945	15,755	+809	15,090	+665
Reserve, etc.	+820	1,058	+237	820	+238
Total dividends	14,124	14,697	+572	14,270	+427
Units outstanding	1,385,210 units	1,385,210 units	0 unit	1,385,210 units	0 unit
<b>DPU</b>	JPY 10,197	JPY 10,610	+JPY 413	JPY 10,300	+JPY 310
NAV per unit	JPY 567,928	JPY 573,321	+JPY 5,393		
Occupancy rate at period-end	99.3%	99.7%	+0.4%	99.7%	+0.0%

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

## Reasons for change vs. Sep. 2019 period Actual

(In millions of JPY)

Operating revenues	
● Existing properties	+299
Rent	+349
Utilities	(53)
● Acquired and disposed-of properties (During Mar. 2020 period)	(69)
● Gain on sales	+601
Operating expenses	
● Existing properties	(62)
Utilities expenses	(308)
Repairing expenses	+165
● Acquired and disposed-of properties (During Mar. 2020 period)	(33)

## Reasons for change vs. forecasts

(In millions of JPY)

Operating revenues	
● Existing properties	+112
● Acquired and disposed-of properties (During Mar. 2020 period)	+58
● Gain on sales	+595
Operating expenses	
● Existing properties	(98)
● Acquired and disposed-of properties (During Mar. 2020 period)	+32

# Balance Sheets as of 31 Mar. 2020

(In millions of JPY)

	As of 30 Sep. 2019	As of 31 Mar. 2020	Change
<b>Assets</b>			
<b>I Current assets</b>			
Cash and deposits	33,604	23,438	(10,165)
Other current assets	677	473	(203)
<b>Total current assets</b>	<b>34,282</b>	<b>23,912</b>	<b>(10,369)</b>
<b>II Non-current assets</b>			
<b>Property, plant and equipment</b>			
Buildings (including those held in trust)	357,801	363,401	5,600
Structures (including those held in trust)	3,978	4,020	41
Machinery and equipment (including those held in trust)	4,941	4,741	(199)
Land (including those held in trust)	688,451	715,077	26,625
Accumulated depreciation	(133,284)	(138,484)	(5,199)
Total property, plant and equipment	921,888	948,756	26,868
<b>Intangible assets</b>			
Leasehold rights, etc. (including those held in trust)	6,937	6,475	(461)
Total intangible assets	6,937	6,475	(461)
<b>Investments and other assets</b>			
Investment securities	577	577	0
Long-term prepaid expenses, etc.	2,626	2,814	187
Total investments and other assets	3,203	3,391	187
<b>Total non-current assets</b>	<b>932,029</b>	<b>958,624</b>	<b>26,594</b>
<b>III Deferred assets</b>			
Investment corporation bond issuance costs	78	70	(7)
<b>Total deferred assets</b>	<b>78</b>	<b>70</b>	<b>(7)</b>
<b>Total assets</b>	<b>966,390</b>	<b>982,607</b>	<b>16,217</b>

	As of 30 Sep. 2019	As of 31 Mar. 2020	Change
<b>Liabilities</b>			
<b>I Current liabilities</b>			
Short-term loans payable	13,500	29,000	15,500
Current portion of long-term loans payable	46,500	41,000	(5,500)
Advances received	3,295	3,363	68
Other current liabilities	4,840	5,310	470
<b>Total current liabilities</b>	<b>68,135</b>	<b>78,674</b>	<b>10,538</b>
<b>II Non-current liabilities</b>			
Investment corporation bonds	32,993	32,993	0
Long-term loans payable	297,000	299,000	2,000
Deposits received from tenants	54,419	55,905	1,486
Other non-current liabilities	1,071	1,634	562
<b>Total non-current liabilities</b>	<b>385,484</b>	<b>389,533</b>	<b>4,048</b>
<b>Total liabilities</b>	<b>453,620</b>	<b>468,207</b>	<b>14,586</b>
<b>Net assets</b>			
Unitholders' capital	497,241	497,241	0
Voluntary retained earnings	548	1,368	819
Unappropriated retained earnings	14,980	15,790	810
<b>Total net assets</b>	<b>512,770</b>	<b>514,400</b>	<b>1,630</b>
<b>Total liabilities and net assets</b>	<b>966,390</b>	<b>982,607</b>	<b>16,217</b>

(note)

Reserve for discretionary dividends: JPY 3,745 million



# Impact of Coronavirus Outbreak Reflected in Forecasts



## Impact of Coronavirus outbreak on the office leasing market

- Assume that the chaos caused by the coronavirus pandemic mostly settles down by the end of September 2020, but the impact on the office leasing market still remains to a certain degree in the March 2021 period



## Assumptions Underlying Performance Forecasts

- Assume more conservative estimates of the occupancy rates out of the possibility that vacancy durations become longer

At the end of September 2020: 98.7%

At the end of March 2021: 97.8%

- Assume a conservative perspective on upward rent revision
- Postpone or suspend non-urgent repair works



## Specific Impact on Our Performance

- Revenue from Rent and S/C

At the end of Sep. 2020: JPY 31,730 million (down JPY 110 million from the forecast revised as of 25 March 2020)

At the end of Mar. 2021: JPY 31,700 million (down JPY 460 million from the forecast revised as of 25 March 2020)

- Repairing expenses

At the end of Sep. 2020: JPY 680 million (down JPY 230 million from the forecast revised as of 25 March 2020)

At the end of Mar. 2021: JPY 820 million (down JPY 200 million from the forecast revised as of 25 March 2020)

- Reduced utilities expenses will be offset by reduced utilities reimbursements



# Financial Forecasts for Sep. 2020 period and Mar. 2021 period (vs. Forecast revised on 25 March)

(In millions of JPY)						
Item	Sep. 2020 period Forecasts(Mar. 25)	Sep. 2020 period Forecasts	Change	Mar. 2021 period Forecasts(Mar. 25)	Mar. 2021 period Forecasts	Change
<b>Operating Revenues</b>	35,440	35,010	(430)	35,620	35,100	(520)
Property-related revenues	35,440	35,010	(430)	35,620	35,100	(520)
Gain on sales of real estate properties	0	0	0	0	0	0
<b>Operating Expenses</b>	19,220	18,690	(530)	19,240	18,860	(380)
Property-related expenses (*1)	10,820	10,290	(530)	10,930	10,570	(360)
Depreciation	6,620	6,610	(10)	6,510	6,500	(10)
Administrative expenses	1,770	1,780	+10	1,800	1,780	(20)
(Asset management fee)	1,410	1,420	+10	1,410	1,400	(10)
NOI (*2)	24,620	24,710	+90	24,680	24,520	(160)
Property-related profits and losses (*2)	17,990	18,090	+100	18,170	18,010	(160)
<b>Operating Profit</b>	16,210	16,310	+100	16,370	16,230	(140)
Non-operating income	90	90	0	0	0	0
Non-operating expenses	1,060	1,080	+20	970	980	+10
(Interest expenses)	970	980	+10	930	940	+10
<b>Ordinary Profit</b>	15,240	15,330	+90	15,390	15,250	(140)
<b>Profit</b>	15,230	15,320	+90	15,380	15,240	(140)
Reserve, etc.	0	0	0	0	0	0
Total dividends	15,240	15,320	+80	15,380	15,240	(140)
Units outstanding	1,417,590 units	1,417,590 units	0 unit	1,417,590 units	1,417,590 units	0 unit
<b>DPU</b>	JPY 10,750	JPY 10,800	+JPY 50	JPY 10,850	JPY 10,750	JPY(100)
Occupancy rate at period-end	99.1%	98.7%	(0.4)%	99.0%	97.8%	(1.2)%

## Reasons for change during Sep. 2020 period

(In millions of JPY)

Operating revenues	
● Existing properties (*3)	(430)
Rent	(110)
Utilities	(280)
Operating expenses	
● Existing properties (*3)	(540)
Utilities expenses	(270)
Repairing expenses	(230)

## Reasons for change during Mar. 2021 period

(In millions of JPY)

Operating revenues	
● Existing properties (*3)	-520
Rent	(460)
Utilities	(40)
Operating expenses	
● Existing properties (*3)	(360)
Utilities expenses	(90)
Repairing expenses	(200)

\*1 Excluding depreciation \*2 Excluding gain on sales of real estate properties \*3 Including properties as of 31 Mar. 2020 period and acquired properties during Sep. 2020 period

The forecasts are under the assumption that JRE newly issues 32,380 investment units, the equivalent of 2.3% of the current number of units outstanding, by the end of Sep. 2020. If JRE doesn't offer new investment units by the end of Sep 2020 or Mar 2021, the DPU forecasts for Sep 2020 period and Mar 2021 period will be JPY 11,070 and JPY 10,990, respectively.



# Financial Forecasts for Sep. 2020 period and Mar. 2021 period

(In millions of JPY)

Item	Mar. 2020 period Actual	Sep. 2020 period Forecasts	Change	Mar. 2021 period Forecasts	Change
<b>Operating Revenues</b>	35,996	35,010	(986)	35,100	+90
Property-related revenues	33,810	35,010	+1,199	35,100	+90
Gain on sales of real estate properties	2,185	0	(2,185)	0	0
<b>Operating Expenses</b>	18,641	18,690	+48	18,860	+170
Property-related expenses (*1)	10,397	10,290	(107)	10,570	+280
Depreciation	6,416	6,610	+193	6,500	(110)
Administrative expenses	1,827	1,780	(47)	1,780	0
(Asset management fee)	1,452	1,420	(32)	1,400	(20)
NOI (*2)	23,413	24,710	+1,296	24,520	(190)
Property-related profits and losses (*2)	16,996	18,090	+1,093	18,010	(80)
<b>Operating Profit</b>	17,354	16,310	(1,044)	16,230	(80)
Non-operating income	1	90	+88	0	(90)
Non-operating expenses	1,030	1,080	+49	980	(100)
(Interest expenses)	978	980	+1	940	(40)
<b>Ordinary Profit</b>	16,326	15,330	(996)	15,250	(80)
<b>Profit</b>	15,755	15,320	(435)	15,240	(80)
Reserve, etc.	1,058	0	(1,058)	0	0
Total dividends	14,697	15,320	+622	15,240	(80)
Units outstanding	1,385,210 units	1,417,590 units	+32,380 units	1,417,590 units	0 unit
<b>DPU</b>	JPY 10,610	JPY 10,800	+JPY 190	JPY 10,750	JPY(50)
NAV per unit	JPY 573,321				
Occupancy rate at period-end	99.7%	98.7%	(1.0)%	97.8%	(0.9)%

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

The forecasts are under the assumption that JRE newly issues 32,380 investment units, the equivalent of 2.3% of the current number of units outstanding, by the end of Sep. 2020. If JRE doesn't offer new investment units by the end of Sep 2020 or Mar 2021, the DPU forecasts for Sep 2020 period and Mar 2021 period will be JPY 11,070 and JPY 10,990, respectively.

## Reasons for change during Sep. 2020 period

(In millions of JPY)

<b>Operating revenues</b>	
● Existing properties	+82
Rent	+330
Utilities	(238)
● Acquired and disposed-of properties (During Mar. 2020 period and Sep. 2020 period)	+1,107
● Gain on sales	(2,185)
<b>Operating expenses</b>	
● Existing properties	(343)
Utilities expenses	(15)
Repairing expenses	(267)
● Acquired and disposed-of properties (During Mar. 2020 period and Sep. 2020 period)	+429
<b>Non-operating revenues</b>	
● Gain on donation of Non-current assets	+80
<b>Non-operating expenses</b>	
● Public offering expenses	+40

## Reasons for change during Mar. 2021 period

(In millions of JPY)

<b>Operating revenues</b>	
● Existing properties	+30
Rent	(100)
Utilities	+210
● Acquired properties (During Sep. 2020 period)	+50
<b>Operating expenses</b>	
● Existing properties	+150
Utilities expenses	+80
Repairing expenses	+130
● Acquired properties (During Sep. 2020 period)	+10
<b>Non-operating revenues</b>	
● Gain on donation of Non-current assets	(80)
<b>Non-operating expenses</b>	
● Public offering expenses	(40)

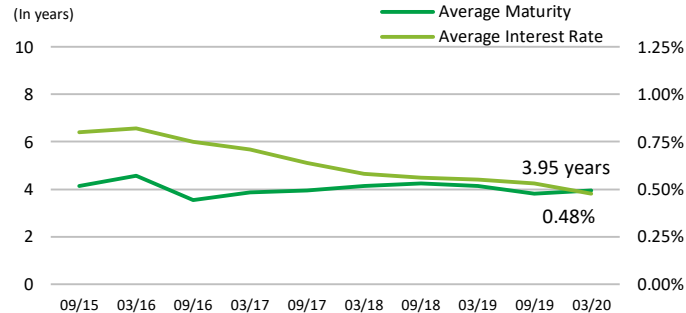
## 6 Financial Strategy



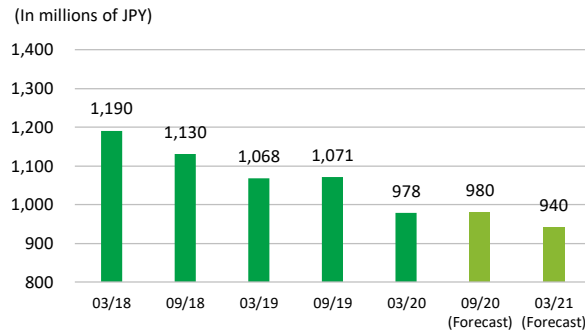
# Summary of Debts (1)

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

## Average Interest Rate and Maturity



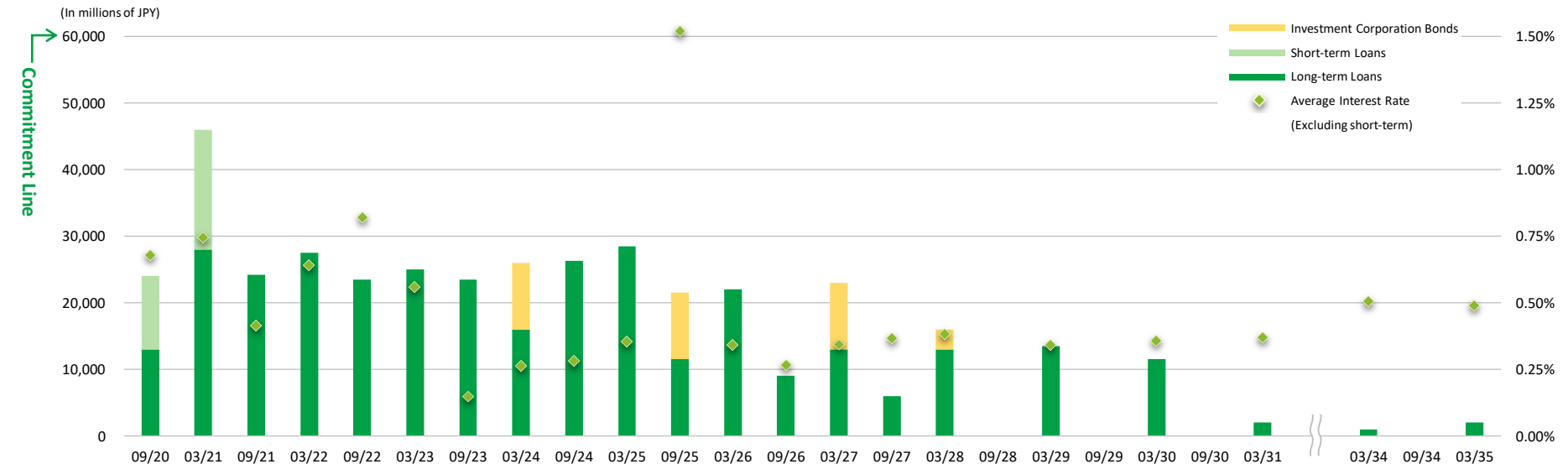
## Interest Expense



## Borrowings

Lender	Start of loan period	Amount of loan	Interest rate	Borrowing period
Shinkin Central Bank	7 January 2020	JPY 2,000 million	0.2075%	5 years
Mizuho Bank, Ltd.	15 November 2019	JPY 8,500 million	0.34875%	9 years
MUFG Bank, Ltd.	15 January 2020	JPY 5,500 million	0.3625%	10 years
Sumitomo Life Insurance Company	16 December 2019	JPY 2,000 million	0.49%	15 years

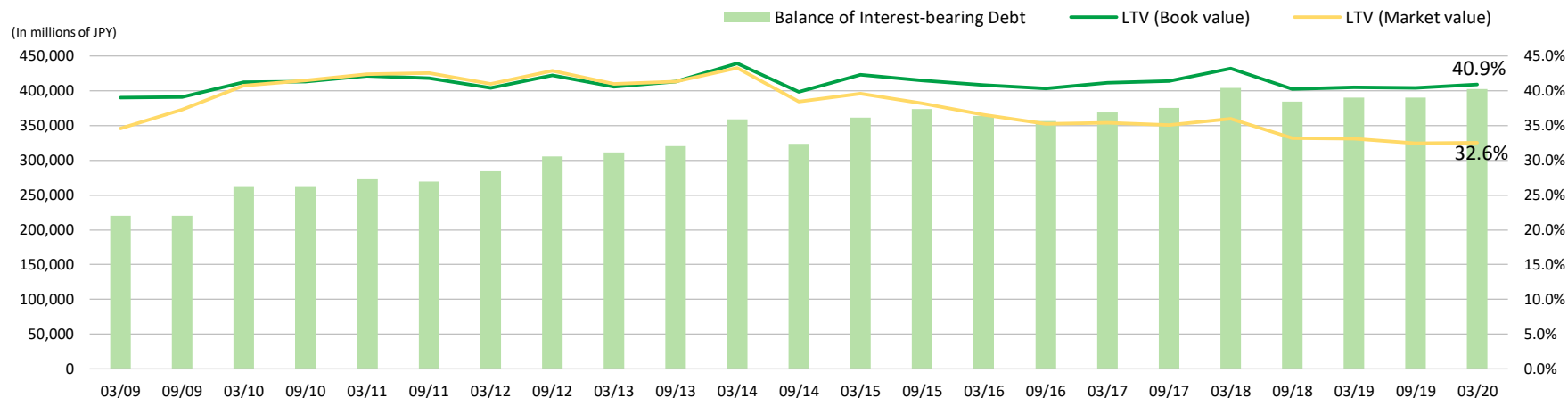
## Diversification of Repayment Dates



# 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	29,000	7.2%
Long-term loans (Variable interest)	23,000	5.7%
Long-term loans (Fixed interest)	317,000	78.9%
Investment corporation bonds	32,993	8.2%
<b>Total</b>	<b>401,993</b>	<b>100.0%</b>

Ratio of long-term loans  
92.8%

Ratio of loans with fixed  
interest rate  
87.1%

## JRE's Credit Ratings

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

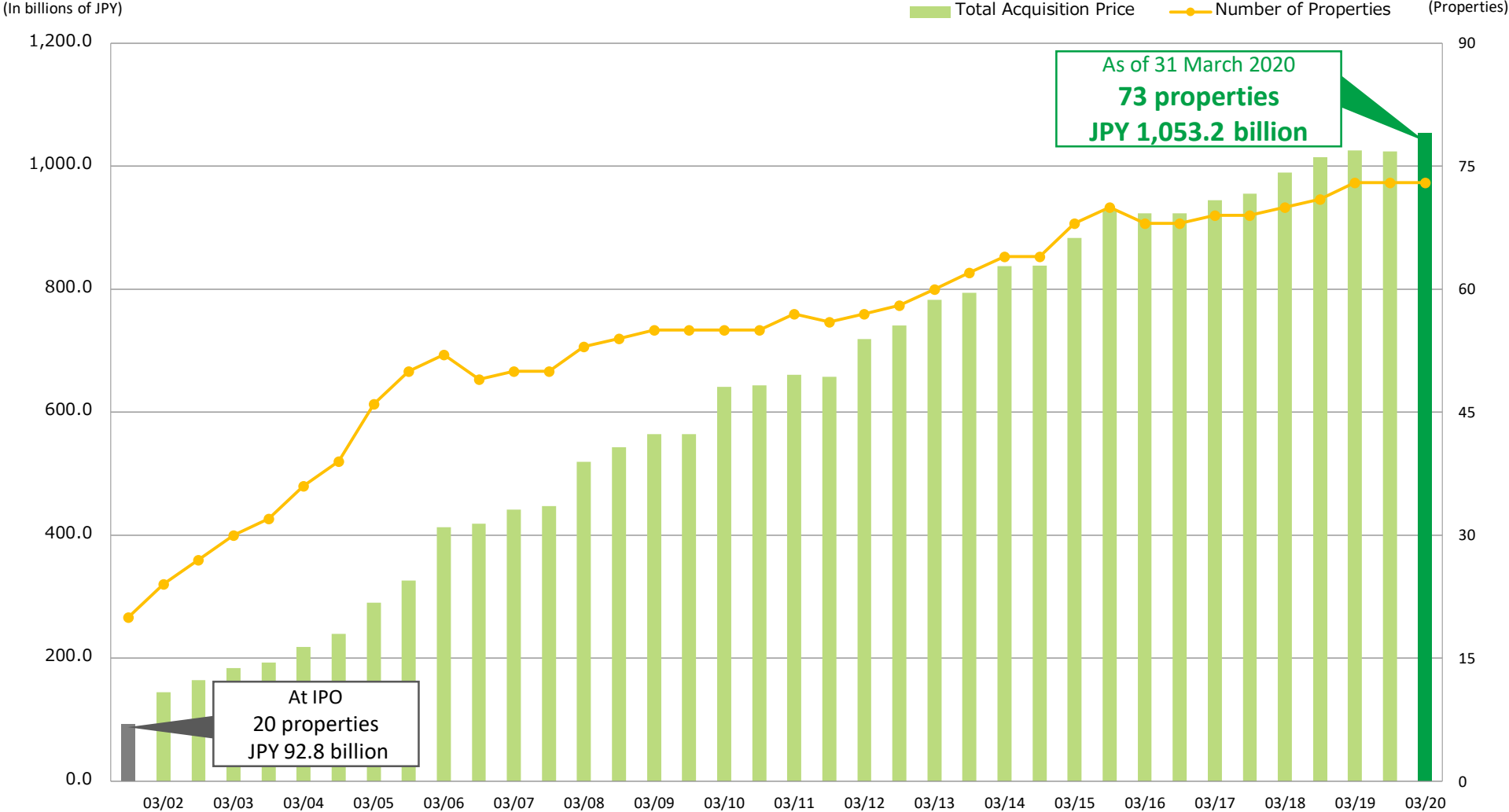


# 7 Portfolio Overview



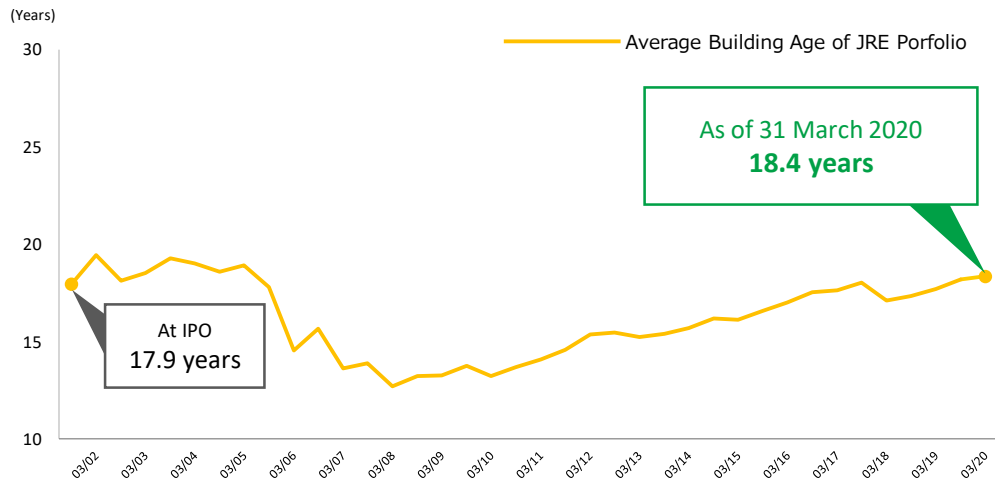


# Historical Asset Size

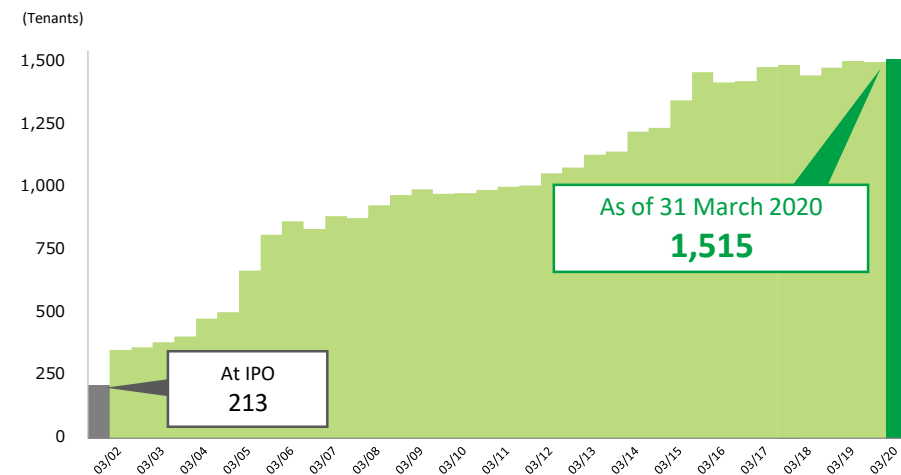


# Building Age and Diversification

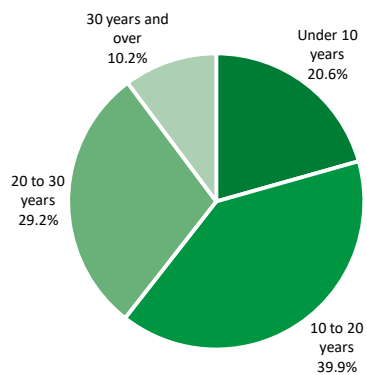
## Trends of Building Age



## Number of Tenants

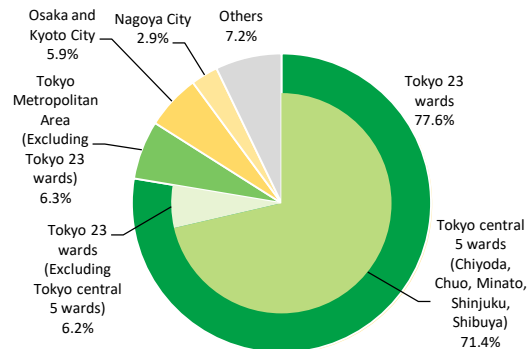


## Building Age



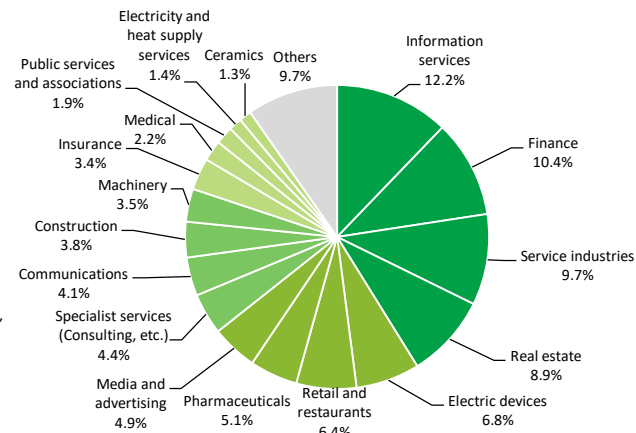
\* Acquisition price basis

## Geographic Diversification



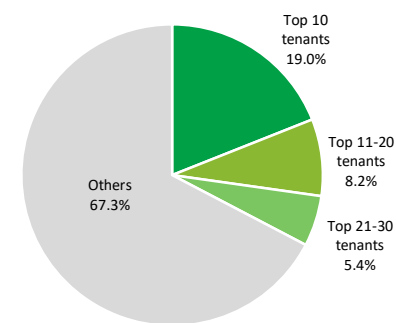
\* Acquisition price basis  
\* Tokyo metropolitan area represents Tokyo, Saitama, Chiba and Kanagawa prefectures.

## Tenant Diversification



\* Office space leased basis

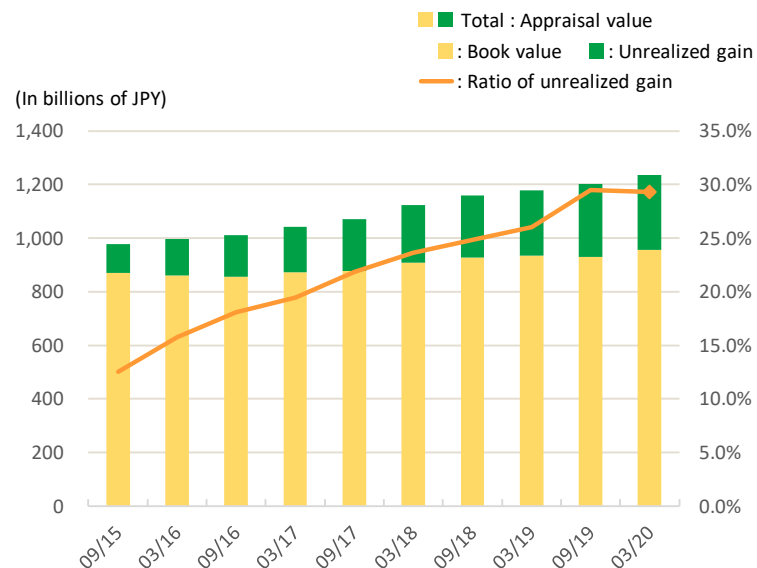
## Percentage of Major Tenants



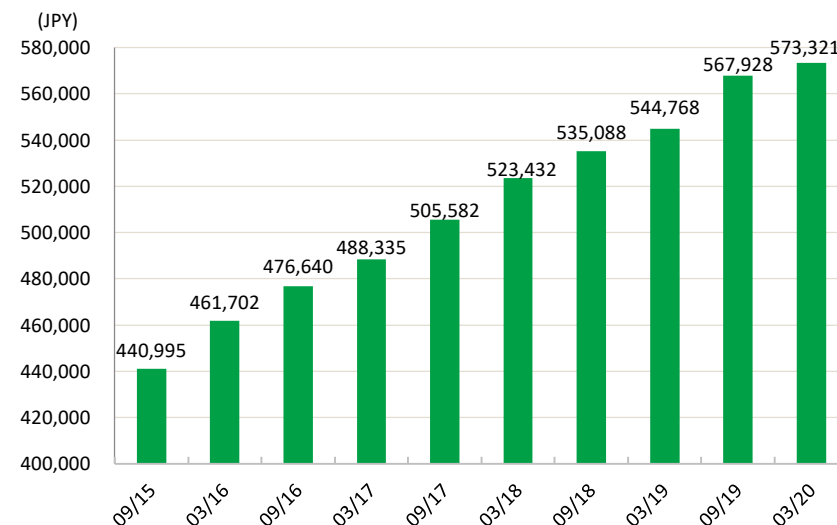
\* Office space leased basis

# 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

	Sep. 2019	Mar. 2020	Change
Appraisal value	JPY 1,202.7 billion	JPY 1,235.0 billion	+JPY 32.2 billion
Unrealized gain	JPY 273.9 billion	JPY 279.7 billion	+JPY 5.8 billion
Ratio of unrealized gain	29.5%	29.3%	(0.2)pt



# 8 ESG



# Setting CO2 Reduction Targets and Environmental KPIs for 2030

## KPIs to Reduce CO2 Emissions

CO2 Emissions

**35%**

**Reduction**

\* Carbon intensity basis  
Base year: 2013



Carbon Intensity

**60kg-CO2/m<sup>2</sup>  
or below**



JRE has set KPIs to reduce energy and CO2 emissions generated from our portfolio by 2030 from a 2013 base year. We will continue to proactively address climate change.

**JRE established KPIs  
in line with SDGs  
to help realize  
a sustainable society**

**Own 5-10  
Zero Energy  
Buildings**

\*Includes ZEB Ready and ZEB  
Oriented buildings



SUSTAINABLE  
DEVELOPMENT GOALS



## KPIs for Water and Waste Management

Water

**20%**

**Reduction**

\*Intensity (m<sup>3</sup>/ m<sup>2</sup>) basis  
Base year: 2013



Waste  
Recycling Rate

**90%  
or more**



JRE supports the “SDGs (Sustainable Development Goals)” adopted by the United Nations and has established related KPIs for 2030.

# Climate Change Initiatives

## Supporting the TCFD Recommendations

The Task Force on Climate-related Financial Disclosures (TCFD) was launched by the Financial Stability Board (FSB) in 2016. The Task Force released its final recommendations report in 2017. As of today, it has officially reached more than 1,000 supporters globally.

To enhance the sustainability of our future business, JRE evaluates the risks and opportunities that climate change presents, and reflect them in our operational policies and asset management accordingly.

\*For more information, please visit “Climate Change Initiatives” on JRE’s website (<https://www.j-re.co.jp/en/esg/climate.html>).



## Climate Risks

### Physical Risks

- Risk from very intense typhoons
- Risk of floods from intense typhoons and heavy rain
- Increase of building management costs due to climate change
- Risk from rising sea levels

### Transition Risks

- Stronger energy regulations
- Cost increases from potential introduction of carbon taxes
- Brown discounts of the existing buildings
- Increase of procurement costs stemming from a low ESG rating

## JRE’s Strategies and KPIs

While climate change presents business risks, JRE believes it also provides growth opportunities for our business. To seize these opportunities, JRE has created “Strategies”, and set “KPIs” to further promote our climate change initiatives.

### Reduction in CO2 Emissions

#### Strategy

Verification study (in cooperation with engineering team of Mitsubishi Jisho Sekkei Inc.)

#### KPI

35% reduction of CO2 emissions  
Own 5-10 Zero Energy Buildings

### Strategic Refurbishments and ZEB Initiative

#### Strategy

Gain sustainable return through asset-level refurbishment and ZEB project

### Green Financing

#### Strategy

Green financing is the new black for opportunities

# 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.



## 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).





# 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



Japan / Office Sector



## Participation in the CDP's Climate Change Program

- ▶ Received the "B" in the 2019 Carbon Disclosure Project (CDP) Climate Change Program



## Awarded "Prime" status in the ISS ESG corporate rating

- ▶ Awarded "Prime" status in ISS's sustainability rating



## Winning the first ESG Finance Award







- ▶ Won bronze in the bond category at the inaugural ESG Finance Awards Japan sponsored by Ministry of the Environment



# Sustainability Certification

## DBJ Green Building Certification

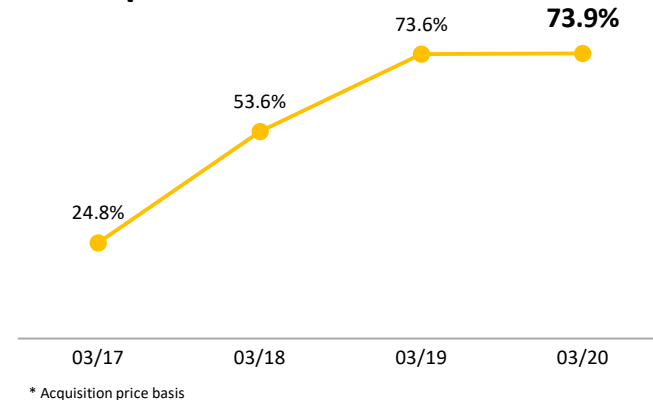


Evaluation	Property name					
★★★★★	 <ul style="list-style-type: none"><li>• Otemachi Financial City North Tower</li></ul>	 <ul style="list-style-type: none"><li>• Mitsubishi UFJ Trust and Banking Building</li></ul>	 <ul style="list-style-type: none"><li>• Harumi Front</li></ul>	 <ul style="list-style-type: none"><li>• Shiodome Building</li></ul>	 <ul style="list-style-type: none"><li>• Shinjuku Eastside Square</li></ul>	 <ul style="list-style-type: none"><li>• Shinjuku Front Tower</li></ul>
★★★★	<ul style="list-style-type: none"><li>• Kitanomaru Square</li><li>• Front Place Nihonbashi</li><li>• Harumi Center Building</li><li>• Akasaka Park Building</li><li>• Tamachi Front Building</li></ul>	<ul style="list-style-type: none"><li>• Tokyo Opera City Building</li><li>• TIXTOWER UENO</li><li>• Osaki Front Tower</li><li>• MM Park Building</li><li>• Queen's Tower A</li></ul>	<ul style="list-style-type: none"><li>• 8・3 Square Kita Building</li><li>• Higashi Nibancho Square</li><li>• AER</li><li>• Kanazawa Park Building</li><li>• Nagoya Hirokoji Place</li></ul>	<ul style="list-style-type: none"><li>• Nagoya Hirokoji Building</li><li>• Amagasaki Front Building</li></ul>		
★★★	<ul style="list-style-type: none"><li>• Ginza 1Chome East Building</li><li>• Shiba 2Chome Daimon Building</li></ul>	<ul style="list-style-type: none"><li>• Kanazawa Kamitsutsumicho Building</li><li>• Nishiki Park Building</li></ul>	<ul style="list-style-type: none"><li>• Shijo Karasuma Center Building</li><li>• Shin-Fujita Building</li></ul>	<ul style="list-style-type: none"><li>• Midosuji Daiwa Building</li><li>• NHK Hiroshima Broadcasting Center Building</li></ul>		
★★	<ul style="list-style-type: none"><li>• Yoyogi 1Chome Building</li></ul>	<ul style="list-style-type: none"><li>• Umeda Square Building</li></ul>				

## 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



# 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](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)

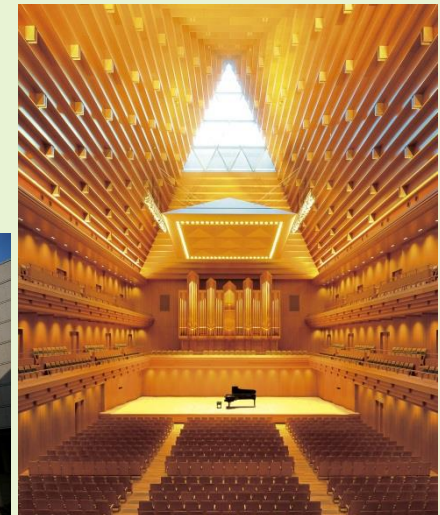


## Contribution to Artistic and Cultural Activities

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

Tokyo Opera City Concert Hall ▶

▼ Tokyo Opera City Art Gallery



## 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 consider our employees to be our essential management resources.

Therefore, we strive to secure and retain talent by supporting employees with a variety of backgrounds and careers to take an active role.

We also pursue our unique human resource policy focused on continued training programs, which is conducive to developing and enhancing employees' skills, and improving their well-being and comfort.

#### 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.

Also, 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.

### 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 (1:00PM~3:00PM), subject to working the monthly total working hours as determined by the company.

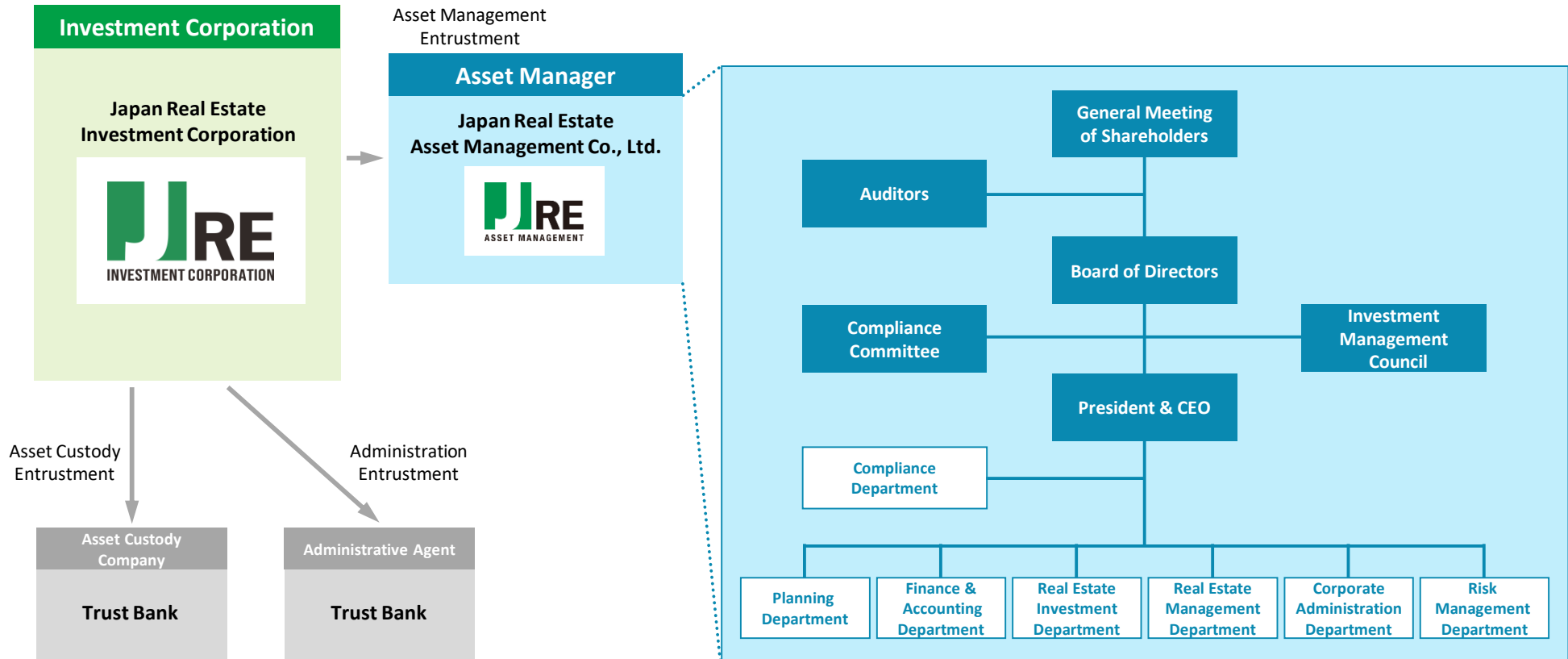
With this working system, we support each employee in achieving a better work-life balance so that each employee can fulfill their responsibilities in their personal lives and maximize their potential, as well as play a greater role in their work.





## 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.



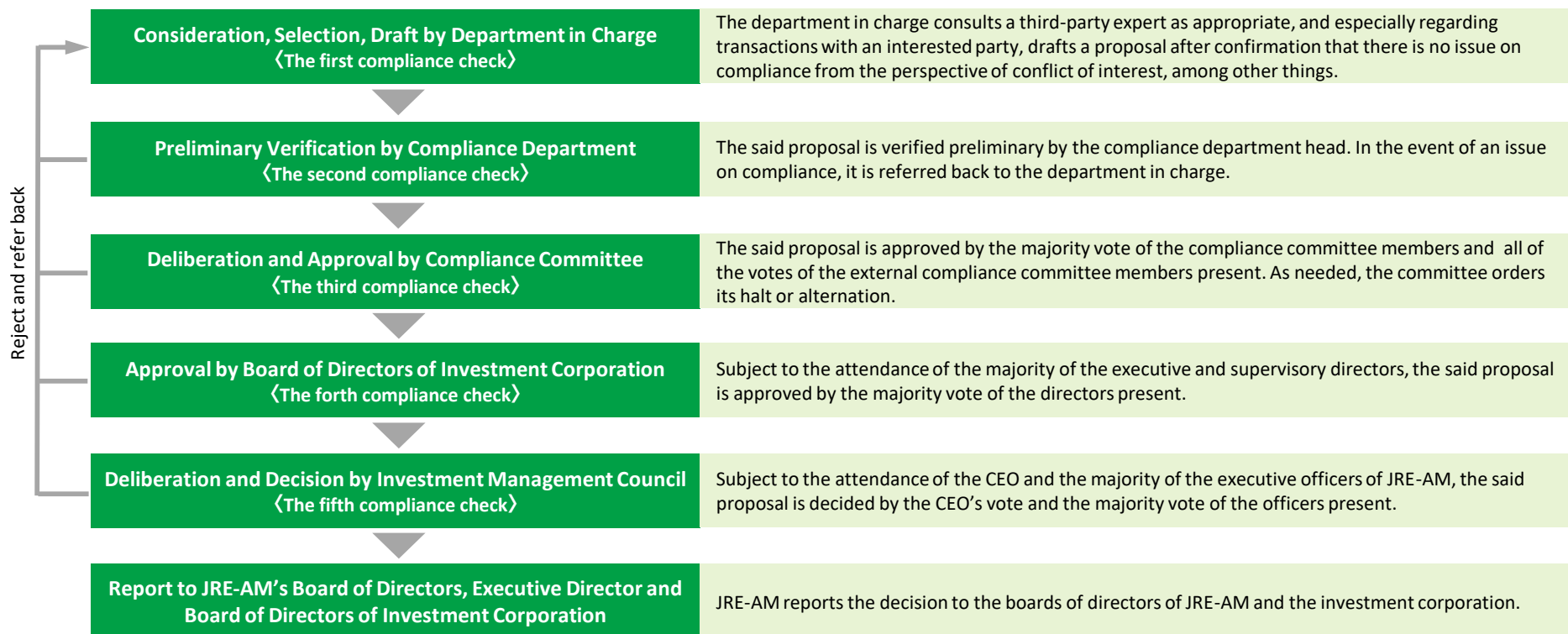


## Conflict of Interest Policy of Asset Management Company

### 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

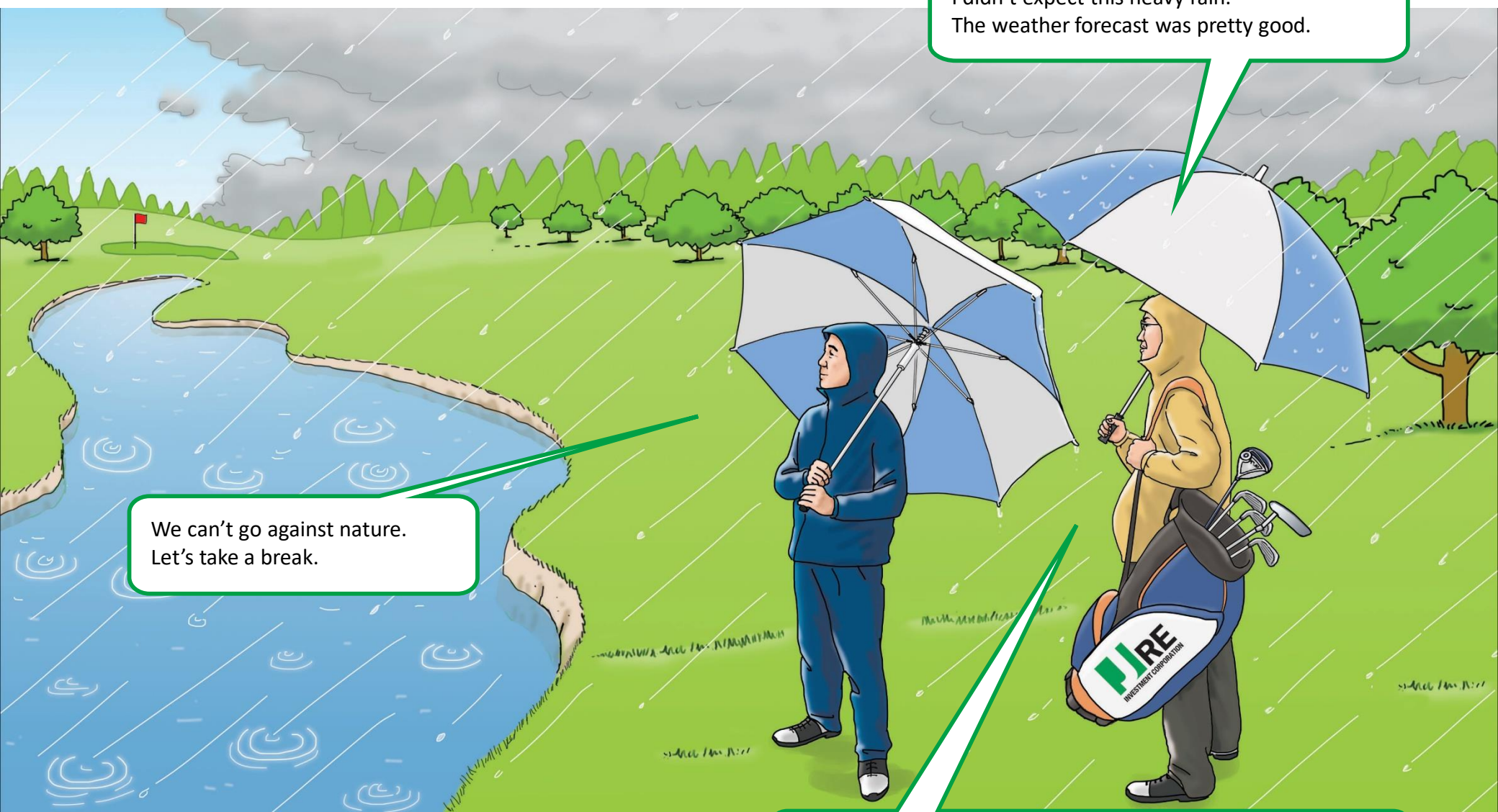
We will provide education and training programs for officers and employees to raise environmental awareness and build capacity, as well as support a diverse human workforce and flexible work styles to meet individual lifestyles.

#### 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.



I didn't expect this heavy rain.  
The weather forecast was pretty good.

We can't go against nature.  
Let's take a break.

I hope this is a quick shower. It'll get better soon. But you need to play with extra care, because the grass got wet and heavy.



# 9 Appendix





# Historical Summary of Selected Financial Index in the Previous 5 Periods

	Mar. 2018	Sep. 2018	Mar. 2019	Sep. 2019	Mar. 2020
Return on assets (ROA; annualized)	2.7%	2.8%	2.8%	3.2%	3.3%
Return on equity (ROE; annualized)	5.2%	5.2%	5.3%	5.8%	6.1%
EOP equity ratio	50.3%	53.4%	53.1%	53.1%	52.4%
LTV (1) (Book value basis)	43.2%	40.2%	40.5%	40.4%	40.9%
LTV (2) (Market value basis)	36.0%	33.2%	33.1%	32.4%	32.6%
Debt service coverage ratio (DSCR)	16.9 times	18.5 times	19.6 times	21.4 times	24.3 times
NOI (in millions of JPY)	21,566	22,401	22,603	23,104	23,413
NOI yield (annualized)	4.4%	4.4%	4.4%	4.5%	4.4%
FFO (in millions of JPY)	18,652	19,451	19,831	19,795	19,986
FFO dividend payout ratio	65.5%	67.6%	67.7%	71.4%	73.5%
AFFO (in millions of JPY)	15,999	17,777	17,506	18,299	17,613
AFFO dividend payout ratio	76.4%	74.0%	76.7%	77.2%	83.4%

## <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	Mar. 2021
Operating revenues	28,314	29,980	30,589	30,773	30,818	31,718	31,955	33,066	33,022	35,164	35,996	35,010	35,100
Property-related revenues	28,314	29,980	30,428	30,773	30,784	31,718	31,816	32,795	33,022	33,580	33,810	35,010	35,100
Gain on sales of real estate properties	—	—	161	—	33	—	138	270	—	1,583	2,185	—	—
Others	—	—	—	—	—	—	—	—	—	—	—	—	—
Operating profit	11,243	12,054	12,352	12,368	12,567	13,178	13,596	14,578	14,548	16,494	17,354	16,310	16,230
Ordinary profit	9,625	10,487	10,816	10,958	11,197	11,921	12,362	13,348	13,441	15,390	16,326	15,330	15,250
Profit	9,619	10,476	10,753	10,947	11,186	11,909	12,291	13,273	13,431	14,945	15,755	15,320	15,240
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	1,417,590 units	1,417,590 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 10,610	JPY 10,800	JPY 10,750
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	982,607	—	—
Total net assets	436,671	468,767	469,044	469,359	469,598	470,321	470,703	510,978	511,256	512,770	514,400	—	—
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	JPY 371,351	—	—
Total liabilities	416,007	431,171	421,581	414,273	428,707	436,185	464,858	445,667	452,419	453,620	468,207	—	—
Interest-bearing debt	361,000	373,450	363,400	356,350	369,000	375,500	403,993	384,493	389,993	389,993	401,993	—	—
LTV	42.3%	41.5%	40.8%	40.3%	41.1%	41.4%	43.2%	40.2%	40.5%	40.4%	40.9%	—	—
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	JPY 633,000	—	—
Market capitalization	707,114	721,429	851,051	792,132	772,492	708,336	721,429	825,585	904,542	1,004,277	876,837	—	—
Number of properties	68	70	68	68	69	69	70	71	73	73	73	73	73
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	1,053,274	1,070,574	1,070,574
Net rentable area	793,976㎡	832,030㎡	820,381㎡	820,917㎡	835,069㎡	839,035㎡	833,335㎡	847,905㎡	855,902㎡	852,509㎡	864,014㎡	873,798㎡	873,798㎡
Occupancy rate	97.8%	97.7%	98.3%	98.7%	98.8%	99.1%	99.2%	99.2%	99.5%	99.3%	99.7%	98.7%	97.8%
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	—	—	—	—	—

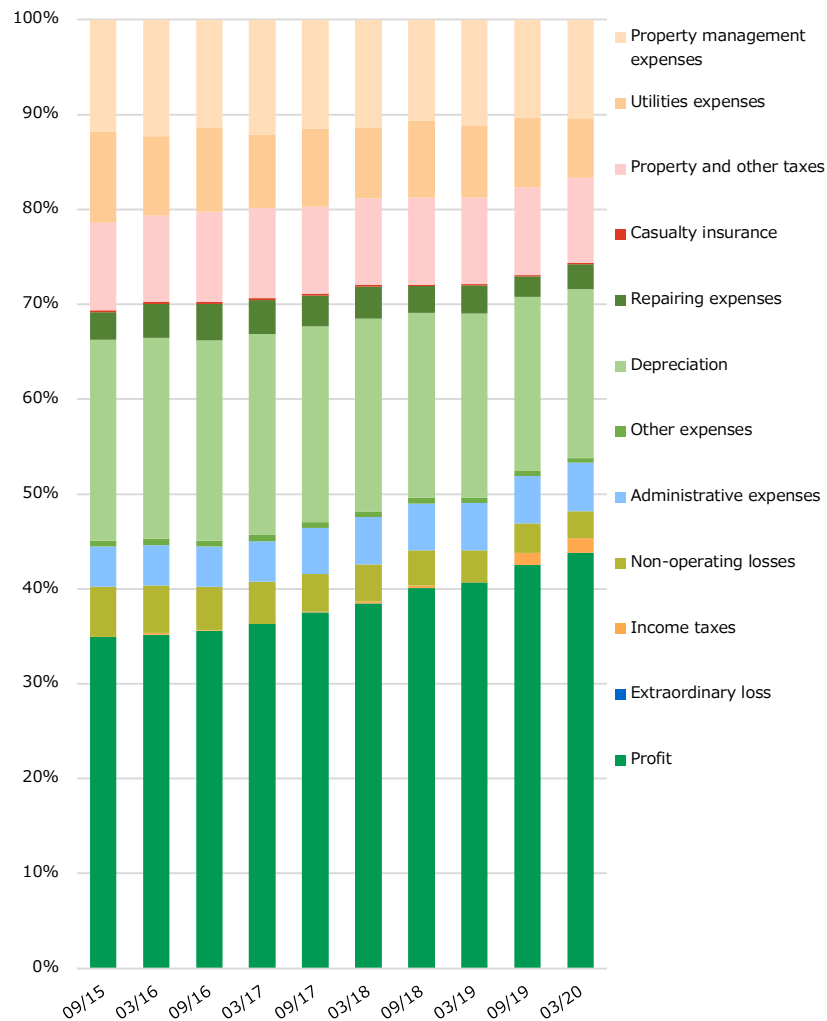
(\*) JRE implemented a 2-for-1 split of each investment unit as of 1 January 2014. The figures for Mar. 2002 through Sep. 2013 periods have taken the split into account.



# Breakdown of Expenses, Construction Costs and Capital Expenditure



## Breakdown of Expenses



## Actual Construction Costs and Depreciation

(In millions of JPY)

	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
Construction costs	1,563	2,315	1,328	2,493	2,227	2,741	2,411	3,320	2,472	4,216
Repairing expenses (reported as expense)	790	833	585	700	764	886	866	887	733	983
Capital expenditure (capitalized as asset)	773	1,481	743	1,792	1,463	1,854	1,545	2,433	1,738	3,233
Depreciation	4,218	4,286	4,433	4,690	4,908	5,208	5,507	5,649	5,883	6,009

	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	Mar. 2020 period
Construction costs	2,021	3,977	2,794	3,956	2,210	3,746	2,608	3,304	2,263	3,308
Repairing expenses (reported as expense)	881	1,101	1,181	1,113	1,017	1,093	933	979	767	936
Capital expenditure (capitalized as asset)	1,140	2,876	1,613	2,842	1,192	2,652	1,674	2,325	1,495	2,372
Depreciation	6,332	6,487	6,500	6,526	6,556	6,499	6,449	6,400	6,433	6,416



## Capital Expenditure and Depreciation Plan

(In millions of JPY)

	Sep. 2020 period	Mar. 2021 period	Sep. 2021 period	Mar. 2022 period	Sep. 2022 period	Mar. 2023 period	Total
Capital expenditure	900	1,900	1,900	2,100	1,900	2,400	11,300
Depreciation	6,600	6,500	6,200	6,100	6,000	5,900	37,500



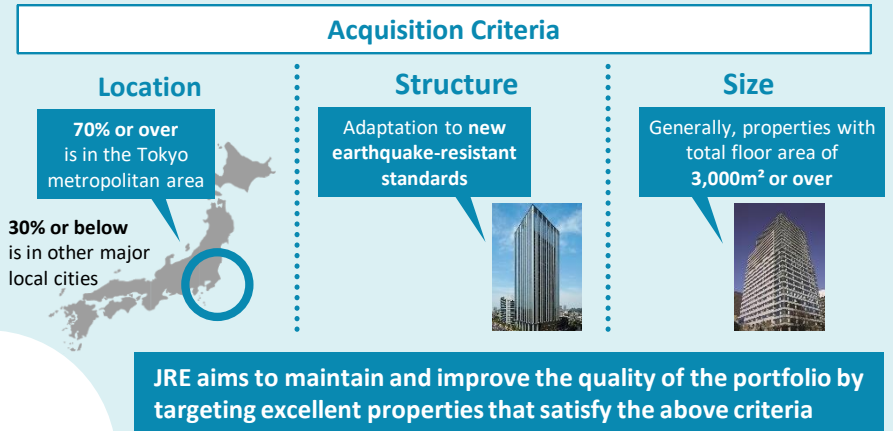
## External Growth Property acquisition with a focus on a mid- to long-term competitiveness

**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

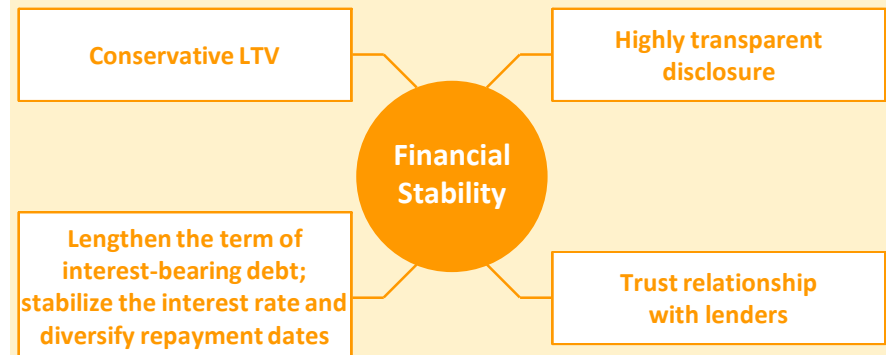
**Implement strategic leasing activities**

- 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

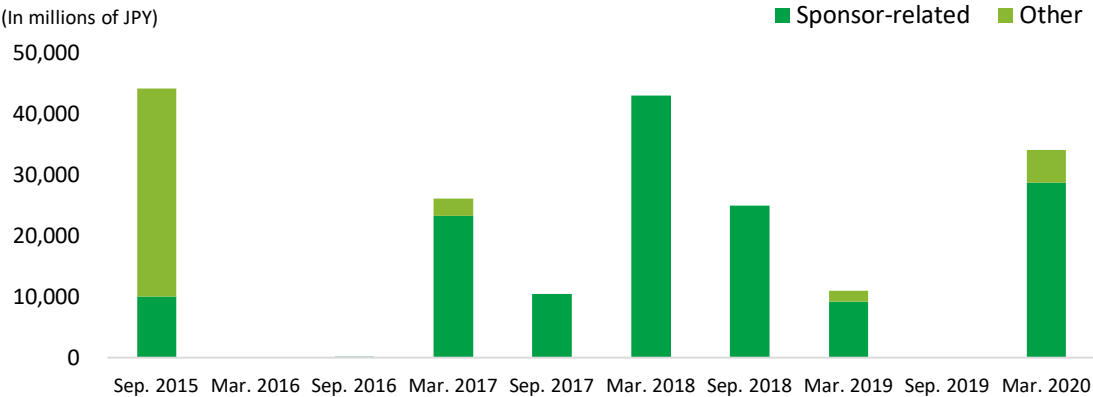




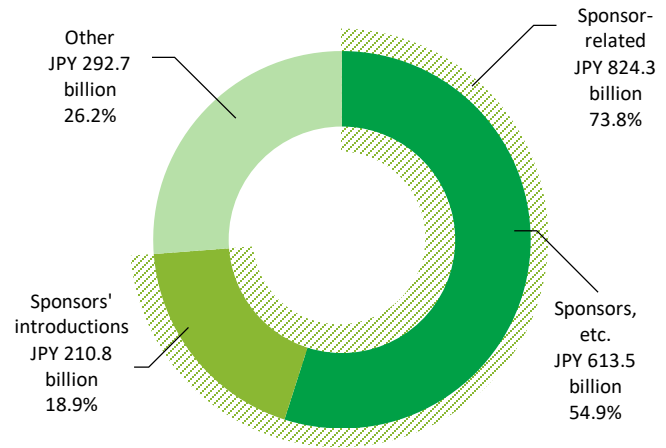
# Performance of Property Acquisitions and Dispositions



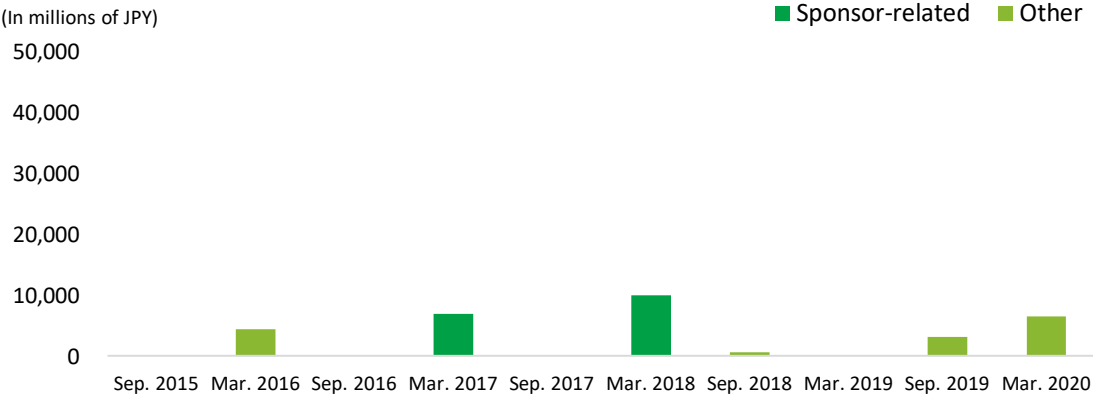
## Acquisition Performance



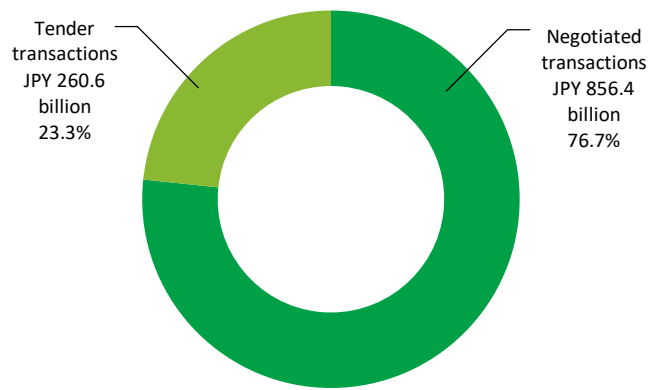
## By Seller



## Disposition Performance



## By Acquisition Type



30,000

25,000

20,000

15,000

Mar. 2002 Mar. 2003 Mar. 2004 Mar. 2005 Mar. 2006 Mar. 2007 Mar. 2008 Mar. 2009 Mar. 2010 Mar. 2011 Mar. 2012 Mar. 2013 Mar. 2014 Mar. 2015 Mar. 2016 Mar. 2017 Mar. 2018 Mar. 2019 Mar. 2020

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MEMO

# Trends of Market Rent Level (1)

- The new rent data in the table below is assessed by CBRE K.K. (CBRE) and shows the rent trends, taking the rent prices at the beginning of the latest fiscal period as 100.
- The assessment was made for 63 out of the 71 building properties held by JRE as of 31 March 2020, excluding 8 properties with special factors such as single-tenant leased properties.

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits: index) at time of survey																			
		Mar. 2004	Mar. 2005	Mar. 2006	Mar. 2007	Mar. 2008	Mar. 2009	Mar. 2010	Mar. 2011	Mar. 2012	Mar. 2013	Mar. 2014	Mar. 2015	Mar. 2016	Mar. 2017	Mar. 2018	Mar. 2019	Sep. 2019	Mar. 2020		
Tokyo 23 Wards	Chiyoda	Kitanomaru Square						82	77	74	77	84	87	90	92	94	97	98	100		
		MD Kanda	99	102	107	122	138	111	84	78	71	71	71	73	76	80	82	89	96	100	
		Kandabashi Park	95	100	106	132	145	119	91	79	72	74	74	77	83	87	89	91	96	100	
		Otemachi FCN												86	89	92	94	98	100	100	
		Otemachi Park																			
		Nibancho Garden																			
		Mitsubishi UFJ Trust																			
		Burex Kojimachi																			
		Sanno Grand		91	109	130	137	115	89	78	74	74	74	78	85	89	91	98	100	100	
	Yurakucho Denki	80	89	105	126	142	112	83	77	72	72	74	75	80	83	86	95	98	100		
	Chuo	FP Nihonbashi															93	97	100	100	
		Kyodo (Kayabacho 2Chome)								78	78	78	78	78	81	81	89	95	100	100	
		Burex Kyobashi																			
		Ginza 1Chome												86	86	89	91	98	100		
		Ginza Sanwa			103	113	121	93	82	70	69	69	74	77	80	84	87	90	95	100	
		Ryoshin Ginza EM			119	131	138	121	93	83	76	76	79	81	86	88	90	95	98	100	
		Harumi Front																			
		Harumi Center					152	145	119	103	87	84	84	87	87	90	94	94	100		
		Akasaka Park									75	75	79	82	88	91	95	100	100	100	
	Minato	Aoyama Crystal	85	88	105	115	120	105	78	73	68	69	71	76	83	83	86	92	97	100	
		Clover Shiba-koen													91	91	91	96	98	100	
		Shiodome							88	80	78	80	82	86	88	89	91	94	98	100	
		Shiba 2Chome Daimon	85	95	108	115	123	115	85	68	65	65	65	65	68	73	83	88	88	100	
		Cosmo Kanasugibashi	97	103	119	131	144	125	97	78	75	75	75	75	81	84	97	97	100	100	
		Seavans S																			
		Tamachi Front															85	91	96	100	
		Shinjuku	Shinjuku Eastside												82	84	84	95	96	96	100
			Shinjuku Front																98	98	100
	Shinwa			82	90	114	118	102	78	67	63	65	65	69	80	80	88	98	98	100	
	Tokyo Opera City				117	133	137	113	89	85	78	76	76	81	85	87	94	98	98	100	
	Shibuya	FP Minami-Shinjuku																98	98	100	
		Yoyogi 1Chome			96	110	114	98	75	69	63	63	63	65	69	73	82	92	98	100	
		Jingumae Terrace	90	90	102	102	102	98	74	70	70	70	70	70	72	76	86	92	98	100	
		Jingumae MS	82	80	98	111	114	104	75	71	68	70	71	77	80	84	86	91	96	100	
		Ebisu Neonato	71	79	96	107	112	88	66	62	62	63	69	75	78	79	82	88	96	100	

Increase:

Decrease:



# Trends of Market Rent Level (2)

- The new rent data in the table below is assessed by CBRE K.K. (CBRE) and shows the rent trends, taking the rent prices at the beginning of the latest fiscal period as 100.
- The assessment was made for 63 out of the 71 building properties held by JRE as of 31 March 2020, excluding 8 properties with special factors such as single-tenant leased properties.

Area	Property Name	Trend in assessed new rent (intermediate value of upper and lower limits: index) at time of survey																	
		Mar. 2004	Mar. 2005	Mar. 2006	Mar. 2007	Mar. 2008	Mar. 2009	Mar. 2010	Mar. 2011	Mar. 2012	Mar. 2013	Mar. 2014	Mar. 2015	Mar. 2016	Mar. 2017	Mar. 2018	Mar. 2019	Sep. 2019	Mar. 2020
Tokyo 23 Wards	Taito										81	81	83	87	87	87	96	100	100
	Shinagawa		95	98	102	107	98	79	70	63	63	63	63	67	72	77	91	100	100
	Ota	107	107	107	117	130	113	97	90	87	87	87	87	87	87	87	97	100	100
	Nakano			107	121	126	116	86	81	77	77	77	79	81	84	88	95	95	100
	Toshima	86	79	79	82	96	100	89	89	71	71	71	75	82	82	86	89	100	100
Other Areas		82	82	83	87	93	93	83	83	83	83	83	83	83	83	87	87	97	100
			84	95	108	111	105	84	78	78	78	78	78	81	84	84	89	95	100
	Hachioji			104	104	108	104	92	92	83	83	83	88	92	92	96	100	100	100
	Saitama	71	61	74	84	87	81	68	68	68	68	68	71	74	74	77	90	94	100
	Yokohama						103	78	78	75	75	75	75	81	83	89	92	97	100
												67	71	80	83	83	85	95	100
	Kawasaki						78	73	73	68	68	68	70	78	83	83	88	95	100
	Sapporo					72	72	69	69	67	67	67	67	69	74	85	87	92	100
	Sendai		105	114	114	116	102	91	91	86	86	86	86	86	86	86	95	100	100
											70	70	76	85	85	91	100	100	100
		100	96	104	104	106	96	83	71	67	67	67	67	67	67	75	92	100	100
														68	78	86	92	100	100
	Niigata																100	100	100
	Kanazawa	83	83	81	91	91	83	72	72	72	72	72	72	83	90	93	97	100	100
															84	95	100	100	100
	Nagoya				117	117	110	97	83	80	75	75	77	80	80	82	90	97	100
												75	75	75	75	83	88	94	100
		103	103	110	110	110	107	100	83	80	77	77	77	77	77	77	87	93	100
		98	98	104	100	100	96	92	81	73	65	62	63	65	65	67	88	96	100
	Kyoto											63	68	76	76	80	90	95	100
	Osaka													77	83	87	92	96	100
							94	80	71	71	71	71	71	74	74	80	91	94	100
		93	81	93	107	107	96	78	70	67	67	67	67	67	70	85	89	93	100
		88	84	97	116	119	103	78	78	78	78	72	72	72	75	84	91	94	100
	Amagasaki													86	86	93	100	100	100
	Okayama				87	87	84	81	81	81	82	82	84	94	94	97	97	97	100
	Hiroshima		84	87	97	100	100	90	90	89	89	89	89	90	90	90	94	94	100
	Fukuoka	74	70	70	74	78	78	67	67	65	65	65	65	74	74	85	100	100	100
				84	87	87	74	61	61	61	61	65	74	77	81	87	94	94	100
		69	63	66	71	71	71	63	63	60	60	63	69	71	77	83	94	94	100

Increase:

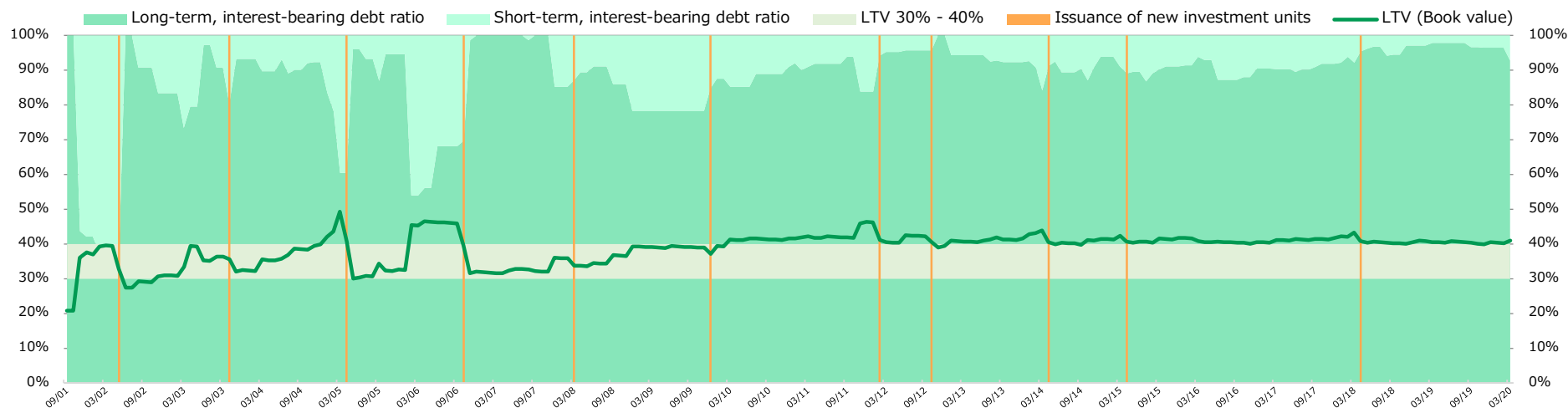
Decrease:

The values referenced by the rent index from March 2020 on become the data at the beginning of the said fiscal period. This came after the time we receive new rent data assessed by CBRE has changed from each June and December to each March and September since September 2019.

# 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.	98,600
Mizuho Bank, Ltd.	53,500
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	18,000
Mitsubishi UFJ Trust and Banking Corporation	10,900
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
Mizuho Trust & Banking Co., Ltd.	3,000
Sumitomo Life Insurance Company	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 Yamanashi Chuo Bank, 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
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, Ltd.	26/12/19	1,300	0.119	28/12/20 1 year
	Mitsubishi UFJ Trust and Banking Corp. (*1)	17/02/20	10,900	0.109	18/05/20 0.2 year
	MUFG Bank, Ltd.	17/02/20	100	0.109	18/05/20 0.2 year
	MUFG Bank, Ltd.	27/03/20	5,000	0.12	29/03/21 1 year
	Mizuho Bank, Ltd.	27/03/20	5,000	0.12	29/03/21 1 year
	Sumitomo Mitsui Banking Corp.	27/03/20	5,000	0.12	29/03/21 1 year
	Sumitomo Mitsui Trust Bank, Ltd.	30/03/20	1,700	0.12	30/03/21 1 year
	<b>Total</b>		<b>29,000</b>	<b>0.12</b> (Average)	<b>0.66 years</b> (Average maturity)

	Lender	Drawdown date	EOB	Interest	Repayment date (period)
Long-term Loans (Variable interest)	MUFG Bank, Ltd.	04/04/17	5,000	0.02298	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	0.01183	26/03/24 6 years
	Gunma Bank, Ltd.	18/11/19	1,000	0.11909	18/11/24 5 years
	<b>Total</b>		<b>23,000</b>	<b>0.01</b> (Average)	<b>2.94 years</b> (Average maturity)

	Lender	Drawdown date	EOB	Interest	Repayment date (period)
Current Portion of Long-term Loans	MUFG Bank, Ltd.	15/06/12	4,000	0.9525	15/06/20 8 years
	Sumitomo Mitsui Trust Bank, Ltd.	15/06/12	4,000	0.9525	15/06/20 8 years
	Sumitomo Mitsui Trust Bank, Ltd.	15/06/15	3,000	0.3425	15/06/20 5 years
	Tokio Marine & Nichido Fire Insurance	03/07/17	2,000	0.1	03/07/20 3 years
	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
	MUFG Bank, Ltd.	15/01/13	5,500	0.83625	15/01/21 8 years
	MUFG Bank, Ltd. (*2)	31/01/14	4,000	0.64225	29/01/21 7 years
	Fukuoka, Ltd. (*2)	31/01/14	2,500	0.63849	29/01/21 7 years
	Sumitomo Mitsui Trust Bank, Ltd. (*2)	31/01/14	2,000	0.62575	29/01/21 7 years
	Iyo Bank, Ltd. (*2)	24/03/14	2,000	0.6035	24/03/21 7 years
	<b>Total</b>		<b>41,000</b>	<b>0.72</b> (Average)	<b>0.60 years</b> (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, Ltd.	15/06/12	2,500	1.2725	15/06/22 10 years
	Sumitomo Mitsui Banking Corp.	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
	Mizuho Bank, Ltd.	15/01/13	5,000	0.96625	17/01/22 9 years
	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
	Norinchukin Bank (*2)	31/01/14	3,500	0.757	31/01/22 8 years
	Development Bank of Japan Inc.	31/01/14	5,000	0.9325	31/01/23 9 years
	Nishi-Nippon City Bank, Ltd. (*2)	17/06/14	2,000	0.621	17/12/21 7.5 years
	Norinchukin Bank (*2)	17/06/14	3,000	0.6785	17/06/22 8 years
	Iyo Bank, Ltd. (*2)	01/10/14	1,000	0.46525	01/10/21 7 years
	Chugoku Bank, Ltd. (*2)	01/10/14	1,000	0.4725	01/10/21 7 years
	Taiyo Life Insurance Co.	01/10/14	2,000	0.7825	01/10/24 10 years
	The first General syndication loan	14/11/14	13,000	0.463	15/11/21 7 years
	The second General syndication loan	19/12/14	10,000	0.42375	19/12/21 9 years
	Mizuho Trust & Banking Co., Ltd. (*2)	02/03/15	3,000	0.5585	03/03/23 10 years
	Fukuoka, Ltd.	24/03/15	2,000	0.5125	24/03/23 8 years
	Norinchukin Bank (*2)	25/03/15	3,500	0.46825	27/03/23 8 years
	Taiyo Life Insurance Co.	29/05/15	1,500	0.7375	29/05/25 10 years
	Chugoku Bank, Ltd. (*2)	15/06/15	3,000	0.61175	15/06/23 8 years
	The third General syndication loan	10/08/15	6,500	0.3925	10/08/22 7 years
	MUFG Bank, Ltd.	01/09/15	2,000	0.47125	01/09/22 7 years

	Lender	Drawdown date	EOB	Interest	Repayment date (period)
Long-term Loans (Fixed interest)	MUFG Bank, Ltd.	01/09/15	3,500	0.63	02/09/24 9 years
	Development Bank of Japan Inc.	01/09/15	7,000	0.7175	01/09/25 10 years
	Sumitomo Mitsui Trust Bank, Ltd. (*2)	02/09/15	3,800	0.536	02/09/24 9 years
	Mizuho Bank, Ltd.	01/10/15	2,500	0.5575	01/10/24 9 years
	Daishi Bank, Ltd. (*2)	07/01/16	1,500	0.2802	10/01/23 7 years
	Iyo Bank, Ltd. (*2)	15/01/16	1,000	0.265	16/01/23 7 years
	Hachijuni Bank, Ltd. (*2)	15/01/16	1,000	0.265	16/01/23 7 years
	MUFG Bank, Ltd.	31/10/16	3,000	0.24	30/10/26 10 years
	Mizuho Bank, Ltd.	21/12/16	5,000	0.415	21/12/26 10 years
	Sumitomo Mitsui Trust Bank, Ltd.	26/12/16	3,700	0.1913	28/06/21 4.5 years
	Mizuho Bank, Ltd.	26/12/16	5,000	0.3625	26/12/25 9 years
	Development Bank of Japan Inc.	30/03/17	5,000	0.315	31/03/25 8 years
	Shinkin Central Bank	30/03/17	5,000	0.36	30/03/26 9 years
	Fukuoka, Ltd.	15/06/17	2,500	0.2388	15/06/23 6 years
	Iyo Bank, Ltd.	15/06/17	2,500	0.275	17/06/24 7 years
	Hachijuni Bank, Ltd.	15/06/17	1,000	0.275	17/06/24 7 years
	Fukuoka, Ltd.	31/08/17	1,500	0.1325	31/08/21 4 years
	Norinchukin Bank	01/09/17	5,000	0.24	02/09/24 7 years
	Shinkin Central Bank	01/09/17	5,000	0.3188	01/09/26 9 years
	Hachijuni Bank, Ltd.	20/12/17	1,000	0.1863	20/12/22 5 years
	Ashikaga Bank, Ltd.	09/01/18	1,000	0.285	09/01/25 7 years
	Joyo Bank, Ltd.	09/01/18	1,000	0.4188	11/01/28 10 years
	Shichijushichi Bank, Ltd.	10/01/18	1,000	0.205	10/01/23 5 years
	Sumitomo Mitsui Trust Bank, Ltd.	17/01/18	3,000	0.21	17/01/23 5 years
	Sumitomo Mitsui Banking Corp.	19/01/18	5,000	0.16255	20/07/21 3.5 years
	Sumitomo Mitsui Banking Corp.	19/01/18	3,000	0.4338	19/01/28 10 years
	MUFG Bank, Ltd.	26/02/18	6,500	0.3413	26/02/26 8 years
	Chugoku Bank, Ltd.	26/03/18	2,000	0.1988	27/03/23 5 years
	Hachijuni Bank, Ltd.	26/03/18	1,000	0.2338	26/03/24 6 years
	MUFG Bank, Ltd.	26/03/18	2,000	0.2725	26/03/25 7 years
	Mizuho Bank, Ltd.	27/03/18	5,500	0.3	27/03/26 8 years
	MUFG Bank, Ltd.	30/03/18	4,000	0.3963	30/03/28 10 years
	Mizuho Bank, Ltd.	30/03/18	4,000	0.3963	30/03/28 10 years
	Taiyo Life Insurance Co.	30/03/18	1,000	0.3963	30/03/28 10 years
	Shinkin Central Bank	24/04/18	6,000	0.3675	26/04/27 9 years
	MUFG Bank, Ltd.	01/06/18	10,000	0.2544	02/12/24 6.5 years
	Sumitomo Mitsui Trust Bank, Ltd.	31/08/18	3,000	0.32	29/08/25 7 years
	Sumitomo Mitsui Trust Bank, Ltd.	29/11/18	3,000	0.1694	29/05/23 4.5 years
	Sumitomo Mitsui Banking Corp.	29/11/18	3,000	0.1694	29/05/23 4.5 years
	Norinchukin Bank	23/01/19	4,000	0.1988	23/07/26 7.5 years
	Shinkin Central Bank	23/01/19	5,000	0.2213	25/01/27 8 years
	Yamanashi Chuo Bank, Ltd.	26/03/19	2,000	0.3688	26/03/31 12 years
	Sumitomo Life Insurance Co.	26/03/19	1,000	0.505	27/03/34 15 years
	Sumitomo Mitsui Trust Bank, Ltd.	29/05/19	5,000	0.075	29/05/24 5 years
	Sumitomo Mitsui Trust Bank, Ltd.	26/09/19	5,500	0.105	26/09/24 5 years
	Mizuho Bank, Ltd.	01/11/19	6,000	0.35125	01/11/29 10 years
	Mizuho Bank, Ltd.	15/11/19	8,500	0.34875	15/11/28 9 years
	Sumitomo Life Insurance Co.	16/12/19	2,000	0.49	18/12/34 15 years
	Shinkin Central Bank	07/01/20	2,000	0.2075	07/01/25 5 years
	Shinkin Central Bank	15/01/20	5,000	0.325	15/01/29 9 years
	MUFG Bank, Ltd.	15/01/20	5,500	0.3625	15/01/30 10 years
	<b>Total</b>		<b>276,000</b>	<b>0.45</b> (Average)	<b>4.69 years</b> (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 (*4)	26/10/17	2,993	0.2788	26/10/27 10 years
	The 12th unsecured Investment Corporation Bond	01/11/18	10,000	0.23	01/11/23 5 years
	<b>Total</b>		<b>32,993</b>	<b>0.99</b> (Average)	<b>5.56 years</b> (Average maturity)

(\*1) The said loan of JPY 10.9 billion was assigned to Mitsubishi UFJ Trust and Banking Corp. from MUFG Bank, Ltd. as of 17 Feb. 2020.

(\*2) The loans were originally on a 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.

(\*3) 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.

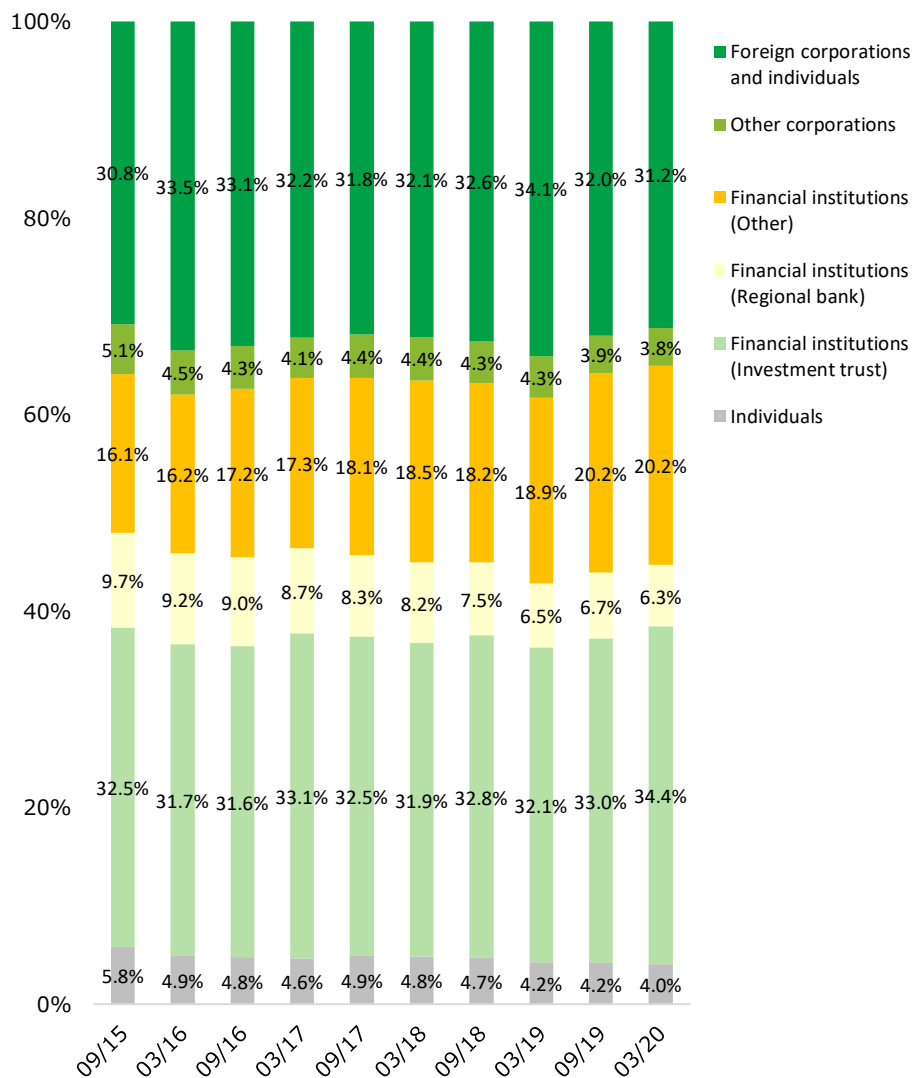
(\*4) The bond was originally in US dollar and the currency swap transaction was executed in order to hedge against a risk of exchange-rate fluctuations. Hence rate after the swap transaction is shown above.

## 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 31 March 2020

## Unitholder Composition



## Number of Unitholders by Sector

	As of 31 March 2020	
	Unitholders	%
Individuals	12,095	90.92%
Financial institutions	220	1.65%
Other corporations	376	2.83%
Foreign corporations / individuals	612	4.60%
Total	13,303	100.00%

## Top 10 Unitholders

Mar. 2020 period

Unitholders	Units	% of Total Units Outstanding
1 Japan Trustee Services Bank, Ltd. (Shintaku Acc.)	285,524	20.61%
2 The Master Trust Bank of Japan, Ltd. (Shintaku Acc.)	230,799	16.66%
3 The Nomura Trust and Banking Co., Ltd. (Toshin Acc.)	66,466	4.80%
4 STATE STREET BANK WEST CLIENT - TREATY 505234	46,807	3.38%
5 Trust & Custody Services Bank, Ltd. (Toshin Acc.)	45,538	3.29%
6 STATE STREET BANK AND TRUST COMPANY 505103	19,648	1.42%
7 Mitsubishi Estate Co., Ltd.	17,120	1.24%
8 JP MORGAN CHASE BANK 385771	16,336	1.18%
9 DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	16,122	1.16%
10 The Chugoku Bank, Limited	16,021	1.16%
- Mitsui & Co., Ltd.	3,200	0.23%

MEMO



# Major tenants

## Major Tenants / Top 10

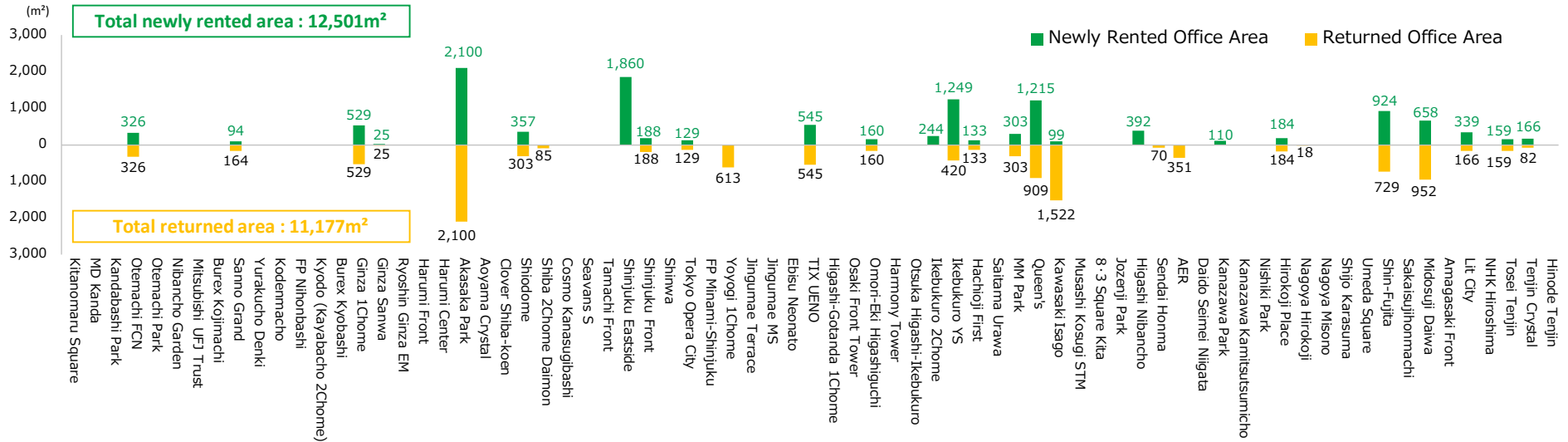
Mar. 2020 period				
Rank	Tenant	Property	Rented Office Area	% of Total Rented Office Area
1	MUFG Bank, Ltd.	Harumi Front (and 3 other buildings)	33,912m <sup>2</sup>	3.9%
2	Not disclosed	Kitanomaru Square (and 3 other buildings)	22,681m <sup>2</sup>	2.6%
3	Not disclosed	Osaki Front Tower (and 3 other buildings)	22,021m <sup>2</sup>	2.6%
4	NTT Communications Corporation	Shiodome Building	16,243m <sup>2</sup>	1.9%
5	SQUARE ENIX HOLDINGS CO., LTD.	Shinjuku Eastside Square	15,172m <sup>2</sup>	1.8%
6	HAKUHODO DY HOLDINGS INCORPORATED	Akasaka Park Building (and another building)	13,403m <sup>2</sup>	1.6%
7	Mitsubishi UFJ Trust and Banking Corporation	Mitsubishi UFJ Trust and Banking Building	10,598m <sup>2</sup>	1.2%
8	JGC HOLDINGS CORPORATION	MM Park Building (and another building)	10,246m <sup>2</sup>	1.2%
9	TOTO LTD.	Shiodome Building (and another building)	9,694m <sup>2</sup>	1.1%
10	Minato Mirai 21 District Heating and Cooling Co., Ltd.	Queen's Tower A	9,536m <sup>2</sup>	1.1%

Sep. 2019 period		Rented Office Area Change
Rank	Rented Office Area	
1	33,912m <sup>2</sup>	+0m <sup>2</sup>
2	22,581m <sup>2</sup>	+100m <sup>2</sup>
3	21,493m <sup>2</sup>	+528m <sup>2</sup>
4	16,243m <sup>2</sup>	+0m <sup>2</sup>
5	13,438m <sup>2</sup>	+1,733m <sup>2</sup>
6	13,403m <sup>2</sup>	+0m <sup>2</sup>
7	10,598m <sup>2</sup>	+0m <sup>2</sup>
8	10,246m <sup>2</sup>	+0m <sup>2</sup>
9	9,694m <sup>2</sup>	+0m <sup>2</sup>
10	9,536m <sup>2</sup>	+0m <sup>2</sup>

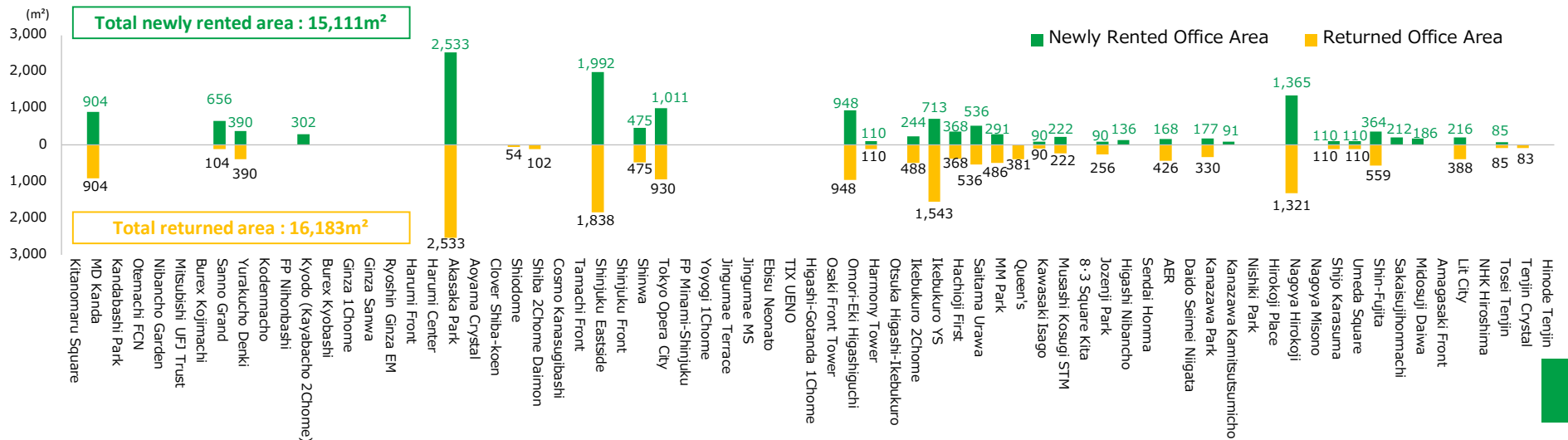
# Newly Rented & Returned Office Area of Each Property



## Tenant Turnover in Mar. 2020 period



## Tenant Turnover in Sep. 2019 period



# Occupancy Rate by Building (1)

(Area: m<sup>2</sup>)

Area	Name	As of 31 March 2020 (Actual)							As of 30 September 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 31 Mar. 2020	Variance from 30 Sep. 2019	As of 31 Mar. 2020	Variance from 30 Sep. 2019				As of 30 Sep. 2020	Variance from 31 Mar. 2020	As of 30 Sep. 2020	Variance from 31 Mar. 2020		
Tokyo 23 Wards	Chiyoda	Kitanomaru Square	25,678	25,678	0		100.0%	5	25,678	25,652	25	25	99.9%	(0.1)%		
		MD Kanda	6,269	6,269	0		100.0%	9	6,269	6,262	6	6	99.9%	(0.1)%		
		Kandabashi Park	3,687	3,687	0		100.0%	10	3,687	3,684	3	3	99.9%	(0.1)%		
		Otemachi FCN	5,121	5,121	0		100.0%	3	5,121	5,121	0		100.0%			
		Otemachi Park	2,372	2,372	0	-	100.0%	22	2,371	2,371	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	20,465	69	69	99.7%	(0.3)%	48	20,535	20,514	20	(49)	99.9%	0.2%	
		Yurakucho Denki	4,697	4,697	0		100.0%	10	4,697	4,692	4	4	99.9%	(0.1)%		
	Chuo	FP Nihonbashi	8,468	8,468	0		100.0%	2	8,468	8,460	8	8	99.9%	(0.1)%		
		Kyodo (Kayabacho 2Chome)	4,464	4,464	0		100.0%	10	4,464	4,460	4	4	99.9%	(0.1)%		
		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	4,508	4	4	99.9%	(0.1)%		
		Ginza Sanwa	4,326	4,326	0		100.0%	11	4,326	4,128	198	198	95.4%	(4.6)%		
		Ryoshin Ginza EM	4,255	4,255	0		100.0%	11	4,255	4,251	4	4	99.9%	(0.1)%		
		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	20,791	20	20	99.9%	(0.1)%		
	Minato	Akasaka Park	44,999	44,999	0		100.0%	31	44,999	44,998	1	1	100.0%			
		Aoyama Crystal	4,898	4,898	0		100.0%	8	4,898	4,893	4	4	99.9%	(0.1)%		
		Clover Shiba-koen	2,550	2,550	0		100.0%	9	2,550	2,548	2	2	99.9%	(0.1)%		
		Shiodome	44,213	44,213	0	(54)	100.0%	37	44,213	44,174	39	39	99.9%	(0.1)%		
		Shiba 2Chome Daimon	9,606	9,418	188	85	98.0%	(0.9)%	22	9,606	9,409	197	9	97.9%	(0.1)%	
		Cosmo Kanasugibashi	4,062	4,062	0		100.0%	8	4,062	4,058	4	4	99.9%	(0.1)%		
		Seavans S	6,074	6,074	0	-	100.0%	-	14	6,074	6,068	6	6	99.9%	(0.1)%	
		Tamachi Front	3,792	3,792	0		100.0%	8	3,792	3,792	0		100.0%			
		Shinjuku	Shinjuku Eastside	40,940	40,940	0	(1,860)	100.0%	5.1%	40	40,940	40,900	40	40	99.9%	(0.1)%
			Shinjuku Front	21,416	21,416	0		100.0%	43	21,416	21,366	49	49	99.8%	(0.2)%	
	Shinwa		5,997	5,997	0		100.0%	13	5,997	5,516	481	481	92.0%	(8.0)%		
	Tokyo Opera City		34,971	34,900	70		99.8%	97	34,971	34,838	133	62	99.6%	(0.2)%		
	Shibuya	FP Minami-Shinjuku	4,095	4,095	0		100.0%	2	4,095	4,091	4	4	99.9%	(0.1)%		
		LS SHINJUKU	-	-	-	-	-	-	9,786	9,777	9	-	99.9%	-		
		Yoyogi 1Chome	7,745	7,132	613	613	92.1%	(7.9)%	8	7,745	7,124	621	7	92.0%	(0.1)%	
		Jingumae Terrace	3,147	3,147	0		100.0%	6	3,147	3,144	3	3	99.9%	(0.1)%		
		Jingumae MS	5,558	5,558	0		100.0%	5	5,558	4,118	1,440	1,440	74.1%	(25.9)%		
		Ebisu Neonato	8,659	8,659	0		100.0%	5	8,659	8,650	8	8	99.9%	(0.1)%		

# Occupancy Rate by Building (2)

(Area: m<sup>2</sup>)

Area		Name	As of 31 March 2020 (Actual)							As of 30 September 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 31 Mar. 2020	Variance from 30 Sep. 2019	As of 31 Mar. 2020	Variance from 30 Sep. 2019				As of 30 Sep. 2020	Variance from 31 Mar. 2020	As of 30 Sep. 2020	Variance from 31 Mar. 2020	
Tokyo 23 Wards	Taito	TIX UENO	15,016	15,016	0		100.0%		16	15,016	15,001	15	15	99.9%	(0.1)%	
	Shinagawa	Higashi-Gotanda 1Chome	5,205	5,205	0		100.0%		5	5,205	5,200	5	5	99.9%	(0.1)%	
		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	7,691	15	15	99.8%	(0.2)%
	Nakano	Harmony Tower	14,340	14,340	0		100.0%		22	14,340	13,660	679	679	95.3%	(4.7)%	
	Toshima	Otsuka Higashi-Ikebukuro	7,253	7,253	0		100.0%		5	7,253	7,246	7	7	99.9%	(0.1)%	
Ikebukuro 2Chome		2,186	2,186	0	(244)	100.0%	11.2%	9	2,186	2,184	2	2	99.9%	(0.1)%		
Ikebukuro YS		5,932	5,932	0	(829)	100.0%	14.0%	11	5,932	5,926	5	5	99.9%	(0.1)%		
Other Areas	Hachioji	Hachioji First	10,068	10,068	0		100.0%		47	10,068	10,048	20	20	99.8%	(0.2)%	
	Saitama	Saitama Urawa	4,510	4,510	0		100.0%		18	4,510	4,501	9	9	99.8%	(0.2)%	
	Yokohama	MM Park	38,415	38,231	183		99.5%		34	38,415	38,154	260	76	99.3%	(0.2)%	
		Queen's	26,669	26,506	162	(306)	99.4%	1.2%	49	26,669	26,250	418	255	98.4%	(1.0)%	
	Kawasaki	Musashi Kosugi STM	5,378	5,378	0		100.0%		26	5,378	5,368	10	10	99.8%	(0.2)%	
	Sapporo	8・3 Square Kita	12,265	12,265	0		100.0%		8	12,265	12,235	30	30	99.7%	(0.3)%	
	Sendai	Jozenji Park	2,518	2,352	165		93.4%		17	2,518	2,342	175	10	93.0%	(0.4)%	
		Higashi Nibancho	20,526	20,526	0	(392)	100.0%	1.9%	23	20,526	20,444	82	82	99.6%	(0.4)%	
		Sendai Honma	6,234	6,164	70	70	98.9%	(1.1)%	27	6,234	6,146	88	17	98.6%	(0.3)%	
		AER	23,612	23,002	609	351	97.4%	(1.5)%	63	23,612	22,792	820	210	96.5%	(0.9)%	
	Niigata	Daido Seimei Niigata	3,928	3,719	209		94.7%		9	3,928	3,717	210	1	94.6%	(0.1)%	
	Kanazawa	Kanazawa Park	20,946	20,813	133	(110)	99.4%	0.6%	84	20,946	20,722	224	91	98.9%	(0.5)%	
		Kanazawa Kamitsutsumicho	7,213	7,076	136		98.1%		27	7,213	7,052	160	23	97.8%	(0.3)%	
	Nagoya	Nishiki Park	10,338	10,338	0		100.0%		64	10,338	10,260	77	77	99.2%	(0.8)%	
		Hirokoji Place	13,200	13,200	0		100.0%		35	13,200	13,175	24	24	99.8%	(0.2)%	
		Nagoya Hirokoji	21,385	21,385	0		100.0%		42	21,385	21,307	78	78	99.6%	(0.4)%	
		Nagoya Misono	3,448	3,448	0		100.0%		17	3,448	3,435	13	13	99.6%	(0.4)%	
	Kyoto	Shijo Karasuma	6,634	6,634	0		100.0%		13	6,634	6,146	488	488	92.6%	(7.4)%	
	Osaka	Umeda Square	10,374	10,374	0		100.0%		42	10,374	10,348	26	26	99.7%	(0.3)%	
		Shin-Fujita	28,403	28,403	0	(194)	100.0%	0.7%	49	28,403	28,162	240	240	99.2%	(0.8)%	
		Sakaisujihonmachi	11,520	11,520	0		100.0%		24	11,520	11,491	28	28	99.7%	(0.3)%	
		Midosuji Daiwa	20,450	20,156	293	293	98.6%	(1.4)%	41	20,450	20,334	116	(177)	99.4%	0.8%	
	Amagasaki	Amagasaki Front	15,500	15,500	0		100.0%		29	15,500	15,489	10	10	99.9%	(0.1)%	
	Okayama	Lit City	8,906	8,906	0	(172)	100.0%	1.9%	26	8,906	7,336	1,570	1,570	82.4%	(17.6)%	
	Hiroshima	NHK Hiroshima	9,860	9,860	0		100.0%		12	9,860	8,449	1,410	1,410	85.7%	(14.3)%	
	Fukuoka	Tosei Tenjin	3,995	3,995	0		100.0%		22	3,995	3,748	247	247	93.8%	(6.2)%	
		Tenjin Crystal	5,964	5,964	0	(83)	100.0%	1.4%	30	5,964	5,949	14	14	99.8%	(0.2)%	
		Hinode Tenjin	5,944	5,944	0		100.0%		2	5,944	5,930	14	14	99.8%	(0.2)%	
	Tokyo 23 Wards			505,797	504,854	942	(2,220)	99.8%	0.4%	635	515,583	511,503	4,080	3,137	99.2%	(0.6)%
	Other Areas			358,217	356,252	1,965	(545)	99.5%	0.2%	880	358,217	351,344	6,873	4,908	98.1%	(1.4)%
Portfolio			864,014	861,107	2,907	(2,765)	99.7%	0.4%	1,515	873,801	862,847	10,953	8,046	98.7%	(1.0)%	

\*Rentable office areas and occupancy rates of the residential portions as of 31 March 2020 are 11,694 m<sup>2</sup> 99.4% of Kitanomaru Square, 1,686 m<sup>2</sup> 100.0% of Nibancho Garden, 10,780 m<sup>2</sup> 93.7% of Akasaka Park, 954 m<sup>2</sup> 100.0% of Nishiki Park.

# 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	1,742	754	135	62	97	1	41	417	0	987	1,404	26	1,378
MD Kanda	236	81	16	13	22	0	0	28	0	155	183	0	183
Kandabashi Park	120	43	1	0	18	0	5	18	0	77	95	10	85
Otemachi FCN	359	199	47	17	50	0	0	83	0	159	243	0	243
Otemachi Park	5	6	0	0	0	0	0	6	0	0	5	0	5
Nibancho Garden	483	211	60	24	56	0	9	60	0	272	332	16	316
Mitsubishi UFJ Trust	992	369	57	52	158	0	11	88	1	622	711	70	640
Burex Kojimachi	162	53	0	0	14	0	4	34	0	108	143	0	143
Sanno Grand	965	379	100	47	123	0	25	81	0	586	667	4	663
Yurakucho Denki	279	137	33	20	48	0	8	26	0	142	168	41	126
Kodenmacho	82	37	9	5	8	0	2	9	2	44	53	0	53
FP Nihonbashi	400	148	23	19	40	0	0	64	0	251	315	0	315
Kyodo (Kayabacho 2Chome)	155	56	10	9	12	0	1	22	0	98	120	0	120
Burex Kyobashi	157	38	0	0	12	0	2	22	0	119	142	9	132
Ginza 1Chome	189	85	17	8	11	0	1	46	0	103	150	4	145
Ginza Sanwa	401	151	26	13	77	0	8	24	0	249	274	7	266
Ryoshin Ginza EM	168	84	14	12	16	0	0	40	0	83	123	0	123
Harumi Front	1,217	651	132	92	79	1	14	330	0	566	897	1	895
Harumi Center	592	375	65	38	49	0	9	211	0	216	428	15	413
Akasaka Park	2,303	1,209	248	211	278	2	57	411	0	1,093	1,505	46	1,458
Aoyama Crystal	247	81	15	9	33	0	2	20	0	165	186	0	185
Clover Shiba-koen	117	46	9	5	6	0	1	22	0	70	93	1	91
Shiodome	2,407	962	183	109	190	1	65	407	4	1,444	1,851	27	1,824
Shiba 2Chome Daimon	277	251	36	21	40	0	101	49	0	26	76	516	(440)
Cosmo Kanasugibashi	119	55	11	7	13	0	8	14	0	64	78	22	55
Seavans S	78	34	7	4	0	0	0	20	0	44	64	2	61
Tamachi Front	161	69	12	8	14	0	2	31	0	91	123	1	121
Shinjuku Eastside	1,470	593	108	93	108	1	6	274	0	877	1,152	3	1,148
Shinjuku Front	685	314	54	34	58	1	13	152	0	371	523	2	521
Shinwa	245	96	20	13	20	0	3	38	0	149	187	14	173
Tokyo Opera City	1,657	1,122	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	Undisclosed	535	Undisclosed	403	Undisclosed
FP Minami-Shinjuku	198	58	15	11	0	0	0	30	0	140	171	0	171
LS SHINJUKU (Land)	111	23	0	0	23	0	0	0	0	87	87	0	87
Yoyogi 1Chome	316	113	26	16	25	0	2	42	0	202	244	17	227
Jingumae Terrace	186	56	11	7	19	0	1	16	0	129	146	0	146
Jingumae MS	298	161	22	20	54	0	20	42	0	136	178	91	87
Shibuya Cross Tower (Land)	540	85	0	0	85	0	0	0	0	454	454	0	454
Ebisu Neonato	485	206	49	21	38	1	1	93	0	279	372	13	359



# 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
TIX UENO	680	359	61	32	37	1	24	201	0	320	522	1	520
Higashi-Gotanda 1Chome	191	72	12	14	14	0	3	26	0	118	145	0	144
Osaki Front Tower	707	498	67	40	26	0	16	255	92	208	463	0	463
Omori-Eki Higashiguchi	235	113	31	15	25	0	0	39	0	122	161	9	152
Harmony Tower	494	266	146	0	56	0	12	50	0	228	278	0	278
Otsuka Higashi-Ikebukuro	204	102	22	21	12	0	2	43	0	101	144	1	143
Ikebukuro 2Chome	68	31	9	5	5	0	3	8	0	36	45	30	15
Ikebukuro YS	185	85	22	11	15	0	2	32	0	100	132	2	129
Hachioji First	241	113	49	3	26	1	(1)	34	0	127	162	14	147
Saitama Urawa	124	55	14	8	8	0	6	17	0	69	86	29	57
MM Park	1,294	675	139	153	80	1	4	296	0	618	915	33	881
Queen's	1,018	709	203	90	115	2	61	229	6	309	538	148	389
Kawasaki Isago	33	24	5	4	2	0	5	5	0	9	15	0	15
Musashi Kosugi STM	168	100	21	3	12	0	35	27	0	68	95	8	87
8・3 Square Kita	339	213	37	53	23	0	28	70	0	126	196	1	194
Jozenji Park	61	39	10	6	7	0	2	11	0	21	33	5	28
Higashi Nibancho	583	265	70	38	41	0	12	100	0	318	418	11	406
Sendai Honma	142	66	16	13	16	0	1	18	0	75	93	0	93
AER	694	336	83	51	65	0	15	118	0	358	476	115	361
Daido Seimei Niigata	77	56	12	5	0	0	0	37	0	21	58	0	58
Kanazawa Park	528	300	97	46	66	1	9	79	0	227	306	48	257
Kanazawa Kamitsutsumicho	132	90	18	13	10	0	3	45	0	41	87	0	87
Nishiki Park	296	175	55	21	25	0	9	57	6	121	178	41	136
Hirokoji Place	403	177	37	28	35	0	1	74	0	226	301	8	292
Nagoya Hirokoji	579	367	88	40	65	0	6	165	0	211	376	2	373
Nagoya Misono	72	55	10	5	6	0	2	29	0	17	47	7	40
Shijo Karasuma	216	104	26	12	11	0	1	51	0	112	163	7	155
Umeda Square	476	219	56	25	51	0	12	73	0	256	329	127	202
Shin-Fujita	754	510	103	60	77	1	22	246	0	243	490	115	374
Sakaisujihonmachi	246	136	43	26	36	0	3	26	0	109	135	0	135
Midosuji Daiwa	552	287	67	39	77	0	5	96	0	265	362	98	263
Amagasaki Front	446	236	65	22	26	0	17	103	0	210	313	18	295
Lit City	235	111	29	14	16	0	4	45	0	123	169	0	169
NHK Hiroshima	265	198	48	23	24	0	23	52	25	66	118	79	39
Tosei Tenjin	88	40	13	7	7	0	1	11	0	48	59	0	59
Tenjin Crystal	160	126	23	16	19	0	3	63	0	34	97	6	91
Hinode Tenjin	184	77	21	16	14	0	1	21	0	107	129	19	109
Total	33,810	16,813	3,740	2,251	3,241	46	936	6,416	181	16,996	23,413	2,372	21,040

\*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	Sep. 2019 period					Mar. 2020 period					Change						Acquisition Price	Mar. 2020 period Book Value	Mar. 2020 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	87,400	3.10%	2,798	2.90%	3.30%	88,400	3.10%	2,829	2.90%	3.30%	1,000	1.1%	-	1.1%	-	-	81,555	70,482	17,917
MD Kanda	8,900	3.50%	319	3.30%	3.70%	8,980	3.50%	322	3.30%	3.70%	80	0.9%	-	0.8%	-	-	9,520	8,603	376
Kandabashi Park	4,820	3.40%	168	3.20%	3.60%	4,880	3.40%	170	3.20%	3.60%	60	1.2%	-	1.1%	-	-	4,810	4,423	456
Otemachi FCN	20,800	2.70%	578	2.40%	2.80%	20,600	2.70%	570	2.40%	2.80%	(200)	(1.0)%	-	(1.3)%	-	-	15,462	14,680	5,919
Nibancho Garden	19,100	3.70%	726	3.50%	3.90%	19,000	3.70%	721	3.50%	3.90%	(100)	(0.5)%	-	(0.7)%	-	-	14,700	12,134	6,865
Mitsubishi UFJ Trust	57,600	2.60%	1,527	2.30%	2.70%	56,800	2.60%	1,502	2.30%	2.70%	(800)	(1.4)%	-	(1.6)%	-	-	44,700	28,620	28,179
Burex Kojimachi	7,530	3.50%	271	3.30%	3.70%	7,460	3.50%	268	3.30%	3.70%	(70)	(0.9)%	-	(1.1)%	-	-	7,000	5,381	2,078
Sanno Grand	33,100	3.60%	1,205	3.30%	3.70%	31,100	3.60%	1,144	3.30%	3.70%	(2,000)	(6.0)%	-	(5.1)%	-	-	20,900	21,095	10,004
Yurakucho Denki	8,980	3.20%	293	3.00%	3.40%	9,020	3.20%	295	3.00%	3.40%	40	0.4%	-	0.6%	-	-	7,200	7,674	1,345
FP Nihonbashi	19,700	3.10%	614	2.80%	3.20%	20,300	3.00%	614	2.70%	3.10%	600	3.0%	(0.10)%	(0.1)%	(0.10)%	(0.10)%	17,560	17,576	2,723
Kyodo (Kayabacho 2Chome)	5,080	3.70%	191	3.50%	3.90%	5,090	3.70%	190	3.50%	3.90%	10	0.2%	-	(0.7)%	-	-	4,410	4,108	981
Burex Kyobashi	7,740	3.40%	271	3.20%	3.60%	7,670	3.40%	268	3.20%	3.60%	(70)	(0.9)%	-	(1.1)%	-	-	5,250	4,350	3,319
Ginza 1Chome	7,920	3.40%	277	3.20%	3.60%	7,920	3.40%	276	3.20%	3.60%	-	-	-	(0.4)%	-	-	6,459	6,154	1,765
Ginza Sanwa	19,400	2.60%	512	2.60%	2.60%	18,900	2.60%	499	2.60%	2.60%	(500)	(2.6)%	-	(2.6)%	-	-	16,830	17,133	1,766
Ryoshin Ginza EM	6,560	3.40%	231	3.20%	3.60%	6,420	3.40%	225	3.20%	3.60%	(140)	(2.1)%	-	(3.0)%	-	-	7,999	7,279	(859)
Harumi Front	40,700	3.90%	1,611	3.70%	4.10%	40,700	3.90%	1,609	3.70%	4.10%	-	-	-	(0.1)%	-	-	31,300	26,703	13,996
Harumi Center	21,000	3.90%	847	3.70%	4.10%	21,000	3.90%	845	3.70%	4.10%	-	-	-	(0.3)%	-	-	26,800	21,419	(419)
Akasaka Park	80,200	3.20%	2,616	3.00%	3.40%	80,200	3.20%	2,606	3.00%	3.40%	-	-	-	(0.4)%	-	-	60,800	58,484	21,715
Aoyama Crystal	9,610	3.20%	316	3.00%	3.40%	9,330	3.20%	308	3.00%	3.40%	(280)	(2.9)%	-	(2.6)%	-	-	7,680	6,995	2,334
Clover Shiba-koen	4,740	3.70%	176	3.40%	3.80%	4,880	3.60%	177	3.30%	3.70%	140	3.0%	(0.10)%	-	(0.10)%	(0.10)%	4,500	4,448	431
Shiodome	125,000	3.20%	4,152	3.00%	3.40%	125,000	3.20%	4,129	3.00%	3.40%	-	-	-	(0.6)%	-	-	106,930	100,943	24,056
Shiba 2Chome Daimon	7,490	3.80%	301	3.60%	4.00%	7,490	3.80%	297	3.60%	4.00%	-	-	-	(1.3)%	-	-	4,859	5,906	1,583
Cosmo Kanasugibashi	3,530	3.80%	139	3.60%	4.00%	3,530	3.80%	138	3.60%	4.00%	-	-	-	(0.4)%	-	-	2,808	2,511	1,018
Tamachi Front	7,080	3.30%	238	3.10%	3.50%	7,500	3.20%	245	3.00%	3.40%	420	5.9%	(0.10)%	2.7%	(0.10)%	(0.10)%	6,210	6,116	1,383
Shinjuku Eastside (existing interest)	63,700	3.60%	2,298	3.20%	3.70%	65,810	3.50%	2,303	3.10%	3.60%	2,110	3.3%	(0.10)%	0.2%	(0.10)%	(0.10)%	55,220	53,391	12,418
Shinjuku Front (existing interest)	26,600	3.50%	944	3.20%	3.70%	28,100	3.40%	968	3.10%	3.60%	1,500	5.6%	(0.10)%	2.6%	(0.10)%	(0.10)%	25,025	25,567	2,532
Shinwa	9,100	3.60%	336	3.40%	3.80%	9,080	3.60%	334	3.40%	3.80%	(20)	(0.2)%	-	(0.6)%	-	-	7,830	7,758	1,321
Tokyo Opera City	36,500	3.60%	1,379	3.40%	3.80%	35,300	3.60%	1,335	3.40%	3.80%	(1,200)	(3.3)%	-	(3.2)%	-	-	31,776	27,914	7,385
FP Minami-Shinjuku	9,500	3.20%	306	2.90%	3.30%	9,770	3.10%	306	2.80%	3.20%	270	2.8%	(0.10)%	-	(0.10)%	(0.10)%	9,250	9,364	405
LS SHINJUKU (Land)	5,500	-	170	3.65%	-	5,520	-	178	3.75%	-	20	0.4%	-	4.1%	0.10%	-	5,500	5,572	(52)
Yoyogi 1Chome	12,900	3.30%	434	3.10%	3.50%	13,300	3.30%	450	3.10%	3.50%	400	3.1%	-	3.6%	-	-	8,700	6,753	6,546
Jingumae Terrace	7,480	3.40%	260	3.20%	3.60%	7,410	3.40%	257	3.20%	3.60%	(70)	(0.9)%	-	(1.2)%	-	-	4,885	4,835	2,574
Jingumae MS	11,100	3.10%	353	2.90%	3.30%	10,000	3.10%	319	2.90%	3.30%	(1,100)	(9.9)%	-	(9.7)%	-	-	12,200	10,650	(650)
Shibuya Cross Tower (Land)	39,500	-	908	2.60%	-	40,300	-	908	2.60%	-	800	2.0%	-	-	-	-	26,524	27,186	13,113
Ebisu Neonato	19,600	3.30%	671	3.10%	3.50%	19,600	3.30%	674	3.10%	3.50%	-	-	-	0.4%	-	-	14,612	13,812	5,787
Subtotal : Tokyo 5 Central Wards (existing properties)	855,460		28,455			856,360		28,293			900	0.1%		(0.6)%			717,766	656,038	200,321
Otemachi Park						10,500	2.50%	276	2.30%	2.70%							10,175	10,229	270
Seavans S						7,140	3.90%	284	3.70%	4.10%							5,400	5,651	1,488
Shinjuku Eastside (additional interest)						8,490	3.50%	297	3.10%	3.60%							8,460	6,889	1,600
Shinjuku Front (additional interest)						10,200	3.40%	352	3.10%	3.60%							10,100	9,297	902
Subtotal : Tokyo 5 Central Wards (incl. new/additional properties)						892,690		29,503									751,901	688,106	204,583

# Details of Appraisal Values (2)

(In millions of JPY)

Name	Sep. 2019 period					Mar. 2020 period					Change						Acquisition Price	Mar. 2020 period Book Value	Mar. 2020 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			
TIX UENO	25,900	3.70%	979	3.50%	3.90%	25,900	3.70%	978	3.50%	3.90%	-	-	-	(0.1)%	-	-	22,000	18,753	7,146
Higashi-Gotanda 1Chome	6,910	3.60%	251	3.30%	3.70%	6,970	3.60%	254	3.30%	3.70%	60	0.9%	-	1.3%	-	-	5,500	4,290	2,679
Osaki Front Tower	17,300	3.80%	959	3.60%	4.00%	18,500	3.70%	1,028	3.60%	3.90%	1,200	6.9%	(0.10)%	7.1%	-	(0.10)%	12,300	8,111	10,388
Omori-Eki Higashiguchi	6,160	4.20%	264	4.00%	4.40%	6,160	4.20%	262	4.00%	4.40%	-	-	-	(0.8)%	-	-	5,123	4,729	1,430
Harmony Tower	14,900	3.80%	587	3.60%	4.00%	14,500	3.80%	577	3.60%	4.00%	(400)	(2.7)%	-	(1.7)%	-	-	11,120	9,739	4,760
Otsuka Higashi-Ikebukuro	4,820	4.70%	226	4.40%	4.80%	4,820	4.70%	225	4.40%	4.80%	-	-	-	(0.5)%	-	-	3,541	3,366	1,453
Ikebukuro 2Chome	1,870	4.20%	80	4.00%	4.40%	1,920	4.20%	83	4.00%	4.40%	50	2.7%	-	2.7%	-	-	1,728	1,569	350
Ikebukuro YS	5,840	4.00%	239	3.80%	4.20%	6,010	4.00%	243	3.80%	4.20%	170	2.9%	-	2.0%	-	-	4,500	4,029	1,980
Hachioji First	5,070	4.70%	248	4.50%	4.90%	5,100	4.70%	252	4.50%	4.90%	30	0.6%	-	1.5%	-	-	5,679	4,813	286
Saitama Urawa	2,840	4.60%	133	4.40%	4.80%	3,000	4.60%	140	4.40%	4.80%	160	5.6%	-	5.7%	-	-	2,574	2,455	544
MM Park	41,500	4.00%	1,691	3.80%	4.20%	41,500	4.00%	1,685	3.80%	4.20%	-	-	-	(0.3)%	-	-	37,400	30,635	10,864
Queen's	22,300	3.80%	858	3.50%	4.10%	22,700	3.70%	849	3.40%	4.00%	400	1.8%	(0.10)%	(1.1)%	(0.10)%	(0.10)%	17,200	16,172	6,527
Musashi Kosugi STM	4,740	4.50%	214	4.30%	4.70%	4,640	4.50%	209	4.30%	4.70%	(100)	(2.1)%	-	(2.4)%	-	-	4,000	3,722	917
8・3 Square Kita	9,560	4.70%	467	4.50%	4.90%	9,580	4.70%	459	4.50%	4.90%	20	0.2%	-	(1.7)%	-	-	7,100	5,621	3,958
Jozenji Park	1,050	5.30%	57	5.10%	5.50%	1,050	5.30%	56	5.10%	5.50%	-	-	-	(1.1)%	-	-	1,000	964	85
Higashi Nibancho	14,100	4.80%	678	4.60%	5.00%	14,300	4.80%	681	4.60%	5.00%	200	1.4%	-	0.3%	-	-	9,950	8,573	5,726
Sendai Honma	2,700	5.00%	135	4.80%	5.20%	2,710	5.00%	136	4.80%	5.20%	10	0.4%	-	0.5%	-	-	3,174	2,804	(94)
AER	20,800	4.00%	850	3.80%	4.20%	20,600	4.00%	838	3.80%	4.20%	(200)	(1.0)%	-	(1.4)%	-	-	18,640	18,288	2,311
Daido Seimei Niigata	1,860	5.30%	101	5.10%	5.50%	1,860	5.30%	101	5.10%	5.50%	-	-	-	0.1%	-	-	1,770	1,785	74
Kanazawa Park	6,840	5.50%	400	5.30%	5.70%	6,840	5.50%	396	5.30%	5.70%	-	-	-	(1.0)%	-	-	4,580	4,347	2,492
Kanazawa Kamitsutsumicho	3,210	5.40%	179	5.20%	5.60%	3,130	5.50%	177	5.30%	5.70%	(80)	(2.5)%	0.10%	(0.7)%	0.10%	0.10%	2,780	2,498	631
Nishiki Park	5,380	4.70%	255	4.50%	4.90%	5,200	4.70%	245	4.50%	4.90%	(180)	(3.3)%	-	(3.9)%	-	-	5,975	5,000	199
Hirokoji Place	12,700	3.90%	502	3.70%	4.10%	13,100	3.80%	506	3.60%	4.00%	400	3.1%	(0.10)%	0.8%	(0.10)%	(0.10)%	8,567	7,784	5,315
Nagoya Hirokoji	13,500	4.40%	615	4.20%	4.60%	12,500	4.40%	559	4.20%	4.60%	(1,000)	(7.4)%	-	(9.2)%	-	-	14,533	15,090	(2,590)
Nagoya Misono	1,500	4.70%	73	4.50%	4.90%	1,520	4.70%	74	4.50%	4.90%	20	1.3%	-	1.1%	-	-	1,865	1,401	118
Shijo Karasuma	6,180	4.50%	281	4.30%	4.70%	6,410	4.40%	285	4.20%	4.60%	230	3.7%	(0.10)%	1.4%	(0.10)%	(0.10)%	4,400	3,751	2,658
Umeda Square	17,000	3.60%	632	3.40%	3.80%	16,000	3.60%	587	3.40%	3.80%	(1,000)	(5.9)%	-	(7.1)%	-	-	15,523	15,803	196
Shin-Fujita	19,900	4.10%	835	3.90%	4.30%	20,000	4.10%	826	3.90%	4.30%	100	0.5%	-	(1.0)%	-	-	24,000	21,433	(1,433)
Sakaisujihonmachi	3,730	4.40%	167	4.20%	4.60%	3,810	4.40%	169	4.20%	4.60%	80	2.1%	-	1.1%	-	-	4,164	3,577	232
Midosuji Daiwa	15,300	3.80%	619	3.60%	4.00%	14,700	3.80%	587	3.60%	4.00%	(600)	(3.9)%	-	(5.2)%	-	-	14,314	13,802	897
Amagasaki Front	10,100	5.40%	551	5.20%	5.60%	10,100	5.40%	551	5.20%	5.60%	-	-	-	(0.1)%	-	-	9,300	8,356	1,743
Lit City	4,450	5.40%	239	5.20%	5.60%	4,490	5.40%	239	5.20%	5.60%	40	0.9%	-	(0.1)%	-	-	4,094	2,487	2,002
NHK Hiroshima	3,450	5.30%	187	5.20%	5.50%	3,470	5.30%	187	5.20%	5.50%	20	0.6%	-	0.1%	-	-	2,770	2,914	555
Tosei Tenjin	1,610	5.00%	82	4.90%	5.20%	1,690	5.00%	85	4.90%	5.20%	80	5.0%	-	3.8%	-	-	1,550	1,331	358
Tenjin Crystal	3,110	4.60%	148	4.50%	4.80%	3,220	4.60%	152	4.50%	4.80%	110	3.5%	-	2.6%	-	-	5,000	3,723	(503)
Hinode Tenjin	4,560	4.60%	209	4.40%	4.60%	4,310	4.60%	196	4.40%	4.60%	(250)	(5.5)%	-	(6.0)%	-	-	3,657	3,391	918
Total (existing properties)	1,198,200		43,466			1,198,670		43,189			470	0.0%		(0.6)%			1,019,139	923,161	275,508
Total (incl. new/additional properties)						1,235,000		44,399									1,053,274	955,228	279,771

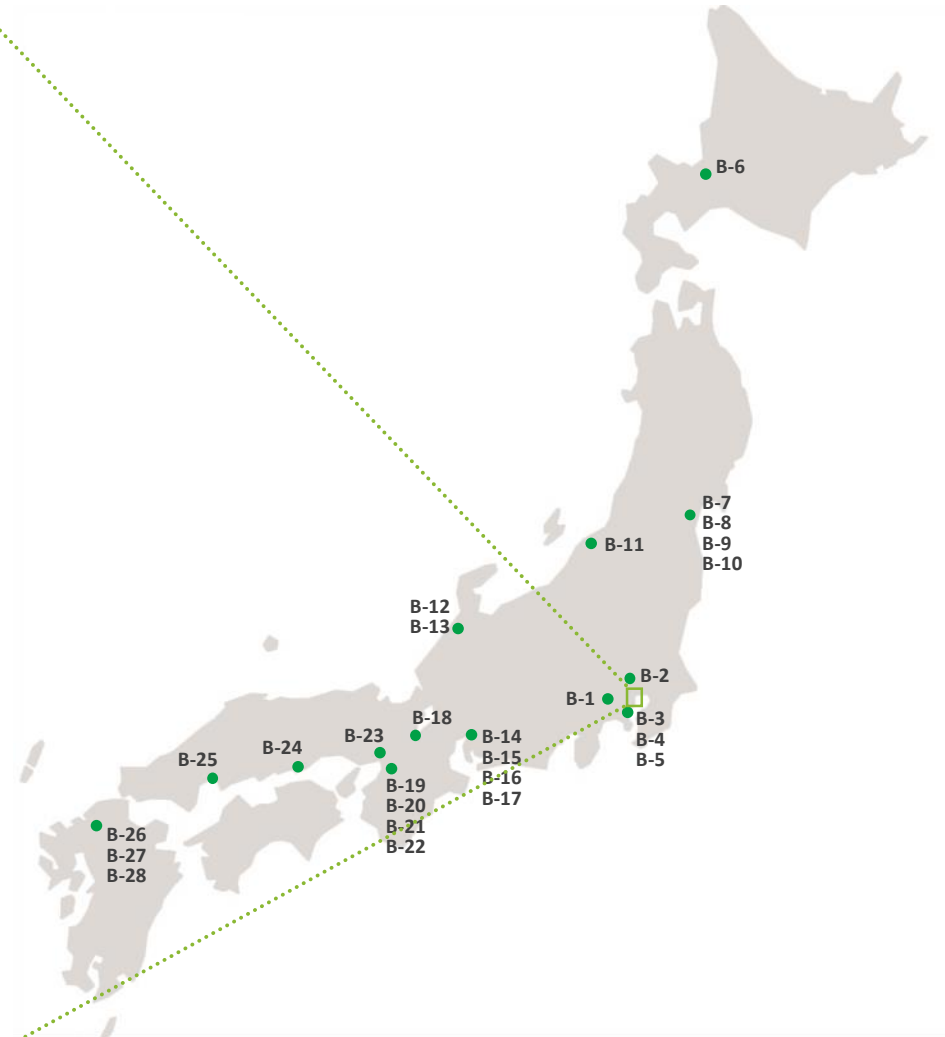
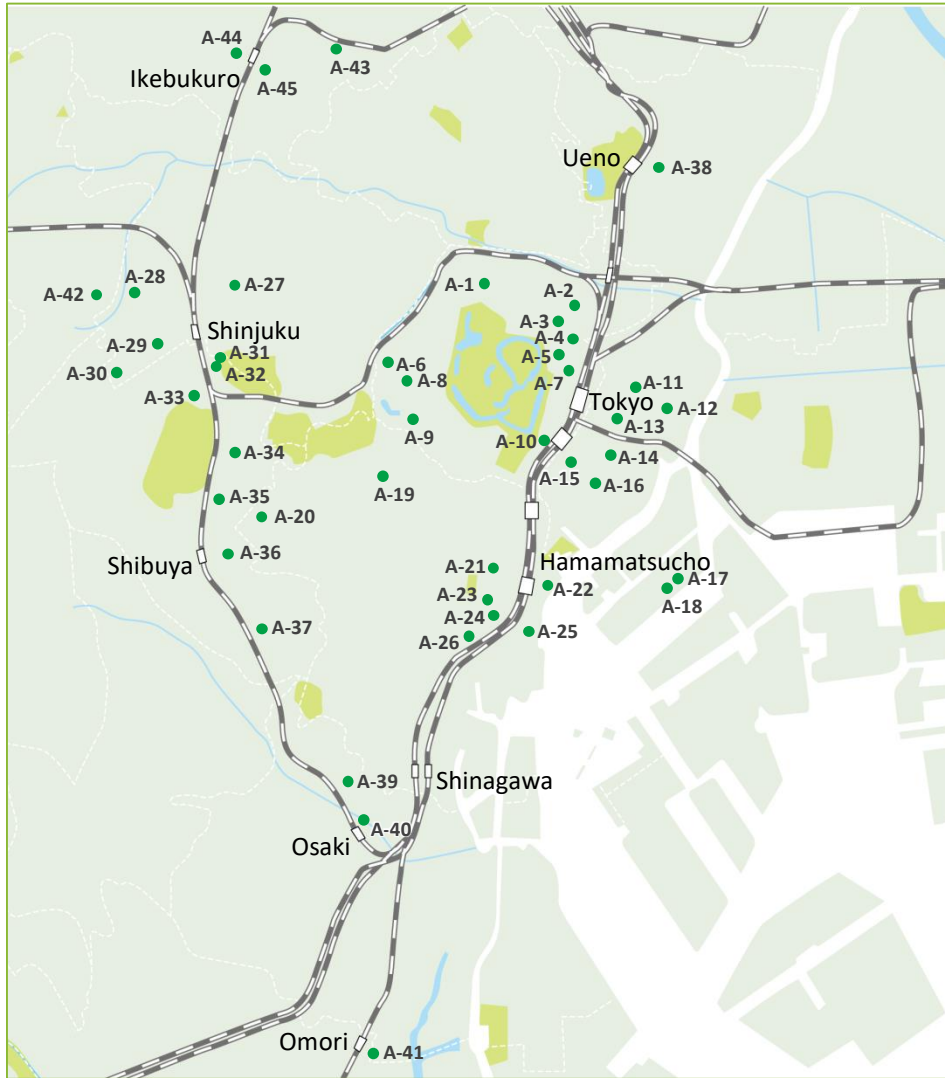
# Trends of Property Appraisal Values

(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	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 134,533	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	JPY 340,014
	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	JPY 352,090
	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	JPY 377,000
	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	1.07 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	Mar. 2020 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	1,235,000				
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	44,399				
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%	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	955,228				
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	279,771				
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%	29.3%				
<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	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	JPY 201,970			
	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	JPY 371,351			
	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	JPY 573,321			
	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	JPY 633,000			
	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	1.10 times			

\*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 Kitamaru Square



Floor area	57,279m <sup>2</sup>
Acquisition date	24 February 2006
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	January 2006
PML	1.6%
Typical floor area	1,876m <sup>2</sup>

## A-2 MD Kanda Building



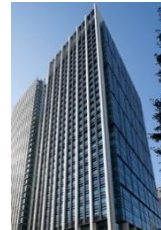
Floor area	8,185m <sup>2</sup>
Acquisition date	31 May 2002
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsui & Co. Foresight Ltd.
Completion	February 1998
PML	5.0%
Typical floor area	655m <sup>2</sup>

## A-3 Kandabashi Park Building



Floor area	9,370m <sup>2</sup>
Acquisition date	15 August 2002
Additional acquisition date	-
Ownership ratio	56.76%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	July 1993
PML	5.0%
Typical floor area	700m <sup>2</sup>

## A-4 Otemachi Financial City North Tower



Floor area	239,769m <sup>2</sup>
Acquisition date	31 March 2014
Additional acquisition date	-
Ownership ratio	3.3852192%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	October 2012
PML	0.9%
Typical floor area	2,343m <sup>2</sup>

## A-5 Otemachi Park Building



Floor area	146,611m <sup>2</sup>
Acquisition date	24 March 2020
Additional acquisition date	-
Ownership ratio	2.91%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	January 2017
PML	1.2%
Typical floor area	3,392m <sup>2</sup>

## A-6 Nibancho Garden



Floor area	57,031m <sup>2</sup>
Acquisition date	1 April 2005
Additional acquisition date	-
Ownership ratio	31.345%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	April 2004
PML	2.1%
Typical floor area	3,692m <sup>2</sup>

## A-7 Mitsubishi UFJ Trust and Banking Building



Floor area	108,171m <sup>2</sup>
Acquisition date	28 March 2007
Additional acquisition date	-
Ownership ratio	19.38402%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	February 2003
PML	1.4%
Typical floor area	1,776m <sup>2</sup>

## A-8 Burex Kojimachi Building



Floor area	6,526m <sup>2</sup>
Acquisition date	29 July 2005
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Space Design, Inc.
Completion	January 2005
PML	4.1%
Typical floor area	434m <sup>2</sup>

## A-9 Sanno Grand Building



Floor area	33,875m <sup>2</sup>
Acquisition date	31 January 2005
Additional acquisition date	03 April 2006
Ownership ratio	99.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	September 1966
PML	3.6%
Typical floor area	2,201m <sup>2</sup>

## A-10 Yurakucho Denki Building



Floor area	70,287m <sup>2</sup>
Acquisition date	1 August 2003
Additional acquisition date	-
Ownership ratio	10.78%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	September 1975
PML	3.7%
Typical floor area	1,314m <sup>2</sup>

## A-11 Front Place Nihonbashi



Floor area	11,672m <sup>2</sup>
Acquisition date	19 January 2018
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	February 2014
PML	2.3%
Typical floor area	910m <sup>2</sup>

## A-12 Kyodo Building (Kayabacho 2Chome)



Floor area	5,505m <sup>2</sup>
Acquisition date	01 March 2011
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsui & Co. Foresight Ltd.
Completion	April 1991
PML	3.6%
Typical floor area	598m <sup>2</sup>

## A-13 Burex Kyobashi Building



Floor area	5,470m <sup>2</sup>
Acquisition date	22 July 2002
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Space Design, Inc.
Completion	February 2002
PML	4.7%
Typical floor area	583m <sup>2</sup>

## A-14 Ginza 1Chome East Building



Floor area	4,976m <sup>2</sup>
Acquisition date	02 March 2015
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	May 2008
PML	2.1%
Typical floor area	529m <sup>2</sup>

## A-15 Ginza Sanwa Building



Floor area	8,851m <sup>2</sup>
Acquisition date	10 March 2005
Additional acquisition date	-
Ownership ratio	70.95%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	October 1982
PML	3.7%
Typical floor area	655m <sup>2</sup>

## A-16 Ryoshin Ginza East Mirror Building



Floor area	5,751m <sup>2</sup>
Acquisition date	15 March 2005
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	October 1998
PML	2.8%
Typical floor area	573m <sup>2</sup>

# List of Properties / PML

**A-17 Harumi Front**



Floor area	45,458m <sup>2</sup>
Acquisition date	07 January 2013
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	February 2012
PML	2.0%
Typical floor area	2,291m <sup>2</sup>

**A-18 Harumi Center Building**



Floor area	26,447m <sup>2</sup>
Acquisition date	18 December 2007
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	November 2006
PML	3.5%
Typical floor area	2,141m <sup>2</sup>

**A-19 Akasaka Park Building**



Floor area	97,489m <sup>2</sup>
Acquisition date	15 November 2011
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	July 1993
PML	1.4%
Typical floor area	2,039m <sup>2</sup>

**A-20 Aoyama Crystal Building**



Floor area	8,094m <sup>2</sup>
Acquisition date	14 March 2003
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	XYMAX ALPHA Corporation
Completion	December 1982
PML	5.4%
Typical floor area	387m <sup>2</sup>

**A-21 Clover Shiba-koen**



Floor area	3,496m <sup>2</sup>
Acquisition date	20 January 2015
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	February 2006
PML	4.6%
Typical floor area	323m <sup>2</sup>

**A-22 Shiodome Building**



Floor area	115,930m <sup>2</sup>
Acquisition date	19 December 2008
Additional acquisition date	15 January 2010 1 May 2015 30 March 2017 1 September 2017
Ownership ratio	55.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	December 2007
PML	1.4%
Typical floor area	3,501m <sup>2</sup>

**A-23 Shiba 2Chome Daimon Building**



Floor area	16,235m <sup>2</sup>
Acquisition date	10 September 2001
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Tokio Marine & Nichido Facilities, Inc.
Completion	March 1984
PML	3.0%
Typical floor area	1,163m <sup>2</sup>

**A-24 Cosmo Kanasugibashi Building**



Floor area	5,420m <sup>2</sup>
Acquisition date	25 September 2001
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	The Dai-ichi Building Co., Ltd.
Completion	March 1992
PML	7.3%
Typical floor area	528m <sup>2</sup>

**A-25 Seavans S Building**



Floor area	166,405m <sup>2</sup>
Acquisition date	31 January 2020
Additional acquisition date	-
Ownership ratio	13.45%
Property management company	Shimizu Corporation
Completion	January 1991
PML	1.7%
Typical floor area	2,012m <sup>2</sup>

**A-26 Tamachi Front Building**



Floor area	5,747m <sup>2</sup>
Acquisition date	30 March 2017
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	July 2014
PML	3.3%
Typical floor area	465m <sup>2</sup>

**A-27 Shinjuku Eastside Square**



Floor area	167,245m <sup>2</sup>
Acquisition date	1 October 2014
Additional acquisition date	25 January 2017 30 March 2018 27 March 2020
Ownership ratio	35.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	March 2012
PML	1.2%
Typical floor area	5,914m <sup>2</sup>

**A-28 Shinjuku Front Tower**



Floor area	92,092m <sup>2</sup>
Acquisition date	17 April 2018
Additional acquisition date	27 March 2020
Ownership ratio	37.16%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	August 2011
PML	2.1%
Typical floor area	1,689m <sup>2</sup>

**A-29 Shinwa Building**



Floor area	8,291m <sup>2</sup>
Acquisition date	1 September 2004
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Tokio Marine & Nichido Facilities, Inc.
Completion	November 1989
PML	7.0%
Typical floor area	750m <sup>2</sup>

**A-30 Tokyo Opera City Building**



Floor area	232,996m <sup>2</sup>
Acquisition date	13 September 2005
Additional acquisition date	24 March 2010
Ownership ratio	31.325%
Property management company	Tokyo Opera City Building Co., Ltd.
Completion	July 1996
PML	2.0%
Typical floor area	2,158m <sup>2</sup>

**A-31 Front Place Minami-Shinjuku**



Floor area	5,982m <sup>2</sup>
Acquisition date	23 January 2019
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	September 2015
PML	2.6%
Typical floor area	560m <sup>2</sup>

**A-32 LINK SQUARE SHINJUKU (Land with leasehold interest)**

Site area	1,497m <sup>2</sup>
Acquisition date	24 March 2004
Additional acquisition date	-
Ownership ratio	-
Property management company	-
Completion	-
PML	-
Typical floor area	-

# List of Properties / PML

**A-33 Yoyogi 1Chome Building**



Floor area	10,778m <sup>2</sup>
Acquisition date	1 April 2004
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Tokio Marine & Nichido Facilities, Inc.
Completion	October 2003
PML	2.2%
Typical floor area	760m <sup>2</sup>

**A-34 Jingumae Terrace**

	Floor area	4,359m <sup>2</sup>
	Acquisition date	22 November 2002
	Additional acquisition date	-
	Ownership ratio	100.0%
	Property management company	XYMAX ALPHA Corporation
	Completion	December 1987
	PML	9.6%
	Typical floor area	386m <sup>2</sup>

**A-35 Jingumae Media Square Building**

Floor area	9,420m <sup>2</sup>
Acquisition date	9 October 2003
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Mitsubishi Jisho Property Management Co., Ltd
Completion	March 1998
PML	3.3%
Typical floor area	482m <sup>2</sup>

**A-36 Shibuya Cross Tower (Land with leasehold interest)**

	Site area	5,153m <sup>2</sup>
	Acquisition date	30 November 2001
	Additional acquisition date	-
	Ownership ratio	-
	Property management company	-
	Completion	-
	PML	-
	Typical floor area	-

**A-37 Ebisu Neonato**

	Floor area	36,598m <sup>2</sup>
	Acquisition date	14 November 2003
	Additional acquisition date	1 April 2004 18 February 2014
	Ownership ratio	44.718394%
	Property management company	Mitsubishi Jisho Property Management Co., Ltd.
	Completion	October 1994
	PML	2.4%
	Typical floor area	1,231m <sup>2</sup>

**A-38 TIXTOWER UENO**

	Floor area	23,727m <sup>2</sup>
	Acquisition date	15 June 2012
	Additional acquisition date	-
	Ownership ratio	94.040229%
	Property management company	Mitsubishi Jisho Property Management Co., Ltd.
	Completion	July 2010
	PML	2.0%
	Typical floor area	1,088m <sup>2</sup>

**A-39 Higashi-Gotanda 1Chome Building**

	Floor area	6,460m <sup>2</sup>
	Acquisition date	1 November 2004
	Additional acquisition date	-
	Ownership ratio	100.0%
	Property management company	Mitsubishi Jisho Property Management Co., Ltd.
	Completion	July 2004
	PML	2.6%
	Typical floor area	664m <sup>2</sup>

**A-40 Osaki Front Tower**

	Floor area	23,673m <sup>2</sup>
	Acquisition date	1 February 2011
	Additional acquisition date	-
	Ownership ratio	100.0%
	Property management company	Mitsubishi Estate Co., Ltd.
	Completion	June 2005
	PML	3.4%
	Typical floor area	1,217m <sup>2</sup>

**A-41 Omori-Eki Higashiguchi Building**

	Floor area	14,095m <sup>2</sup>
	Acquisition date	10 September 2001
	Additional acquisition date	-
	Ownership ratio	100.0%
	Property management company	Tokio Marine & Nichido Facilities, Inc.
	Completion	July 1989
	PML	2.8%
	Typical floor area	720m <sup>2</sup>

**A-42 Harmony Tower**

	Floor area	72,729m <sup>2</sup>
	Acquisition date	28 February 2005
	Additional acquisition date	19 December 2012 27 March 2015
	Ownership ratio	38.382307%
	Property management company	Mitsubishi Iisho Property Management Co., Ltd.
	Completion	March 1997
	PML	2.0%

**A-43 Otsuka Higashi-Ikebukuro Building**

A photograph of a modern, multi-story office building with a glass and steel facade. The building is situated in an urban environment with other structures and trees visible in the background.

Floor area	9,531m <sup>2</sup>
Acquisition date	25 September 2001
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Sohgo Housing Co., Ltd.
Completion	November 1987
PML	6.1%
Typical floor area	903m <sup>2</sup>

**A-44 Ikebukuro 2Chome Building**

A photograph of a modern, multi-story building with a glass facade, identified as the Ikebukuro 2Chome Building. The building is tall and slender, with many windows. It is situated in an urban environment, with other buildings and a street visible in the foreground. The sky is clear and blue.

Floor area	3,157m <sup>2</sup>
Acquisition date	25 September 2001
Additional acquisition date	-
Ownership ratio	100.0%
Property management company	Sohgo Housing Co., Ltd.
Completion	May 1990
PML	3.4%
Typical floor area	244m <sup>2</sup>

**A-45 Ikebukuro YS Building**

	Floor area	7,464m <sup>2</sup>
	Acquisition date	02 August 2004
	Additional acquisition date	-
	Ownership ratio	100.0%
	Property management company	XYMAX ALPHA Corporation
	Completion	December 1989
	PML	5.7%
	Typical floor area	829m <sup>2</sup>



# List of Properties / PML

## B-1 Hachioji First Square



Floor area	18,329m <sup>2</sup>
Acquisition date	31 March 2005
Additional acquisition date	19 March 2008
Ownership ratio	80.4%
Property management company	Sohgo Housing Co., Ltd.
Completion	July 1996
PML	3.9%
Typical floor area	1,107m <sup>2</sup>

## B-2 Saitama Urawa Building



Floor area	6,258m <sup>2</sup>
Acquisition date	25 September 2001
Additional acquisition date	11 October 2001
Ownership ratio	100.0%
Property management company	The Dai-ichi Building Co., Ltd.
Completion	March 1990
PML	7.2%
Typical floor area	626m <sup>2</sup>

## B-3 MM Park Building



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

## B-4 Queen's Tower A



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

## B-5 Musashi Kosugi STM Building



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

## B-6 8\*3 Square Kita Building



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

## B-7 Jozenji Park Building



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

## B-8 Higashi Nibancho Square



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

## B-9 Sendai Honcho Honma Building



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

## B-10 AER



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

## B-11 Daido Seimei Niigata Building



Floor area	5,327m <sup>2</sup>
Acquisition date	1 March 2019
Additional acquisition date	-
Ownership ratio	100%
Property management company	The Dai-ichi Building Co., Ltd.
Completion	October 1998
PML	5.6%
Typical floor area	483m <sup>2</sup>

## B-12 Kanazawa Park Building



Floor area	43,481m <sup>2</sup>
Acquisition date	28 February 2002
Additional acquisition date	3 March 2003
Ownership ratio	89.0%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	October 1991
PML	4.8%
Typical floor area	2,066m <sup>2</sup>

## B-13 Kanazawa Kamitsutsumicho Building



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

## B-14 Nishiki Park Building



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

## B-15 Nagoya Hirokoji Place



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

## B-16 Nagoya Hirokoji Building



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

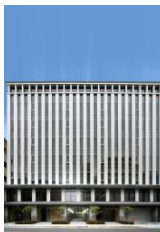
# List of Properties / PML

**B-17 Nagoya Misono Building**



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

**B-18 Shijo Karasuma Center Building**



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

**B-19 Umeda Square Building**



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

**B-20 Shin-Fujita Building**



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

**B-21 Sakaisujihonmachi Building**



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

**B-22 Midosuji Daiwa Building**



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

**B-23 Amagasaki Front Building**



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

**B-24 Lit City Building**



Floor area	52,653m <sup>2</sup>
Acquisition date	1 February 2006
Additional acquisition date	-
Ownership ratio	24.60%
Property management company	Mitsubishi Jisho Property Management Co., Ltd.
Completion	June 2005
PML	0.6%
Typical floor area	1,819m <sup>2</sup>

**B-25 NHK Hiroshima Broadcasting Center Building**



Floor area	35,217m <sup>2</sup>
Acquisition date	25 March 2004
Additional acquisition date	3 March 2008
Ownership ratio	48.753%
Property management company	Mitsubishi Estate Co., Ltd.
Completion	August 1994
PML	1.1%
Typical floor area	995m <sup>2</sup>

**B-26 Tosei Tenjin Building**



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

**B-27 Tenjin Crystal Building**



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

**B-28 Hinode Tenjin Building**



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

## 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 the 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 distributable profit 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 experts serving as a protection against conflicts of interest.

### 2 Investment Corporation focused on office buildings

(73 properties, total acquisition price: JPY 1 trillion and 53.2 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	200/09 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%

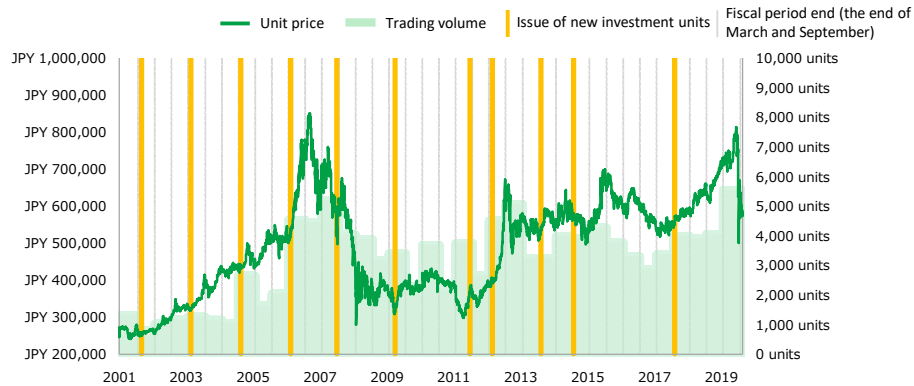
	Sep.2017 period	Mar.2018 period	Sep.2018 period	Mar.2019 period	Sep.2019 period	Mar.2020 period
NOI-linked fee	851	862	896	904	924	936
Distribution-linked fee	363	375	398	392	485	515
Acquisition fee	52	215	125	55	0	170
Disposition fee	0	50	3	0	15	32
Total AM fee	1,267	1,503	1,422	1,351	1,425	1,655

Total assets	906,507	935,561	956,645	963,676	966,390	982,607
Amount of acquisition price during the period	10,530	43,020	25,025	11,020	0	34,135
Amount of disposition price during the period	0	10,000	650	0	3,078	6,528

NOI-linked fee / Total assets	0.09%	0.09%	0.09%	0.09%	0.10%	0.10%
Distribution-linked fee / Total assets	0.04%	0.04%	0.04%	0.04%	0.05%	0.05%
Acquisition fee / Amount of acquisition price during the period	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%	0.50%
Total AM fee / Total assets	0.14%	0.16%	0.15%	0.14%	0.15%	0.17%

# Unit Price Performance

## Unit Price Performance



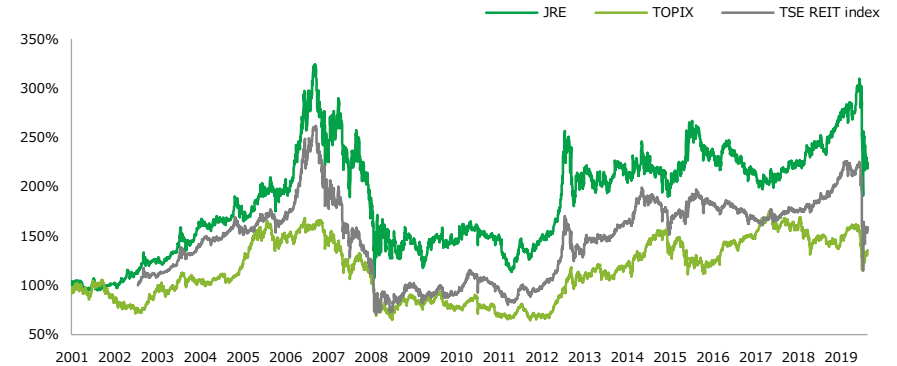
\*Unit prices are based on daily closing prices.

\*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)



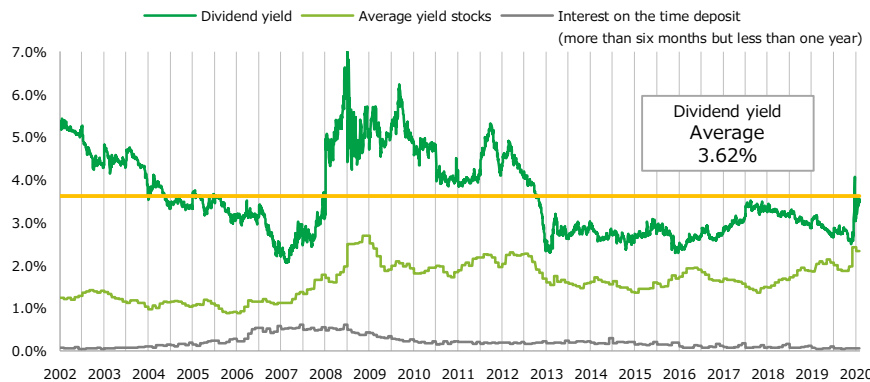
\*Unit price performance is measured based on the offer price of JPY 262,500 (after the split) for JRE and the closing prices of 1,080.83 for TOPIX on 7 September 2001. The TSE REIT index is a ratio against the closing price on 31 March 2003

\*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 30 April 2020).

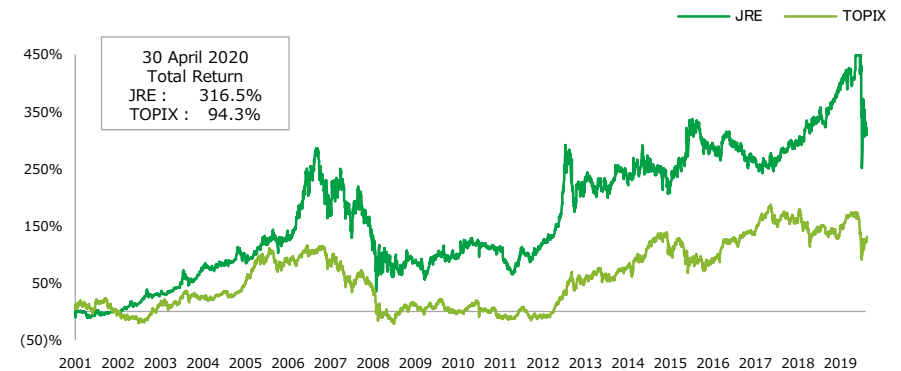
\*The average yield of stocks is based on fixed dividends and is simple average of dividend yield of stocks listed on the 1st section of TSE on a monthly basis as of April 2020.

\*Interest on the time deposit (more than six months but less than one year) is on a monthly basis as of April 2020. From March through April, the one as of February 2020 is applied

\*The vertical gray lines show ex-dividend dates.

\*Source: Bank of Japan, Tokyo Stock Exchange.

## Total Return Performance (As of 30 April 2020)



\*Total return is the rate of return on investment in JRE from 10 September 2001 to the end of each holding period.

Total return = ((the number of units acquired by reinvestment of dividends+1)×(the last closing price/the closing price on 10 September 2001)-1)×100.

\*Total return is calculated from 10 September 2001 to 30 April 2020 on a daily basis.

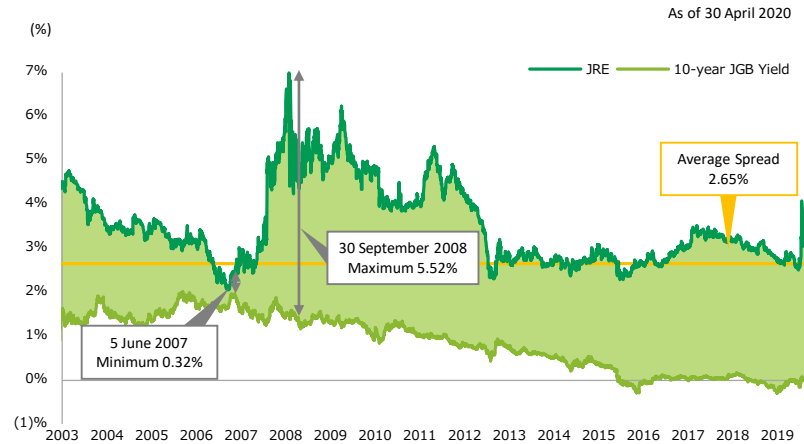
\*Source: Bloomberg



# Yield Spread Comparison / Market Capitalization



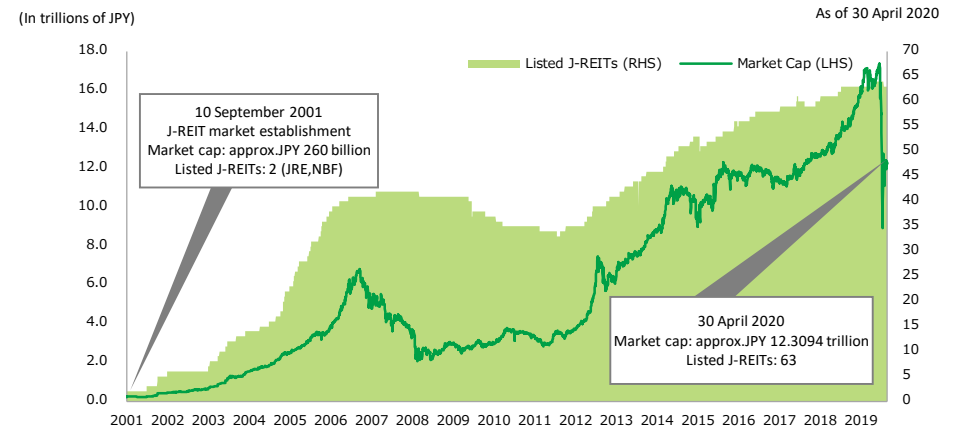
## JRE Dividend Yield Spread Against JGB



\*Daily basis data from 1 September 2003 to 30 April 2020. \*Dividend yield is based on the actual performance \*Source: Bloomberg



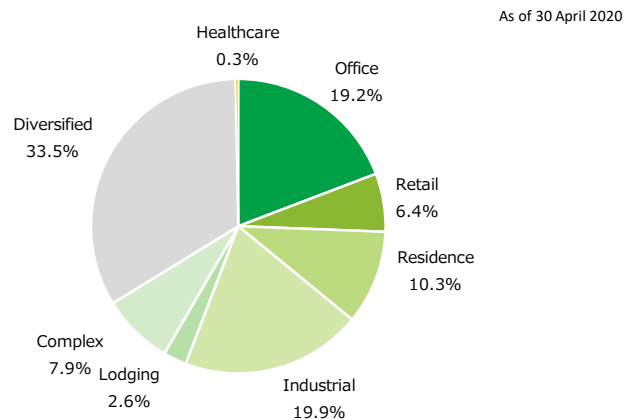
## J-REIT Market Capitalization and the Number of Listed J-REITs



\*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 rounded down to their respective units. Percentages, including those for occupancy rates, and LTV ratios are rounded to the first decimal point.
- The figures for "Rentable office area," "Rented office area," "Occupancy rate," and "Number of tenants" refer to the portion pertaining to the interest held by Japan Real Estate Investment Corporation (JRE).
- "Rentable area" and "Rented area" do not include the following: the space used for or leased as a rental meeting room, a control office, and a storage; and 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 a lease agreement for rentable floor area of a building, but not for anywhere else, 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" shows an amount recorded as an asset out of the total amount incurred for the works completed during a fiscal period that are applicable to capital expenditure, which excludes the expense capitalized as construction in progress and as home furniture, the brokerage fees, etc. associated with property acquisitions, and incidental expenses of acquisitions, such as real-estate acquisition tax, that have been included in the acquisition costs. Extension work costs are not included in "Capital expenditure."
- "Ownership ratio" shows the ratio of JRE's ownership interest in a building property and represents the following ratios for each case: a co-ownership interest ratio, for a co-owned building; a ratio of ownership interest in the common elements of a building specified in the management bylaw, etc., for a separately owned building (including a case where a sectional ownership is jointly owned with others); and a quasi co-ownership interest ratio, for a trust beneficial interest that is held with co-owners.
- "Brokerage fees, etc." = brokerage fees in connection with lease contracts + incentive fees paid to the property management companies for upward rent revisions.
- "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. 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.
- Abbreviations for property names are used on certain pages and the list of abbreviations is as below. Due to an acquisition of the building of LINK SQUARE SHINJUKU on 20 April, annotation as "(Land with leasehold interest)" will be deleted from the list for the Sep. 2020 period.
- 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	Tamachi Front Building	Tamachi Front	8・3 Square Kita Building	8・3 Square Kita
MD Kanda Building	MD Kanda	Shinjuku Eastside Square	Shinjuku Eastside	Jozenji Park Building	Jozenji Park
Kandabashi Park Building	Kandabashi Park	Shinjuku Front Tower	Shinjuku Front	Higashi Nibancho Square	Higashi Nibancho
Otemachi Financial City North Tower	Otemachi FCN	Shinwa Building	Shinwa	Sendai Honcho Honma Building	Sendai Honma
Otemachi Park Building	Otemachi Park	Tokyo Opera City Building	Tokyo Opera City	AER	AER
Nibancho Garden	Nibancho Garden	Front Place Minami-Shinjuku	FP Minami-Shinjuku	Daido Seimei Niigata Building	Daido Seimei Niigata
Mitsubishi UFJ Trust and Banking Building	Mitsubishi UFJ Trust	LINK SQUARE SHINJUKU (Land with leasehold interest)	LS SHINJUKU (Land)	Kanazawa Park Building	Kanazawa Park
Burex Kojimachi Building	Burex Kojimachi	Yoyogi 1Chome Building	Yoyogi 1Chome	Kanazawa Kamitsutsumicho Building	Kanazawa Kamitsutsumicho
Sanno Grand Building	Sanno Grand	Jingumae Terrace	Jingumae Terrace	Nishiki Park Building	Nishiki Park
Yurakucho Denki Building	Yurakucho Denki	Jingumae Media Square Building	Jingumae MS	Nagoya Hirokoji Place	Hirokoji Place
Front Place Nihonbashi	FP Nihonbashi	Shibuya Cross Tower (Land with leasehold interest)	Shibuya Cross Tower (Land)	Nagoya Hirokoji Building	Nagoya Hirokoji
Kyodo Building (Kayabacho 2Chome)	Kyodo (Kayabacho 2Chome)	Ebisu Neonato	Ebisu Neonato	Nagoya Misono Building	Nagoya Misono
Burex Kyobashi Building	Burex Kyobashi	TIXTOWER UENO	TIX UENO	Shijo Karasuma Center Building	Shijo Karasuma
Ginza 1Chome East Building	Ginza 1Chome	Higashi-Gotanda 1Chome Building	Higashi-Gotanda 1Chome	Umeda Square Building	Umeda Square
Ginza Sanwa Building	Ginza Sanwa	Osaki Front Tower	Osaki Front Tower	Shin-Fujita Building	Shin-Fujita
Ryoshin Ginza East Mirror Building	Ryoshin Ginza EM	Omori-Eki Higashiguchi Building	Omori-Eki Higashiguchi	Sakaisujihonmachi Building	Sakaisujihonmachi
Harumi Front	Harumi Front	Harmony Tower	Harmony Tower	Midosuji Daiwa Building	Midosuji Daiwa
Harumi Center Building	Harumi Center	Otsuka Higashi-Ikebukuro Building	Otsuka Higashi-Ikebukuro	Amagasaki Front Building	Amagasaki Front
Akasaka Park Building	Akasaka Park	Ikebukuro 2Chome Building	Ikebukuro 2Chome	Lit City Building	Lit City
Aoyama Crystal Building	Aoyama Crystal	Ikebukuro YS Building	Ikebukuro YS	NHK Hiroshima Broadcasting Center Building	NHK Hiroshima
Clover Shiba-koen	Clover Shiba-koen	Hachioji First Square	Hachioji First	Tosei Tenjin Building	Tosei Tenjin
Shiodome Building	Shiodome	Saitama Urawa Building	Saitama Urawa	Tenjin Crystal Building	Tenjin Crystal
Shiba 2Chome Daimon Building	Shiba 2Chome Daimon	MM Park Building	MM Park	Hinode Tenjin Building	Hinode Tenjin
Cosmo Kanasugibashi Building	Cosmo Kanasugibashi	Queen's Tower A	Queen's	Kodenmachi Shin-Nihonbashi Building	Kodenmachi
Seavans S Building	Seavans S	Musashi Kosugi STM Building	Musashi Kosugi STM	Kawasaki Isago Building	Kawasaki Isago

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