



J-PRIME

27<sup>th</sup>

**JAPAN PRIME REALTY INVESTMENT CORPORATION (8955)**

**Presentation Material  
for the 27th Fiscal Period Ended June 2015  
August 20, 2015**

(Asset Manager)

Tokyo Realty Investment Management, Inc.

## Table of Contents

1. Characteristics of JPR	2p
2. Operating Results and Forecasts of Financial Results	4p
3. Management Status and Strategies	15p
3-1. Internal Growth	16p
3-2. External Growth	20p
3-3. Financial Operations and Others	22p
3-4. Future Growth Target	26p
4. Appendix	27p

## Disclaimer

- This material contains information that constitutes forward-looking statements. Such forward-looking statements are made by Japan Prime Realty Investment Corporation and Tokyo Realty Investment Management, Inc. based on information currently available, and are therefore not guarantees of future performance. Actual results may differ materially from those in the forward-looking statements as a result of various factors including known or unknown risks and uncertainties.  
This material is solely for the purpose of providing information and it is not intended for the purpose of offering or soliciting investment, or as a recommendation to purchase or sell any specific product. Please refer any inquiries for possible purchases of units or other products of Japan Prime Realty Investment Corporation to a securities dealer.  
Although Japan Prime Realty Investment Corporation takes all possible measures to ensure the accuracy of the content provided in this material (including references to legislation and taxation), it makes no guarantee as to the accuracy of the content. Furthermore, the content may be subject to change without prior notification. Please further note that this English material is a provisional translation of the original Japanese material.
- The photos used in this material include those of the assets other than what JPR owns or plans to acquire. Please note that for land with leasehold interest, JPR owns only the land.
- Unless otherwise noted, the figures indicated in the body texts of this material are rounded down to the nearest specified unit for monetary amounts and space areas, and rounded off to the nearest specified unit for percentages, number of years and average values. Accordingly, the sum totals of monetary amounts or percentages of respective items may not match the sum totals of actual figures.

## Explanations and definitions of terms used in this material

- Acquisition price  
The sales price indicated in the purchase agreement for properties owned by JPR (exclusive of expenses related to acquisition, property taxes, city planning taxes and consumption taxes)
- Diversification  
The "Investment ratio" and "Tenant Occupancy Ratio" indicates the ratios based on the acquisition price for the former and the leasable space for the latter
- Occupancy rate (concluded contracts)  
Total leased space / total leasable space  
When simply stated as occupancy rate, it represents the occupancy rate based on concluded contracts.
- Occupancy rate (generated rents)  
Total leased space excluding leased space subject to rent-free periods / total leasable space
- Average occupancy rate  
Average figure of the occupancy rates at the end of each month of the fiscal period (period average of occupancy rates at end of months)
- Average unit rent  
Total monthly rent (including common charges) / total leased space  
Calculated based on the monthly rents indicated in the lease contracts with tenants
- NOI yield  
(Rent revenue - real estate - expenses related to rent business + depreciation) / acquisition price
- NOI yield after depreciation  
(Rent revenue - real estate - expenses related to rent business) / acquisition price  
The rent revenue - real estate, expenses related to rent business and depreciation in the formula above are calculated and annualized by dividing their respective actual values by the number of operating days for the relevant fiscal period and then multiplying them by 365 days.
- Ratio of long-term, fixed interest rate debts  
Long-term interest-bearing debts with fixed interest / interest-bearing debts
- Average maturity  
Average maturity is a weighted average calculated by dividing the remaining periods to the repayment dates and redemption dates of borrowings and investment corporation bonds at the end of each fiscal period by the balance of respective borrowings and investment corporation bonds at the end of each fiscal period (for borrowings with scheduled repayment in installments, the weighted average of the remaining periods to the scheduled repayment dates of each installment payment in accordance with the relevant repayment amount)
- Average debt costs  
Sum total of interest expenses, interest expenses on investment corporation bonds, borrowing expenses (excluding expenses for early repayment of borrowings and for commitment line agreements), amortization of investment corporation bond issuance costs and investment corporation bond management expenses, divided by the number of business days for the relevant fiscal period or relevant period and annualized by multiplying by 365 days / average balance of borrowings and investment corporation bonds for each fiscal period.
- LTV  
Interest-bearing debts / total assets (based on total assets)  
There are other calculation method of LTV  
LTV (based on unitholder's capital) = Interest-bearing debts / (interest-bearing debts + unitholder's capital)  
LTV (based on gains and losses from valuation) = Interest-bearing debts / (total assets + unrealized gains or losses from valuation)  
Unrealized losses refer to the difference between appraisal value and period-end book value.
- NAV per unit  
(Unitholders' capital + reserve for reduction entry, etc. + unrealized gains or losses) / number of units outstanding
- FFO per unit  
(Net income (excluding gains or losses on sale of real estate and extraordinary income or loss) + depreciation) / number of units outstanding
- Ratio of unrealized gains or losses  
(Appraisal value - book value) / book value
- Cap rate  
Capitalization rate by the direct capitalization method is indicated. Direct capitalization method is one of the methods to calculate the value estimated by income approach (a method to estimate the value of the target property by calculating the sum total of present value of the net operating income which the target property is expected to generate in the future), and capitalizes the net operating income of a certain period by using the capitalization rate.
- Tokyo  
"Tokyo" defined by JPR as its investment area collectively refers to "Central Tokyo" and "Greater Tokyo" as defined below, and "Other Cities" refers to other regions.  
\* 1. Central Tokyo Chiyoda, Chuo, Minato, Shinjuku, Shinagawa, Shibuya Wards  
\* 2. Greater Tokyo All other areas of Tokyo, Chiba, Kanagawa, Saitama, Prefectures



## 1. Characteristics of JPR

With the recovery in the office property leasing market under way, Japan Prime Realty Investment Corporation will work to reinforce its potential for stable growth over the long term, aiming to enhance unitholder value.

## ■ Characteristics of JPR (as of Jun. 30, 2015)

### 1. Portfolio

Constructed a combined portfolio with focused investment in office properties in Tokyo as the basic strategy

Total assets: <b>409.5</b> billion yen	No. of properties: <b>62</b>
Diversification by asset class and area	: Tokyo <b>83.1%</b> / office <b>76.8%</b>

### 2. Financial Base

Established a strong financial base with basic policy of conservatively controlling LTV, lengthening the maturity of debts, diversifying repayment dates and increasing the ratio of fixed interest rate debts, etc.

LTV : <b>42.1%</b>	Ratio of long term, fix interest rate debts : <b>99.4%</b>
No. of lenders : <b>24</b>	Credit rating : <b>AA-</b> (R&I)

### 3. Sponsors

Utilizes the comprehensive capabilities of the five sponsor companies (Tokyo Tatemono, Taisei Corporation, Yasuda Real Estate, Sompo Japan Nipponkoa Insurance and Meiji Yasuda Life Insurance) in the areas of real estate, construction and finance

Total amount of acquisitions from sponsors, etc. and based on information provided by sponsors:	<b>311.6</b> billion yen
---	--------------------------

(Note) "Total amount of acquisitions from sponsors, etc. and based on information provided by sponsors" represents the accumulated amount of the acquisition price of the real estate properties JPR has acquired since listing from the sponsors, etc. or based on the information provided by the sponsors, and includes already sold assets. "Sponsors, etc." represent the five sponsor companies of JPR, their affiliate companies and special purpose companies (SPCs) in which the sponsors have made equity investment. The same applies hereafter.

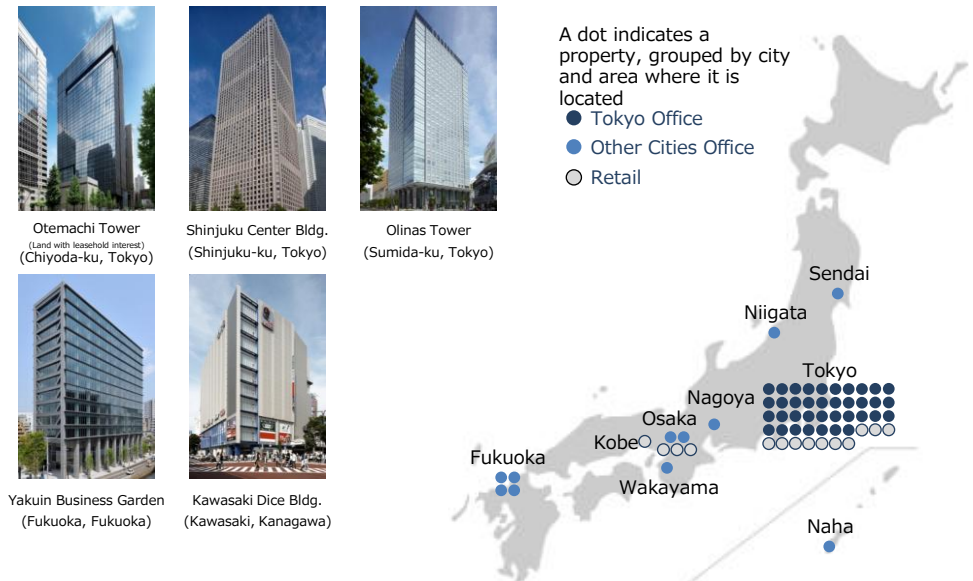
## ■ Results of Distribution per Unit (DPU)

Conducts stable cash distributions from accounts settled as many as 27 times through the latest fiscal period ended June 2015



## ■ Major Properties and Investment Area

Focuses on the Tokyo area while conducting diversified investment in major regional cities





## 2. Operating Results and Forecasts of Financial Results



DPU came to JPY6,419 for the 27th fiscal period (up 1.1% period-on-period). DPU for the 28th fiscal period is forecast to be JPY 6,510 (up 1.4% period-on-period). Steadily increased DPU toward the medium-term target established in the fiscal period ended Dec. 2014, and reinforced the grounds for stable growth over the long term

	Policies and Forecasts	Results
<b>Distribution per Unit</b>	<ul style="list-style-type: none"> <li>Achieve growth in stages toward the medium-term target of JPY6,500 [27th] 6,360 yen (up 0.1% period-on-period)</li> </ul>	<ul style="list-style-type: none"> <li>Current period's results surpassed previous period's results and forecast [Result] 6,419円 (up +1.1% period-on-period, up +0.9% from forecast) [28th (forecast)] 6,510 yen, [29th(forecast)] 6,550 yen</li> </ul>
<b>Internal Growth</b>	<ul style="list-style-type: none"> <li>Implement leasing with a focus on rent levels and promote contract renewal with upward revision of rents Rent revenue (from existing properties) +34mn yen Average occupancy rate 97.5%</li> <li>Conduct value enhancement works in preparation for future growth</li> </ul>	<ul style="list-style-type: none"> <li>With leasing progressing smoothly, rent revenue continued to increase following the previous period Rent revenue(from existing properties) +138 million yen (up 103 million yen from forecast) ※ Rent revenue and other income includes cancellation penalty Average occupancy rate 97.5% (up 0.3% period on period) Average unit rent per tsubo 14.4 thousand yen (up 0.4% period on period)</li> </ul>
<b>External Growth</b>	<ul style="list-style-type: none"> <li>Continue vigorously selective investments</li> <li>Expand pipelines for additionally acquiring sponsors' properties and co-owned properties preferentially</li> </ul>	<ul style="list-style-type: none"> <li>Additionally acquired co-ownership of Shinjuku Square Tower (use of preferential negotiation rights)</li> <li>Continuously investigated sponsor-developed properties and selectively investigated closed-bit deals</li> </ul>
<b>Financial, etc.</b>	<ul style="list-style-type: none"> <li>Promote further extending maturity of debts and reduction of interest-bearing debt cost</li> <li>Clean unrealized losses (JPY 2 billion)</li> <li>Lower LTV to 46.1%</li> </ul>	<ul style="list-style-type: none"> <li>Conducted equity procurement of 18.3 billion yen by issuing new investment units (48,000 units; including third-party allotment)</li> <li>Lowered LTV to 42.1%, expanding property acquisition capacity through debt financing to 65.0 billion yen</li> <li>New financing resulted in 7.0 billion yen, average agreed period 9.7 years and average financing interest rate 1.04%</li> <li>Cleaned unrealized losses and achieved unrealized gains of 9.3 billion yen (up 11.3 billion yen period-on-period)</li> </ul>

(Note 1) "Acquisition capacity" represents an estimate figure for the sum total of the possible acquisition value of properties to be acquired through debt financing, or the debt capacity (allowed amount of increase through debt financing) until LTV reaches 50%, which is the target upper limit of JPR in controlling LTV. However, the figure makes no guarantee as to the amount of debt financing or realization of new property acquisitions by using funds through such debt financing. The same applies hereafter.

(Note 2) "Existing properties" refer to properties that JPR has held throughout each fiscal period since the 26th fiscal period ended December 2014.

## 2. Operating Results and Forecasts of Financial Results

# Financial Highlights for the 27th Fiscal Period Ended June 2015 (2)



	26th Period (Dec. 31, 2014)	27th Period (forecasts) (Jun. 30, 2015)	27th Period (result) (Jun. 30, 2015)	Change (26th period)	Change (27th forecast)	28th Period (forecasts) (Dec. 31, 2015)	Change (27th Period)	29th Period (forecast) (Jun. 30, 2016)	Change (28th Period)
Operating revenue	13,902 mn	13,871 mn	14,251 mn	2.5%	2.7%	14,043 mn	-1.5%	14,053 mn	0.1%
NOI	9,010 mn	8,977 mn	9,260 mn	2.8%	3.1%	9,368 mn	1.2%	9,324 mn	-0.5%
Net income	5,238 mn	5,247 mn	5,603 mn	7.0%	6.8%	5,684 mn	1.4%	5,719 mn	0.6%
Distribution per unit	6,351 yen	6,360 yen	6,419 yen	1.1%	0.9%	6,510 yen	1.4%	6,550 yen	0.6%
Total number of units outstanding	825,000 units	825,000 units	873,000 units	5.8%	5.8%	873,000 units	– %	873,000 units	– %
Properties owned at end of period	62 properties	62 properties	62 properties	– %	– %	62 properties	– %	62 properties	– %
Total acquisition price	405,520 mn	405,520 mn	409,520 mn	1.0%	1.0%	409,520 mn	– %	409,520 mn	– %
Appraisal value	387,697 mn	– mn	401,948 mn	3.7%	–	–	–	–	–
NOI yield (before depreciation)	4.4%	4.5%	4.6%	0.2%p	0.1%p	4.6%	– %p	4.6%	– %p
NOI yield (after depreciation)	3.5%	3.6%	3.7%	0.2%p	0.1%p	3.6%	-0.1%p	3.7%	0.1%p
Period-end occupancy rate	97.0%	97.4%	96.7%	-0.3%p	-0.7%p	97.0%	0.3%p	96.6%	-0.4%p
Average occupancy rate	97.2%	97.5%	97.5%	0.3%p	– %p	97.2%	-0.3%p	96.7%	-0.5%p
Average unit rent per tsubo	14.3 thousand yen	14.3 thousand yen	14.4 thousand yen	0.4%	0.3%	14.4 thousand yen	-0.2%	14.4 thousand yen	0.4%
Average interest rate of interest-bearing debts	1.27%	1.24%	1.21%	-0.06%p	-2.42%p	1.19%	-0.02%p	1.15%	-0.03%p
LTV	46.1%	46.1%	42.1%	-4.0%p	-4.0%p	42.1%	-0.0%p	42.1%	-0.0%p
NAV per unit	230,437 yen	–	251,804 yen	9.3%	–	–	–	–	–

(Note 1) The forecast for the current (27th) fiscal period was made upon the announcement of financial results of the previous fiscal period.

(Note 2) Figures for total number of units outstanding, properties as owned at end of period, total acquisition price, appraisal value, period-end occupancy rate, average unit rent per tsubo, LTV and NAV per unit are as of the end of each fiscal period.

(Note 3) The average unit rent is calculated based on the amounts indicated in the lease agreements with tenants, etc. For some properties, common charges, etc. not recorded as JPR's revenue but received by the master lessees are included in the calculation.

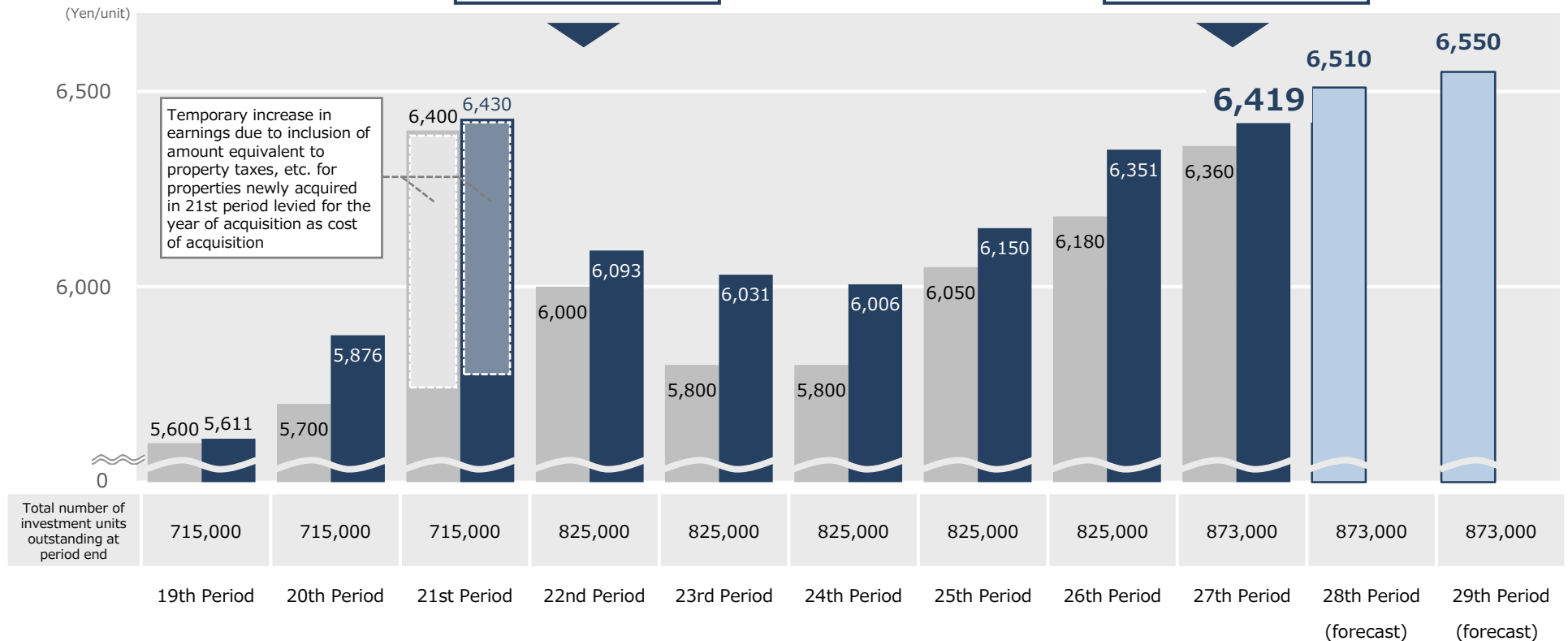
DPU remains on track of stable growth despite impacts of dilution as a result of issuing investment units through public offerings  
 Aim to achieve stable growth over the long term by effectively working on external growth and internal growth in the changing business environment

Change in Distribution per Unit

Forecast Actual result

**5th Public Offering**  
 Additional listing: Jul. 2012  
 No. of units: 110,000  
 Dilution ratio: 13.3%

**6th Public Offering**  
 Additional listing: Jun. 2015  
 No. of units: 48,000  
 Dilution ratio: 5.5%

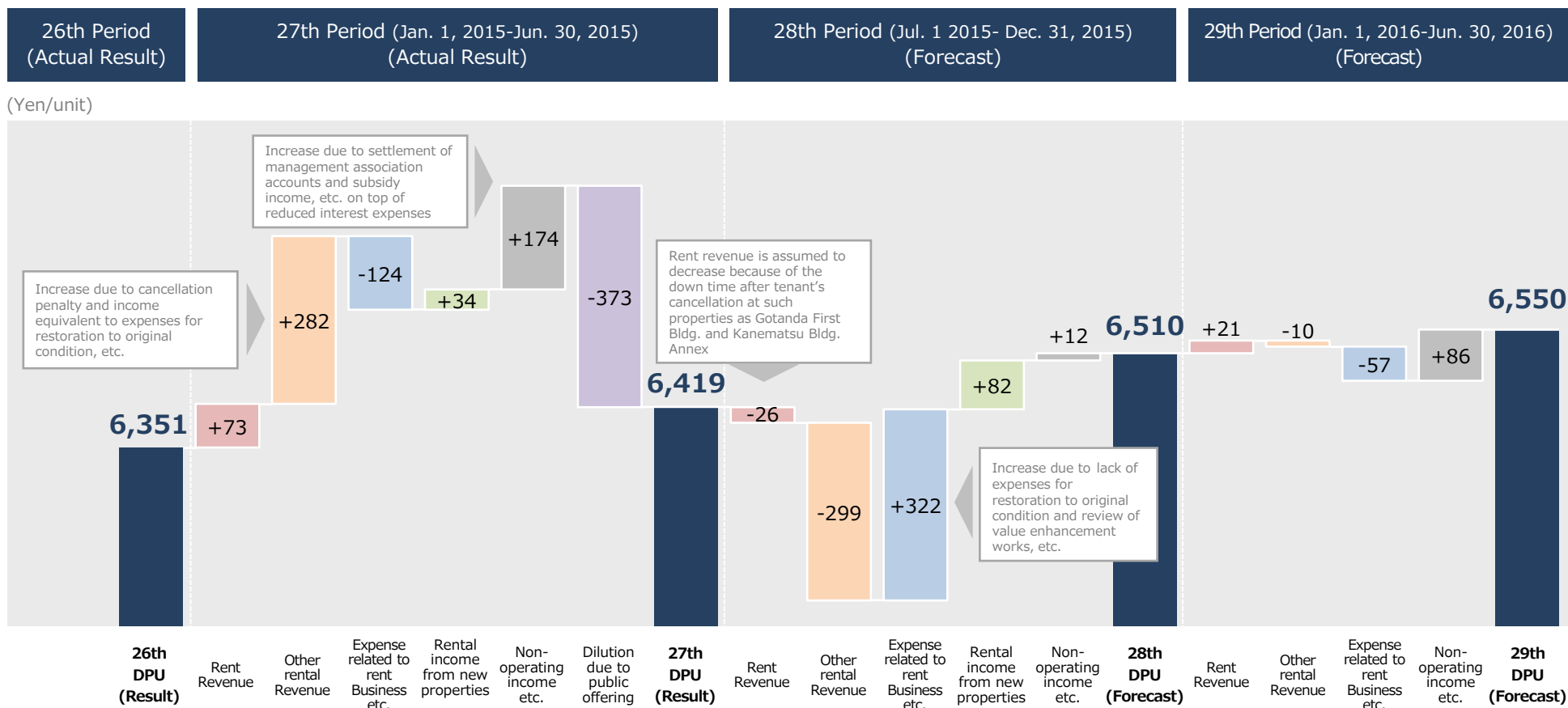


(Note) DPU includes the portion from the temporary increase in earnings due to inclusion of amount equivalent to property taxes, etc. for newly acquired properties levied for the year of acquisition as cost of acquisition.



For the 27th fiscal period, temporary revenue such as cancellation penalty for tenants' move-outs, income equivalent to expenses for restoration to original condition and subsidies was recorded DPU is expected to reach the medium-term target in the 28th fiscal period as a result of our endeavors on steady implementation of leasing and appropriate cost control

■ Factors of Period-on-Period Changes in DPU



(Note) The factors of period-on-period fluctuations show the amounts obtained by dividing the period-on-period fluctuation amounts of respective periods by the total number of investment units outstanding at period end (for the 27th period, the number of investment units outstanding at end of the 26th period).

Conducted public offering in order to expand the acquisition capacity through debt financing and enhance JPR's potential for stable growth over the long term

■ Purpose

**1. Expand the property acquisition capacity through debt financing**

Expanded acquisition capacity allows expansion of investment size as well as enhances capacity for diversified investment in consideration of the risk-return profile. JPR will endeavor on vigorously selective investments in blue-chip properties by utilizing the acquisition capacity in a dynamic manner.

**2. Further reinforce the financial base**

JPR works to appropriately control LTV, targeting to keep it at 50% or lower, with an aim to further reinforce its financial base so that it can adapt to future changes in business environment.

**3. Enhance potential for stable growth over the long term**

Timed to the growth phase through internal growth JPR is entering, JPR aims to achieve the medium-term target for DPU as well as realize stable growth over the long term through external growth by utilizing its acquisition capacity.

	Before Public Offering	After Public Offering
LTV	<b>46.8%</b>	<b>42.1%</b>
Acquisition capacity	<b>26.5</b> billion yen	<b>65.0</b> billion yen
Potential DPU through external growth after leverage adjustment	Maximum <b>+410</b> yen	Maximum <b>+960</b> yen
Growth target (DPU)	<b>6,500</b> yen	Stable growth achieving over <b>6,500</b> yen

(Note 1) "Potential DPU through external growth after leverage adjustment" is a result of a trial calculation based on the conditions assumed by JPR, and does not guarantee that the figure is realized.

(Note 2) "Growth target (DPU)" which is nothing but JPR's policy target for its management, is not related to the operating forecasts, etc. that JPR announces, and does not guarantee that the figure is achieved.

■ Overview

Offering type	Domestic public offering
Number of new investment units issued	48,000 units (Primary offering: 45,700 units, OA: 2,300 units)
Dilution ratio	5.5% ※Number of new investment units / (Total Number of unit outstanding+ Number of new investment units)
Total amount of offering	18,954 million yen (OA 908 million yen) ※ Base on issue price
Portion	Public 55: Institutional 45 (initially 60 : 40) *Credit unions and credit associations, etc. are classified as institutional
Issue resolution date	June 1, 2015
Determination of price date	June 9, 2015
Payment date	June 16, 2015
Issue price/Amount to be paid in	394,875 yen / 382,320 yen
Discount rate	2.5%

■ Change in DPU (forecast)

	26th Period (Result)	27th Period (Forecast)	28th Period (Forecast)	29th Period (Forecast)
As of Feb. 13, 2015	6,351 yen	6,360 yen	—	—
As of Jun. 1, 2015	—	6,370 yen	6,500 yen	6,550 yen

(Note) The figures are based on the operating forecasts announced in "Notice Concerning Revisions to Operating Forecasts for the Fiscal Period Ending June 30, 2015 and Operating Forecasts for the Fiscal Periods Ending December 31, 2015 and June 30, 2016" dated June 1, 2015.

## 2. Operating Results and Forecasts of Financial Results

# Statement of Income and Retained Earnings for the 27th Fiscal Period Ended June 2015



(JPY mn)

Item	26th Period (Jul 1, 2014-Dec 31, 2014)	27th Period (Jan.1, 2015-Jun.30, 2015)	Changes	Breakdown of Increase/ Decrease in Income (JPY mn)		Conversion to DPU		
				Increase	Decrease			
Rental revenue	13,043	13,159	115	External growth (properties acquired in 27th and 26th periods)		28	+34 yen	Additional acquisition of Shinjuku Square Tower contributed (additional revenue for approximately 3 months)
Other rental revenue	859	1,092	233	Increase in NOI of properties acquired in 27th period		38		
Rental revenue - real estate (a)	13,902	14,251	348	Increase in NOI of properties acquired in 26th period		6		
Operating revenue	13,902	14,251	348	Increase in depreciation related to the above properties			17	
Property and other taxes	1,985	2,026	41	Internal growth (continuously owned properties)		191	+232 yen	
Other expense related business	2,907	2,964	57	Increase in NOI		204		
Outsourcing expense	529	527	-1	(Revenues) Increase in rent revenue		60		Rent revenue from existing properties increased
Utilities expense	983	898	-84	Decrease in incidental income (seasonal factor, etc.)			89	
Casualty insurance	27	27	0	Increase in cancellation penalty, etc.		77		Increase due to agreed cancellation at such properties as Gotanda First Bldg. and Kanematsu Bldg. Annex
Repairs and maintenance	445	566	121	Increase in income equivalent to expenses for restoration to original condition		243		
Property management fee	231	238	6	Increase in others		1		
Management association accounts	556	576	20	(Expenses) Decrease in utilities expenses (seasonal factor, etc.)		85		
Others	134	129	-4	Increase in property and other taxes			37	
Depreciation	1,841	1,854	13	Increase in repairs and maintenance cost			120	Recorded implemented works corresponding to the above income equivalent to expenses for restoration to original condition
Expenses related rent business (b)	6,733	6,845	112	Increase in management association accounts cost			17	
Asset management fees	485	503	17	Decrease in depreciation		4		
Other operating expenses	206	205	0	Increase in asset management fees and administration service fees			16	
Operating expenses	7,425	7,554	129	Financial costs and other non-operating income and expenses		107	+129 yen	
Operating income	6,477	6,697	219	(Revenues) Increase in settlement of management association accounts		37		The item is recorded only in fiscal periods ending June each year
Profits (a-b)	7,169	7,406	236	Increase in insurance revenue		1		
Net operating income (NOI)	9,010	9,260	250	(Expenses) Decrease in interest expenses		69		Reduction as a result of refinancing
Non-operating income	11	50	38	Increase in other non-operating expenses			1	
Interest expenses	1,142	1,073	-69	Extraordinary income		37	+45 yen	Recorded subsidies for properties eligible for the government's Energy-Efficient Renovation Promotion Grant Program
Other non-operating expenses	107	108	1	Increase in subsidy income		37		
Non-operating expenses	1,250	1,181	-68	Dilution due to public offering			-373 yen	
Ordinary income	5,239	5,566	327					
Extraordinary income	-	37	37					
Income before income taxes	5,239	5,603	364					
Net income	5,238	5,603	364					
Unappropriated retained earnings	5,259	5,623	363					
Total number of units outstanding at end of period	825,000 units	873,000 units	48,000 units					
Distributions per units (DPU)	6,351 yen	6,419 yen	68 yen					

(Note 1) JPR added part of the retained earnings brought forward that had been internally reserved through the preceding fiscal period to the cash distributions and delivered the amount arrived at when the number of investment units outstanding is multiplied by an integer as profit distributions, with the aim of having the profit distributions deducted as expenses based on application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation) and in order to minimize the burden to unitholders incurred by accrual of corporate income tax, etc.

(Note 2) "Converted to DPU" indicates the amount obtained by dividing the degree of period-on-period changes in profits by the number of investment units outstanding at end of period (for the 27th period, the number of investment units outstanding at end of the 26th period). The same applies hereafter.

## 2. Operating Results and Forecasts of Financial Results

# Comparison with Forecasts of Financial Results for the 27th Fiscal Period Ended June 2015



(JPY mn)

Item	27th Period (Forecast)	27th Period (Result)	Changes	Breakdown of Increase/ Decrease in Income (JPY mn)		Conversion to DPU
				Increase	Decrease	
Rental revenue	13,089	13,159	69	External growth (properties acquired in 27th and 26th periods)		+27 yen
Other rental revenue	781	1,092	311	Increase in NOI of properties acquired in 27th period		
Rental revenue - real estate (a)	13,871	14,251	380	Increase in NOI of properties acquired in 26th period		
Operating revenue	13,871	14,251	380	Increase in depreciation related to the above properties		17
Property and other taxes	2,048	2,026	-21	Internal growth (continuously owned properties)		+327 yen
Other expense related business	2,844	2,964	119	Increase in NOI		
Outsourcing expense	529	527	-1	(Revenues) Increase in rent revenue		25
Utilities expense	936	898	-37	Increase in cancellation penalty, etc.		64
Casualty insurance	27	27	0	Increase in income equivalent to expenses for restoration to original condition		250
Repairs and maintenance	404	566	161	Decrease in others		3
Property management fee	232	238	6	(Expenses) Decrease in utilities expense (seasonal factor, etc.)		37
Management association accounts	577	576	-1	Decrease in property and other taxes		23
Others	137	129	-7	Increase in repairs and maintenance cost		162
Depreciation	1,844	1,854	9	Decrease in others non-operating expenses		8
Expenses related rent business (b)	6,737	6,845	107	Decrease in depreciation		7
Asset management fees	486	503	17	Decrease in asset management fees and administration service fees		19
Other operating expenses	242	205	-37	Financial costs and other non-operating income and expenses		+30 yen
Operating expenses	7,466	7,554	87	(Revenues) Increase in settlement of management association accounts		7
Operating income	6,404	6,697	292	(Expenses) Decrease in interest expenses		18
Profits (a-b)	7,133	7,406	272	Increase in other non-operating expenses		0
Net operating income (NOI)	8,977	9,260	282	Extraordinary income		+45 yen
Non-operating income	43	50	7	Increase in subsidy income		37
Interest expenses	1,091	1,073	-18	Dilution due to public offering		-373 yen
Other non-operating expenses	107	108	-0			
Non-operating expenses	1,199	1,181	-17			
Ordinary income	5,248	5,566	317			
Extraordinary income	-	37	37			
Income before income taxes	5,248	5,603	355			
Net income	5,247	5,603	355			
Unappropriated retained earnings	5,268	5,623	355			

Additional acquisition of Shinjuku Square Tower contributed (additional revenue for approximately 3 months)

Increase due to agreed cancellation at such properties as Gotanda First Bldg. and Kanematsu Bldg. Annex

Recorded implemented works corresponding to the above income equivalent to expenses for restoration to original condition

Recorded subsidies for properties eligible for the government's Energy-Efficient Renovation Promotion Grant Program

### Assumption for the 27th Fiscal Period Forecast (Jan. 1, 2015-Jun. 30, 2015)

- Investment properties owned: Total 62 properties (end of 26th period (Dec. 2014))
- Average occupancy rate: 97.5% (confirmed contracts)
- LTV (based on total assets) : 46.1% (27th period (Jun. 2015))

Total number of units outstanding at end of period 825,000 units 873,000 units 48,000 units

Distributions per units (DPU) 6,360 yen 6,419 yen 59 yen

(Note) The forecast for the current (27th) fiscal period was made upon the announcement of financial results of the previous fiscal period.

## 2. Operating Results and Forecasts of Financial Results

# Forecasts of Financial Results for the 28th Fiscal Period Ending December 2015



(JPY mn)

Item	27th Period (Result)	28th Period (Forecast)	Changes	Breakdown of Increase/ Decrease in Income (JPY mn)			Conversion to DPU	
				Increase	Decrease			
Rental revenue	13,159	13,212	53	External growth (properties acquired in 28th and 27th periods)	67		+76 yen	Additional acquisition of Shinjuku Square Tower contributed (additional revenue for 6 months)
Other rental revenue	1,092	830	-261	Increase in NOI of properties acquired in 28th and 27th period	73			
Rental revenue - real estate (a)	14,251	14,043	-208	Increase in depreciation related to the above properties		6		
Operating revenue	14,251	14,043	-208	Internal growth (continuously owned properties)	1		+1 yen	Assumes a decrease in association with a drop in the occupancy rate Due to lack of what was recorded in the previous fiscal period Due to lack of restoration works to original conditions and review of value enhancement works, etc.
Property and other taxes	2,026	2,023	-3	Increase in NOI	34			
Other expense related business	2,964	2,651	-312	(Revenues) Decrease in rent revenue		22		
Outsourcing expense	527	536	9	Increase in incidental income (seasonal factor, etc.)	81			
Utilities expense	898	967	68	Decrease in cancellation penalty, etc.		88		
Casualty insurance	27	28	1	Increase in income equivalent to expenses for restoration to original condition		250		
Repairs and maintenance	566	169	-397	Decrease in others		4		
Property management fee	238	224	-14	(Expenses) Increase in utilities expenses (seasonal factor, etc.)		68		
Management association accounts	576	585	8	Decrease in repairs and maintenance cost	397			
Others	129	139	10	Decrease in property management fee	14			
Depreciation	1,854	1,875	21	Increase in others non-operating expenses		23		
Expenses related rent business (b)	6,845	6,550	-295	Increase in depreciation		14		
Asset management fees	503	501	-1	Increase in asset management fees and administration service fees		17		
Other operating expenses	205	225	19	Financial costs and other non-operating income and expenses	45		+52 yen	Due to repayment of borrowings by using proceeds from public offering, etc.
Operating expenses	7,554	7,277	-277	(Revenues) Decrease in settlement of management association accounts		45		
Operating income	6,697	6,766	68	(Expenses) Decrease in interest expenses	82			
Profits (a-b)	7,406	7,492	86	Decrease in other non-operating expenses	9			
Net operating income (NOI)	9,260	9,368	107	Extraordinary loss		33	-38 yen	Lack of subsidies under the government's Energy-Efficient Renovation Promotion Grant Program
Non-operating income	50	4	-45	Decrease in subsidy income		33		
Interest expenses	1,073	990	-82					
Other non-operating expenses	108	99	-9					
Non-operating expenses	1,181	1,089	-91					
Ordinary income	5,566	5,681	114					
Extraordinary income	37	3	-33					
Income before income taxes	5,603	5,684	80					
Net income	5,603	5,684	80					
Unappropriated retained earnings	5,623	5,703	80					
Total number of units outstanding at end of period	873,000 units	873,000 units	0 units					
Distributions per units (DPU)	6,419 yen	6,510 yen	+91 yen					

### Assumptions for the 28th Fiscal Period Forecast (Jul. 1, 2015-Dec. 30, 2015)

- Investment properties owned: Total 62 properties (end of 27th period (Jun. 2015))
- Average occupancy rate: 97.2% (confirmed contracts)
- LTV (based on total assets) : 42.1% (27th period (Jun. 2015))

## 2. Operating Results and Forecasts of Financial Results

# Forecasts of Financial Results for the 29th Fiscal Ending June 2016



(JPY mn)

Item	28th Period (Forecast)	29th Period (Forecast)	Changes	Breakdown of Increase/ Decrease in Income (JPY mn)		Conversion to DPU
				Increase	Decrease	
Rental revenue	13,212	13,231	18	External growth (properties acquired in 29th and 28th periods)		- yen
Other rental revenue	830	822	-8	Increase in NOI of properties acquired in 29th and 28th period		
Rental revenue - real estate (a)	14,043	14,053	9	Increase in depreciation related to the above properties		
<b>Operating revenue</b>	<b>14,043</b>	<b>14,053</b>	<b>9</b>			
Property and other taxes	2,023	2,061	38	Internal growth (continuously owned properties)		40 -46 yen
Other expense related business	2,651	2,666	15	Decrease in NOI		44
Outsourcing expense	536	528	-7	(Revenues) Increase in rent revenue	18	
Utilities expense	967	898	-68	Decrease in incidental income (seasonal factor, etc.)		77
Casualty insurance	28	28	-0	Increase in cancellation penalty, etc.	66	
Repairs and maintenance	169	258	89	Increase in others	1	
Property management fee	224	226	1	(Expenses) Decrease in utilities expenses (seasonal factor, etc)	68	
Management association accounts	585	579	-5	Increase in property and other taxes		38
Others	139	146	6	Increase in repairs and maintenance cost		89
Depreciation	1,875	1,881	6	Increase in brokerage fee		11
Expenses related rent business (b)	6,550	6,610	60	Decrease in others non-operating expenses	17	
Asset management fees	501	503	1	Increase in depreciation		6
Other operating expenses	225	213	-11	Decrease in asset management fees and administration service fees	9	
<b>Operating expenses</b>	<b>7,277</b>	<b>7,327</b>	<b>50</b>			
<b>Operating income</b>	<b>6,766</b>	<b>6,725</b>	<b>-40</b>	Financial costs and other non-operating income and expenses	79	+90 yen
Profits (a-b)	7,492	7,442	-50	(Revenues) Increase in settlement of management association accounts	30	
Net operating income (NOI)	9,368	9,324	-44	(Expenses) Decrease in interest expenses	37	
Non-operating income	4	35	30	Decrease in borrowing expense	10	
Interest expenses	990	952	-37	Extraordinary income		3 -4 yen
Other non-operating expenses	99	88	-11	Decrease in subsidy income		3
Non-operating expenses	1,089	1,040	-49			
Ordinary income	5,681	5,719	38			
Extraordinary income	3	-	-3			
Income before income taxes	5,684	5,719	34			
Net income	5,684	5,719	34			
Unappropriated retained earnings	5,703	5,739	35			
Total number of units outstanding at end of period	873,000 units	873,000 units	0 units			
Distributions per units (DPU)	6,510 yen	6,550 yen	40 yen			

Assumes an increase due to partial filling of vacancy for properties subject to leasing strengthening, etc.

Assumes an increase due to cancellation of long-term contracts for office properties

Increase in value enhancement works, etc. is assumed

The item is recorded only in fiscal periods ending June each year

Lack of subsidies under the government's Energy-Efficient Renovation Promotion Grant Program

### Assumptions for the 29th Fiscal Period Forecast (Jan. 1, 2016-Jun. 30, 2016)

- Investment properties owned: Total 62 properties (end of 27th period (Jun. 2015))
- Average occupancy rate: 96.7% (certain assumed contracts included on top of the assumptions for the 28th period)
- LTV (based on total assets) : 42.1% (27th period (Jun. 2015))



(JPY mn)

Item	26th Period (As of Dec. 31, 2014)		27th Period (As of Jun. 2014)		Change	
	Amount	%	Amount	%	Amount	%
<b>Current assets</b>	23,786	5.7%	25,569	6.1%	1,783	7.5%
Cash and deposits	12,117	2.9%	12,786	3.1%	668	5.5%
Cash and deposits in trust	11,227	2.7%	12,278	2.9%	1,051	9.4%
Other current assets	442	0.1%	505	0.1%	62	14.2%
<b>Noncurrent assets</b>	390,070	94.2%	392,957	93.8%	2,886	0.7%
Tangible assets	384,928	93.0%	387,816	92.6%	2,887	0.8%
Intangible assets	4,797	1.2%	4,796	1.1%	-0	-0.0%
Investments and other assets	345	0.1%	344	0.1%	-0	-0.2%
Lease and guarantee deposits	96	0.0%	145	0.0%	49	51.2%
Others	248	0.1%	198	0.0%	-50	-20.1%
<b>Deferred assets</b>	233	0.1%	251	0.1%	18	7.8%
Investment corporation bond issuance costs	233	0.1%	207	0.0%	-26	-11.5%
Investment unit issuance expenses	-	-	44	0.0%	44	-
<b>Total assets</b>	414,091	100.0%	418,778	100.0%	4,687	1.1%
<b>Current liabilities</b>	38,420	9.3%	30,765	7.3%	-7,654	-19.9%
Short-term loans payable	-	-	1,000	0.2%	1,000	-
Current portion of long-term loan payable	19,732	4.8%	23,332	5.6%	3,600	18.2%
Current portion of investment corporation bonds	13,000	3.1%	-	-	-13,000	-100.0%
Other current liabilities	5,688	1.4%	6,433	1.5%	745	13.1%
<b>Noncurrent liabilities</b>	178,292	43.1%	171,919	41.1%	-6,372	-3.6%
Long-term loans payable	116,792	28.2%	110,626	26.4%	-6,166	-5.3%
Investment corporation bonds	41,500	10.0%	41,500	9.9%	-	-
Tenant leasehold and security deposits	20,000	4.8%	19,793	4.7%	-206	-1.0%
<b>Total liabilities</b>	216,713	52.3%	202,685	48.4%	-14,027	-6.5%
Unitholders' capital	192,044	46.4%	210,395	50.2%	18,351	9.6%
Surplus	5,333	1.3%	5,697	1.4%	363	6.8%
<b>Total net assets</b>	197,378	47.7%	216,092	51.6%	18,714	9.5%
<b>Total liabilities and net assets</b>	414,091	100.0%	418,778	100.0%	4,687	1.1%

**Cash and deposits status**

(JPY mn)

	End of 26th Period	End of 27th Period	Change
Cash and deposits (including in trust)	23,344	25,064	+1,720
Tenant leasehold and security deposits (Note)	10,500	10,955	+455

(Note) Amount equivalent to leasehold deposits released from tenants (9,500 million yen at end of 26th period and 8,838 million yen at end of 27th period) are excluded.

**Noncurrent assets**

(JPY mn)

Property acquisition (including incidental expenses)	+4,076
Capital expenditure	+660
Depreciation	-1,854
Other	+3
<b>Total</b>	<b>+2,886</b>

**Interest-bearing debt status**

(JPY mn)

	Increase	Decrease	Change
Short-term loans payable	15,000	14,000	+1,000
Long-term loans payable	7,000	9,566	-2,566
Investment corporation bonds	-	13,000	-13,000
<b>Total</b>	<b>22,000</b>	<b>36,566</b>	<b>-14,566</b>

**Net assets**

(JPY mn)

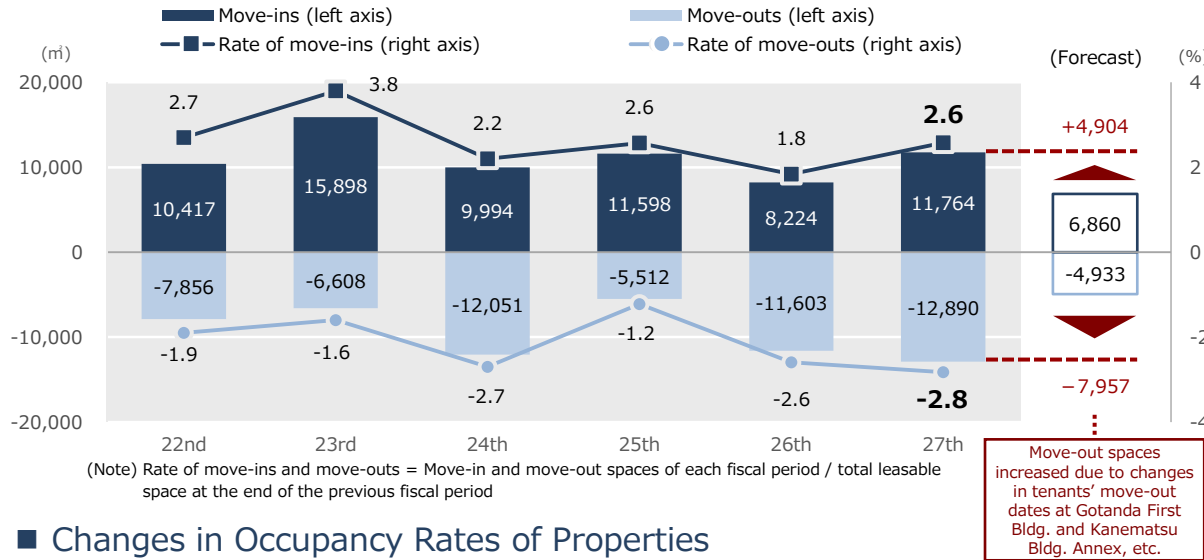
Unitholders' capital (procurement through issuance of new investment units)	+18,351
Dividends from surplus	-5,239
Net income	+5,603
<b>Total</b>	<b>+18,714</b>



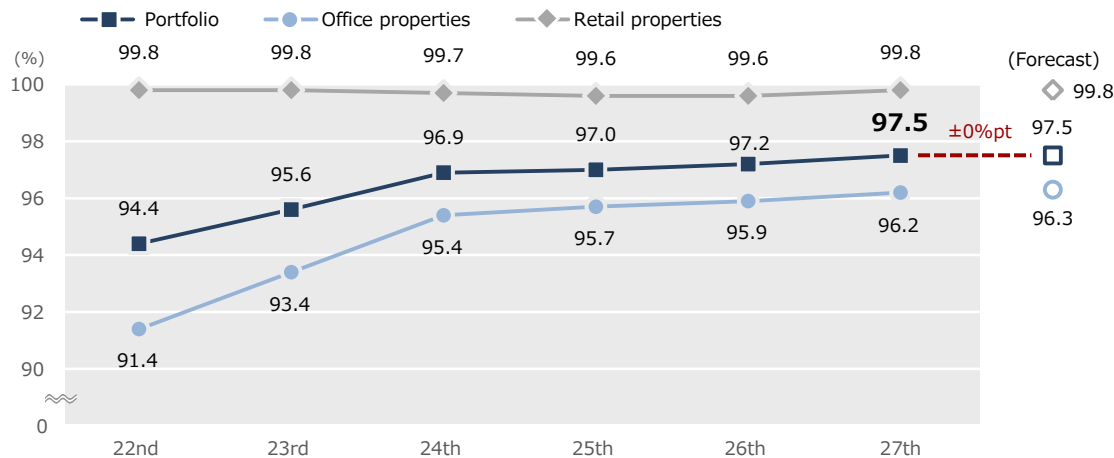
### 3. Management Status and Strategies

Although move-outs increased through agreed cancellations, invitation of new tenants progressed smoothly, raising the average occupancy rate to 97.5%

■ Changes in Move-In and Move-Out Spaces



■ Changes in Occupancy Rates of Properties



■ State of Major Leasings

- Move-out spaces increased from beginning-of-period assumption as tenants' move-out dates changed from the end of June to May as a result of agreed cancellations at Gotanda First Bldg., Kanematsu Bldg. and Kanematsu Bldg. Annex
- Invitation of new tenants progressed with an increase of over 70% from the beginning-of-period assumption
- Of the relocation demand coming from a wide variety of business types, demand from IT-related companies is particularly strong
- By rent zone, properties with rents in the latter half of the 10,000 yen level through the middle of 20,000 yen level per tsubo tend to receive many inquiries and private views

	26th period Occupancy rate	27th period Occupancy rate	Changes
	100.0%	100.0%	0%pt
Move-outs	-1,829m <sup>2</sup>	1,829m <sup>2</sup>	0m <sup>2</sup>

- Invited succeeding tenants with almost no down time after cancellation for 3 floors
- IT-related tenants, etc. newly relocated to or expanded their leased floors in the property

	26th period Occupancy rate	27th period Occupancy rate	Changes
	72.9%	86.4%	+ 13.5%pt
Move-outs	0m <sup>2</sup>	1,960m <sup>2</sup>	+ 1,960m <sup>2</sup>

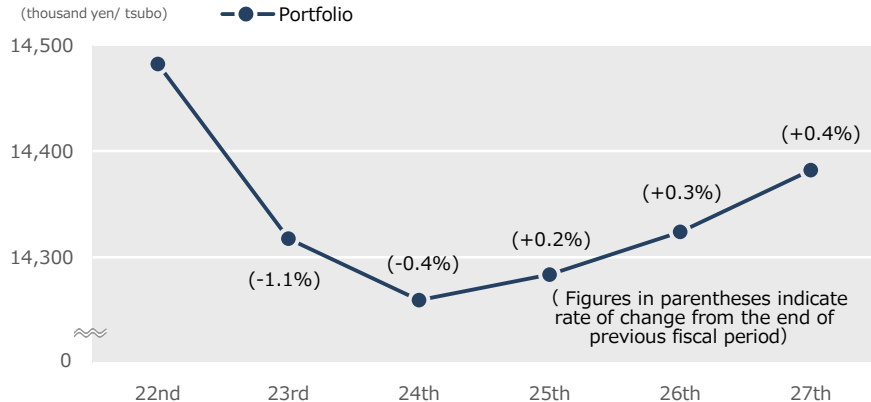
- Achieved full occupancy with new move-ins in July 2015
- Tenants engaged in electronic equipment sales or electrical utility services, etc. relocated to the property for concentrating or expanding their office floors, etc.

	26th period Occupancy rate	27th period Occupancy rate	Changes
	95.6%	100.0%	+4.4%pt
Move-outs	0m <sup>2</sup>	1,046m <sup>2</sup>	+1,046m <sup>2</sup>

- Tenants related to IT and expressway operation services relocated to the property for expanding their headquarters or expanding their office floors in the property

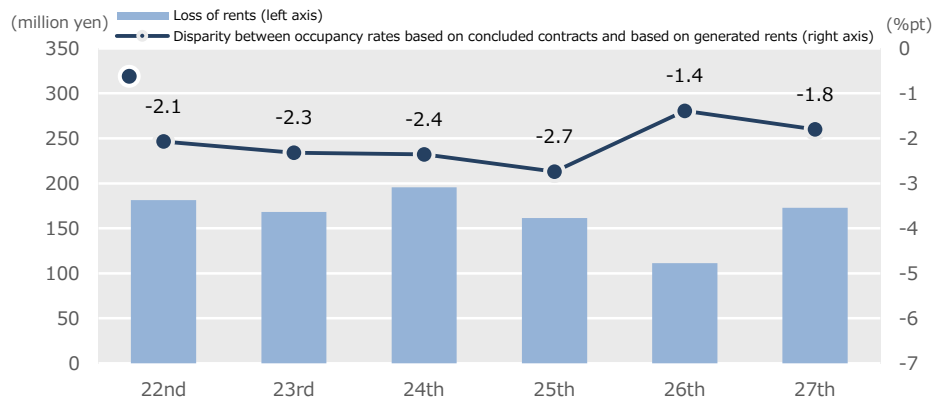
Average unit rent continued to rise with upward revision of rents proceeding further than anticipated

■ Changes in Average Monthly Rent per Unit



(Note) Average unit rent = Sum total of monthly rent (including common charges) / total leased space  
 Average unit rent is calculated based on the amounts indicated in the lease agreements with tenants (including common charges), etc. For some properties, common charges, etc. not recorded as JPR's revenue but received by the master lessees are included in the calculation.

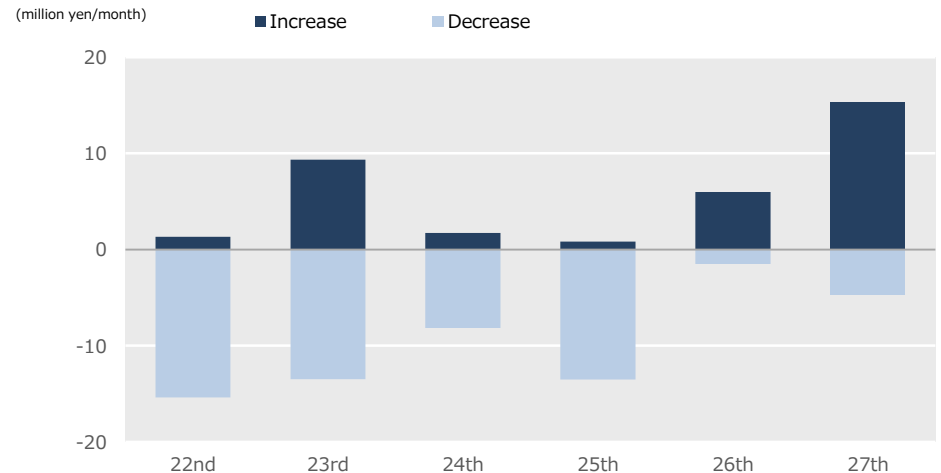
■ Changes in Loss of Rents



(Note) "Loss of rents" indicates the amount of rents, etc. which correspond to the leased spaces subject to rent exemption due to granting of rent-free periods and do not contribute to the revenue for respective fiscal periods.  
 Disparity between occupancy rates based on concluded contracts and based on generated rents = occupancy rate based on generated rents - occupancy rate based on concluded contracts (period-average of the occupancy rates at the end of each month for both)

■ Status of Rent Revisions

Changes in Revised Amount of Monthly Rent, Etc.



(Note) "Revised amount of monthly rent, etc." indicated the sum total of the increase and decrease in monthly rent, etc. revised for each fiscal period. In the amount of revised rent, etc. for the 27th period, the revised land rent of The Otemachi Tower (Land with Leasehold Interest) is recorded only for the CPI-linked portion excluding revisions to property taxes, etc.

Status of Upward Revision (27th Fiscal Period)

- The number of revision cases (36 cases) and the revision amount of monthly rent (15 million yen) both increased period-on-period and became the largest in recent years
- Upward revisions were made not only for office properties in Greater Tokyo and Other Cities as well as Central Tokyo but also for retail properties
- Large-scale upward revisions were made with office tenants for up to over 1,500 tsubos at a time and with retail tenants to whom the entire buildings are leased.
- For The Otemachi Tower (Land with Leasehold Interest), land rent was revised in link with consumer price index (CPI) (meaning an increase in NOI of the property) for 2015, which serves as the base year

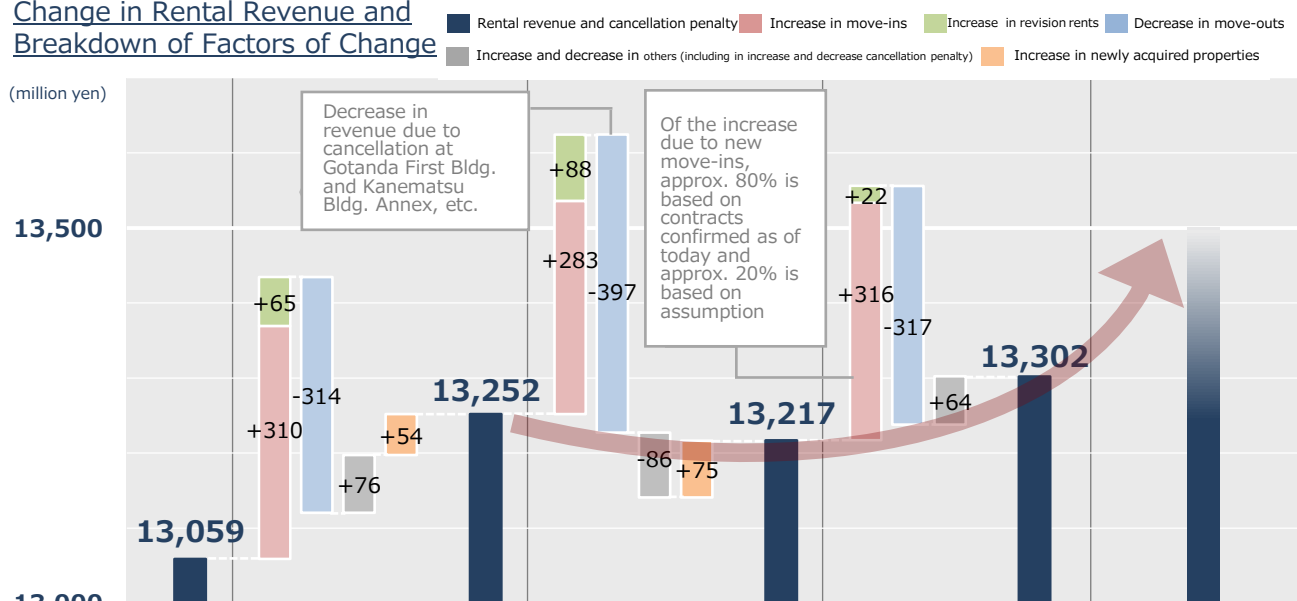
While tenant relocations will intensively impact performance in the 28th period, JPR will endeavor to raise new rents through tenant replacement

Forecast of Occupancy Rate and Rental Revenue

Change in Occupancy Rate

Occupancy Rate	27th Period (result)	28th Period (forecast)	29th Period (forecast)	Target
Concluded contracts	97.5	97.2	96.7	97.5
Generated rents	95.7	95.1	95.8	96.5
Changes	-1.8	-2.1	-0.9	-1.0

Change in Rental Revenue and Breakdown of Factors of Change



Prospects of Properties Subject to Leasing Strengthening

Property	Space for advertised lease	Assumed occupied space	28th occupancy	29th occupancy
Gotanda First Bldg.	4,234m <sup>2</sup>	1,770m <sup>2</sup>	6.5%	46.8%
Kanematsu Bldg. Annex	2,291m <sup>2</sup>	2,291m <sup>2</sup>	0.0%	21.6%

Notes for Gotanda First Bldg.:  
 • The tenant to whom the entire building was leased moved out in May 2015  
 • Of the 6 floors (standard floors) for advertised lease, 2 floors will be leased starting in Sep. 2015, and 1 floor will be leased starting in Jan 2016.

Notes for Kanematsu Bldg. Annex:  
 • The tenant to whom the entire building was leased moved out in May 2015  
 • With inquiries and applications for move-ins received from multiple tenants, lease of the entire building to a tenant is assumed to start in March 2016

Effects of lease-up of vacancies at Gotanda First Bldg., Kanematsu Bldg. and Kanematsu Bldg. Annex

29th (forecast)	Prospect of 100% (occupancy rate)
92 million yen	+183 million yen (change in 29th)

(Note ) "Prospect of 100% (occupancy rate)" is a trial calculation by JPR of rents, etc. increase in revenue (compared to the projected contribution in the 29th period) assuming 100% occupancy rates.

(Reference) Tenant changes in 30th period ending December 2016

Property	Effective date of cancellation (forecast)	Cancelled space
Benetton Shinsaibashi Bldg.	July 29, 2016	5,303m <sup>2</sup>

Note: With cancellation of the master lease agreement with the tenant to whom the entire building of the property is leased, JPR plans to succeed the sublease agreements with end tenants

(Note 1) Rent revenue includes land rent, parking lot revenues and advertisement charges as well as rents and common charges. The occupancy rate and rent revenue for the 27th fiscal period ending June 2015 are calculated based on contracts confirmed at the moment (including new contracts already concluded and notification of cancellation received). The occupancy rate and rent revenue for the 28th fiscal period ending December 2015 are calculated based on the same preconditions for the 27th fiscal period as well as on some assumed expectations.

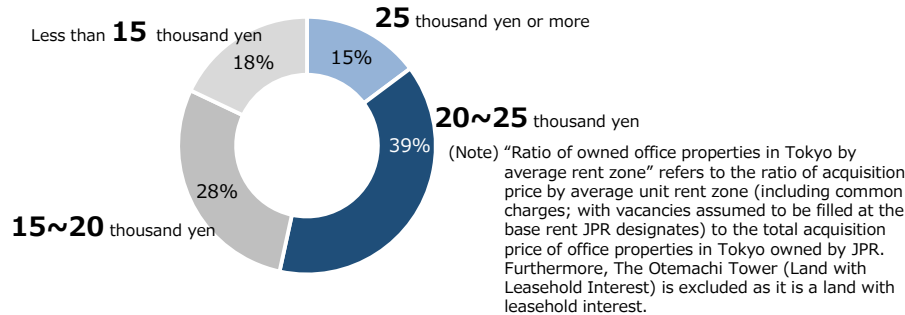
(Note 2) The internal growth target, which is nothing but JPR's policy target for its management, is not related to the operating forecasts, etc. that JPR announces, and does not guarantee that the figures are achieved.

Endeavor to promote leasing with a focus on raising rents, while flexibly reviewing target rents in accordance with changes in the market

■ Distribution Status of Rent Levels of the Portfolio Properties

As rent zones are distributed for JPR's office properties in Tokyo, JPR prepares its rent policy in accordance with changes in the market conditions, such as rent zones and areas for which tenant demand is strong.

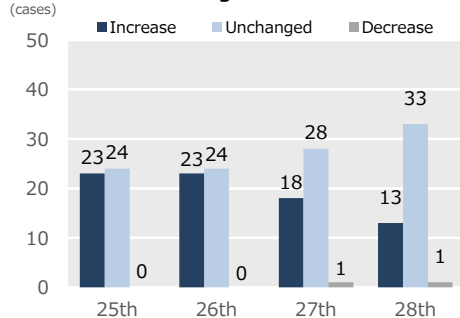
Ratio of Owned Office Properties in Tokyo by Average Rent Zone (acquisition price base)



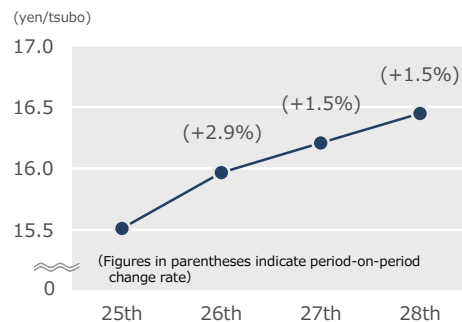
■ Preparation of Rent Policy

By preparing the "base rent" and "target rent" in its management policy for each fiscal period, JPR endeavors to invite new tenants and negotiate upward revision of rents.

Number of Cases with Changes in Target Rent



Changes in Target Rent



(Note) For the target rent set for each property (excluding some retail properties), average unit price weighted by leasable space is indicated.

■ Initiatives for Raising Rent

1. Strategic use of rent-free periods

Grant rent-free periods with the intention of raising rents in the later part of contract periods or upon contract renewal, although rent revenue will decrease at the initial part of contract periods

2. Proactively conduct value enhancement measures

Intend to improve the conclusion rate of lease contracts and raise new contract rent

3. Continuously enhance CS (tenant satisfaction)

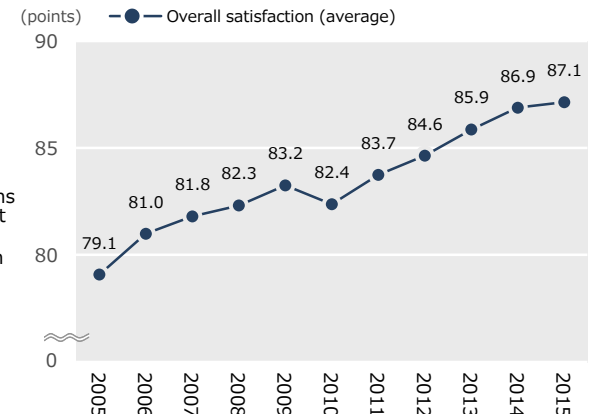
Continuous endeavors to enhance CS are proactively utilized for preventing tenants' cancellation in advance and negotiating upward revision of rents

Changes in CS Survey Results

In the results of the 2015 CS survey, the overall satisfaction (average value) marked 87.1 points (converted to 100 points as full score), the highest ever. The results show that tenants who replied "satisfied" or "somewhat satisfied," the higher two of the four choices, occupied 96.2% of all respondents.

【Overview of 2015 Tenant Satisfaction Survey】

Surveyed target: All tenants of properties owned by JPR (office tenants, etc.)  
 Survey period: May-June 2015  
 Survey method: Property management companies directly delivering and collecting questionnaires to and from persons in charge of office management at each tenant  
 Survey building: 39 buildings with 434 tenants  
 Questionnaire items: 7 areas in total, including management and administration, responses to tenants, crime prevention and safety, emergency responses and environmental preservation





Implement external growth strategy that focuses on quality by taking advantage of the acquisition capacity through debt financing

■ Acquisition Environment

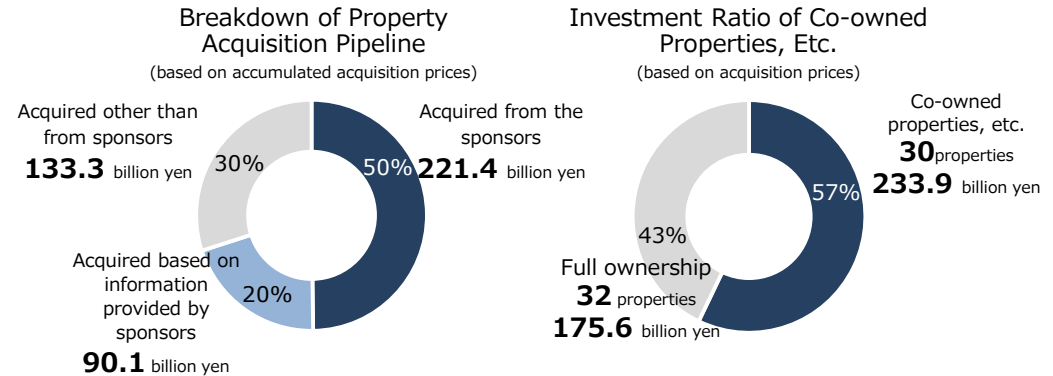
- Transaction prices remain on an upward trend through 2015
- Cap rates further decrease even for properties that are somewhat inferior in terms of location, building age and specifications, etc.
- Many of the competitors are J-REITs, and there is an increasing number of cases with market price that factored in a significant degree of rent increase in the future

■ Acquisition Policy

- Select high-quality properties and continue investigating investments although the acquisition environment becomes increasingly severe
- Focus on reinforcing property pipelines that allow JPR to conduct preferential negotiations and negotiated deals for co-owned properties, etc.

	Target	Pipeline
1.	<b>Office properties in Tokyo that allow expectations for growth</b>	<ul style="list-style-type: none"> <li>• Continuously obtain property information from the sponsors</li> <li>• Reinforce relationship for additional acquisitions based on preferential negotiation rights for co-ownership, etc.</li> </ul>
2.	<b>Urban retail properties that can secure after-depreciation yield</b>	<ul style="list-style-type: none"> <li>• Continuously investigate properties developed by the sponsors and properties through warehousing arrangements, etc.</li> </ul>
3.	<b>Properties in regional cities featuring high stability of earnings</b>	<ul style="list-style-type: none"> <li>• Investigate a wide range of selections, ranging from large-scale properties for closed-bid deals to medium-sized properties that may enable negotiated deals</li> </ul>

■ Status of Property Acquisition Pipelines and Co-Owned Properties, Etc. (As of June 30, 2015)

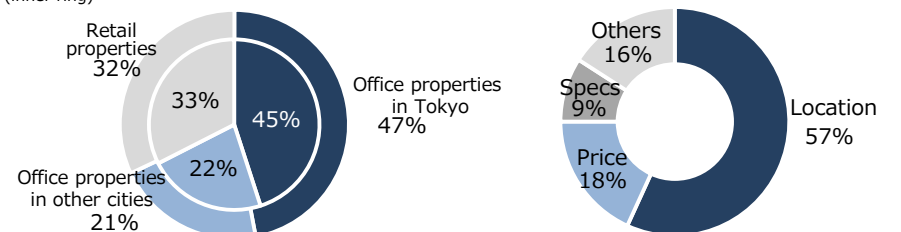


■ Investigation Status of Investment Projects  
Change in Number of Cases with Property Information Obtained and Investigated by TRI

	22nd Period	23rd Period	24th Period	25th Period	26th Period	27th Period
Number of cases with information obtained	116	131	108	119	84	84
Number of cases with information investigated	21	47	51	36	35	40

State of 27th (Fiscal Period)

Ratios of number of cases with information obtained (outer ring) and number of cases with information investigated (inner ring) (Reference) Major reasons for suspending investigation



(Note) Others: Ability to replace tenants, use and abundance with laws.



## Shinjuku Square Tower (Shinjuku Ward, Tokyo)

Acquisition price	<b>4,000</b> million yen	
Appraisal value	<b>4,580</b> million yen	
NOI yield	[Assumed on acquisition] <b>4.4%</b>	[Based on current contracts] <b>4.2%</b>
NOI yield after depreciation	[Assumed on acquisition] <b>3.4%</b>	[Based on current contracts] <b>3.0%</b>
Cap rate	[as of March 1, 2015] <b>4.3%</b>	

### Acquisition Highlights

- JPR acquired parts of the property in 2004 and 2008
- Ownership ratio surpassed majority at 62.7% after additionally acquiring interest corresponding to 23.9% by utilizing the preferential negotiation rights among co-owners

### Property Characteristics

- Ultra-skyscraper with 30 floors above ground and approximately 300 tsubos for a single floor
- The western part of the Nishi-Shinjuku area where the property is located has an increasingly progressing concentration of tenants through large-scale redevelopment projects in recent years, resulting in enhanced potential of the area
- Evaluated as a property that can secure stable tenant demand with rents, etc. set at a highly competitive level in the area, while having specifications as a ultra-skyscraper

(Note 1) Assumed NOI yield upon acquisition and Cap rate after depreciation : Calculated based on the assumed income and expenditures for the 10 years that take into account such factors as tenant replacements and rental fluctuations occurring in the ten years after the acquisition of the property; the average occupancy rate for the period is assumed to be 96% (for office sections).

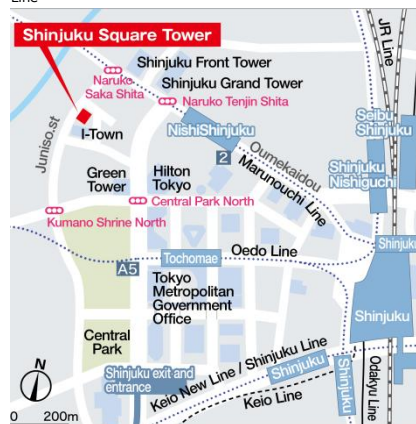
(Note 2) NOI yield and after-depreciation yield based on current contract are calculated based on the annual assumed revenues and expenditures on the premise of the contracts, etc. confirmed as of August 20, 2015.

(Note 3) Appraisal yield indicates the capitalization rate based on direct capitalization method.

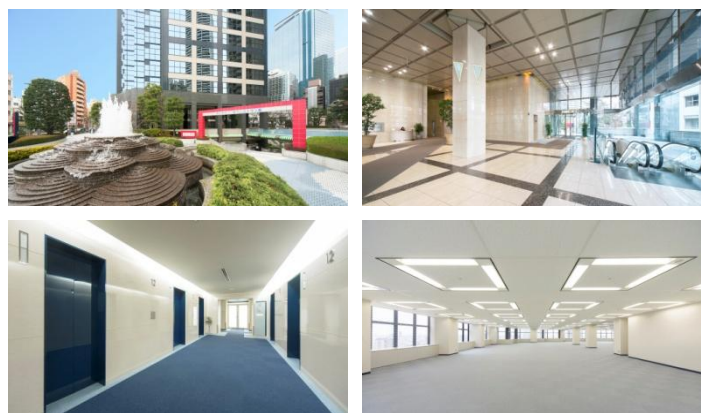
8~9 minute walk from Nishishinjuku station on the Tokyo Metro Marunouchi Line

7~8 minute walk from Nishishinjuku-5chome station on the Toei Oedo Line

Line



Location	6-22-1 Nishishinjuku, Shinjuku-ku, Tokyo
Asset	Office
Floors	B4/30F
Completion	October 1994
Total floor space	29,053.16m <sup>2</sup> (exclusive space of entire Shinjuku Square Tower)
Total leasable space	6,796.83m <sup>2</sup> (equivalent to ownership interest additionally acquired in 27th period)
Occupancy	99.9% (as of the date of this document)
Acquisition date	March 25, 2015

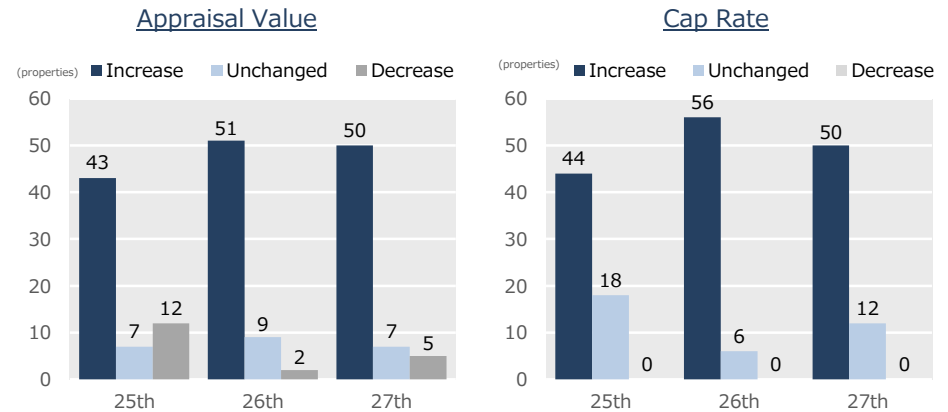


Unrealized losses were cleared due to an increase in the appraisal value, achieving unrealized gains of 9.3 billion yen

■ Period-end Appraisals

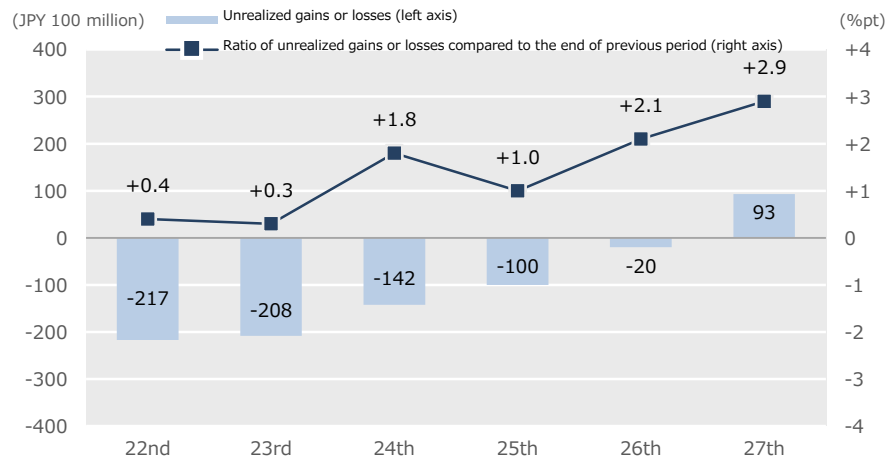
	End of 26th Period Dec. 31, 2014	End of 28th Period Jun. 30, 2015	Change
No. of properties	62	62	-
Appraisal value	387.6 billion yen	401.9 billion yen	+14.2 billion yen
Book value	389.7 billion yen	392.6 billion yen	+2.8 billion yen
Unrealized gains or losses	-2.0 billion yen	9.3 billion yen	+11.3 billion yen
Ratio of unrealized gains or losses	-0.5%	2.4%	+2.9%pt

■ Number of Properties with Changes in Appraisal Value and Cap Rate

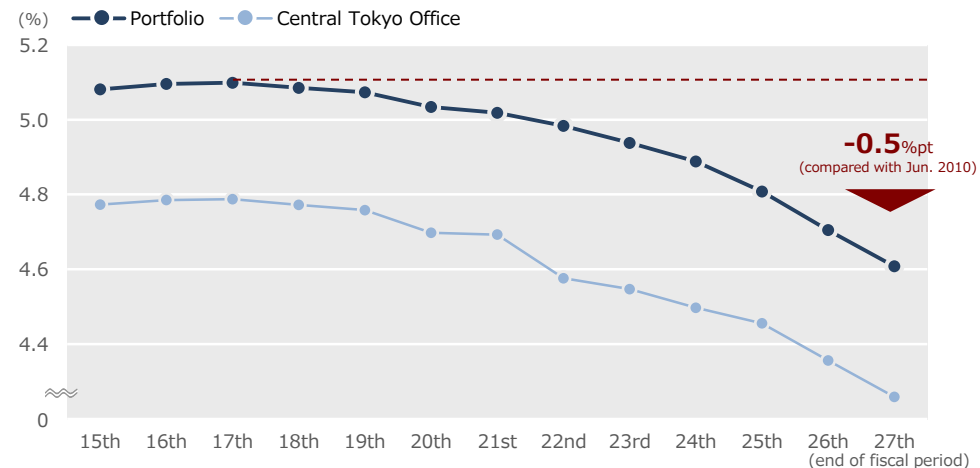


(Note) The figures represent the number of properties of which appraisal value and cap rate changed after comparing them at each point of time.

■ Changes in Unrealized Gains or Losses



■ Change in Cap Rate



(Note) The graph shows the average cap rates of the 51 properties of the portfolio and the 16 office properties in Central Tokyo, respectively, which JPR has owned since the end of June 2009.

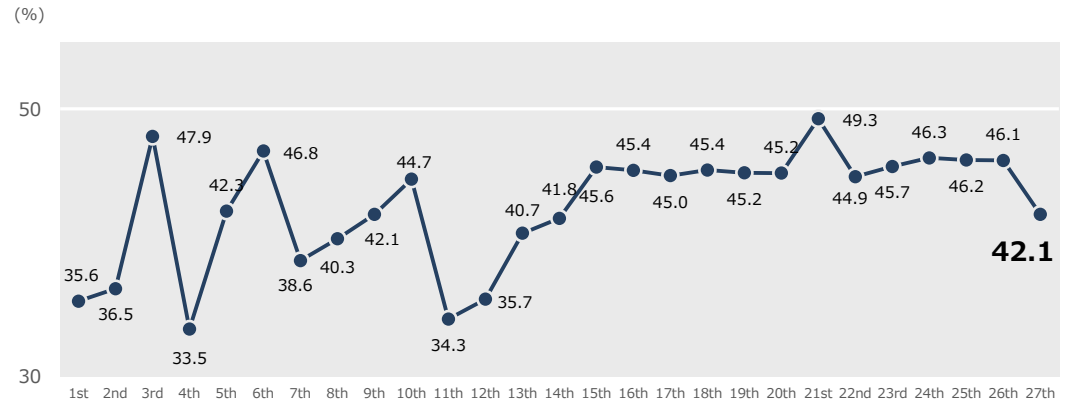
Conducted financial operations with ratio of interest-bearing debt (LTV) set at the target range of up to 50% as a rule  
 Keep high ratio of long-term, fixed interest rate debts (99.4%)

■ Main Data

	End of 26th Period	End of 27th Period	Change
LTV	46.1%	42.1%	-4.0%pt
Acquisition capacity	30 billion	65 billion	+35 billion
Ratio of long-term, fixed interest rate debts	98.2%	99.4%	+1.2%pt
Average maturity of interest-bearing debts	3.9 years	4.0 years	+0.1 years
Average interest rate of interest-bearing debts	1.27%	1.21%	-0.06%pt

(Note) "Acquisition capacity" at the end of the 26th fiscal period represents an estimate figure for the debt procurement capacity until LTV (based on fair value; 46.4% at the end of the 26th period) reaches 50%, which is the target upper limit of JPR in controlling LTV. As for the acquisition capacity at the end of the 27th fiscal period, LTV that serves as the criteria is changed from the fair value basis to the total assets basis, since unrealized gains accrued at the end of the fiscal period. Accordingly, the figure is an estimate for the debt procurement capacity until LTV (based on total assets) reaches 50%.

■ Change in LTV

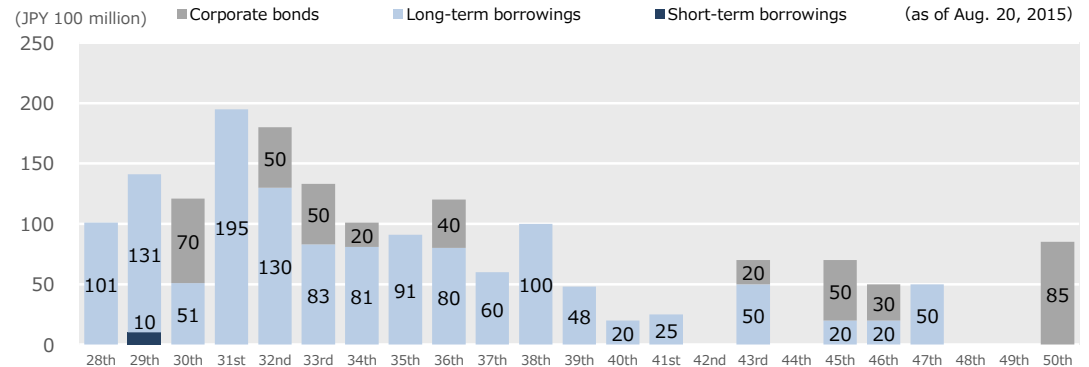


■ Credit Rating Status

(as of Aug. 20, 2015)

Credit Rating Agency	Corporate Credit Rating (Outlook)
R&I (Rating and Investment Information, Inc.)	AA- (Stable)
S&P (Standard & Poor's Ratings Japan K.K.)	Long-term : A (Stable) Short-term : A-1

■ Diversification of Repayment Dates of Interest-Bearing Debts



Conducted refinance with borrowings that have an average maturity of 9.7 years on average, centering on those maturing in 10 years, and interest rates of 1.04% on average

## Results of New Financing and Repayment (27th Period)

### Summary of New Financing and Repayment

New Financing			Repayment and Redemption	
Total financing amount	7.0 JPY bn.		Total financing amount	22.4 JPY bn.
Average agreed period	9.7 years	<b>+4.6 year</b>	Average agreed period	5.1 years
Average debt cost	1.04%	<b>-0.37%pt</b>	Average debt cost	1.41%

### Details of New Financing and Repayment

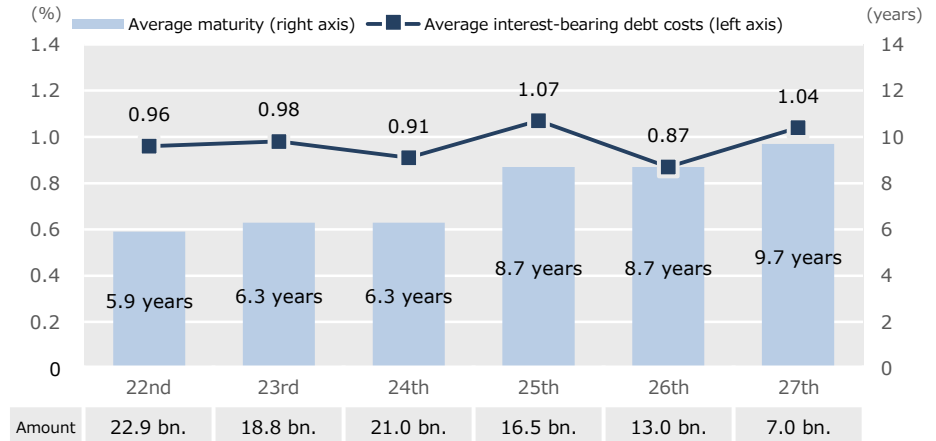
Date	Lender	Amount (JPY mn)	Term (years)	Interest rate	Amount (JPY mn)	Term (years)	Interest rate
Feb.5	Meiji Yasuda Life Insurance Company	1,000	10	1.04%	1,000	7	1.67%
Mar.11	Mizuho Bank, Ltd.	2,000	9	1.01%	2,000	5	1.68%
Mar.24	Mizuho Bank, Ltd.	2,000	10	1.06%	-	-	-
Mar.24	Development Bank of Japan Inc.	2,000	10	1.06%	-	-	-
					4,000	5	1.68%
					2,000	7	1.73%
					7,000	5	1.27%
					2,000	7	2.26%
					3,400	3.5	0.62%
					1,000	3	0.84%
<b>Total and average</b>		<b>7,000</b>	<b>9.7</b>	<b>1.04%</b>	<b>22,400</b>	<b>5.1</b>	<b>1.41%</b>

Repaid 18.4 billion yen by using proceeds from public offering, etc.  
(with the difference of 1.0 billion yen from the repayment amount refinanced into short-term debt)

(Note 1) Short-term debt is excluded.

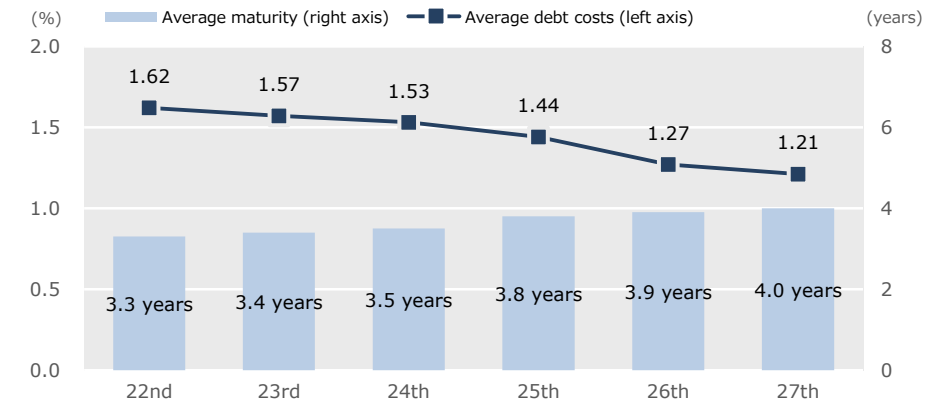
(Note 2) New loans as of March 24, 2015 were used for property acquisition.

## Changes in Results of New Financing



(Note) Short-term debt is excluded.

## Change in Average Maturity and Average Debts Cost





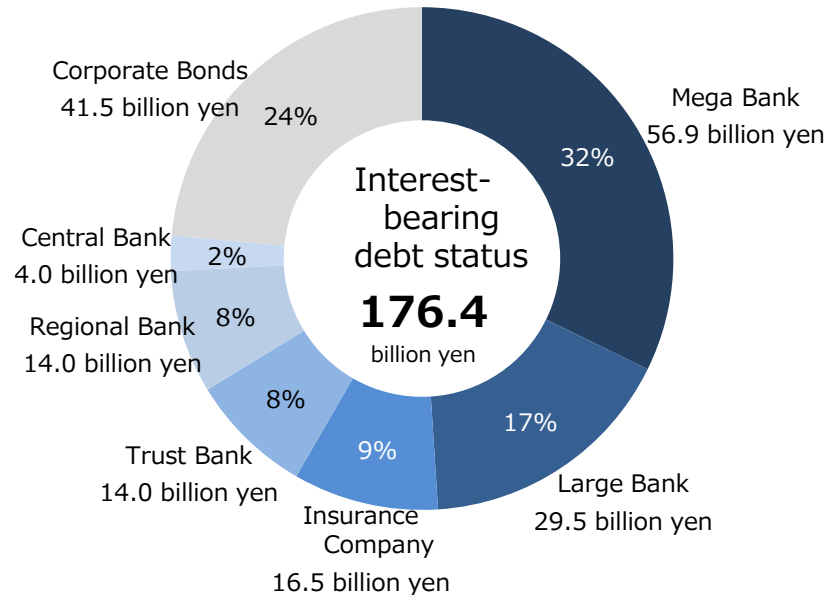
Established a lender formation with 24 financial institutions, making it the basic policy to do business with them in negotiated deals

Issued investment corporation bonds in a dynamic and flexible manner since listing, aiming to diversify lenders and reduce financing costs

■ Status of Borrowings

Lender	Balance as of Jun. 30, 2015 (JPY mn)
Mizuho Bank, Ltd.	26,000
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	18,000
Sumitomo Mitsui Banking Corporation	12,900
Shinsei Bank, Limited	9,000
Aozora Bank, Ltd.	7,900
Development Bank of Japan Inc.	7,620
Mizuho Trust & Banking Co., Ltd.	7,000
Mitsubishi UFJ Trust and Banking Corporation	6,000
The Bank of Fukuoka, Ltd.	5,000
Meiji Yasuda Life Insurance Company	4,538
Sompo Japan Nipponkoa Insurance Inc.	4,000
ORIX Bank Corporation	3,000
Shinkin Central Bank	3,000
The Shinkumi Federation Bank	3,000
Taiyo Life Insurance Company	3,000
The Chugoku Bank, Ltd.	3,000
The Nishi-Nippon City Bank, Ltd.	3,000
The Hachijuni Bank, Ltd.	2,000
Resona Bank, Limited	2,000
The Iyo Bank, Ltd.	1,000
Daido Life Insurance Company	1,000
Tokyo Marine & Nichido Fire Insurance Co., Ltd.	1,000
The Norinchukin Bank	1,000
Sumitomo Mitsui Trust Bank (Note 2)	1,000
<b>Total borrowings</b>	<b>134,958</b>

Lenders of Interest-bearing Debt (as of Jun. 30, 2015)



(Note 1) All borrowings are unsecured and unguaranteed.  
 (Note 2) This is a short-term borrowing (floating rates of interest).  
 (Note 3) All borrowings are long-term, fixed interest rate debt except for (Note 2).

■ Status of Corporate Bonds

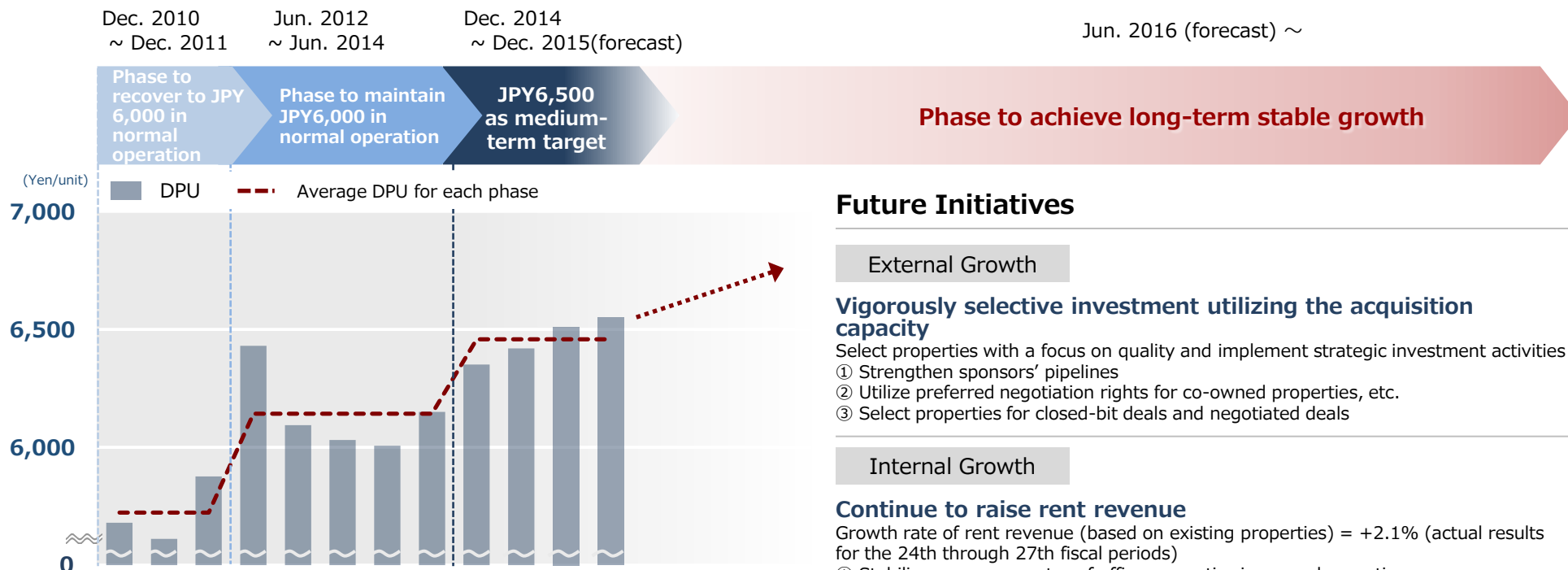
Name	Balance as of Jun. 30, 2015 (JPY mn)
7th Series of Corporate Bonds	4,500
13th Series of Corporate Bonds	7,000
14th Series of Corporate Bonds	2,000
15th Series of Corporate Bonds	5,000
16th Series of Corporate Bonds	2,000
17th Series of Corporate Bonds	5,000
18th Series of Corporate Bonds	2,000
19th Series of Corporate Bonds	5,000
20th Series of Corporate Bonds	2,000
21th Series of Corporate Bonds	4,000
22th Series of Corporate Bonds	3,000
<b>Balance of corporate bonds</b>	<b>41,500</b>

■ Status of Commitment Line Contract

Lender	Balance as of Jun. 30, 2015 (JPY mn)
Mizuho Bank, Ltd.	4,000
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,000
Sumitomo Mitsui Banking Corporation	4,000
Aozora Bank, Ltd.	4,000
Mizuho Trust & Banking Co., Ltd.	4,000
Mitsubishi UFJ Trust and Banking Corporation	4,000
Resona Bank, Limited	4,000
<b>Total commitment line</b>	<b>28,000</b>



Aim to achieve continuous growth of DPU mainly through steady internal growth with an increase in rents, while taking advantage of the property acquisition capacity through debt financing that has been expanded as a result of equity financing through public offering



### Future Initiatives

#### External Growth

#### Vigorously selective investment utilizing the acquisition capacity

Select properties with a focus on quality and implement strategic investment activities

- ① Strengthen sponsors' pipelines
- ② Utilize preferred negotiation rights for co-owned properties, etc.
- ③ Select properties for closed-bit deals and negotiated deals

#### Internal Growth

#### Continue to raise rent revenue

Growth rate of rent revenue (based on existing properties) = +2.1% (actual results for the 24th through 27th fiscal periods)

- ① Stabilize occupancy rates of office properties in normal operation
- ② Reduce loss of rents by increasing the occupancy rate based on generated rents
- ③ Raise new contract rents and increasing upward revision of rents

#### Financial Operation

#### Conduct appropriate control of debt costs with considerations given to the balance between DPU growth and financial stability

- ① Set up durations that take into account the impact of debt costs on DPU and the balance of distributed maturity dates, etc.
- ② Control LTV in a way adaptable to the increase in interest rates over the medium to long term

(Note) These initiatives are just plans or targets, and there is no guarantee that they are actually implemented.

### Initiatives Taken to Date

- [External Growth]** Implemented vigorously selective investments primarily in office properties in Tokyo, which perform better than the average NOI yield of the portfolio
- [Internal Growth]** Rent revenue from existing properties reversed to an upward trend due to implementation of leasing with a focus on rent levels
- [Financial Operation]** Reduced debt costs by refinancing borrowings with relatively high interest rates procured after the global financial crisis and investment corporation bonds that have long maturity to redemption



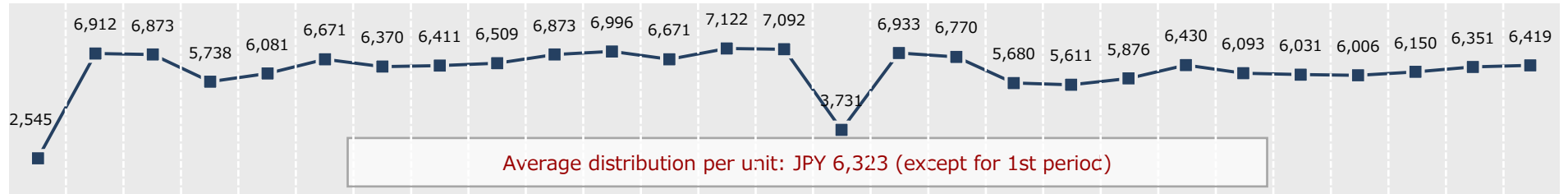
## 4. Appendix

	26th Period Dec. 2014	27th Period Jun. 2015
1 Operating revenue	13,902 mn yen	14,251 mn yen
2 Rent revenue – real estate	13,902 mn yen	14,251 mn yen
3 Expenses related to rent business	6,733 mn yen	6,845 mn yen
4 Profits	7,169 mn yen	7,406 mn yen
5 Depreciation	1,841 mn yen	1,854 mn yen
6 Net income	5,238 mn yen	5,603 mn yen
7 Total assets	414,091 mn yen	418,778 mn yen
8 Short-term loans payable	- mn yen	1,000 mn yen
9 Long-term loans payable	136,524 mn yen	133,958 mn yen
10 Investment corporation bonds	54,500 mn yen	41,500 mn yen
11 Capital expenditure	706 mn yen	660 mn yen
12 Net assets	197,378 mn yen	216,092 mn yen
13 Unitholders' capital	192,044 mn yen	210,395 mn yen
14 NOI	9,010 mn yen	9,260 mn yen
15 NOI yield (based on acquisition price)	4.4%	4.6%
16 NOI yield (based on gains or losses from valuation)	4.6%	4.8%
17 NOI yield (based on appraisal value)	4.6%	4.6%
18 Implied cap rate	3.4%	3.6%
19 FFO (annualized)	14,043 mn yen	15,038 mn yen
20 AFFO	6,373 mn yen	6,796 mn yen
21 EBITDA	8,318 mn yen	8,551 mn yen
22 DSCR	7.2 times	7.9 times
23 LTV (based on total assets)	46.1%	42.1%
24 LTV (based on fair value)	46.4%	41.2%
25 LTV (based on unitholders' capital)	49.9%	45.6%
26 Ratio of long-term interest-bearing debts	98.2%	99.4%
27 Average interest rate of interest-bearing debts	1.27%	1.21%
28 Average maturity of interest-bearing debts	3.9 years	4.0 years

	26th Period Dec. 2014	27th Period Jun. 2015
29 Number of units outstanding	825,000□	873,000□
30 Total cash distributions	5,239 mn yen	5,603 mn yen
31 Distribution per unit	6,351 yen	6,419 yen
32 Distribution per unit (annualized)	12,598 yen	12,944 yen
33 Net assets per unit	239,246 yen	247,529 yen
34 FFO per unit (annualized)	17,022 yen	17,225 yen
35 AFFO payout ratio	82.2%	82.4%
36 Investment unit price (immediately before the ex-rights date)	425,000 yen	397,000 yen
37 PER	33.7 times	30.7 times
38 FFO multiple	25.0 times	23.1 times
39 ROE	5.4%	5.2%
40 PBR	1.8 times	1.6 times
41 Distribution yield (%)	3.0%	3.3%
42 NAV	190,110 mn yen	219,825 mn yen
43 NAV per unit	230,437 yen	251,804 yen
44 NAV multiple	1.8 times	1.6 times
45 Appraisal value	387,697 mn yen	401,948 mn yen
46 Book value	389,724 mn yen	392,612 mn yen
47 Unrealized gains or losses	-2,027 mn yen	9,335 mn yen
48 PML value	2.0%	2.0%
49 Acquisition price	405,520 mn yen	409,520 mn yen
Next Fiscal Period (Forecast)		
50 Operating revenue	13,871 mn yen	14,043 mn yen
51 Net income	5,247 mn yen	5,684 mn yen
52 Distribution per unit	6,360 yen	6,510 yen
53 Distribution per unit (annualized)	12,825 yen	12,914 yen

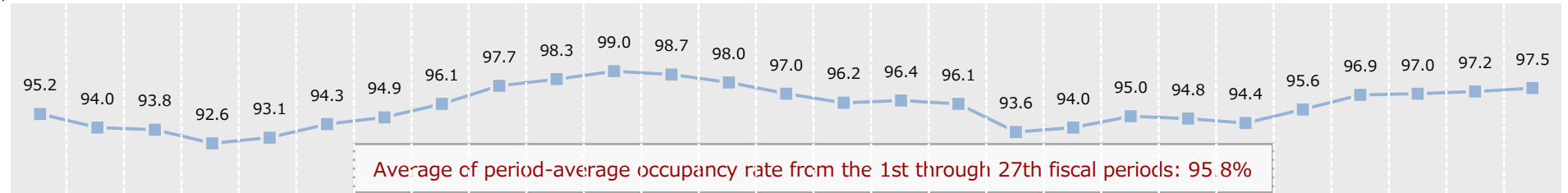
■ Changes in Distribution per Unit

(JPY/unit)



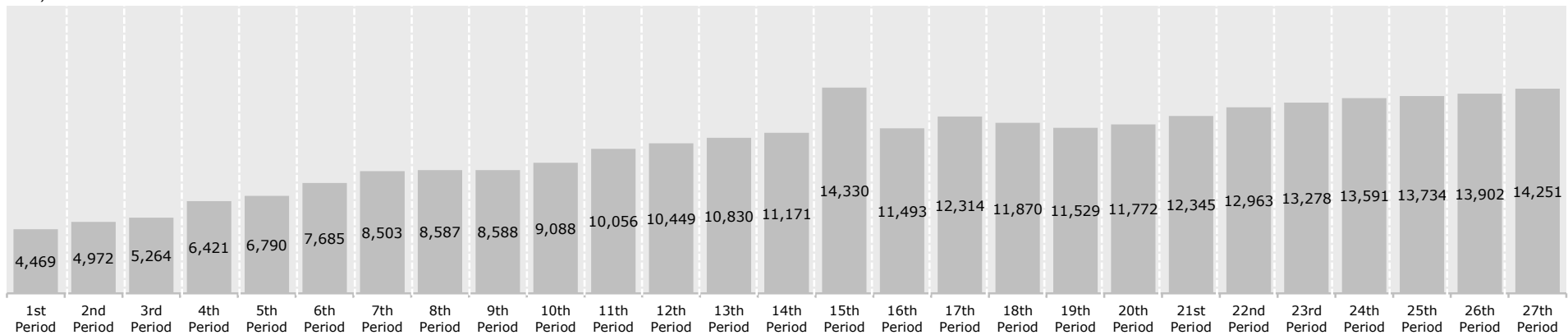
■ Changes in Average Occupancy Rate

(%)



■ Changes in Operating Revenue

(JPY mn)



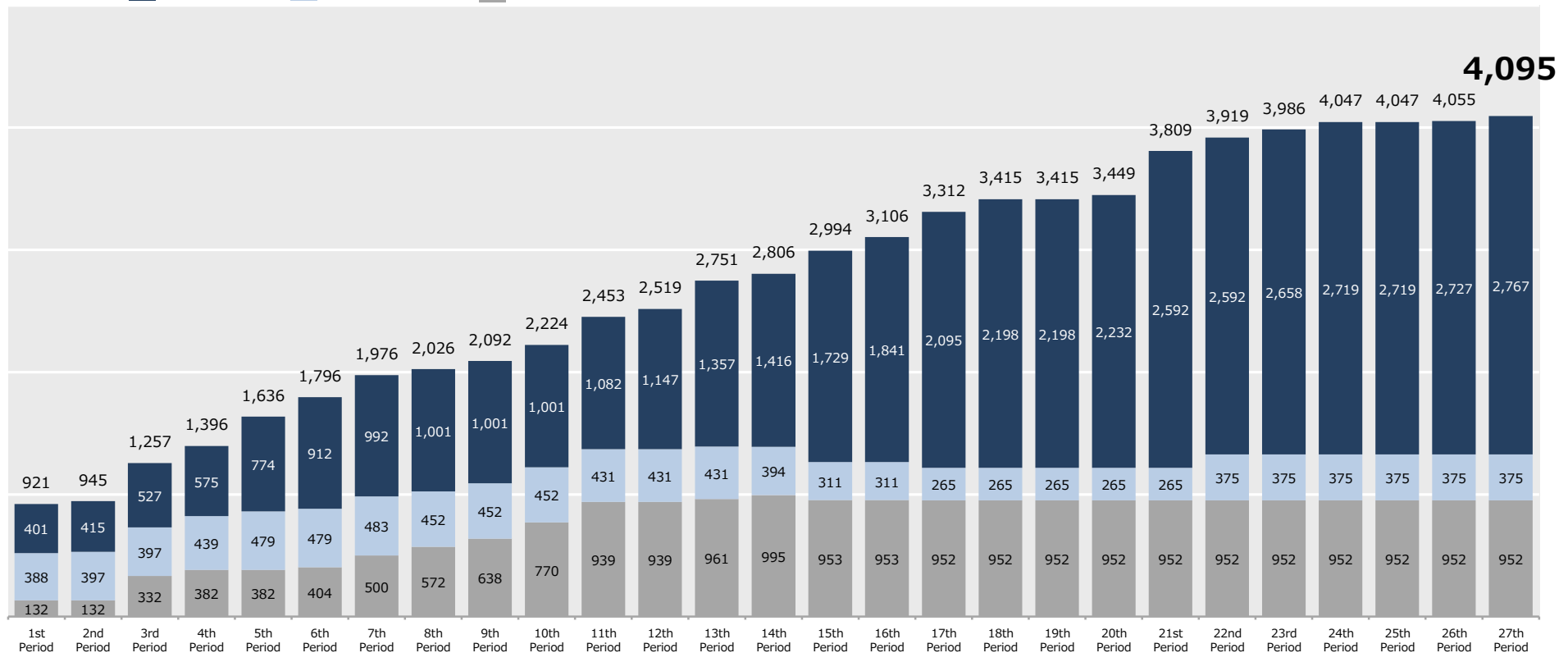
## Portfolio Management Standards

Target investment ratio by area	Tokyo	<b>80~90%</b>	Target investment ratio by asset class	Office	<b>70~90%</b>
	Other Cities	20~10%		Retail	30~10%

(Note) Upon listing, JPR's portfolio management standard set the target investment ratios at approximately 60% for Tokyo and 40% for regional cities by region and at approximately 80% for office properties and 20% for retail properties by asset class. This standard was replaced by the present standard, which focuses on office properties in Tokyo, in the 16th Period ended December 2009.

## History of Growth of Portfolio Size

(JPY 100 million) ■ Office (Tokyo) ■ Office (Other Cities) ■ Retail properties



Makes the best of management advantages of a compound portfolio, achieves high management returns

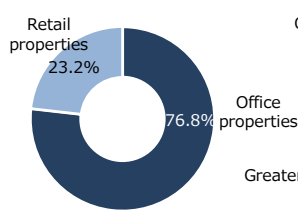
■ Overview of Portfolio (as of June 30, 2015)

No. of properties	Leasable space	No. of tenants	Occupancy rate	NOI yield	After-depreciation yield
62 properties	470 thousand m <sup>2</sup>	647 tenants	96.7%	4.6%	3.7%

(Note) In calculating the number of tenants, when the same tenants are housed in multiple properties, they are counted as one for each property.

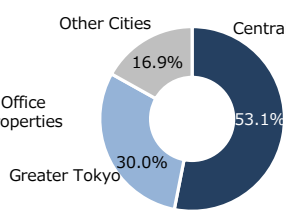
■ Enhanced Stability through Diversification (as of June 30, 2015)

Diversification by Asset Class



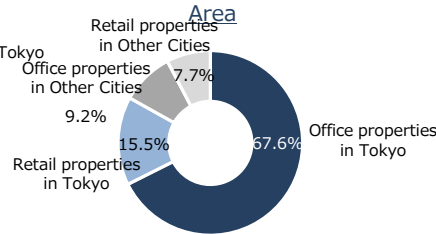
Complement stability by incorporating some retail properties into the portfolio

Diversification by Area

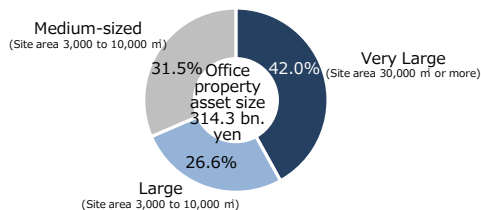


Complement profitability by vigorously selective investment in properties in Other Cities

Diversification by Asset Class and Area

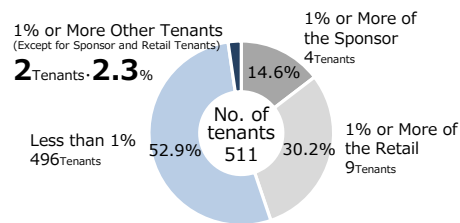


Diversification by Size



Address a variety of tenant needs by incorporating properties with different sizes into the portfolio

Tenant Diversification



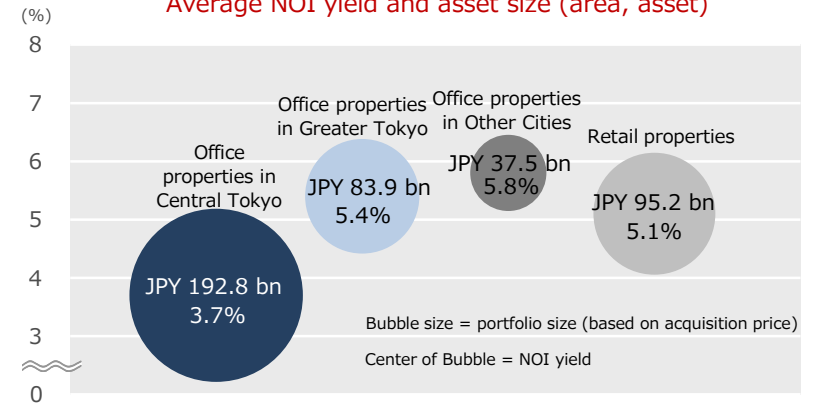
Reduce move-outs risk through tenant diversification

(Note) The investment ratio is based on the acquisition price, and the investment ratio of office properties by size is based on the acquisition price for the total floor space of an entire building. Ratio of tenants' exclusive space indicates the ratio based on leased space. In calculating the number of tenants, when the same tenants are housed in multiple properties, they are counted as one for each property.

■ Portfolio that Enhances Growth Potential and Profitability (as of June 30, 2015)

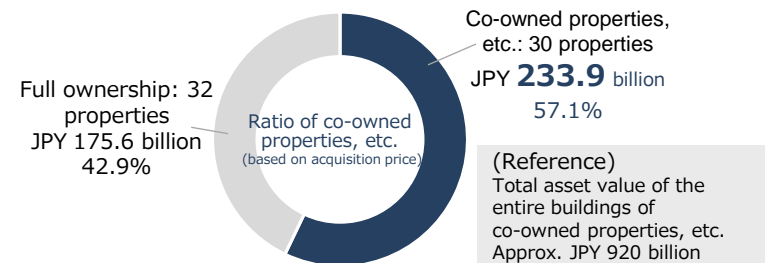
While enhancing growth potential through investment in office properties in Tokyo, enhance profitability through diversified investment in office properties in Other Cities and retail properties

Average NOI yield and asset size (area, asset)



■ Growth Potential through Preferential Negotiation Rights (as of June 30, 2015)

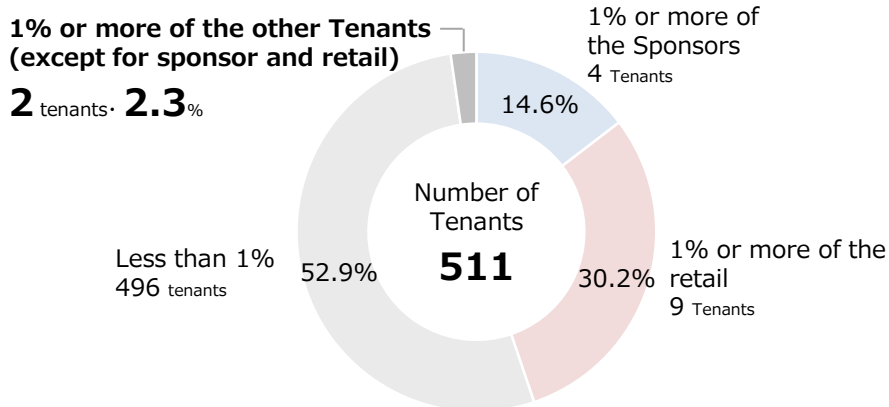
JPR owns preferential negotiation rights for most of the co-owned properties, etc. that occupy approx. 57% of the portfolio



(Note) The total asset value of the entire buildings represents the sum total of the values (converted to acquisition prices) of the entire buildings of respective co-owned properties, etc. owned by JPR, estimated after taking into account its equity interests in them, etc. Furthermore, the building portion of The Otemachi Tower (Land with Leasehold Interest) is excluded from the subjects of the estimate.

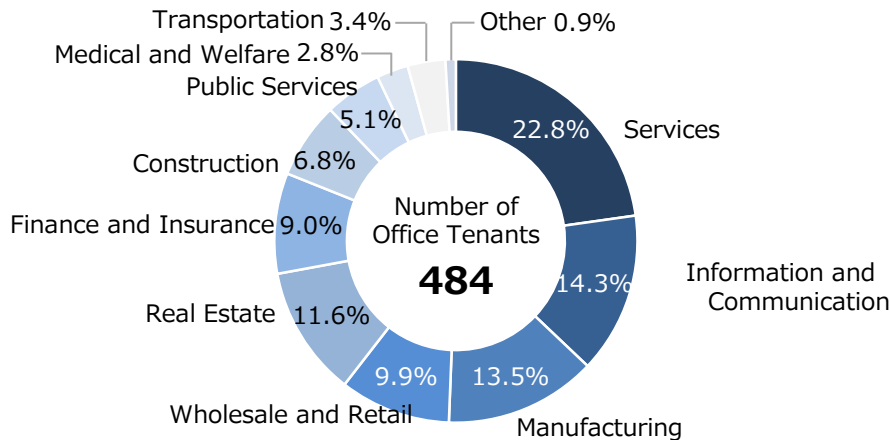


■ Ratio of Tenants Occupancy of 1% or More (as of June 30, 2015)



(Note) "Ratio of occupancy" = Leased space of each tenant / total leasable space  
In calculating the number of tenants, when the same tenants are housed in multiple properties, they are counted as one for each property.

■ Office Tenant by Industry (as of June 30, 2015)



(Note) "Tenant ratio by industry" = Leased space of each tenant by industry / sum total of leased office space  
In calculating the number of tenants, when the same tenants are housed in multiple properties, they are counted as one for each property.

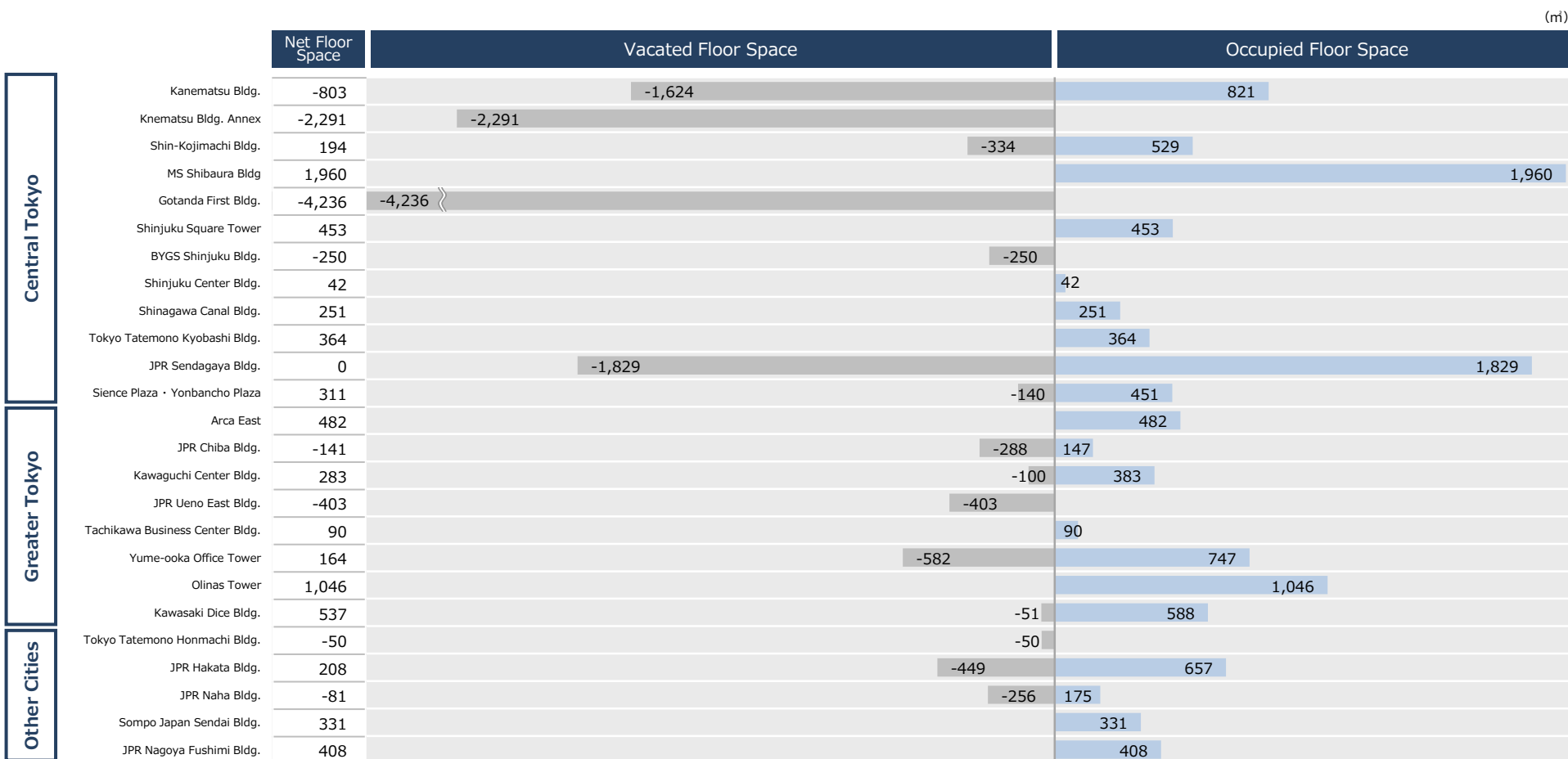
■ 20 Largest Tenants (as of June 30, 2015)

■ Sponsor and sponsor group ■ Tenants of retail properties ■ 1% or more other tenants (except for sponsor and retail tenants)

Rank	Tenant Name	Name of Occupying Property	Leased Space (m)	Ratio to Total Leased Space (%)
1	Tokyo Tatemono Co., Ltd.	Kanematsu Bldg.	45,343.40	9.8
		Shinjuku Square Tower		
		Shinjuku Center Bldg.		
		Olinas Tower		
		Kawasaki Dice Bldg.		
		Tokyo Tatemono Honmachi Bldg.		
2	ABC Development Corporation	Housing Design Center Kobe	35,444.13	7.7
3	Seiyu GK	Tanashi ASTA	31,121.71	6.8
4	Ito-Yokado Co., Ltd.	JPR Musashikosugi Bldg.	19,740.95	4.3
5	The LOFT Co., Ltd.	JPR Umeda Loft Bldg.	18,586.97	4.0
6	Olympic Group Corporation	Musashirawa Shopping Square	9,558.51	2.1
7	Sompo Japan Nipponkoa Insurance Inc.	Kawaguchi Center Bldg.	8,253.43	1.8
		Yume-ooka Office Tower		
		Sompo Japan Sendai Bldg.		
		Sompo Japan Wakayama Bldg.		
8	Tower Records Japan Inc.	JPR Shibuya Tower Records Bldg.	8,076.85	1.8
9	YK Tokyo Prime Stage	Otemachi Tower (land with land leasehold)	7,875.50	1.7
10	Taisei-Yuraku Real Estate Co., Ltd.	Rise Arena Bldg.	6,023.39	1.3
11	The Maruetsu, Inc.	Cupo-la Main Bldg.	5,963.00	1.3
12	Hitachi Urban Investment, Ltd	Yume-ooka Office Tower	5,514.71	1.2
		JPR Nagoya Fushimi Bldg.		
		JPR Hakata Bldg.		
13	BENETTON JAPAN CO., LTD.	Benetton Shinsaibashi Bldg.	5,303.98	1.2
14	Nitori Holdings Co., Ltd.	Musashirawa Shopping Square	5,285.40	1.1
15	Level-5 Inc.	Shinagawa Canal Bldg.	5,146.03	1.1
		Yakuin Business Garden		
16	ATM Japan, Ltd.	Olinas Tower	4,255.56	0.9
17	Canon Imaging Systems Inc.	Niigata Ekinan Center Bldg.	4,078.97	0.9
18	Kajima Corporation	Omniya Prime East	4,005.05	0.9
19	Mitsubishi Electric Information Systems Corporation	MS Shibaura Bldg.	3,922.74	0.9
20	Security Communications Association	Olinas Tower	3,544.12	0.8

(Note) For co-owned buildings, etc., the leased space in accordance with JPR's ownership interest is indicated.

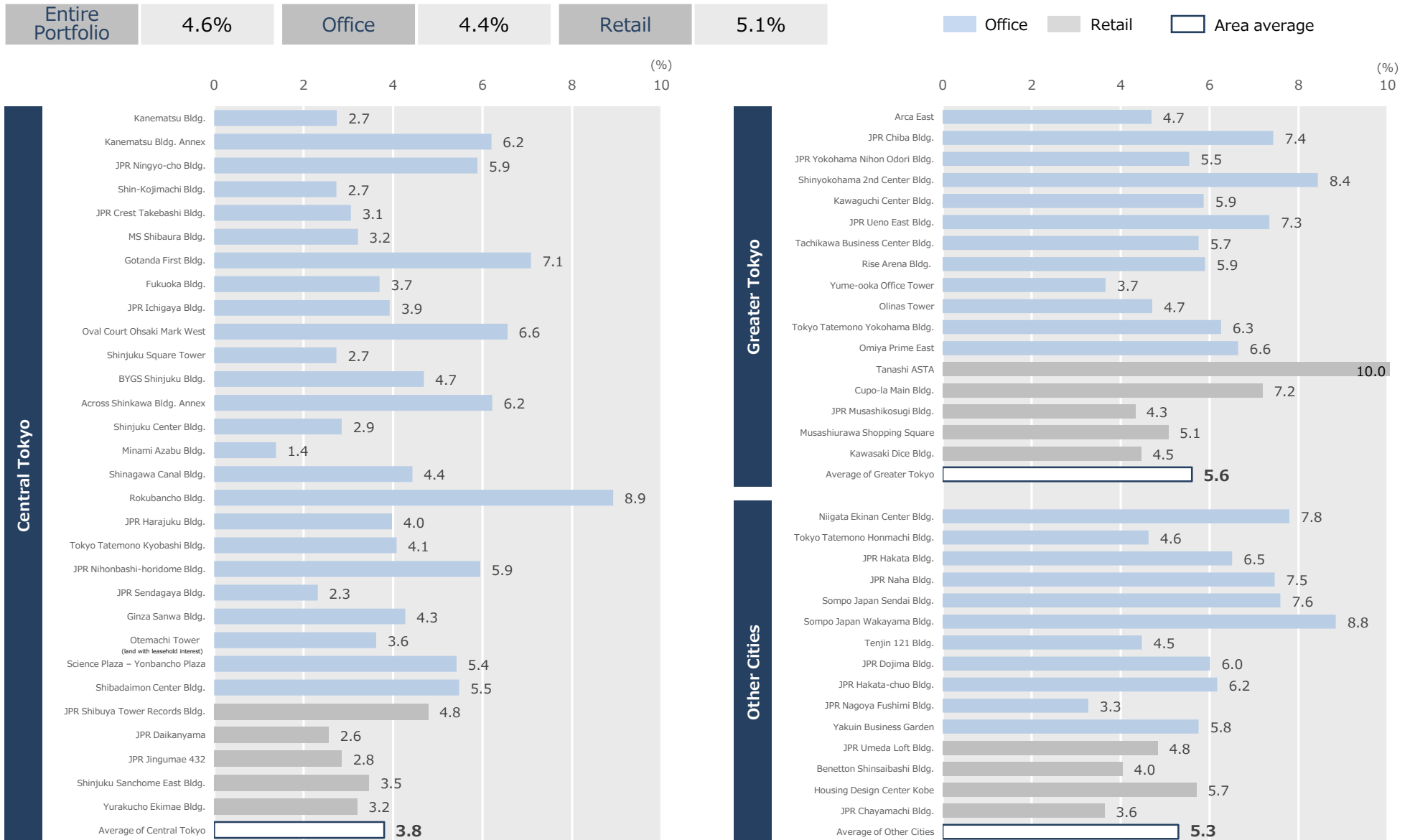
	Occupied Floor Space	Vacated Floor Space	Net Increase / Decrease of Floor Space
Office (Central Tokyo)	6,704㎡	10,707㎡	-4,002㎡
Office (Greater Tokyo)	2,896㎡	1,375㎡	1,521㎡
Office (Other Cities)	1,574㎡	756㎡	817㎡
Retail	589㎡	51㎡	537㎡
Total	11,764㎡	12,890㎡	-1,126㎡



(Note) The above graph excludes properties at which there were no changes in tenants during the 27th fiscal period, but includes changes in tenants from the amendment of lease contracts, etc.

# 4. Appendix

## NOI Yield by Property (27th Period)



## 4. Appendix

# Appraisal Value by Property (27th Period)



(million yen, %)

Property name	Acquisition Price	End of 26th Period		Book Value at End of 27th Period	End of 27th Period		Change	
		Appraisal Value	Yield		Appraisal Value	Yield	Appraisal Value	Yield
Kanematsu Bldg.	16,276	12,100	4.1	14,693	12,400	4.0	300	-0.1
Kanematsu Bldg. Annex	2,874	2,240	4.5	2,420	2,240	4.4	-	-0.1
JPR Ningyo-cho Bldg.	2,100	2,340	4.7	1,951	2,390	4.6	50	-0.1
Shin-Kojimachi Bldg.	2,420	2,940	4.4	2,503	3,010	4.3	70	-0.1
JPR Crest Takebashi Bldg.	4,000	2,840	4.4	3,332	2,910	4.3	70	-0.1
MS Shibaura Bldg.	11,200	11,000	4.8	11,078	11,300	4.6	300	-0.2
Gotanda First Bldg.	2,920	2,020	4.6	2,644	2,170	4.6	150	-
Fukuoka Bldg.	2,920	2,860	4.3	3,007	2,940	4.2	80	-0.1
JPR Ichigaya Bldg.	5,100	4,700	4.3	5,263	4,780	4.2	80	-0.1
Oval Court Ohsaki Mark West	3,500	4,540	4.5	2,965	4,540	4.4	-	-0.1
Shinjuku Square Tower	10,180	7,492	4.3	8,881	7,509	4.3	17	-
BYGS Shinjuku Bldg.	15,121	13,900	4.3	15,572	14,500	4.2	600	-0.1
Across Shinjuku Bldg. Annex	710	825	5.2	603	828	5.1	3	-0.1
Shinjuku Center Bldg.	21,000	13,100	4.0	22,216	13,500	3.9	400	-0.1
Minami Azabu Bldg.	3,760	2,500	4.8	3,891	2,540	4.7	40	-0.1
Shinagawa Canal Bldg.	1,870	1,770	4.6	1,772	1,770	4.5	-	-0.1
Rokubancho Bldg.	2,800	3,200	6.9	2,864	3,230	6.8	30	-0.1
JPR Harajuku Bldg.	8,400	7,330	4.3	8,739	7,350	4.3	20	-
Tokyo Tatemono Kyobashi Bldg.	5,250	5,560	4.4	5,357	5,760	4.3	200	-0.1
JPR Nihonbashi-horidome Bldg.	5,100	6,160	4.7	4,927	6,140	4.7	-20	-
JPR Sendagaya Bldg.	15,050	11,100	4.3	15,064	11,000	4.2	-100	-0.1
Ginza Sanwa Bldg.	3,400	3,450	3.8	3,633	3,450	3.8	-	-
Otemachi Tower (land with land leasehold)	36,000	39,800	3.3	38,388	42,300	3.2	2,500	-0.1
Science Plaza - Yonbancho Plaza	2,660	2,930	4.5	2,705	3,000	4.4	70	-0.1
Shibadairon Center Bldg.	4,220	4,840	4.4	4,247	4,970	4.3	130	-0.1
JPR Shibuya Tower Records Bldg.	12,000	13,200	4.0	11,564	13,600	3.9	400	-0.1
JPR Daikanyama	2,160	1,540	4.0	2,186	1,560	3.9	20	-0.1
JPR Jingumae 432	4,275	3,600	3.7	4,319	3,640	3.6	40	-0.1
Shinjuku Sanchome East Bldg.	2,740	2,620	4.0	2,673	2,690	3.9	70	-0.1
Yurakucho Ekimae Bldg.	3,400	2,860	3.8	3,346	2,910	3.7	50	-0.1
Central Tokyo	213,406	195,357	-	212,817	200,927	-	5,570	-
Arca East	5,880	6,220	4.5	4,422	6,220	4.4	-	-0.1
JPR Chiba Bldg.	2,350	1,690	5.9	2,329	1,700	5.8	10	-0.1
JPR Yokohama Nihon Odori Bldg.	2,927	2,380	5.5	2,569	2,390	5.4	10	-0.1
Shinyokohama 2nd Center Bldg.	1,490	1,620	5.9	1,462	1,640	5.7	20	-0.2
Kawaguchi Center Bldg.	8,100	7,390	5.8	7,056	7,530	5.6	140	-0.2
JPR Ueno East Bldg.	3,250	4,320	4.7	3,026	4,350	4.6	30	-0.1

(Note) The yield is the capitalization rate based on the Direct Capitalization Method.

Property name	Acquisition Price	End of 26th Period		Book Value at End of 27th Period	End of 27th Period		Change	
		Appraisal Value	Yield		Appraisal Value	Yield	Appraisal Value	Yield
Tachikawa Business Center Bldg.	3,188	3,030	5.2	2,926	3,120	5.1	90	-0.1
Rise Arena Bldg.	5,831	6,990	4.6	5,422	7,350	4.5	360	-0.1
Yume-ooka Office Tower	6,510	5,700	5.2	5,593	5,740	5.0	40	-0.2
Olinas Tower	31,300	33,800	4.3	28,594	34,500	4.2	700	-0.1
Tokyo Tatemono Yokohama Bldg.	7,000	7,280	5.2	6,907	7,530	5.0	250	-0.2
Omiya Prime East	6,090	6,590	5.4	6,086	6,850	5.2	260	-0.2
Tanashi ASTA	10,200	12,900	5.5	7,527	13,100	5.4	200	-0.1
Cupo-la Main Bldg.	2,100	2,620	5.6	1,801	2,630	5.6	10	-
JPR Musashikosugi Bldg.	7,260	5,410	5.2	7,133	5,340	5.2	-70	-
Musashirawa Shopping Square	4,335	4,100	5.3	3,881	4,090	5.3	-10	-
Kawasaki Dice Bldg.	15,080	15,000	4.4	13,952	15,100	4.4	100	-
Greater Tokyo	122,891	127,040	-	110,693	129,180	-	2,140	-
Niigata Ekinan Center Bldg.	2,140	2,300	6.4	1,710	2,330	6.3	30	-0.2
Tokyo Tatemono Honmachi Bldg.	4,150	3,250	5.5	4,129	3,280	5.3	30	-0.2
JPR Hakata Bldg.	2,900	2,700	5.6	3,054	2,750	5.5	50	-0.1
JPR Naha Bldg.	1,560	1,350	6.5	1,369	1,370	6.4	20	-0.1
Sompo Japan Sendai Bldg.	3,150	3,400	6.0	2,228	3,470	5.8	70	-0.2
Sompo Japan Wakayama Bldg.	1,670	1,600	7.2	1,405	1,640	7.0	40	-0.2
Tenjin 121 Bldg.	2,810	2,180	5.4	2,170	2,290	5.2	110	-0.2
JPR Dojima Bldg.	2,140	2,160	5.3	2,162	2,280	5.1	120	-0.2
JPR Hakata-chuo Bldg.	1,920	1,680	5.4	1,832	1,700	5.3	20	-0.1
JPR Nagoya Fushimi Bldg.	4,137	2,880	6.0	4,020	2,920	5.9	40	-0.1
Yakuin Business Garden	10,996	12,000	5.0	10,952	13,000	4.8	1,000	-0.2
JPR Umeda Loft Bldg.	13,000	13,700	4.6	12,583	13,700	4.6	-	-
Benetton Shinsaibashi Bldg.	5,430	4,450	4.7	5,118	4,390	4.7	-60	-
Housing Design Center Kobe	7,220	6,660	6.1	6,395	6,660	6.1	-	-
JPR Chayamachi Bldg.	6,000	4,990	4.6	5,968	5,470	4.3	480	-0.3
Other Cities	69,223	65,300	-	65,101	67,250	-	1,950	-
Total	405,520	387,697	-	388,612	397,357	-	9,660	-

### Property Acquired in the 27th Period

Shinjuku Square Tower (additional acquisition)	4,000	4,580	4.3	4,000	4,591	4.3	11	-
--	-------	-------	-----	-------	-------	-----	----	---

※The appraisal value at the end of the 26th period indicates the value upon acquiring the property (as of Mar. 1, 2015).

Difference between Appraisal Value and Book Value at the end of 27th fiscal period 9,335

### ■ Status of Units by Investor Type

	End of 26th Period		End of 27th Period		Increase/decrease	
	No. of units	Share (%)	No. of units	Share (%)	No. of units	Share (%)
Individuals	36,973	4.5	51,937	5.9	14,964	1.5
Financial institutions	478,016	57.9	514,713	59.0	36,697	1.0
Major banks with national networks	720	0.1	1,373	0.2	653	0.1
Regional banks	81,331	9.9	96,111	11.0	14,780	1.2
Trust banks	328,550	39.8	346,007	39.6	17,457	-0.2
Life insurance companies	48,661	5.9	48,059	5.5	-602	-0.4
Nonlife insurance companies	1,554	0.2	2,142	0.2	588	0.1
Credit unions (Shinkin banks)	11,227	1.4	14,064	1.6	2,837	0.3
Others	5,973	0.7	6,957	0.8	984	0.1
Other domestic companies	83,110	10.1	86,249	9.9	3,139	-0.2
Foreign investors	207,057	25.1	186,871	21.4	-20,186	-3.7
Securities companies	19,844	2.4	33,230	3.8	13,386	1.4
Total	825,000	100	873,000	100	48,000	-

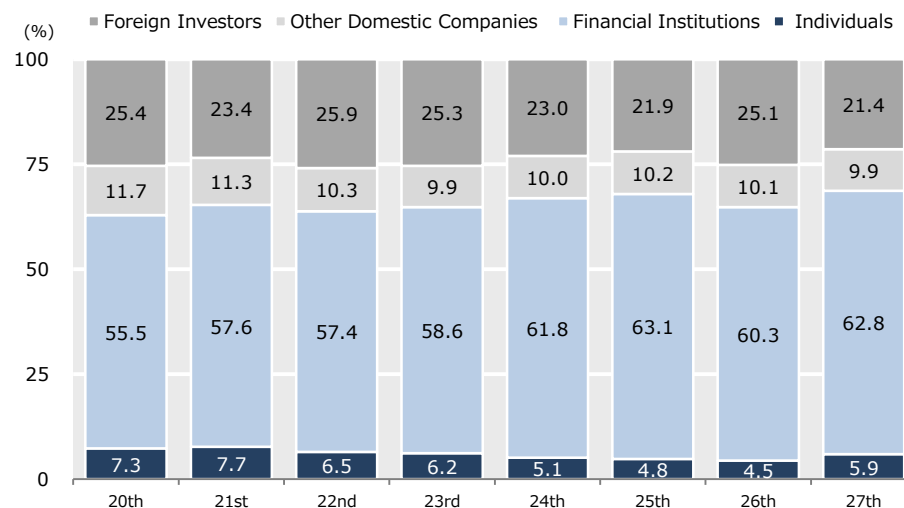
### ■ Top 10 Principle Unitholders

Top 10 Principle Unitholders	End of 26th Period		End of 27th Period	
	No. of units	Share (%)	No. of units	Share (%)
Japan Trustee Services Bank, Ltd. (Trust Account)	180,845	21.9	186,835	21.4
The Master Trust Bank of Japan, Ltd. (Trust Account)	61,582	7.5	66,424	7.6
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	49,105	6.0	56,723	6.5
Tokyo Tatemono Co., Ltd.	29,300	3.6	29,300	3.4
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	31,777	3.9	29,115	3.3
Kawasaki Gakuen	25,000	3.0	25,000	2.9
Meiji Yasuda Life Insurance Company	24,000	2.9	24,000	2.7
State Street Bank West Client Treaty 505234	15,129	1.8	16,816	1.9
Nomura Bank (Luxembourg) S.A.	6,001	0.7	14,761	1.7
State Street Bank -West Pension Fund Clients - Exempt 505233	11,812	1.4	13,268	1.5
Total	434,521	52.7	462,242	52.9

### ■ Composition of Unitholders by Investor Type

	End of 26th Period		End of 27th Period		Increase/decrease	
	No. of units	Share (%)	No. of units	Share (%)	No. of units	Share (%)
Individuals	11,142	94.1	14,791	94.3	3,649	0.1
Financial institutions	128	1.1	179	1.1	51	0.1
Major banks with national networks	1	0.0	1	0.0	-	-0.0
Regional banks	47	0.4	56	0.4	9	-0.0
Trust banks	14	0.1	15	0.1	1	-0.0
Life insurance companies	10	0.1	10	0.1	-	-0.0
Nonlife insurance companies	3	0.0	6	0.0	3	0.0
Credit unions (Shinkin banks)	35	0.3	57	0.4	22	0.1
Others	18	0.2	34	0.2	16	0.1
Other domestic companies	198	1.7	344	2.2	146	0.5
Foreign investors	345	2.9	353	2.2	8	-0.7
Securities companies	23	0.2	22	0.1	-1	-0.1
Total	11,836	100	15,689	100	3,853	-

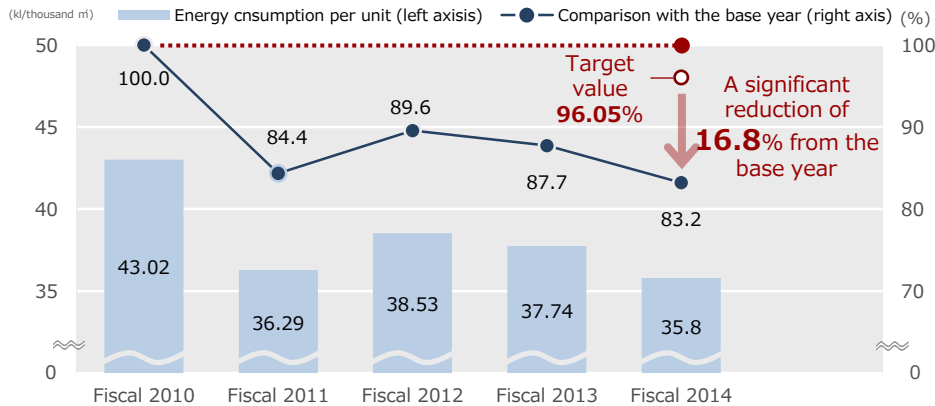
### ■ Unitholder Ratio (by number of investment units)



JPR has continuously conducted reduction of energy cost and environmental-friendly management operations, and has received certain recognition from external organizations.

### Energy Conservation

Achieved a reduction rate much superior to the target value, based on the five-year reduction plan  
Promotion of power saving measures at each building, involving tenants, and renovations for enhanced energy efficiency proved effective

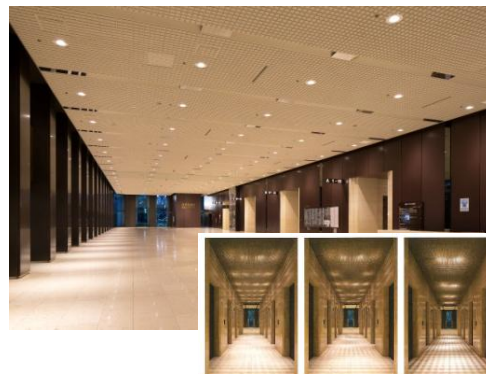


(Note) The targeted value of 96.05 represents the reduction rate in five years over the base year after reducing by 1% year-on-year in each of the five years. This sets the average change in energy consumption per unit over five fiscal years at 99.0%. In contrast, JPR has achieved the average change in energy consumption per unit over five fiscal years of 95.5%.

### Energy-Saving Renovation at Shinjuku Center Bldg.

Highly-efficient LED fixtures, illuminance sensors and wireless variable light systems, etc. were installed in the lobby and elevator hall on the 1st floor

- Reduced power consumption by **95%** (compared with the figure before installation)
- Renovation expenses are assumed to be collected in **4.5 years**
- **Improved comfort** as optimum illuminance was secured by installing illuminance sensors that automatically adjust to the sunshine brightness and hours of sunlight



ELV Hall

### Acquisition of DBJ Green Building Certification

Obtained the DBJ Green Building Certification, a system by Development Bank of Japan Inc. (DBJ) to certify real estate properties evincing high environmental and social awareness for 13 properties

<p>Properties with exceptionally high environmental &amp; social awareness</p> <p>2014 </p> Olinas Tower                      Yakuin Business Garden	<p>Properties with excellent environmental &amp; social awareness</p> <p>2014 </p> JPR Sendagaya Bldg.                      Shinagawa Canal Bldg.                      Rise Arena Bldg.                      Omiya Prime East                      Yume-ooka-Office Tower
<p>Properties with high environmental &amp; social awareness</p> <p>2014 </p> JPR Crest Takebashi Bldg.                      JPR Ueno East Bldg.                      BYGS Shinjuku Bldg.	<p>Properties with satisfactory environmental &amp; social awareness</p> <p>2014 </p> JPR Nihonbashi-horidome Bldg.                      Kanematsu Bldg.                      Oval Court Ohsaki Mark West

### Designation of "Green Star", the Highest Ranking, in the GRESB Survey

JPR was designated as "Green Star," the highest ranking among the four evaluation categories, in the 2014 survey, with acknowledgements given to the superiority of JPR's "Management & Policy" and "Implementation & Measurement" dimensions.



The Global Real Estate Sustainability Benchmark (GRESB) is a benchmark system for evaluating sustainability performance in the real estate sector, established in 2009 primarily by major European pension fund groups. As of September 2014, more than 130 GRESB members (pension funds and other institutional investors as well as investment managers and real estate companies) utilize GRESB to evaluate investment targets.



## ■ Governance System

### □ Highly independent list of Directors

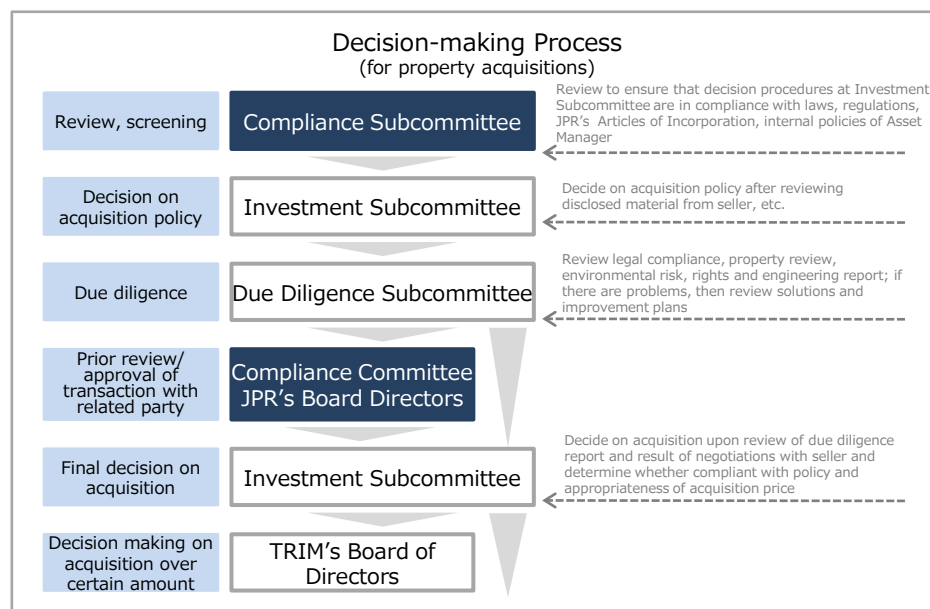
Not only the supervising officers but also the executive officer of JPR (investment corporation) **does not concurrently serve as directors of the Asset Manager (TRIM)**, so that the independence of JPR has been strengthened.

### □ Various shareholding structure and strengthened independence

- The diversified shareholding structure of the sponsors comprising five companies contributes to securing the independence of TRIM.
- TRIM President and CEO has assumed office after having **his employment transferred to TRIM, instead of being seconded from the sponsor company he belonged to.**
- The **Compliance Office** general manager in charge of internal control is **not a person seconded from any of the sponsors.**

### □ Decision Making Based on Stringent Processes

Material transactions to be conducted with the sponsors, etc. are screened and verified in terms of their validity and rationality by the Compliance Committee, in which an outside attorney participates as a special member. **The Committee employs unanimous vote, not majority vote, for approvals in principle.**



## ■ Remuneration System of Asset Manager

The Asset Manager receives an asset management fee which consists of a fixed fee and incentive fees.

Item	Calculation of Compensation	Results of Remuneration (27th Period)	Share
Fixed fee	JPY 12.5 million per month	75 mn yen	14.6%
Incentive Fee 1	2% of JPR's total revenue (at least 80 billion yen: 1.5%)	255 mn yen	49.7%
Incentive Fee 2	3% of JPR's income before income taxes	173 mn yen	33.8%
Incentive Fee 3	0.25% of the acquisition price upon new acquisition	10 mn yen	1.9%

## ■ Asset Manager

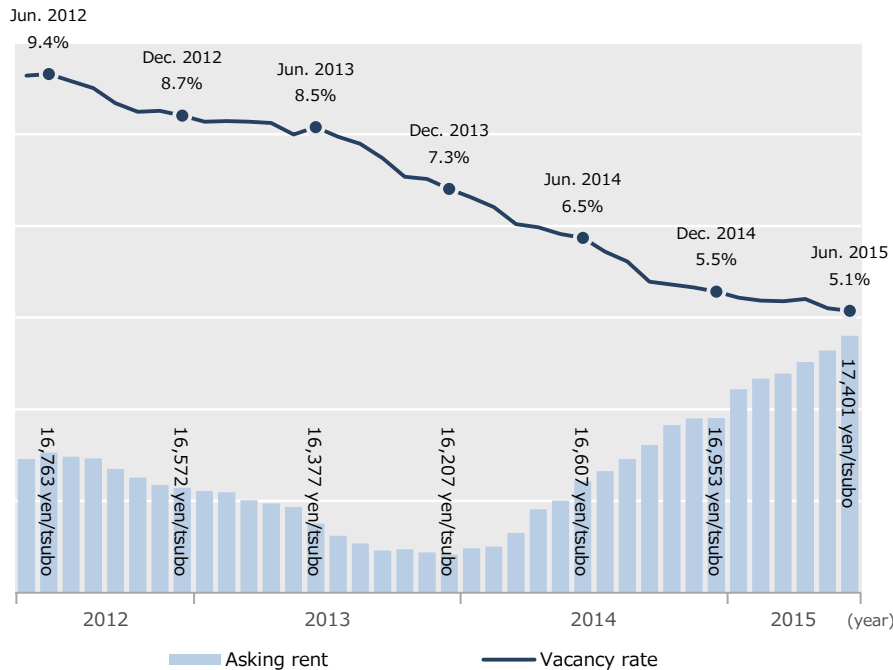
Name	Tokyo Realty Investment Management, Inc.		
Capitalization	¥ 350 million		
Business description	Asset management for investment corporation		
Shareholder	Name	Number of units	Share
	Tokyo Tatemono Co., Ltd.	2,800	40%
	Taisei Corporation	1,400	20%
	Yasuda Real Estate C., Ltd.	1,400	20%
	Sompo Japan Nipponkoa Insurance Inc.	700	10%
	Meiji Yasuda Life Insurance Company	700	10%
	Total	7,000	100%

Vacancy rate remains on a downward trend, with the new advertised rent rising by 4.8% in the latest 12 months

■ Change in Vacancy Rate and Asking Rent (Tokyo CBDs)

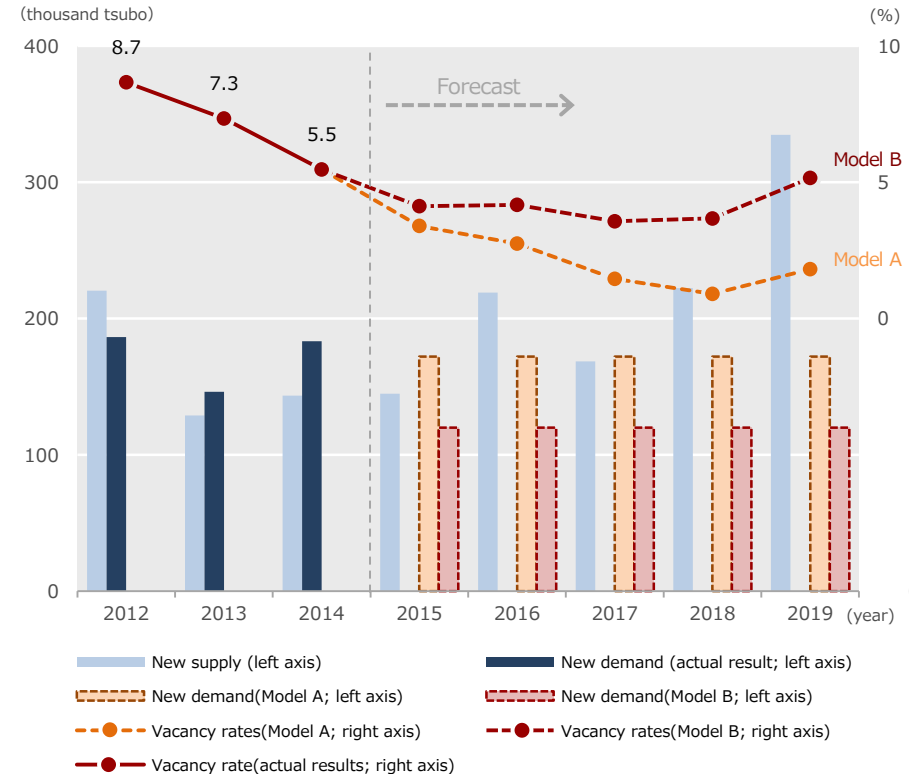
Vacancy Rate: 5.1% (-1.3%pt), Asking Rent 17,401 yen (+4.8%)  
(as of Jun. 2015)(compared with Jun. 2014)

(Recent peak of vacancy rate)



■ Forecast for Changes in Supply and Demand Trend and Vacancy Rate (Tokyo CBDs)

- If new demand is created at mostly the same level as in the past three years, the vacancy rate will show a decreasing trend in 2015 and thereafter (model A)
- If new demand is limited to a certain extent, the vacancy rate will remain at the upper 4% level (model B)



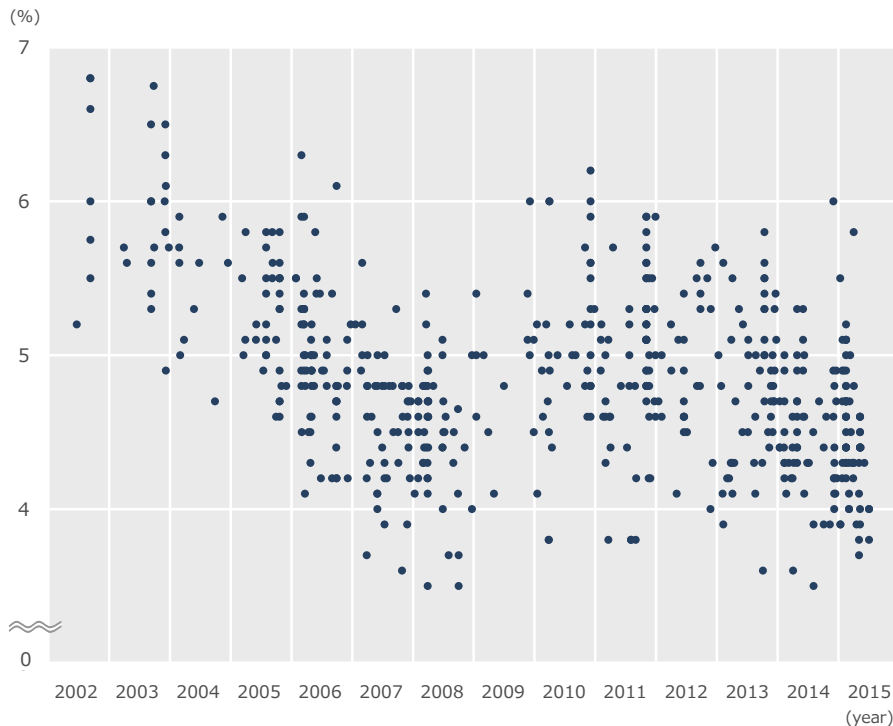
(Note) Prepared by TRIM on the Office Report (Tokyo CBDs) published by Miki Shoji Co., Ltd

(Note) Actual results through 2014 are based on the Office Report (Tokyo CBDs) published by Miki Shoji Co., Ltd., and new supply in 2015 and thereafter has been prepared based on surveys and simulations conducted by TRIM.

Cap rates remain on a downward trend, and J-REITs maintain the high level in terms of the ratio of acquisitions of office properties by sector

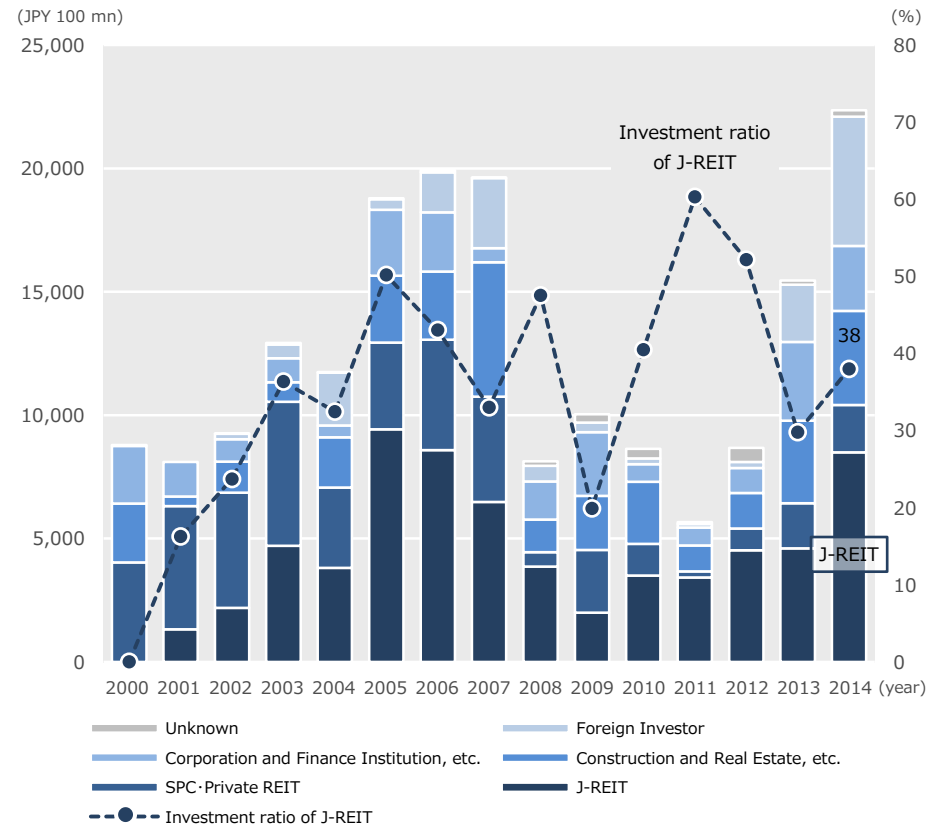
■ Changes in Acquisition Cap Rates of Office Properties in Tokyo (J-REITs)

Cap rates remain on a downward trend through 2015



■ Changes in Acquisition Value by Sector

J-REITs maintained their ratio of property acquisition at a high level, although acquisition by foreign-capital corporations increased

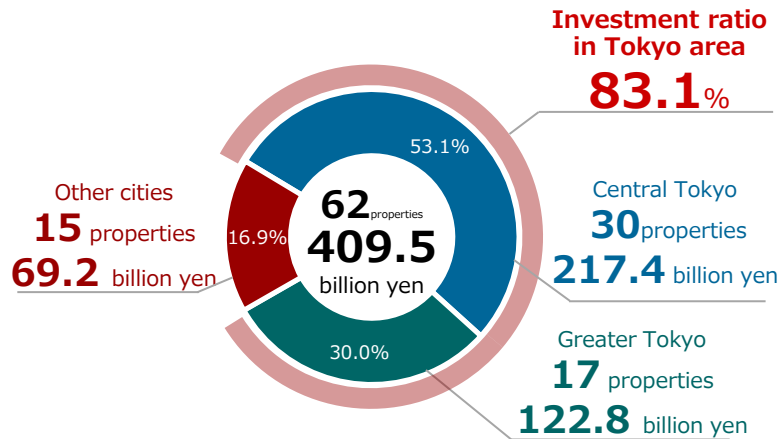


(Note) The indicated cap rates are for the office properties located in 23 Wards of Tokyo and acquired by J-REITs, and have been prepared by TRIM based on the press releases by respective J-REITs.

(Note) Prepared by TRIM based on survey on actual real estate transaction by Urban Research Institute Corporation

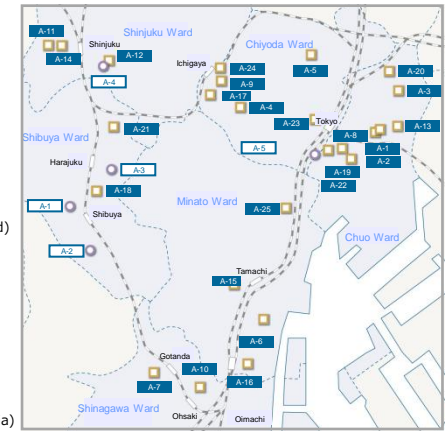
### Property Diversification

(as of Jun. 2015 based on acquisition price)

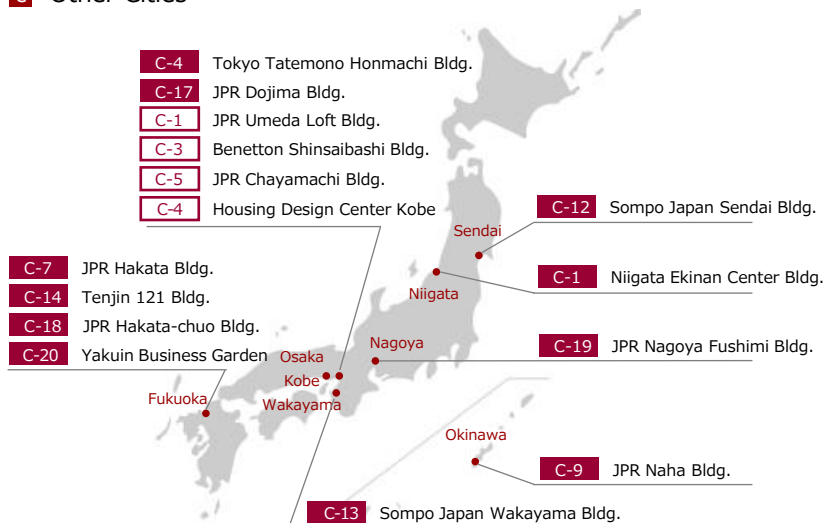


#### A Central Tokyo Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards

- |                                  |  |
|----------------------------------|--|
| A-1 Kanematsu Bldg.              | A-16 Shinagawa Canal Bldg.                     |
| A-2 Kanematsu Bldg. Annex        | A-17 Rokubancho Bldg.                          |
| A-3 JPR Ningyo-cho Bldg.         | A-18 JPR Harajuku Bldg.                        |
| A-4 Shin-Kojimachi Bldg.         | A-19 Tokyo Tatemono Kyobashi Bldg.             |
| A-5 JPR Crest Takebashi Bldg.    | A-20 JPR Nihonbashi-horidome Bldg.             |
| A-6 MS Shibaura Bldg.            | A-21 JPR Sendagaya Bldg.                       |
| A-7 Gotanda First Bldg.          | A-22 Ginza Sanwa Bldg.                         |
| A-8 Fukuoka Bldg.                | A-23 Otemachi Tower (land with land leasehold) |
| A-9 JPR Ichigaya Bldg.           | A-24 Science Plaza-Yonbancho Plaza             |
| A-10 Oval Court Ohsaki Mark West | A-25 Shibadaimon Center Bldg.                  |
| A-11 Shinjuku Square Tower       | A-1 JPR Shibuya Tower Records Bldg.            |
| A-12 BYGS Shinjuku Bldg.         | A-2 JPR Daikanyama                             |
| A-13 Across Shinkawa Bldg. Annex | A-3 JPR Jingumae 432                           |
| A-14 Shinjuku Center Bldg.       | A-4 Shinjuku Sanchose East Bldg.               |
| A-15 Minami Azabu Bldg.          | A-5 Yurakucho Ekimae Bldg.(Yurakucho Itocia)   |

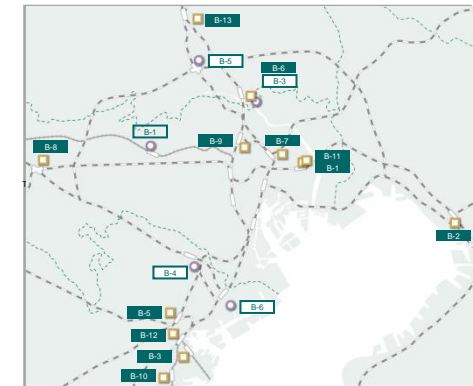


#### C Other Cities



#### B Greater Tokyo All other areas of Tokyo, Chiba, Kanagawa and Saitama Prefectures

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| B-1 Arca East                       | B-1 Tanashi ASTA                 |
| B-2 JPR Chiba Bldg.                 | B-3 Cupo-la Main Bldg.           |
| B-3 JPR Yokohama Nihon Odori Bldg.  | B-4 JPR Musashikosugi Bldg.      |
| B-5 Shinyokohama 2nd Center Bldg.   | B-5 Musashiurawa Shopping Square |
| B-6 Kawaguchi Center Bldg.          | B-6 Kawasaki Dice Bldg.          |
| B-7 JPR Ueno East Bldg.             |                                  |
| B-8 Tachikawa Business Center Bldg. |                                  |
| B-9 Rise Arena Bldg.                |                                  |
| B-10 Yume-ooka Office Tower         |                                  |
| B-11 Olinas Tower                   |                                  |
| B-12 Tokyo Tatemono Yokohama Bldg.  |                                  |
| B-13 Omiya Prime East               |                                  |



A-1 Kanematsu Bldg.



- ① Chuo-ku
- ② S·RC·SRC B2/13F
- ③ Feb. 1993
- ④ 14,995m<sup>2</sup>
- ⑤ 11,906m<sup>2</sup>
- ⑥ 79.4%
- ⑦ Dec. 2001
- ⑧ 16,276 mn yen

A-2 Kanematsu Bldg. Annex



- ① Chuo-ku
- ② SRC B1/8F
- ③ Feb. 1993
- ④ 4,351m<sup>2</sup>
- ⑤ 3,455m<sup>2</sup>
- ⑥ 79.4%
- ⑦ Dec. 2001
- ⑧ 2,874 mn yen

A-3 JPR Ningyo-cho Bldg.



- ① Chuo-ku
- ② SRC·RC B1/8F
- ③ Dec. 1989
- ④ 4,117m<sup>2</sup>
- ⑤ 4,117m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Nov. 2001
- ⑧ 2,100 mn yen

A-4 Shin-Kojimachi Bldg.



- ① Chiyoda-ku
- ② SRC B1/9F
- ③ Oct. 1984
- ④ 5,152m<sup>2</sup>
- ⑤ 3,258m<sup>2</sup>
- ⑥ 77.2%(87.4%)
- ⑦ Nov. 2001
- ⑧ 2,420 mn yen

A-23 Otemachi Tower (land with land leasehold)



- ① Chiyoda-ku
- ② -
- ③ Apr. 2014
- ④ 11,034m<sup>2</sup> (ground area)
- ⑤ 11,034m<sup>2</sup> (ground area)
- ⑥ 100%
- ⑦ Mar. 2012
- ⑧ 36,000 mn yen

A-5 JPR Crest Takebashi Bldg.



- ① Chiyoda-ku
- ② SRC B1/9F
- ③ Sep. 1999
- ④ 4,790m<sup>2</sup>
- ⑤ 4,790m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jun. 2002
- ⑧ 4,000 mn yen

A-6 MS Shibaura Bldg.



- ① Minato-ku
- ② SRC·RC·S B2/13F
- ③ Feb. 1988
- ④ 31,020m<sup>2</sup>
- ⑤ 15,439m<sup>2</sup>
- ⑥ 58.0%
- ⑦ Mar. 2003
- ⑧ 11,200 mn yen

A-7 Gotanda First Bldg.



- ① Shinagawa-ku
- ② SRC·RC B2/11F
- ③ Jul. 1989
- ④ 10,553m<sup>2</sup>
- ⑤ 4,035m<sup>2</sup>
- ⑥ 59.6%
- ⑦ Jul. 2003
- ⑧ 2,920 mn yen

A-8 Fukuoka Bldg.



- ① Chuo-ku
- ② SRC B2/10F
- ③ May. 1990
- ④ 11,627m<sup>2</sup>
- ⑤ 2,020m<sup>2</sup>
- ⑥ 26.2%
- ⑦ Oct. 2003
- ⑧ 2,920 mn yen

A-14 Shinjuku Center Bldg.



- ① Shinjuku-ku
- ② SRC·RC·S B5/54F
- ③ Oct. 1979
- ④ 176,607m<sup>2</sup>
- ⑤ 8,172m<sup>2</sup>
- ⑥ 8.6%
- ⑦ Mar. 2008
- ⑧ 21,000 mn yen

A-9 JPR Ichigaya Bldg.



- ① Chiyoda-ku
- ② SRC B1/9F
- ③ Mar. 1989
- ④ 5,889m<sup>2</sup>
- ⑤ 5,889m<sup>2</sup>
- ⑥ 100.0%
- ⑦ May. 2004
- ⑧ 5,100 mn yen

A-10 Oval Court Ohsaki Mark West



- ① Shinagawa-ku
- ② S·SRC B2/17F
- ③ Jun. 2001
- ④ 28,576m<sup>2</sup>
- ⑤ 4,025m<sup>2</sup>
- ⑥ 23.9%
- ⑦ Jun. 2004
- ⑧ 3,500 mn yen

A-11 Shinjuku Square Tower



- ① Shinjuku-ku
- ② S·RC·SRC B4/30F
- ③ Oct. 1994
- ④ 78,796m<sup>2</sup>
- ⑤ 17,623m<sup>2</sup>
- ⑥ 62.7%
- ⑦ Jul. 2004
- ⑧ 14,180 mn yen

A-12 BYGS Shinjuku Bldg.



- ① Shinjuku-ku
- ② SRC B2/14F
- ③ Sep. 1985
- ④ 25,733m<sup>2</sup>
- ⑤ 25,733m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Nov. 2004
- ⑧ 15,121 mn yen

A-13 Across Shinkawa Bldg. Annex



- ① Chuo-ku
- ② S·SRC B2/10F
- ③ Jun. 1994
- ④ 5,535m<sup>2</sup>
- ⑤ 1,233m<sup>2</sup>
- ⑥ 35.5%
- ⑦ Nov. 2004
- ⑧ 710 mn yen

A-15 Minami Azabu Bldg.



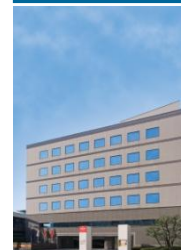
- ① Minato-ku
- ② S 9F
- ③ Jun. 1992
- ④ 4,570m<sup>2</sup>
- ⑤ 4,570m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jul. 2008
- ⑧ 3,760 mn yen

A-16 Shinagawa Canal Bldg.



- ① Minato-ku
- ② S B1/8F
- ③ Jul. 2008
- ④ 5,216m<sup>2</sup>
- ⑤ 1,677m<sup>2</sup>
- ⑥ 45.6%
- ⑦ Dec. 2008
- ⑧ 1,870 mn yen

A-17 Rokubancho Bldg.

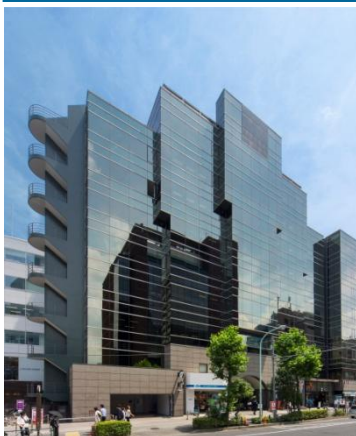


- ① Chiyoda-ku
- ② SRC B3/7F
- ③ Oct. 1991
- ④ 4,205m<sup>2</sup>
- ⑤ 4,205m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Dec. 2009
- ⑧ 2,800 mn yen

(Note) The property overview indicates (1) location, (2) structure / floors, (3) completion, (4) total floor space (entire building), (5) total floor space (equivalent to equity interest), (6) building ownership ratio (ratio in parenthesis does not include parking spaces), (7) acquisition date and (8) acquisition price.



A-18 JPR Harajuku Bldg.



- ① Shibuya-ku
- ② SRC B1/9F
- ③ Mar. 1989
- ④ 6,466㎡
- ⑤ 6,466㎡
- ⑥ 100.0%
- ⑦ Dec. 2009
- ⑧ 8,400 mn yen

A-19 Tokyo Tatemono Kyobashi Bldg.



- ① Chuo-ku
- ② SRC B1/10F
- ③ Jan. 1981
- ④ 4,420㎡
- ⑤ 4,420㎡
- ⑥ 100.0%
- ⑦ Feb. 2010
- ⑧ 5,250 mn yen

A-20 JPR Nihonbashi-horidome Bldg.



- ① Chuo-ku
- ② SRC B1/9F
- ③ Jun. 2002
- ④ 7,191㎡
- ⑤ 7,191㎡
- ⑥ 100.0%
- ⑦ Mar. 2010
- ⑧ 5,100 mn yen

A-21 JPR Sendagaya Bldg.



- ① Shibuya-ku
- ② S 8F
- ③ May. 2009
- ④ 7,683㎡
- ⑤ 7,683㎡
- ⑥ 100.0%
- ⑦ May. 2010
- ⑧ 15,050 mn yen

A-22 Ginza Sanwa Bldg.



- ① Chuo-ku
- ② SRC B2/9F
- ③ Oct. 1982
- ④ 8,851㎡
- ⑤ 2,043㎡
- ⑥ 26.6%
- ⑦ Aug. 2011
- ⑧ 3,400 mn yen

A-24 Science Plaza – Yonbancho Plaza



- ① Chiyoda-ku
- ② S-SRC-RC B2/12F
- ③ Feb. 1995
- ④ 24,560㎡
- ⑤ 3,213㎡
- ⑥ 22.4%
- ⑦ Dec. 2013
- ⑧ 2,660 mn yen

A-25 Shibadaimon Center Bldg.



- ① Minato-ku
- ② S-SRC B1/10F
- ③ Jul. 1993
- ④ 11,419㎡
- ⑤ 5,285㎡
- ⑥ 65.4%
- ⑦ Dec. 2013
- ⑧ 4,220 mn yen

A-1 JPR Shibuya Tower Records Bldg.



- ① Shibuya-ku
- ② SRC-S B3/8F
- ③ Feb. 1992
- ④ 8,449㎡
- ⑤ 8,449㎡
- ⑥ 100.0%
- ⑦ Jun. 2003
- ⑧ 12,000 mn yen

A-2 JPR Daikanyama



- ① Shibuya-ku
- ② RC B2/2F
- ③ Jul. 2002
- ④ 668㎡
- ⑤ 668㎡
- ⑥ 100.0%
- ⑦ Oct. 2004
- ⑧ 2,160 mn yen

A-3 JPR Jingumae 432



- ① Shibuya-ku
- ② S-SRC B1/7F
- ③ Feb. 2006
- ④ 1,066㎡
- ⑤ 1,066㎡
- ⑥ 100.0%
- ⑦ Mar. 2006
- ⑧ 4,275 mn yen

A-4 Shinjuku Sanhome East Bldg.



- ① Shinjuku-ku
- ② S-SRC-RC B3/14F
- ③ Jan. 2007
- ④ 24,617㎡
- ⑤ 2,328㎡
- ⑥ 12.5%
- ⑦ Mar. 2007
- ⑧ 2,740 mn yen



## 4. Appendix

# Portfolio List (Greater Tokyo)



B-1 Arca East Bldg.



- ① Sumida-ku
- ② S-SRC B3/19F
- ③ Mar. 1997
- ④ 34,281m<sup>2</sup>
- ⑤ 6,911m<sup>2</sup>
- ⑥ 38.3%
- ⑦ Nov. 2001
- ⑧ 5,880 mn yen

B-2 JPR Chiba Bldg.



- ① Chiba, Chiba
- ② S-SRC B1/13F
- ③ Jan. 1991
- ④ 9,072m<sup>2</sup>
- ⑤ 9,072m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Dec. 2001
- ⑧ 2,350 mn yen

B-3 JPR Yokohama Nihon Odori Bldg.



- ① Yokohama, Kanagawa
- ② SRC B1/11F
- ③ Oct. 1989
- ④ 9,146m<sup>2</sup>
- ⑤ 9,146m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Nov. 2001
- ⑧ 2,927 mn yen

B-5 Shinyokohama 2nd Center



- ① Yokohama, Kanagawa
- ② S-SRC B2/12F
- ③ Aug. 1991
- ④ 7,781m<sup>2</sup>
- ⑤ 7,781m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Sep. 2002
- ⑧ 1,490 mn yen

B-6 Kawaguchi Center Bldg.



- ① Kawaguchi, Saitama
- ② S-SRC B2/15F
- ③ Feb. 1994
- ④ 28,420m<sup>2</sup>
- ⑤ 15,401m<sup>2</sup>
- ⑥ 86.5%
- ⑦ Feb. 2004
- ⑧ 8,100 mn yen

B-11 Olinas Tower



- ① Sumida-ku
- ② SRC-RC-S B2/45F
- ③ Feb. 2006
- ④ 257,842m<sup>2</sup>
- ⑤ 23,692m<sup>2</sup>
- ⑥ 23.3%
- ⑦ Jun. 2009
- ⑧ 31,300 mn yen

B-7 JPR Ueno East Bldg.



- ① Taito-ku
- ② S-SRC B1/8F
- ③ Oct. 1992
- ④ 8,490m<sup>2</sup>
- ⑤ 8,490m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Mar. 2004
- ⑧ 3,250 mn yen

B-8 Tachikawa Business Center Bldg.



- ① Tachikawa, Tokyo
- ② S-SRC B1/12F
- ③ Dec. 1994
- ④ 14,706m<sup>2</sup>
- ⑤ 4,812m<sup>2</sup>
- ⑥ 47.9%
- ⑦ Sep. 2005
- ⑧ 3,188 mn yen

B-9 Rise Arena Bldg.



- ① Toshima-ku
- ② RC-SRC-S B3/42F
- ③ Jan. 2007
- ④ 91,280m<sup>2</sup>
- ⑤ 5,972m<sup>2</sup>
- ⑥ 25.2%
- ⑦ Mar. 2007
- ⑧ 5,831 mn yen

B-10 Yume-ooka Office Tower



- ① Yokohama, Kanagawa
- ② S-SRC-RC B3/27F
- ③ Mar. 1997
- ④ 185,976m<sup>2</sup>
- ⑤ 14,196m<sup>2</sup>
- ⑥ 48.8%
- ⑦ Jul. 2007
- ⑧ 6,510 mn yen

B-12 Tokyo Tatemono Yokohama Bldg.



- ① Yokohama, Kanagawa
- ② SRC B1/9F
- ③ May. 1981
- ④ 8,772m<sup>2</sup>
- ⑤ 8,772m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Dec. 2010
- ⑧ 7,000 mn yen

B-13 Omiya Prime East



- ① Saitama, Saitama
- ② S 9F
- ③ Feb. 2009
- ④ 9,203m<sup>2</sup>
- ⑤ 9,203m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Mar. 2013
- ⑧ 6,090 mn yen

B-1 Tanashi ASTA



- ① Nishitokyo, Tokyo
- ② SRC B2/17F
- ③ Feb. 1995
- ④ 80,675m<sup>2</sup>
- ⑤ 20,727m<sup>2</sup>
- ⑥ 43.6% (51.3%)
- ⑦ Nov. 2001
- ⑧ 10,200 mn yen

B-3 Cupo-la Main Bldg.



- ① Kawaguchi, Saitama
- ② S-RC-SRC B2/10F
- ③ Jan. 2006
- ④ 48,321m<sup>2</sup>
- ⑤ 5,870m<sup>2</sup>
- ⑥ 16.7%(19.2%)
- ⑦ Mar. 2006
- ⑧ 2,100 mn yen

B-4 JPR Musashikosugi Bldg.



- ① Kawasaki, Kanagawa
- ② SRC-RC-S B1/6F
- ③ Mar. 1983
- ④ 18,394m<sup>2</sup>
- ⑤ 18,394m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Sep. 2006
- ⑧ 7,260 mn yen

B-5 Musashirawa Shopping Square



- ① Saitama, Saitama
- ② S B1/4F
- ③ Oct. 2005
- ④ 28,930m<sup>2</sup>
- ⑤ 14,465m<sup>2</sup>
- ⑥ 50.0%
- ⑦ Mar. 2007
- ⑧ 4,335 mn yen

B-6 Kawasaki Dice Bldg.



- ① Kawasaki, Kanagawa
- ② S-SRC-RC B2/11F
- ③ Aug. 2003
- ④ 36,902m<sup>2</sup>
- ⑤ 13,925m<sup>2</sup>
- ⑥ 46.6%
- ⑦ Apr. 2007
- ⑧ 15,080 mn yen

(Note) The property overview indicates (1) location, (2) structure / floors, (3) completion, (4) total floor space (entire building), (5) total floor space (equivalent to equity interest), (6) building ownership ratio (ratio in parenthesis does not include parking spaces), (7) acquisition date and (8) acquisition price.

C-1 Niigata Ekinan Center Bldg.



- ① Niigata, Niigata
- ② S-SRC B1/10F
- ③ Mar. 1996
- ④ 19,950m<sup>2</sup>
- ⑤ 5,444m<sup>2</sup>
- ⑥ 32.9%(58.0%)
- ⑦ Nov. 2001
- ⑧ 2,140 mn yen

C-4 Tokyo Tatemono Honmachi Bldg.



- ① Osaka, Osaka
- ② SRC B3/9F
- ③ Feb. 1970
- ④ 14,619m<sup>2</sup>
- ⑤ 7,709m<sup>2</sup>
- ⑥ 72.0%(71.0%)
- ⑦ Nov. 2001
- ⑧ 4,150 mn yen

C-7 JPR Hakata Bldg.



- ① Fukuoka, Fukuoka
- ② S-RC B1/12F,S1F
- ③ Jun. 1985
- ④ 9,828m<sup>2</sup>
- ⑤ 9,828m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Nov. 2001
- ⑧ 2,900 mn yen

C-9 JPR Naha Bldg.



- ① Naha, Okinawa
- ② SRC-S 12F
- ③ Oct. 1991
- ④ 5,780m<sup>2</sup>
- ⑤ 5,780m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Nov. 2001
- ⑧ 1,560 mn yen

C-12 Sampo Japan Sendai Bldg.



- ① Sendai, Miyagi
- ② SRC B1/12F
- ③ Dec. 1997
- ④ 10,783m<sup>2</sup>
- ⑤ 10,783m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jun. 2002
- ⑧ 3,150 mn yen

C-13 Sampo Japan Wakayama Bldg.



- ① Wakayama, Wakayama
- ② S 9F
- ③ Jul. 1996
- ④ 6,715m<sup>2</sup>
- ⑤ 6,715m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jun. 2002
- ⑧ 1,670 mn yen

C-14 Tenjin 121 Bldg.



- ① Fukuoka, Fukuoka
- ② S-SRC 13F
- ③ Jul. 2000
- ④ 8,690m<sup>2</sup>
- ⑤ 3,117m<sup>2</sup>
- ⑥ 52.2%
- ⑦ Jun. 2002
- ⑧ 2,810 mn yen

C-17 JPR Dojima Bldg.



- ① Osaka, Osaka
- ② SRC B2/9F
- ③ Oct. 1993
- ④ 5,696m<sup>2</sup>
- ⑤ 5,696m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jan. 2004
- ⑧ 2,140 mn yen

C-18 JPR Hakata-chuo Bldg.



- ① Fukuoka, Fukuoka
- ② SRC 8F
- ③ Feb. 1993
- ④ 3,874m<sup>2</sup>
- ⑤ 3,874m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Jun. 2004
- ⑧ 1,920 mn yen

C-19 JPR Nagoya Fushimi Bldg.



- ① Nagoya, Aichi
- ② SRC B1/9F
- ③ Mar. 1991
- ④ 10,201m<sup>2</sup>
- ⑤ 10,201m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Mar. 2005
- ⑧ 4,137 mn yen

C-20 Yakuin Business Garden



- ① Fukuoka, Fukuoka
- ② SRC 14F
- ③ Jan. 2009
- ④ 22,286m<sup>2</sup>
- ⑤ 22,286m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Aug. 2012
- ⑧ 10,996 mn yen

C-1 JPR Umeda Loft Bldg



- ① Osaka, Osaka
- ② SRC B1/8F
- ③ Apr. 1990
- ④ 17,897m<sup>2</sup>
- ⑤ 17,897m<sup>2</sup>
- ⑥ 100.0%
- ⑦ May. 2003
- ⑧ 13,000 mn yen

C-3 Benetton Shinsaibashi Bldg.



- ① Osaka, Osaka
- ② S B2/10F
- ③ Feb. 2003
- ④ 5,303m<sup>2</sup>
- ⑤ 5,303m<sup>2</sup>
- ⑥ 100.0%
- ⑦ May. 2005
- ⑧ 5,430 mn yen

C-4 Housing Design Center Kobe



- ① Kobe, Hyogo
- ② SRC-S B2/11F
- ③ Jun. 1994
- ④ 33,877m<sup>2</sup>
- ⑤ 33,877m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Sep. 2005
- ⑧ 7,220 mn yen

C-5 JPR Chayamachi Bldg.



- ① Osaka, Osaka
- ② S-SRC 9F
- ③ Jun. 1994
- ④ 3,219m<sup>2</sup>
- ⑤ 3,219m<sup>2</sup>
- ⑥ 100.0%
- ⑦ Aug. 2006
- ⑧ 6,000 mn yen

(Note) The property overview indicates (1) location, (2) structure / floors, (3) completion, (4) total floor space (entire building), (5) total floor space (equivalent to equity interest), (6) building ownership ratio (ratio in parenthesis does not include parking spaces), (7) acquisition date and (8) acquisition price.



Renewed JPR's website in order to enrich IR information and enhance its ability to provide information



The screenshot shows the JPR website homepage. At the top, there are navigation tabs: About Us, Characteristics and Strategies, Portfolio, Financials, and Investor Relations. Below this is a large banner for 'J-PRIME High quality portfolio' featuring a modern skyscraper. The main content area is divided into several sections:
 

- Fund Information:** Shows distribution per unit (actual and forecast) and occupancy rate (96.7%).
- News Releases:** Lists recent financial reports and notices.
- Portfolio:** Provides a list of major properties with photos and a link to a portfolio list.
- Credit Ratings:** Displays R&I (AA-) and S&P (A-1) ratings.

### Property Database

Posted the monthly occupancy rates and historical data since acquisition for each property in the portfolio, etc. Composed with consideration given to easiness to see information and usability

Property	Location	Acquisition Price (¥ million)	Investment Ratio (%)	Appraisal Value (JPY million)	Building Age (Years)	Total Leasable Space (㎡)	NOI Yield (%)
A.1 Kanematsu Bldg.	Chuo-ku, Tokyo	16,276	4.0	12,400	22	5,011.75	2.7
A.2 Kanematsu Bldg. Annex	Chuo-ku						
A.3 JPR Minayo-cho Bldg.	Chuo-ku						
A.4 Shin-Kojimachi Bldg.	Chiyoda						
A.5 JPR Cross Taketsubashi Bldg.	Chiyoda						

Below the table is a 'Monthly Occupancy Rate' section for the Kanematsu Bldg. Annex as of June 30, 2015, showing a table with columns for Year, Month, and Occupancy Rate.

### Property Overview/Access Map

Posted property overview edited and supervised by asset managers who are actually in charge of the property Provides investors with information as to the features of properties and their latest conditions, etc. that are hard to understand from data alone Property maps have a new function to allow viewers to search the access routes to the properties from the nearest stations

The screenshot shows the 'Kanematsu Bldg.' property overview page. It includes a 3D architectural rendering of the building, an 'Access Map' showing the building's location in Chuo-ku, Tokyo, and a list of 'Routes from Nearest Stations' including Shinjuku Station, Nishi-Shinjuku Station, and Shinjuku Gyoen Station. There is also a 'Click here for access map' button.

### IR Mail Delivery Service

Started e-mail inquiry service and IR mail delivery service for timely disclosure

The screenshot shows the 'Inquiry Form' for the IR Mail Delivery Service. It contains several input fields:
 

- Name:** Text input field.
- E-mail:** Text input field with a 'Required' label.
- Investor Type:** Radio button options for Individual Investor, Institutional Investor, Hedge, and Other.
- Stockholder name?:** Radio button options for Yes and No.
- Sex:** Radio button options for Male and Female.
- Age:** Radio button options for Over 70, 60-70, 50-60, 40-50, 30-40, 20-30, and Under 20.
- Type in your question / comments:** Text area for user input.

 A 'Send' button and an 'IR Mail Delivery Service' logo with an envelope icon are also visible.