



35th Fiscal Period

Securities code 8955

Japan Prime Realty Investment Corporation
Presentation Material
For the 35th Fiscal Period Ended June 2019

(Asset Manager)
Tokyo Realty Investment Management, Inc.

Table and Contents

1. Characteristics of JPR	2p
2. Operational Status and Growth Strategy	4p
2-1. Summary of Financial Results	5p
2-2. Internal Growth Strategy	7p
2-3. External Growth Strategy	15p
2-4. Financial Strategy	20p
2-5. Sustainability	21p
3. Financial Results and Operating Forecasts	26p
4. Appendix	39p
5. Glossary	62p

Disclaimer

- This material contains information that constitutes forward-looking statements. Such forward-looking statements are made by Japan Prime Realty Investment Corporation (JPR) and Tokyo Realty Investment Management, Inc. (TRIM) 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 is not intended for the purpose of offering or soliciting investment, or as a means of marketing activities. Please refer any inquiries for possible purchase of investment units or investment corporation bonds of JPR to your securities companies.
- Although JPR 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 or reliability of the content. Furthermore, the content may be subject to change without prior notice.
- The photos used in this material include those of the assets other than what JPR owns or plans to acquire. Please note that for assets indicated as land with leasehold interest, JPR owns only the land and does not own any building on it.
- Unless otherwise noted, the figures indicated in 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 and other figures. Accordingly, the sum totals of monetary amounts or percentages of respective items may not match the sum totals of actual figures.



Overview of JPR

Name	Japan Prime Realty Investment Corporation (abbreviated as JPR)
Securities code	8955
Listing date	June 14, 2002 (17 years since listing)
End of fiscal period	June and December
Operational standard of portfolio (Target investment ratio)	(Ratio by asset class) Office 70~90% / Retail 10~30% (Ratio by area) Tokyo 80~90% / Other cities 10~20%
Asset Manager	Tokyo Realty Investment Management Inc. (abbreviated as TRIM)
Sponsors (shareholding ratio)	Tokyo Tatemono (52%) Yasuda Real Estate (18%) Taisei Corporation (10%) Sompo Japan Nipponkoa Insurance (10%) Meiji Yasuda Life Insurance (10%)

Characteristics of JPR

1 A track record of stable management for over 17 years

Since listing, JPR has steadily expanded its asset size while enhancing the quality of its portfolio.

2 A portfolio focused on office properties in Tokyo

JPR has established a portfolio that is focused on office properties in Tokyo, which feature growth potential, with urban retail properties and office properties in regional cities to complement profitability.

3 Superiority of a developer-sponsored REIT

JPR has exerted its superiority of a developer-sponsored REIT to acquire properties having excellent location characteristics centering on large-scale development projects.

4 Continuous internal growth through high occupancy rate and upward revision of rents

The average occupancy rate of the entire portfolio has stayed at 97% or higher since the 26th fiscal period ended December 2014, and upward revision of rents continued to surpass downward revision by value for 8 straight fiscal periods.

5 Establishment of a financial base that is stable over the long term

With a credit rating of AA- (Stable), JPR has established a financial base centering on long-term, fixed-interest rate debts with a focus on stability.

Asset size
(After the asset replacement)

63 properties **439.5** bn. yen

Ratio by asset
(After the asset replacement)

(Area) Tokyo **84.7** %
(Asset class) Office **76.2** %

(planned) acquisition price and ratio of properties from sponsor pipelines

(After the asset replacement)

317.7 bn. yen * **72.3** %

Upward revision of rents
10 consecutive fiscal periods

(Dec. '14 ~ Jun. '19)

LTV
40.9 %

Ratio of long-term, fixed interest rate debts

98.9 %

Credit rating

R&I **AA-** (stable)

S&P **A** (stable)

1. Properties from sponsor pipelines refer to properties acquired from sponsors, etc. and properties acquired based on information provided by sponsors. Sponsors, etc. represent the five sponsor companies of JPR, their affiliated companies and special purpose companies (SPCs) in which the sponsors have made equity investment. Ratio of properties from sponsor pipelines refers to the ratio of (planned) acquisition price of properties from sponsor pipelines over the total (planned) acquisition price of the entire portfolio.

Distribution per unit (DPU) and NAV per unit have continued to increase stably over a long period of time

DPU 7,380 yen

Continuing a record high since listing

Compared with forecast +30 yen

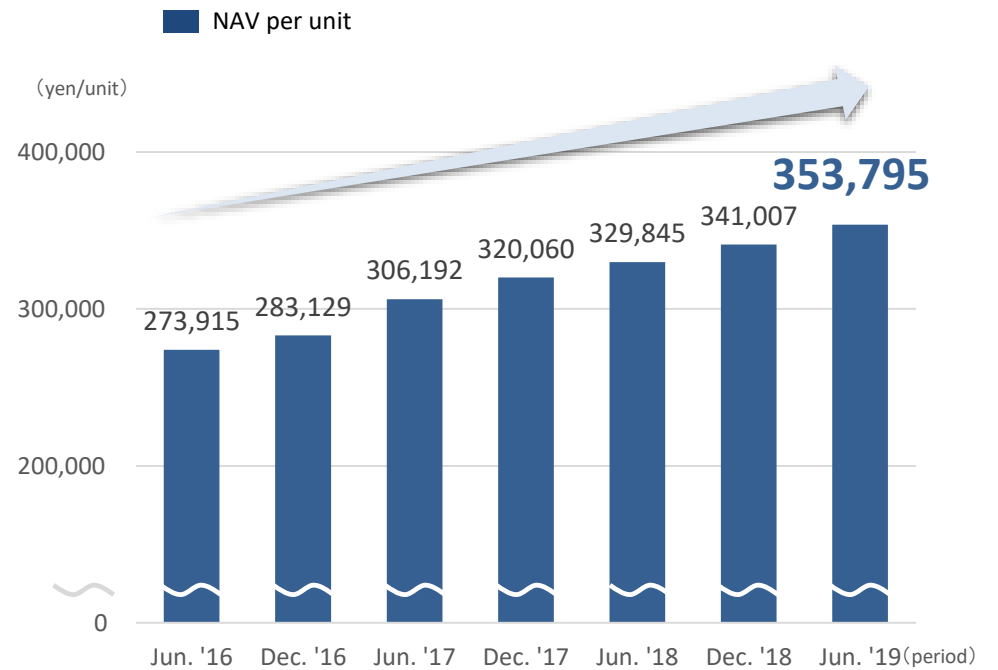
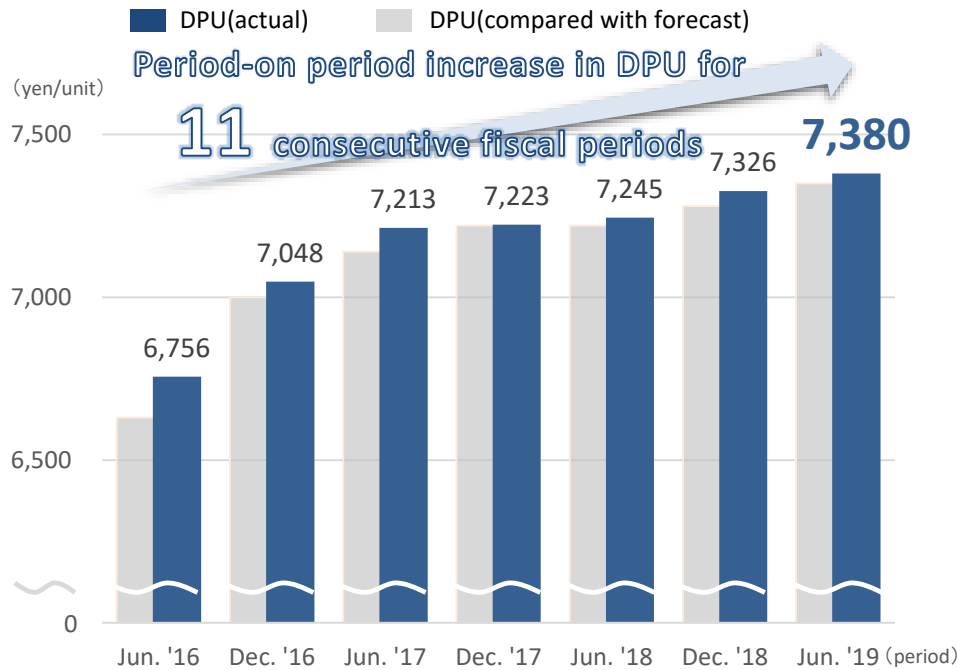
Period-on-period comparison +54 yen / +0.7 %

(Forecast DPU: 7,350 yen)

NAV per Unit 353,795 yen

Continuing to increase steadily

Period-on-period comparison +12,788 yen / +3.8 %



Plans for the 35th fiscal period ended Jun. 2019 are progressing steadily thanks to a buoyant office property leasing market and JPR continued to achieve stable growth.

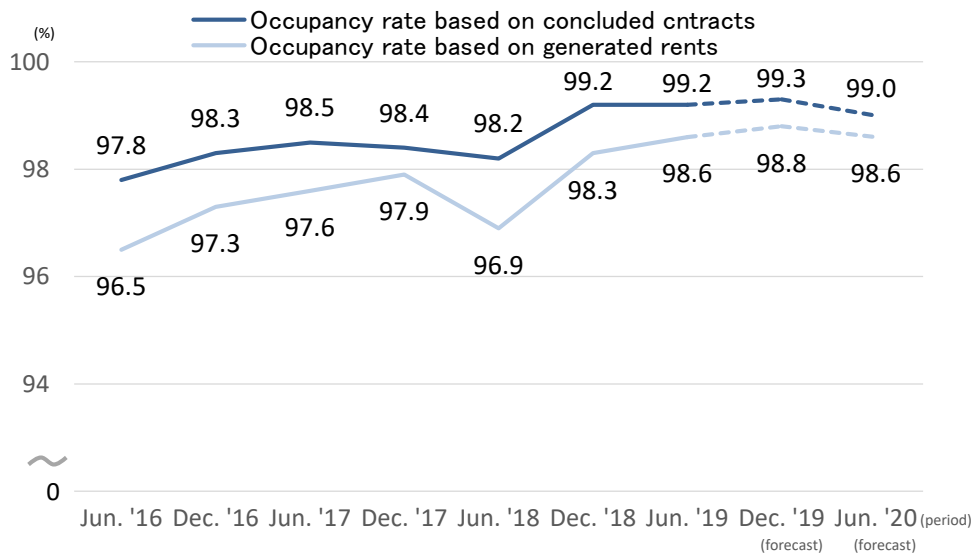
Emphasis was placed on “continuation of contract renewals with upward revision of rents,” “measures to increase NOI,” “Vigorous selective investment” and “Diversify funding methods”

	Internal Growth Strategy	External Growth Strategy	Financial Strategy
Business environment perception	<ul style="list-style-type: none"> Office demand from companies is still robust. Leasing of large-scale office properties scheduled for completion by 2020 in Central Tokyo appears to be progressing steadily Vacancy rates in Central Tokyo fell to a historically low level, and rents also continued to rise. The supply and demand balance continued to tighten in major regional cities as well. 	<ul style="list-style-type: none"> Real estate prices in Central Tokyo have mostly reached the upper limit Properties in regional cities are also hard to acquire at appropriate prices, with their cap rates dropping further 	<ul style="list-style-type: none"> Long-term interest rates have fallen sharply since the end of 2018, and the risk of rising interest rates has receded. Due to mounting political and economic risks worldwide, the monetary easing policies of the US Federal Reserve and the European Central Bank are more aligned. The BOJ has also stated that it will continue its monetary easing measures for the time being.
Results	<ul style="list-style-type: none"> Occupancy rate based on concluded contracts 99.2% (previous period 99.2%) Upward revision upon contract renewal (monthly rent, net) +15.2 million yen Raising of rents upon tenant replacement (monthly rent, net) +5.1 million yen Occupancy rate based on generated rents during the period remained above 98%. The revision of rents made progress as planned. 	<ul style="list-style-type: none"> Acquisition of additional stake in Shinagawa Canal Building Acquisition price 170 million yen Implementation of asset replacement with Tokyo Tatemono Total acquisition price: 9,550 million yen (2 properties) Sale price: 5,800 million yen 	<p>[Debt procurement result in the 35th fiscal period (short-term loans excepted)]</p> <ul style="list-style-type: none"> Average maturity (Before refinancing) 7.4 years → (After refinancing) 9.4 years Average debt interest rate (Before refinancing) 1.67% → (After refinancing) 0.56%
Outlook	<ul style="list-style-type: none"> The favorable market environment is assumed to continue. The high occupancy rate is expected to be maintained, and the revision of rents is assumed to make steady progress. Deterioration of business confidence is feared in face of China's economic slowdown and the consumption tax hike in October 2019. Aim to maintain growth pace by maintaining and improving building competitiveness and improving tenant relations 	<ul style="list-style-type: none"> Continue vigorously selective investments with a focus on their location and quality. Investigate acquisitions focusing on sponsors' pipelines for the time being. Plan to add hotels (urban accommodation properties) to investment targets. 	<ul style="list-style-type: none"> JPR issued Green Bonds for the first time in July 2019 Issue amount: 5,000 million yen Maturity: 10 years Continue refinancing with an emphasis on lengthening borrowing periods while endeavoring to reduce interest costs. Diversify funding methods and ensure short-term liquidity to enhance refinance risk tolerance.

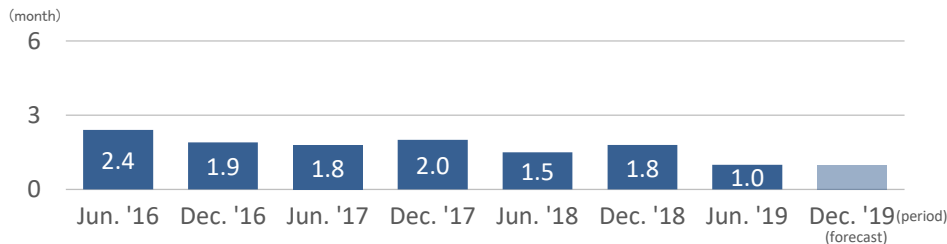
Vacancies were filled quickly and high occupancy was maintained.

Occupancy rate are expected to remain stable at a high level in and after the Dec. '19 period.

Occupancy Rate



Average rent free period



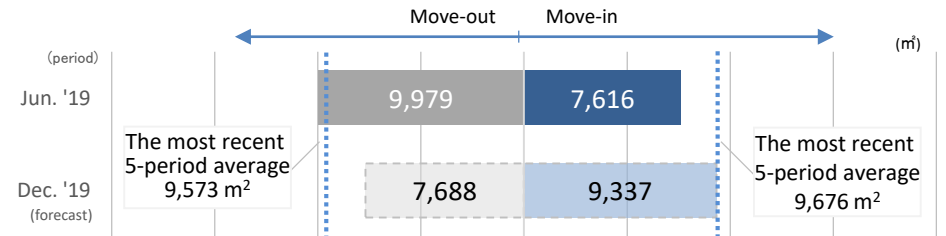
1. Occupancy rate based on concluded contracts and occupancy rate based on generated rents represent period-average figures.
 2. The figures for the occupancy rate based on concluded contracts and the occupancy rate based on generated rents for the 36th fiscal period (Dec. '19) are estimates that reflect consents regarding move-ins and move-outs that will become effective in the fiscal period. The respective figures for the 37th fiscal period (Jun. '20) are estimates based on assumptions by JPR regarding move-ins and move-outs becoming effective in the fiscal period.

Move-Ins/Move-Outs

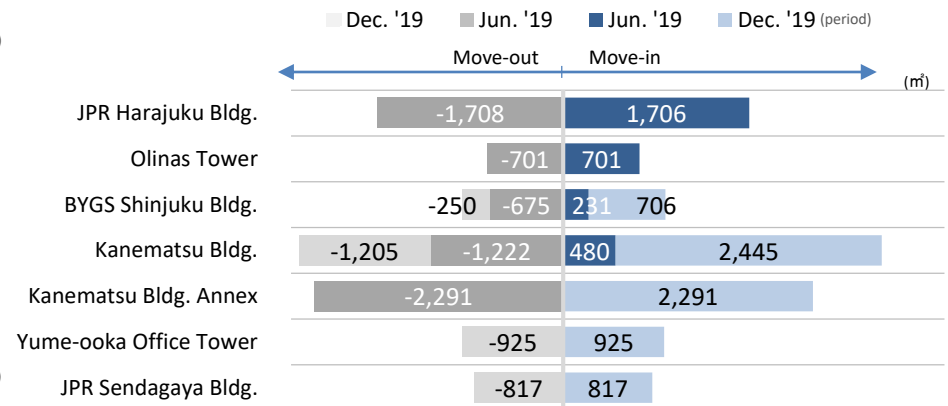
(Change in move-in/ move-out spaces and forecast)

End of Dec. '18 period Vacancy space	Jun. '19 move-in/move-out net space	End of Jun. '19 period Vacancy space	Dec. '19 Assumed move- in/move-out net space	End of Dec. '19 period assumed vacancy space
3,939 m ²	-2,362 m ²	6,559 m ²	-1,648 m ²	4,928 m ²

(Move-in/ move-out spaces)



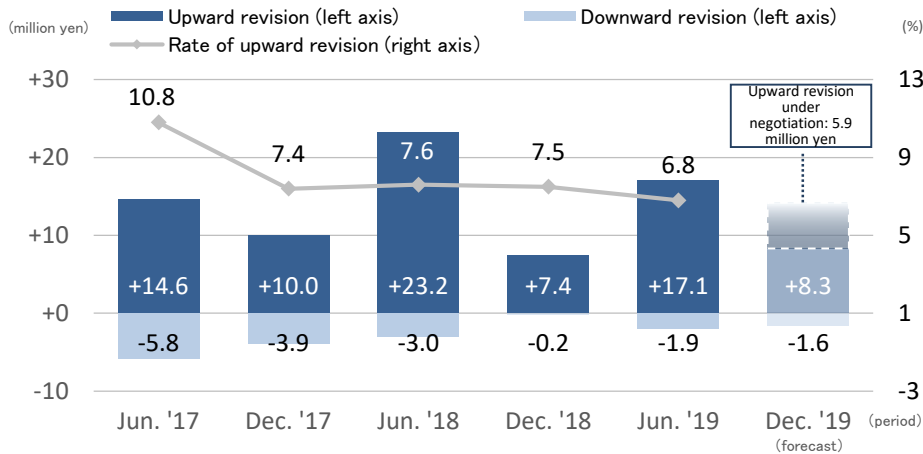
(Major move-in/move-out properties)



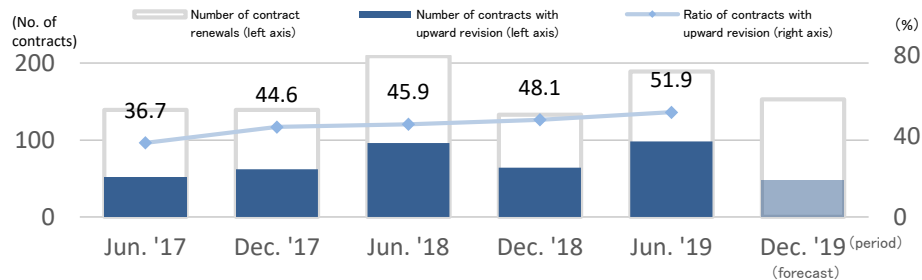
With steady progress made in upward revision of rents and raising of rents upon tenant replacement, office rents continued to increase

Rent Revisions

	Upward revision amount	Rate of upward revision	Ratio of contracts with upward revision
Jun. '19	+17.1 million yen (monthly rent)	+6.8%	51.9%

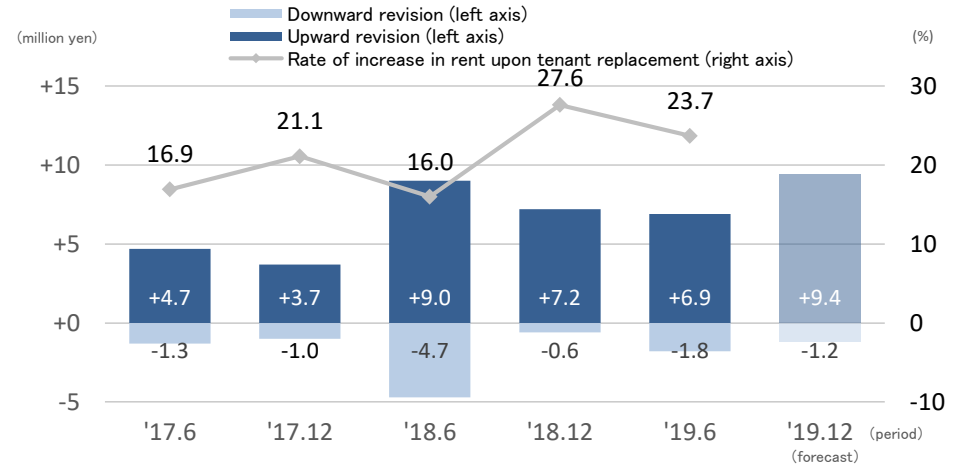


(Ratio of contracts with upward revision)

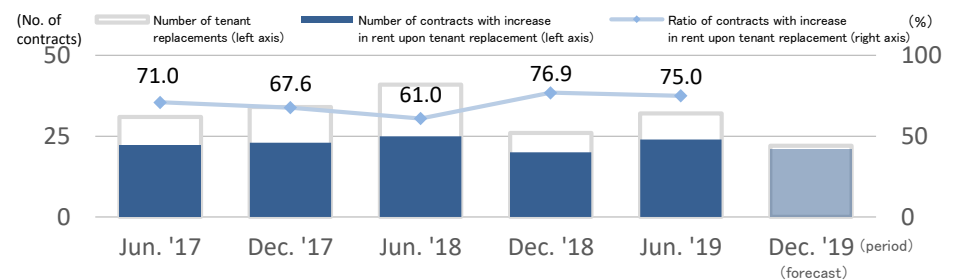


Rent upon Tenant Replacement (increase/decrease of rent through tenant replacement)

	Increase in monthly rent upon tenant replacement	Rate of increase in rent upon tenant replacement	Ratio of contracts with increase in rent upon tenant replacement
Jun. '19	+6.9 million yen (monthly rent)	+23.7%	75.0%



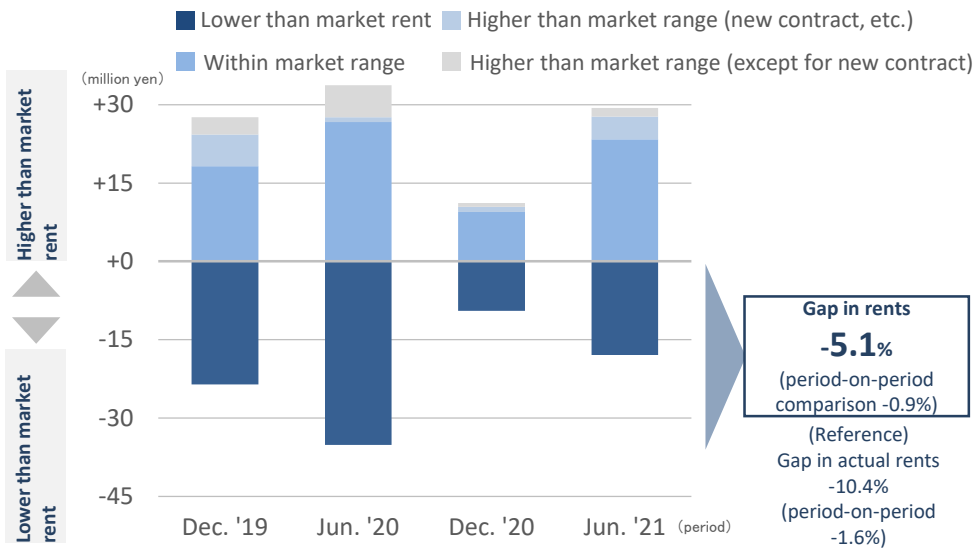
(Ratio of contracts with increase in rent upon tenant replacement)



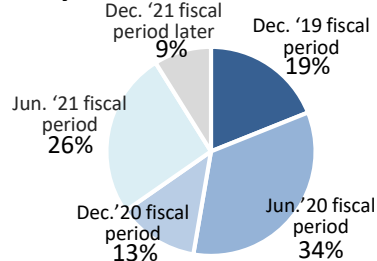
1. Figures in "Rent Revisions" are values excluding the land rent of the Otemachi Tower (Land with Leasehold Interest).

With rents still being revised upward, the gap in rents will widen further due to solid demand.

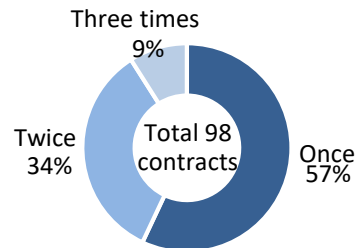
Status of Gap in Rent (Office)



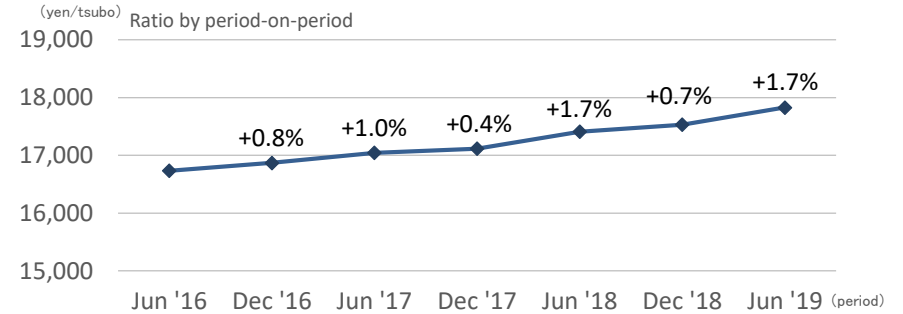
Percentages of space by the time of contract renewal



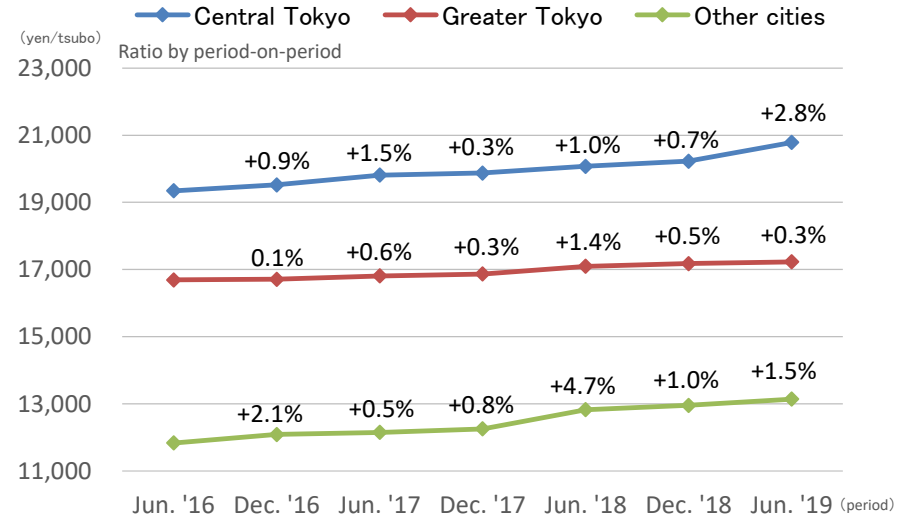
Ratio of change in upward revision



Status of Average Rent (existing office properties, all area)



Change in Average Rents by Area (existing office properties)



1. "Market rent" and "Market range" refers to rent level set by TRIM for office buildings held by JPR based on assessment of CBRE Inc. and advice from Tokyo Tatemono.
2. "Gap in rents" refers to the difference between the market rent (Dec. '19~ Jun. '21) and the ongoing rent, and "Gap in actual rents" refers to the difference between the top of market range and the ongoing rent.

1. "Existing office properties" refer to properties held continuously since the Jun. '16 period.
2. Average rent indicates the assumed average rent at full occupancy.

On top of measures to achieve continuous raising of rents and effective value enhancement, energetically endeavor to reduce expenses

Basic Strategy

Set target rents, the target for raising rents for new contracts and contract renewals, for respective office properties. By clarifying the target, aim to conduct strategic negotiations for raising rents and maximizing rents upon tenant replacement

Strategically utilize target rents

Reinforce investments for value enhancement

In addition to reinforcing property competitiveness, proactively invest in interior fittings and facilities, etc. that meets tenant needs, with an intention to raise rents for new contracts

Internal Growth

Deliberately responding to tenants and creating safe and secured environments are important initiatives that positively affect rent negotiations as well as help prevent contract cancellations from happening

Continuously enhance tenant satisfaction

Increase NOI by reviewing property management and operation methods

Review property management and operation methods while paying attention to maintaining and improving the management quality, in an effort to promote reduction of rental expenses and increasing incidental revenues

Example of construction works for value enhancement (Kanematsu Bldg. and Kanematsu Bldg. Annex)



Kanematsu Bldg.



Kanematsu Bldg. Annex

Large spaces totalling **1,062** tsubo were vacated in the above two properties in the Jun. '19 period

Significant improvement in earnings was achieved through comprehensive measures including strategic leasing activities, negotiations to raise rents, and conversion.

Increase in rent upon tenant replacement

Rate of increase in monthly rent
+17.1%

Upward revision of rent at time of contract renewal

Rate of increase in monthly rent
+6.4%

Increase of rental space through conversion of common-use areas

Rate of increase in monthly rent (Total for affected tenants)
+13.9%

Estimated contribution to DPU

+49 yen/fiscal period

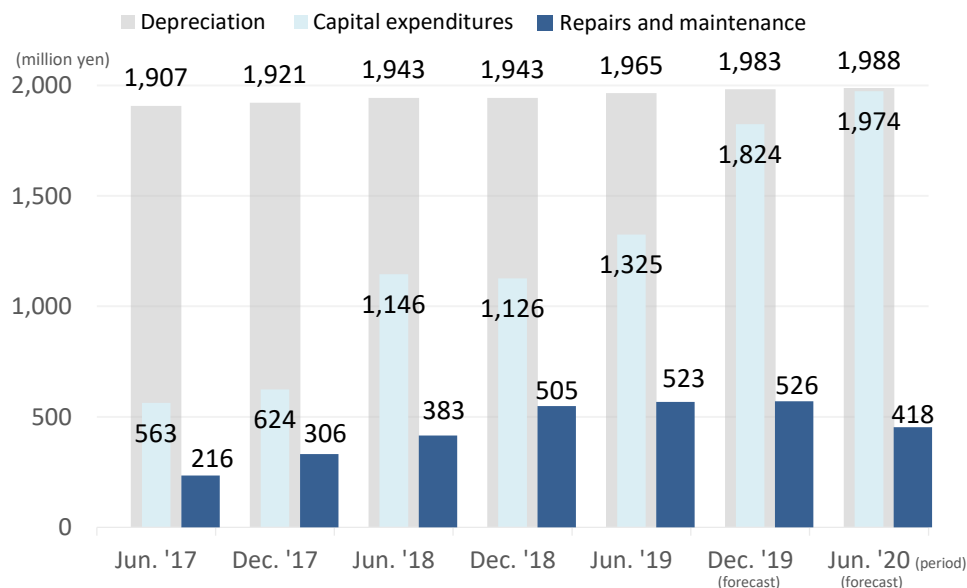
Appraisal value of Kanematsu Bldg. Annex (YoY change)

+930 million yen
+36.9%

1. The rate of increase in monthly rent is estimated based on tenant changes agreed for period from January 2019 to January 2020.

JPR actively carried out value-adding construction work aimed at increasing property competitiveness. Maintenance work was carried out continuously based on appropriate repair plans.

Changes in Construction Costs and Depreciation



Summary of Construction Works and Properties (Jun. '19)

- Total construction costs **1,848** million yen
- ⇒Of which, works of value enhancement **1,026** million yen
- ⇒(Of which, works to switch to LED lamp, etc.) **165** million yen

- ◆Kawaguchi Center Bldg. (184 million yen Air-conditioning, security, etc.)
- ◆JPR Ningyo-cho Bldg. (142 million yen Toilets, etc.)
- ◆Tokyo Tatemono Yokohama Bldg. (173 million yen Interior, air-conditioning, etc.)
- ◆JPR Naha Bldg. (102 million yen EV, RN, etc.)

Example of construction works for renovation (Jun. '19 period)

<Tokyo Tatemono Yokohama Bldg. Building Age: 38 Years 1F entrance>



After construction works

<JPR Naha Bldg. Building Age: 27 Years Toilets in common-use areas>



Before

After

1. Repairs and maintenance expenses indicate the amount obtained by deducting the repairs and maintenance expenses equivalent to the expenses for restoration to original condition, paid by tenants, from the amount actually recorded for each fiscal period.
 2. EV and RN represent "work on elevators" and "renovation", respectively. 3. Each of the construction costs indicates the amount that includes construction management fees.
 4. Construction works (planned) are extracts from long-term plans and do not guarantee implementation.

A large, empty rounded rectangle with a thin blue border, occupying most of the page. It is intended for a memo or notes.

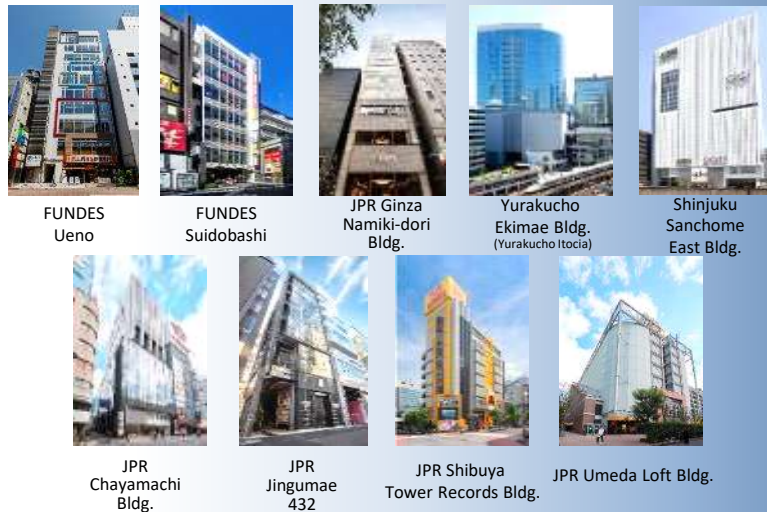
JPR's retail properties are situated in prime locations or in areas close to stations and with high commercial potential

The 15 properties comprising the retail portfolio are all located within a 5-minute walk from the nearest station
 The majority of these are located within a 1-minute walk from the nearest station.

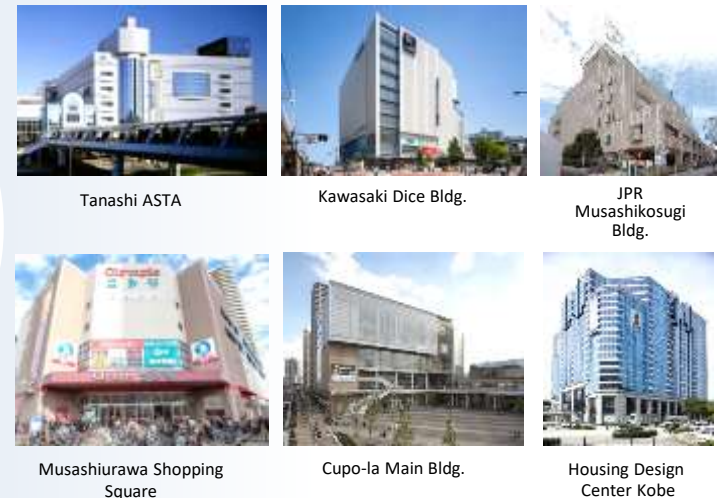
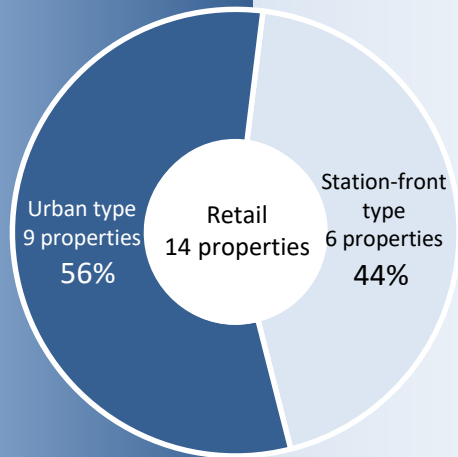
Portfolio breakdown

Type	Urban type	Station-front type
Characteristics	Urban retail properties situated on prime locations in Tokyo and Osaka	Retail properties located in front of stations near Tokyo and in major regional cities
NOI yield (acquisition price)	4.1%	5.8%

9 properties / 58.5 billion yen (asset size)



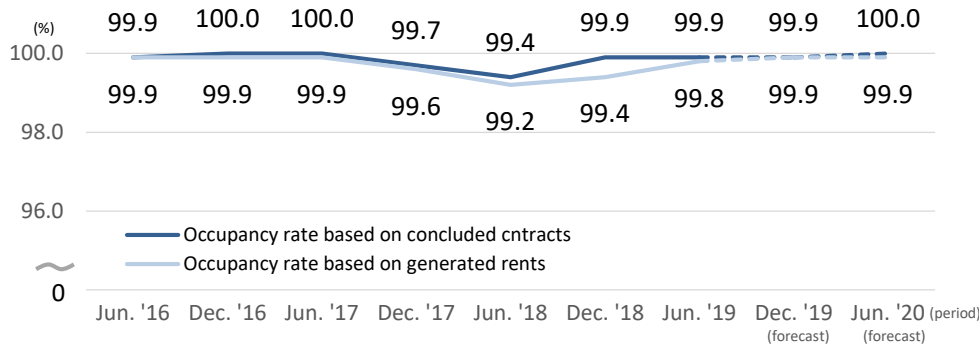
6 properties / 46.1 billion yen (asset size)



1. Ratios of urban front and station front-type properties are calculated based on acquisition price.

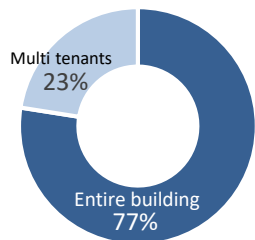
The occupancy rate of JPR's retail properties remains stable at almost full occupancy.

■ Occupancy Rate (Retail properties)

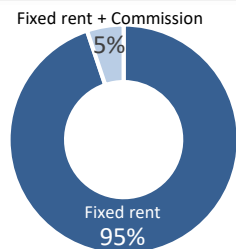


■ Status of Lease Contract (Retail properties)

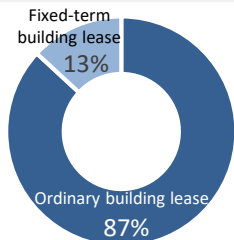
Type of tenant (space ratio)



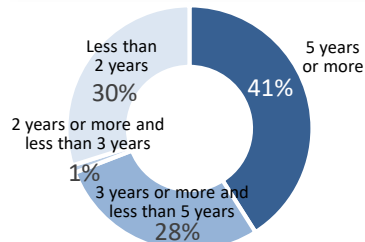
Type of rent (space ratio)



Type of contract (space ratio)



Remaining contract period (space ratio)



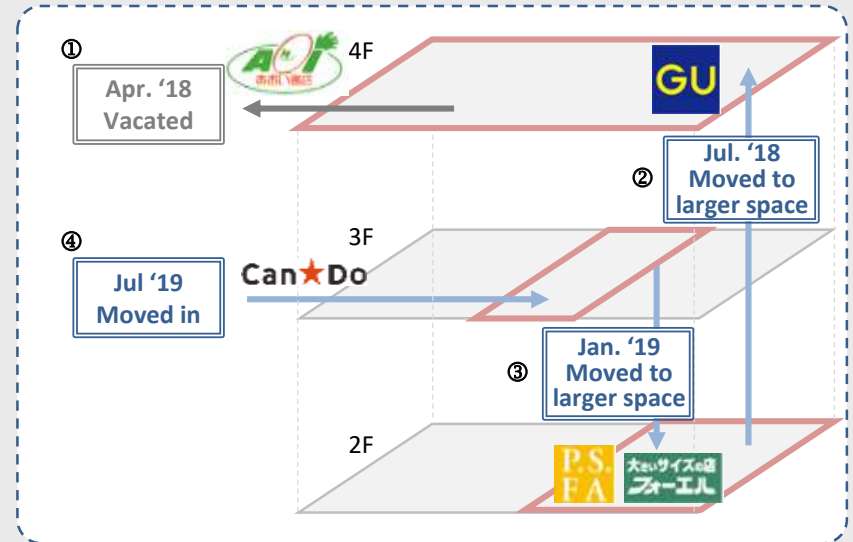
■ Example of Internal Growth of Retail Property (Kawasaki DICE Bldg.)

Kawasaki DICE bldg.



Space of **481** tsubo on 4F was vacated in Apr. '18. Measures such as relocation of existing tenants within building and leasing activities to find new tenants were implemented.

<Illustration of Tenant Replacement>



through the replacement of tenants occupying as much as 18% (705 tsubo) of the total leasable area and agreements to raise the rents of existing tenants, as shown in the figure above.

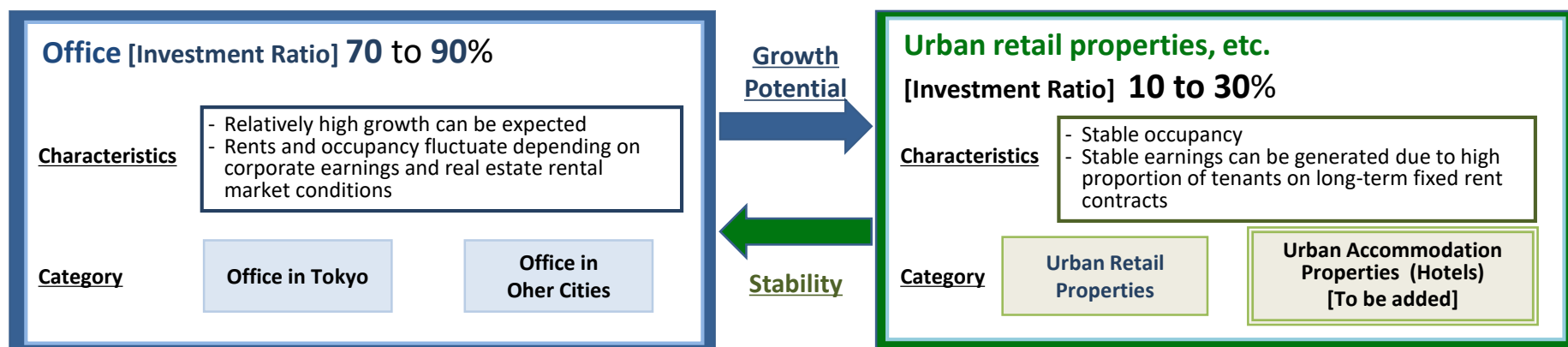
Monthly rent increased by **11.5%** (total for affected tenants)

1. The rate of increase in monthly rent is estimated based on tenant changes agreed for period from August 2018 to August 2019.

Addition of Hotels (Urban Accommodation Properties) to Investment Targets

[Investment Policy] Continue vigorously selective investments focusing on quality, mainly office properties in Tokyo

[Composition of Portfolio]



■ Addition of hotels (urban accommodation properties) to asset classes

- Submission of proposal for amendment of Articles of Incorporation to the 12th General Meeting of Unitholders (to be held on September 5, 2019)

[Aims]

- Achieve sustainable growth of JPR and improve unitholder value by increasing investment opportunities
- Further expansion in demand for hotel assets can be expected in the future mainly due to government policy to promote Japan as a tourism-oriented country.

[Operating strategy] Focus on stability of earnings

- Conclude long-term lease agreements generally with fixed rent with outside specialists with a proven track record in operating hotels

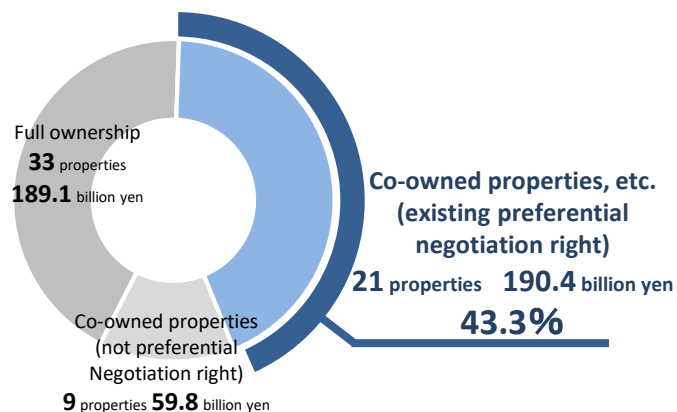
[Acquisition strategy]

- Main sponsor is currently developing hotels specializing in accommodation located in busy areas in Central Tokyo and regional urban centers
- Expect to acquire properties through as sponsor pipeline

Making rigorously selected investments by utilizing preferential negotiation right

■ Utilizing preferential negotiation right

(Ratio of co-owned properties, etc. (existing preferential negotiation right))



(Example of main acquisition utilizing preferential negotiation right)

Property	Ownership interest on initial acquisition	Additional acquisition	Current ownership interest
Shinagawa Canal Bldg.	45.6%	4.6%	50.2%
Tokyo Square Garden	—	—	8.22%
Shinjuku Square Tower	38.9%	+23.7% => +4.7%	67.4%
Shibadai Center Bldg.	52.8%	+12.6%	65.4%
Shinyokohama 2nd Center Bldg.	50.0%	+50.0%	100%
BYGS Shinjuku Bldg.	25.0%	+50.0% => +25.0%	100%

1. Tokyo Square Garden was acquired by utilizing the preferential negotiation right of Tokyo Tatemono and the other properties were acquired by utilizing the preferential negotiation right of JPR.

■ Property to be Acquired in the June 2019 Period

Shinagawa Canal Bldg. (Ownership interest to be additionally acquired: 4.6%)



Location	2 Konan, Minato-ku, Tokyo
Asset class	Office
Floors	B1 / 8F
Completed	July, 2008 (10 years since completion)
Total floor space	5,216.21 m ² (entire building)
Leasable floor space	169.93 m ² (additional ownership)
Acquisition price	171 million yen
Acquisition date	March 8, 2019

(Acquisition Highlights)

- East exit area of Shinagawa Station is area where further development can be expected as the starting station for the Chuo Shinkansen Project
- Already own ownership interest of 45.6% in the property (for the fifth to seventh floors)
- By acquiring additional interest equivalent to 4.6% (for the eighth floor) JPR will have the majority of ownership interest (50.2%) in the property.

Significant improvement as a result of leasing activities after acquisition

	(Estimate after move-in)	(Estimate at acquisition)	(Increase/Decrease)
NOI Yield	4.9%	5.9%	+1.0%pt
After depreciation yield	3.8%	4.8%	+1.0%pt
	(At acquisition)	(End Jun. 19)	(Rate of increase)
Appraisal Value	182 million yen	215 million yen	+18%

10 minute walk from Shinagawa Station on the JR Line, Keihin Express Main Line and Tokaido Shinkansen Line.

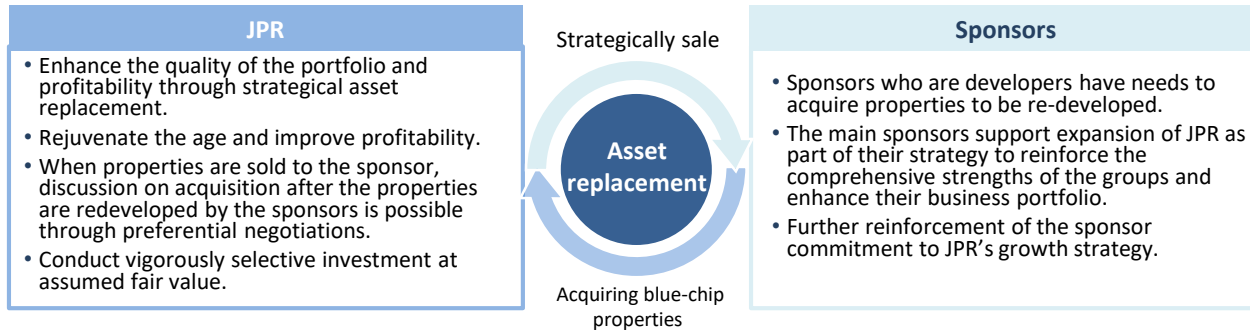


Promote vigorously selective investments and asset replacement by utilizing the sponsor pipelines

Continue External Growth by Utilizing Asset Replacement

(Asset replacement policy)

- Aim to build a strong and solid portfolio by promoting asset replacement.



(Asset Replacement in Jun. '19 Period)

◆ Acquired Properties



Replacement Effects	
Asset Value	+4,300 million yen
Building Age	-25.4 years
NOI (Annualized)	+91 million yen

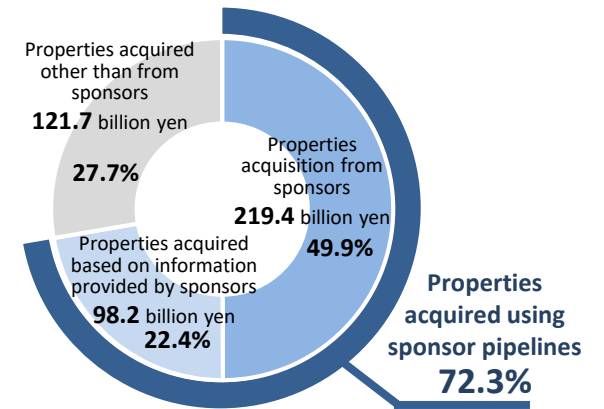
◆ Sold Properties



Internal reserve of gain on sale of real estate
 An amount equal to the gain on the sale of the above property will be reserved internally as reserve for reduction entry for the purpose of stable operation and distribution in the future.

Investigation of acquisitions through negotiated deals

(Utilizing sponsor pipeline)



(Largest top 5 properties)

	Property	Billion yen
1	Otemachi Tower (land with leasehold interest)	36.0
2	Olinas Tower	31.3
3	Shinjuku Center Bldg.	21.0
4	Tokyo Square Garden	18.4
5	Kanematsu Bldg.	16.2

All are properties acquired using sponsor pipelines or properties developed by the sponsors.

KY Kojimachi Bldg.



(Acquisition Highlights)

- Yotsuya/Kojimachi area has attracted quite a few head offices of large companies and embassies and thus has solid office demand
- 4-minute walk from Yotsuya Station and Kojimachi Station, with easy access to 2 stations and 5 lines
- Located near Shinjuku-dori Street, and clearly stands out with unique appearance of glass wall covering the entire exterior

Acquisition price	5,750 million yen	Location	5 Kojimachi, Chiyoda-ku, Tokyo
Appraisal value	6,280 million yen	Use	Office
NOI Yield (Estimate at acquisition)	3.8 %	Floors	BF/9F
After depreciation yield (Estimate at acquisition)	3.3 %	Completed	February 1999 (Building age: 20 years)
Appraisal yield (As of June 1, 2019)	3.4 %	Leasable floor space	3,493.67 m ²
		Acquisition date	June 27, 2019

FUNDES Ueno



(Acquisition Highlights)

- Acquisition of property under FUNDES Series (compact urban commercial facility developed by sponsor) following acquisition of FUNDES Suidobashi
- Located a 1-minute walk from east side exit of Ueno Station, with a concentration of public facilities such as the Taito Ward Government Office, office buildings and hotels in the neighborhood.
- Relatively newly built building with eating and drinking establishments commands a scarcity value and can expect to draw a diverse customer base centering on business persons and hotel guests

Acquisition price	3,800 million yen	Location	7 Ueno, Taito-ku, Tokyo
Appraisal value	3,930 million yen	Use	Commercial facility
NOI Yield (Estimate at acquisition)	4.1 %	Floors	B1/10F
After depreciation yield (Estimate at acquisition)	3.3 %	Completed	July 2017 (Building age: 2 years)
Appraisal yield (As of June 1, 2019)	3.8 %	Leasable floor space	1,989.66 m ²
		Acquisition date	June 27, 2019

Urban development business of the main sponsor

Examples of development projects by Tokyo Tatemono Co., Ltd.

Large-scale redevelopment projects

Owned by JPR
(land with leasehold interest)



The Otemachi Tower

Owned by JPR



Tokyo Square Garden

Owned by JPR



Shinjuku Center Bldg.

Owned by JPR



Olinas Tower

Urban compact retail property, Urban hotel, Medium-sized office

Asset class	Property name	Total floor area (m ²)	No. guestroom	Completion/planned completion
Urban compact retail properties	FUNDES Suidobashi (owned by JPR)	1,477	-	Jul. '15
	FUNDES Ueno (owned by JPR)	2,249	-	Jul. '17
	FUNDES Gotanda	1,498	-	Jul. '19
	FUNDES Ginza	Unfixed	-	Nov. '19
Urban hotel	Candeo Hotels Tokyo Roppongi	4,700	149	Sep. '17
	The Square Hotel Ginza	5,700	182	Aug. '18
	Hotel Gracery Asakusa	3,700	125	Sep. '18
	The b Osaka Midouji	10,700	306	Feb. '19
	Candeo Hotels Omiya	10,100	321	Aug. '19
	(Name to be determined) Kyoto Sanjo	Unfixed	122	Nov. '19
(Name to be determined) Kyoto Shijo	Unfixed	106	Spring '21	
Medium-sized office	Sendai Kakyoin Terrace	5,800	-	Spring '20

Owned by JPR



FUNDES Ueno



FUNDES Gotanda



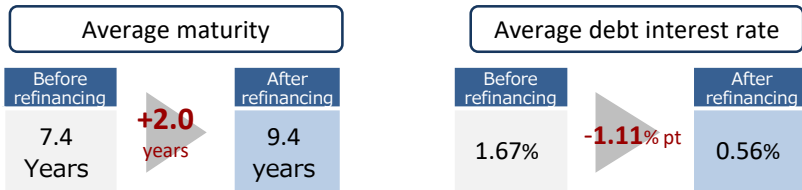
The b Osaka Midouji



Sendai Kakyoin Terrace

Flattening of Repayment Amount and Reduction of Cost of Debts

Debt Procurement Results in the 35th Fiscal Period (short-term loans excepted, 11.1 billion yen)



Financial Indicators and Credit Rating Status

(Status of Borrowings by Fiscal Period)	Dec. 2018	Jun. 2019	Change
New debt	10.0 bn. yen	11.1 bn. Yen	+1.1 bn. yen
Average maturity (change)	6.7 years (+1.1 years)	9.4年 yearS(+2.0years)	+2.7 years
Average borrowing interest rate (change)	0.54% (-0.38%pt)	0.56% (-1.11%pt)	+0.02% pt

(Status of entire interest-bearing debts)

Total interest-bearing debts	181.0 bn. Yen	1,850 bn. Yen	+40 bn. yen
Average maturity	4.5 years	4.5 years	-0.0 years
Average debt cost	0.90%	0.87%	-0.03%pt
Ratio of long-term, fixed interest rate debts	100%	98.9%	-1.1%pt

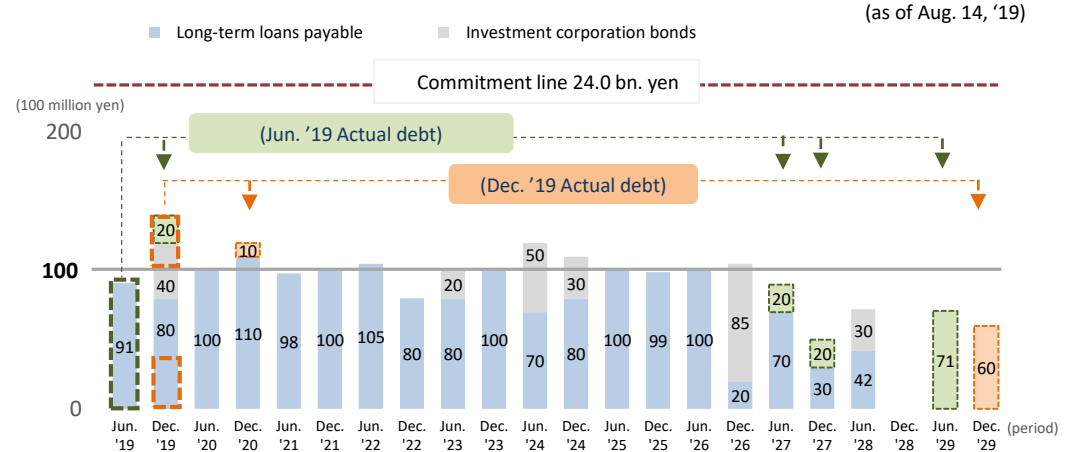
(LTV)

LTV (based on total assets)	40.5%	40.9%	+0.4% pt
Acquisition capacity (maximum LTV of 45%)	36.7 bn. yen	33.7 bn. yen	-3.0 bn. Yen

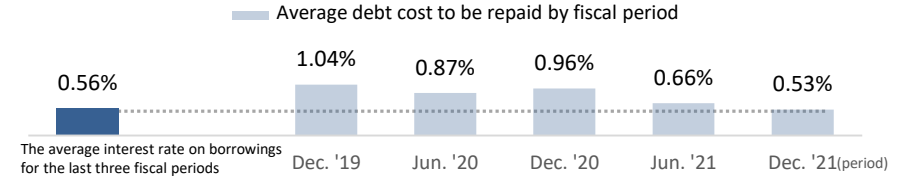
(Credit rating)

R&I	AA- (Stable)
S&P	Long-term: A (Stable), Short-term : A-1

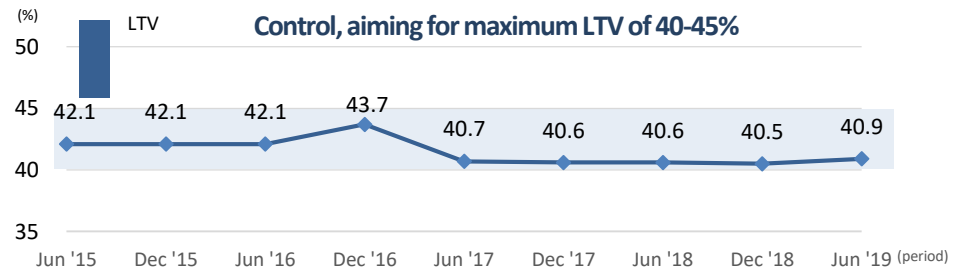
Lengthening of Maturity and Flattening of Repayment Amount for Each Fiscal Period to Around 10 Billion Yen



Average Interest on Debt for Last Three Fiscal Periods and Average Cost of Debts To be Matured



Change in LTV



Seek to contribute to the sustainable growth of society

Sustainability Promotion System




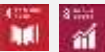

Sustainability Committee meets at least twice a year, with eye on sustainable growth.



Contribution to SDGs

JPR and TRIM empathize with the principles underlying the SDGs and contribute to their achievement through their business activities.

(Materialities of JPR and TRIM)

Areas	Goals of SDGs	Details of contribution
Initiatives on behalf of the environment		Increase energy efficiency by renewing facilities and equipment.
Initiatives on disaster prevention		Promote preparedness for responding to large-scale natural disasters affected by climate change, etc.
Initiatives on behalf of local communities		Support personal connections in cities through various local contribution and welfare support activities.
Human capital development		Work to cultivate human resources to accelerate the growth of TRIM employees
Initiatives on tenant satisfaction		Aim to contribute to economic development through the provision of offices that satisfy tenants.
Respect for human rights		Work on respect for human rights, the prohibition of acts of discrimination and harassment and the creation of a pleasant work environment.

Signing of the Principles for Responsible Investment (PRI)

TRIM supports the basic approach of the Principles of Responsible Investment (PRI) and became a signatory in May 2019.



Stakeholder Engagement

Importance is attached to stakeholder engagement

(Stakeholder Engagement of JPR and TRIM)

Stakeholders	Thinking of dialogue	Methods of dialogue
Tenants	Work to improve services and the level of satisfaction by reflecting voices of tenants.	<ul style="list-style-type: none"> Tenant satisfaction survey Collaboration in energy saving and disaster prevention
Local communities	Contribute to local communities by working to enhance their value through community activities.	<ul style="list-style-type: none"> Participation of volunteers in cleaning activities, etc. Participation in local events and festivals
Employees	Make efforts to cultivate professional human resources by working to realize a rewarding workplace where employees can sense their growth	<ul style="list-style-type: none"> Variety of education and training Award programs Periodic personnel interviews Employee satisfaction surveys
Unitholders and investors	Aim to build a long-term relationship of trust with unitholders and investors	<ul style="list-style-type: none"> General meeting of unitholders Results briefings IR meetings (Japan and overseas) Seminars for individual investors
Business partners such as property managers (PMs)	Aim to establish a relationship of trust and achieve mutual development through fair and equitable transactions with business partners.	<ul style="list-style-type: none"> Periodic information sharing Implementation of workshops

Promoted acquisition of environmental certification and issued Green Bonds

■ Acquisition of environmental certification

Focus on improving rate of acquisition of environmental certification, aiming for portfolio with low environmental impact and high sustainability

Item	Dec. 2018	Jun. 2019	Change
Number of properties	17	21	+4
Total area (m ²)	223,389	352,458	+129,068
Ratio	34.0 %	53.4 %	+19.4 %

(DBJ Green Building Certification)

Ranking	Property name
★★★★★	Tokyo Square Garden, Olinas Tower
★★★★★	Oval Court Ohsaki Mark West, Shinjuku Center Bldg. JPR Sendagaya Bldg.
★★★	Kanematsu Bldg., BYGS Shinjuku Bldg., Shinagawa Canal Bldg., Omiya Prime East, Rise Arena Bldg., Yume-ooka Office Tower, Kawasaki Dice Bldg.
★★	JPR Crest Takebashi Bldg., Shinjuku Square Tower, Minami Azabu Bldg., JPR Chiba Bldg.



(CASBEE for Building Certification)

Ranking	Property name
★★★★★	Musashiurawa Shopping Square, JPR Umeda Loft Bldg., Housing Design Center Kobe
★★★★★	JPR Shibuya Tower Records Bldg., Yakuin Business Garden Large



■ Continued acquisition of high ratings in GRESB Real Estate Assessment

- Acquisition of “Green Star,” the highest ranking, for five consecutive years
- Acquisition of high “4 Stars” rating in GRESB Rating, which is a relative rating based on overall score, for three consecutive years
- Acquisition of the highest ranking of “A” in ESG information disclosure level assessment.



■ JPR's first issuance of Green Bonds

Issuance of 10-year investment corporation bonds of 5,000 million yen or more at minimum coupon rate

Purpose of Issuance

- Further promote ESG initiatives
- Diversify and enhance fundraising methods
- Contribute to expansion of green finance market
- Promote dialogue with investors interested in ESG investment

Criteria of Eligible Green Assets

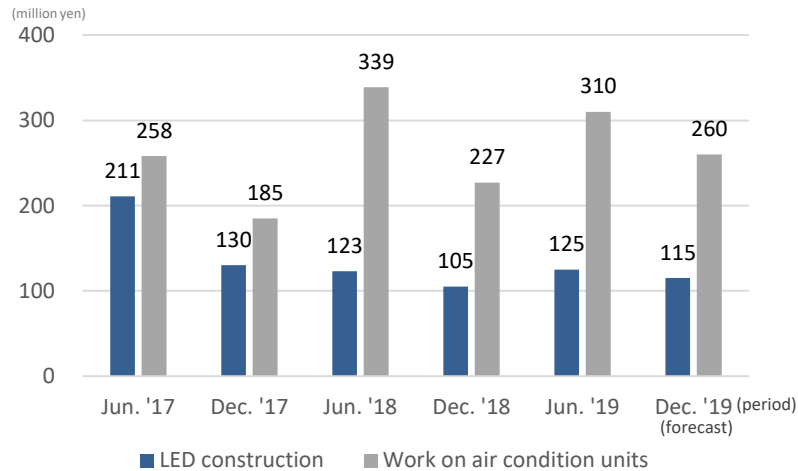
- DBJ Green Building Certification: 5 stars, 4 stars or 3 stars
- CASBEE: B+ Rank, A Rank or S Rank

Overview of Green Bonds

Issue date	July 31, 2019
Total issue amount	5,000 million yen
Maturity	10 years
Interest rate	0.57%
Use of proceeds	Repayment of funds borrowed for Yakuin Business Garden and JPR Sendagaya Building
Evaluation organization	Obtained Green 1 (F) Rating , the highest possible, in a “Green Finance Framework Evaluation” by Japan Credit Rating Agency, Ltd. (JCR)

Reinforcing Continuous Improvement Initiatives on Environmental Issues

(Change in implement refurbishment to highly energy-efficient facilities)

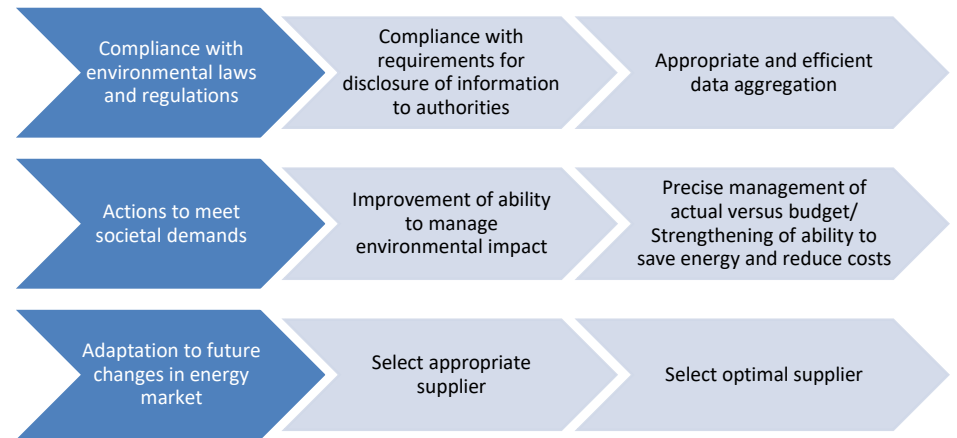


CO₂ Emission Data

Item	Units	FY2017	FY2018	Change
Electricity Use	mWh/m ²	0.153	0.149	-0.003
Gas Use	mWh/m ²	0.024	0.024	0.000
Water Use	m ³ /m ²	0.832	0.800	-0.031
CO ₂ Emission	t-CO ₂ /m ²	0.089	0.080	-0.009

Introduction of energy management system

Introduced by TRIM for more precise portfolio monitoring and forecasting of utility expenses



Introduction of AI-based optimal control system (Kawasaki DICE Bldg.)

The AI (artificial intelligence)-based control unit incorporates cutting-edge technology that achieves optimal control by taking the operating status of equipment into consideration, thus reducing environmental impact and energy expenses.

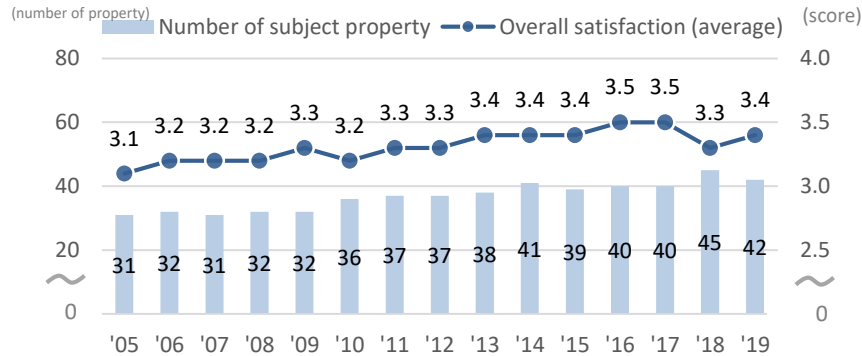


Initiatives for Enhancement of Tenant Satisfaction

Initiatives on Behalf of Tenants

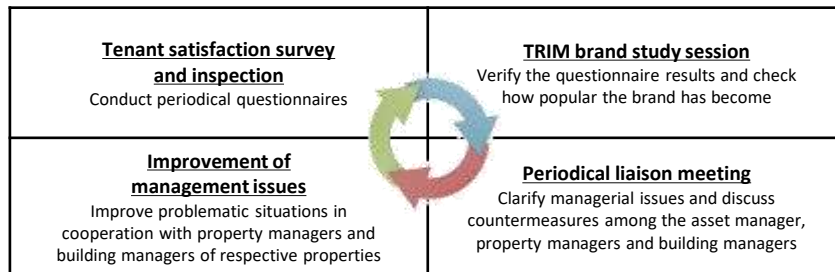
Periodical Tenant Satisfaction Surveys

- Although the number of subject properties fell due to tenant contract cancellations, overall satisfaction is in a recovery trend.
- Efforts were made to respond quickly to feedback from tenants and PMs.
- At properties about which dissatisfaction was expressed, communication with tenants was promoted.



[Overview of the 2019 CS survey]
 Average value with 4 points being the highest
 Survey period: May-Jun. 2018
 Surveyed building: 42 building with 508 tenant
 Questionnaire item: management and administration, responses to tenants, crime prevention and safety, emergency responses and environmental preservation, etc.

Inspection Flow Chart for CS



Social Contribution and Disaster Drill

Entrance Performance

Sought to improve services through interactions with users by adding seasonal performances in building entrances.



Morning Clean-up Activity

Regularly conduct cleaning activity in the Nihonbashi, Yaesu and Kyobashi areas with Tokyo Tatemono. Take initiatives for achieving interactions with the local people and making contributions to local communities.



Distribution of Anti-disaster Goods

Sought to raise disaster mitigation awareness and distributed mobile chargers to cope with power outages in the event of earthquake, etc.



Disaster Drill

TRIM undertakes an earthquake drill exercise twice a year, in principle. It works to improve its disaster response skills by dealing with issues at the time of the exercise.



Endeavor to secure and enhance the soundness of business management as an investment corporation and an asset management company that are reliable and trustworthy

JPR's Corporate Governance

JPR's decision-making organs

It is stipulated (Article 18 of the regulations) that JPR shall have up to two executive officers and up to four supervising officers (there must be at least one more supervising officer than executive officers).

Criteria for appointing investment corporation officers and remuneration

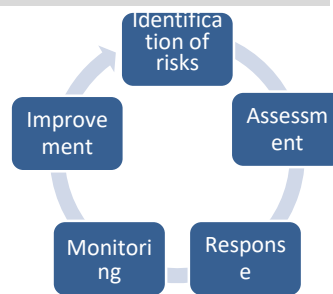
- None of the grounds for disqualification stipulated in the laws concerning investment trusts and investment corporations
- Officers are appointed by means of a resolution of the General Meeting of Unitholders.
- The remuneration for executive officers and supervising officers is stipulated in the investment corporation regulations as the amount decided by the Board of Directors (up to a maximum of 500,000 yen per month for each executive officer and 400,000 yen per month for each supervising officer).

Position	Name	Other Current Assignments	Fee (Jun. '19) (thousand yen)	Owne d units
Executive Officer	Satoshi Okubo	—	2,400	1
Supervising Officer	Masato Denawa	Partner Attorney, Spring Partners	4,200	—
	Nobuhisa Kusanagi	Gyosei Certified Public Tax Accountants' Co. Group Representative Partner		—
Independent Auditor	Ernst & Young ShinNihon LLC	—	13,300	—

Risk Management

TRIM's Risk Response Scheme

- Develops effective risk management system and endeavor to avoid risk
- Has strengthened risk resilience by continuously responding to risks based on risk response scheme
- When managing information, implements safety measures to address various threats and develops contingency plans in case of failure, etc.



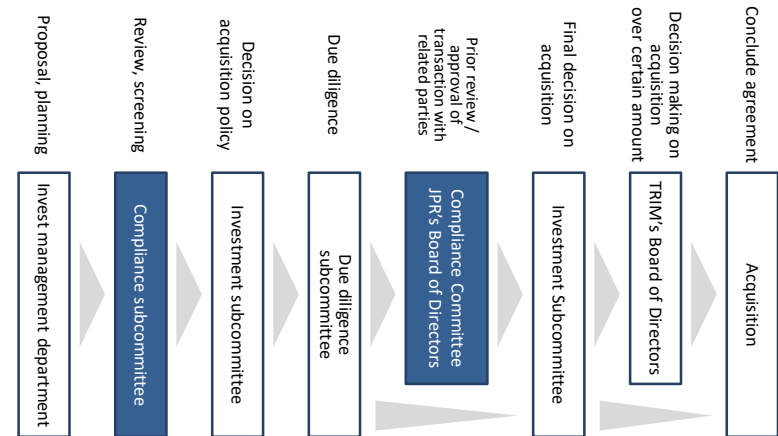
1. Executive Officer Satoshi Okubo will resign with effect September 5, 2019. As a result, President and CEO of Tokyo Realty Investment Management, Inc. Yoshihiro Jozaki will become Executive Office on September 5, 2019.

TRIM's Corporate Governance

Decision-making process for property acquisitions

The following procedures are taken for cases of transactions with interested parties:

- An outside attorney is appointed as a special member of the Compliance Committee and examines and verifies the adequacy and rationality of transactions at the Committee.
- Upon implementing the approved transactions, approval by JPR's board of directors, comprising directors who are independent from the shareholders of TRIM, must be obtained in advance.



Decision-Making Based on Stringent Processes

Decision-making based on stringent processes

(Interested parties: 5 sponsor companies and their parent companies, subsidiaries and affiliates)

- Acquisition of properties or assets from interested parties
- Sale of properties or assets to interested parties
- Consignment of property management to interested parties
- Brokerage or agency by interested parties for transactions
- Placement of orders for construction works (costing over 10 million yen) to interested parties
- Leasing of properties to interested parties

Results of the 35th fiscal period ended June 2019

DPU: 7,380 yen (up 54 yen, period-on-period)

Rent revenue continued to increase, reflecting steady progress in attracting new tenants and revising rents upward.

Increase in property tax was absorbed and cash distributions increased for the 11th consecutive period.

Item		34th Period (Dec. 31, 2018)	35th Period (Jun. 30, 2019)	Change
Revenue and profit (million yen)	Operating revenue	15,652	16,101	+448
	Rental revenue	15,652	15,695	+43
	Gain on sale of properties	-	405	+405
	Operating expense	8,066	8,147	+80
	Expenses related to rent business	7,311	7,349	+38
	Selling, general and administrative expenses	755	797	+42
	Operating income	7,586	7,954	+368
	Non-operating income	27	72	+45
	Non-operating expenses	851	810	-41
	Ordinary income	6,761	7,216	+455
Net income	6,760	7,216	+455	
Reserve (million yen)	Transferred from reserve	-	405	+405
DPU (yen)	(per unit)	7,326	7,380	+54
Number of units outstanding		923,000	923,000	-

Item		34th Period (Dec. 31, 2018)	35th Period (Jun. 30, 2019)	Change
Operating revenue		15,652	15,695	+43
Rental revenue		14,723	14,857	+134
Rents and common charge		12,630	12,723	+93
Land rent		1,679	1,726	+47
Other fixed income		413	407	-6
Other rental revenue		929	838	-91
Incidental income		801	683	-117
Cancellation penalty, etc		16	46	+30
Income equivalent to expense for restoration to original condition		77	71	-6
Other variable income		33	36	+3
Expenses related to rent business		7,311	7,349	+38
Outsourcing fees		594	593	-1
Utilities expenses		891	782	-109
Property and other taxes		2,210	2,349	+138
Insurance premiums		24	24	-0
Repairs and maintenance		569	578	+8
Property management fees		279	293	+14
Management association accounts		568	569	+0
Depreciation		1,943	1,965	+22
Other expenses related to rent business		227	192	-35
NOI		10,285	10,311	+26
NOI yield (book value)		5.0%	5.1%	+0.1%pt
Rental income-real estate		8,341	8,346	+4
After-depreciation (book value)		4.0%	4.1%	+0.1%pt
Rent-paying occupancy rate (period average)		98.3%	98.6%	+0.3%pt

Operating revenue

- ① [Rents and common charge] Increased (up 0.7% from the previous period) due to progress in attracting new tenants and upwardly revising rents
- ② [Land rent] Land rent of Otemachi Tower (land with leasehold interest) was revised as a result of increase in property tax (contributed for three months from April)
- ③ [Incidental income] Decreased mainly due to seasonal factors

Expenses related to rent business

- ④ [Utilities expense] Decreased mainly due to seasonal factors and the balance of utilities expenses deteriorated (-8 million yen)
- ⑤ [Properties and other taxes] Increased due to property and other taxes

Non-operating income and expenses

- ⑥ [Nonoperating income] Likely to increase in the settlement on management association accounts (mainly recorded in the June period every year)
- ⑦ [Non-operating expenses] Financial costs such as interest expense on loans and investment corporation bonds decreased

Result of the 35th fiscal period ended June 2019

Total assets: 452.3 billion yen, NAV per unit: 259,118 yen

Item		34th Period (Dec. 31, 2018)	35th Period (Jun. 30, 2019)	Change
Balance Sheet (million yen)	Current Asset	35,516	36,803	+1,287
	Cash and deposits (including trust)	35,056	36,267	+1,210
	Other current asset	459	536	+77
	Noncurrent assets	411,514	415,453	+3,939
	Property, plant and equipment	396,273	403,064	+6,790
	Intangible assets	14,690	11,806	-2,884
	Investments and other assets	549	583	+33
	Deferred assets	127	109	-18
	Investment corporation bond issuance costs	111	101	-10
	Investment unit issuance expenses	15	8	-7
	Total assets	447,157	452,366	+5,208
	Current liabilities	27,383	30,616	+3,233
	Short-term loans payable	-	2,000	+2,000
	Current portion of long-term loans payable	17,100	18,000	+900
	Current portion of investment corporation bonds	4,000	4,000	-
	Other current liabilities	6,283	6,616	+333
	Noncurrent liabilities	181,062	182,583	+1,521
	Long-term loans payable	138,420	139,520	+1,100
	Investment corporation bonds	21,500	21,500	-
	Tenant leasehold and security deposits	21,142	21,563	+421
Total liabilities	208,445	213,199	+4,754	
Unitholders' capital	231,653	231,653	-	
Surplus	7,059	7,513	+454	
Reserve for reduction entry	284	284	-	
Unappropriated retained earnings	6,774	7,229	+454	
Total net assets	238,712	239,166	+454	

Increase or decrease in cash and deposits

Item	Change
Net cash provided by operating activities	+14,527
Income before income taxes	+7,216
Depreciation and amortization	+1,965
Other, net	+5,344
Net cash provided by investing activities	-10,555
Purchase of property, plant and equipment	-10,929
Other, net	+374
Net cash provided by financing activities	-2,761
Proceeds from liabilities	+13,100
Repayment of liabilities	-9,100
Dividends paid	-6,761
Total cash and deposits	+1,210

Increase or decrease in noncurrent assets

Item	Change
Acquisition of properties	+9,816
Sale of properties	-5,271
Capital expenditures	+1,325
Depreciation	-1,965
Others	+35
Total noncurrent assets	+3,939

Increase or decrease in liabilities

Item	New procurement	Repayment/ redemption	Balance at end of current period	Change
Short-term loans payable	2,000	-	2,000	+2,000
Long-term loans payable	11,100	9,100	157,520	+2,000
Investment corporation bonds	-	-	25,500	-
Total liabilities	13,100	9,100	185,020	+4,000

Results of the 35th fiscal period ended June 2019

DPU compared with the forecast : up 30 yen

Result was higher than initially forecast mainly due to recording of cancellation penalties

Item		35th Period (forecast)	35th Period (Result)	Change
Revenue and profit (million yen)	Operating revenue	15,580	16,101	+521
	Rental revenue	15,580	15,695	+115
	Gain on sale of properties	-	405	+405
	Operating expense	8,045	8,147	+101
	Expenses related to rent business	7,270	7,349	+79
	Selling, general and administrative expenses	775	797	+21
	Operating income	7,534	7,954	+419
	Non-operating income	63	72	+8
	Non-operating expenses	812	810	-2
	Ordinary income	6,785	7,216	+431
Net income	6,784	7,216	+431	
Reserve (million yen)	Transferred from reserve	-	405	+405
DPU (yen)	(per unit)	7,350	7,380	+30
Number of units outstanding		923,000	923,000	-

Rental revenue

① [Rents and common charge]

Lost rent, etc. due to agreement cancellation was received as penalty for contract cancellation

Increase/decrease in real terms (① + ④) is +38 million yen

Expenses related to rent business

② [Repair and maintenance cost]

Increased largely due to the occurrence of construction work to restore properties to their original condition

③ [Property management fees]

Fees for upward revisions of rent increased due to progress with rent revisions

Non-operating income and expenses

④ [Other rental revenue]

Increased in the settlement on management association accounts

Item	35th Period (Forecast)	35th Period (Result)	Change
Operating revenue	15,580	15,695	+115
Rental revenue	14,861	14,857	-3
Rents and common charge	12,731	12,723	-8
Land rent	1,726	1,726	-0
Other fixed income	403	407	+4
Other rental revenue	718	838	+119
Incidental income	685	683	-1
Cancellation penalty, etc	-	46	+46
Income equivalent to expense for restoration to original condition	-	71	+71
Other variable income	33	36	+3
Expenses related to rent business	7,270	7,349	+79
Outsourcing fees	601	593	-8
Utilities expenses	773	782	+8
Property and other taxes	2,351	2,349	-1
Insurance premiums	24	24	-0
Repairs and maintenance	496	578	+82
Property management fees	282	293	+10
Management association accounts	568	569	+0
Depreciation	1,970	1,965	-5
Other expenses related to rent business	200	192	-7
NOI	10,280	10,311	+30
NOI yield (book value)	5.0%	5.1%	+0.1%pt
Rental income-real estate	8,309	8,346	+36
After-depreciation (book value)	4.1%	4.1%	- %pt
Rent-paying occupancy rate (period average)	98.9%	98.6%	-0.3%pt

Forecast of the 36th fiscal period ending December 2019

DPU: 7,430 yen (up 50 yen from 35th period (Jun. '19) actual results)

Cash distributions are expected to continue increasing in the 36th period, mainly due to asset replacement conducted in the previous period

Aim to accumulate further profit under favorable leasing market conditions.

Item		35th Period (Jun. 30, 2019)	36th Period (Dec. 31, 2019/ forecast)	Change
Revenue and profit (million yen)	Operating revenue	16,101	15,886	-214
	Rental revenue	15,695	15,886	+190
	Gain on sale of properties	405	-	-405
	Operating expense	8,147	8,250	+103
	Expenses related to rent business	7,349	7,456	+106
	Selling, general and administrative expenses	797	793	-3
	Operating income	7,954	7,636	-318
	Non-operating income	72	3	-69
	Non-operating expenses	810	779	-30
	Ordinary income	7,216	6,859	-357
Net income	7,216	6,858	-357	
Reserve (million yen)	Transferred from reserve	405	-	-405
DPU (yen)	(per unit)	7,380	7,430	+50
Number of units outstanding		923,000	923,000	-

Item	35th Period (Jun. 30, 2019)	36th Period (Dec. 31, 2019) (forecast)	Change		
				Replaced properties	Existing properties
Operating revenue	15,695	15,886	+190	+64	+125
Rental revenue	14,857	15,034	+176	+31	+144
Rents and common charge	12,723	12,895	+171	+68	+103
Land rent	1,726	1,774	+47	-	+47
Other fixed income	407	364	-42	-36	-5
Other rental revenue	838	852	+14	+33	-19
Incidental income	683	813	+130	+29	+100
Cancellation penalty, etc	46	2	-43	-	-43
Income equivalent to expense for restoration	71	-	-71	-	-71
Other variable income	36	36	-0	+4	-4
Expenses related to rent business	7,349	7,456	+106	+15	+91
Outsourcing fees	593	617	+24	+6	+18
Utilities expenses	782	897	+114	+23	+91
Property and other taxes	2,349	2,336	-13	-6	-6
Insurance premiums	24	25	+0	+0	+0
Repairs and maintenance	578	513	-65	+13	-79
Property management fees	293	287	-6	+2	-9
Management association accounts	569	578	+9	-	+9
Depreciation	1,965	1,983	+17	+8	+9
Other expenses related to rent business	192	217	+25	-31	+56
NOI	10,311	10,413	+101	+57	+44
NOI yield (book value)	5.1%	5.0%	-0.1%pt		
Rental income-real estate	8,346	8,429	+83	+49	+34
After-depreciation (book value)	4.1%	4.0%	-0.1%pt		
Rent-paying occupancy rate (period average)	98.6%	98.8%	+0.2%pt		

Rental revenue

- ① [Rents and common charge] Revenue is expected to increase mainly due to full-year contribution of tenants that moved in the previous period and upward revision of rents
- ② [Land rent] Revision of land rent of Otemachi Tower (land with leasehold interest) will boost revenue throughout period.
- ③ [Incidental income] Expected to increase mainly due to seasonal factors

Expenses related to rent business

- ④ [Utilities expense] Expected to increase mainly due to seasonal factors and balance of utilities expenses is expected to improve
- ⑤ [Other expenses related to rent business] Brokerage fees, etc. will increase

Non-operating income and expenses

- ⑥ [Nonoperating income] Likely to decrease in the absence of settlement on management association accounts (mainly recorded in the June period every year)
- ⑦ [Non-operating expenses] Financial costs such as interest expense on loans and investment corporation bonds will decrease

*1 Increase/Decrease due to asset replacement conducted in the 35th Period

*2 Increase/Decrease for existing properties excluding the above

Forecast of the 37th fiscal period ending June 2019

DPU: 7,500 yen (up 70 yen from 36th period (Dec. '19) forecast)

Medium-term DPU target of 7,500 yen is expected to be reached.

Aim for stable growth through continuous upward revision of rents, reduction of financial costs and cost control.

Item		36th Period (Dec. 31, 2019/ forecast)	37th Period (Jun. 30, 2020/ forecast)	Change
Revenue and profit (million yen)	Operating revenue	15,886	15,841	-44
	Rental revenue	15,886	15,841	-44
	Operating expense	8,250	8,215	-34
	Expenses related to rent business	7,456	7,289	-167
	Selling, general and administrative expenses	793	926	+132
	Operating income	7,636	7,626	-10
	Non-operating income	3	54	+51
	Non-operating expenses	779	756	-23
	Ordinary income	6,859	6,923	+64
	Net income	6,858	6,923	+64
DPU (yen) (per unit)	7,430	7,500	+70	
Number of units outstanding		923,000	923,000	-

Item	36th Period (Dec. 31, 2019) (forecast)	37th Period (Jun. 30, 2020) (forecast)	Change
Operating revenue	15,886	15,841	-44
Rental revenue	15,034	15,095	+60
Rents and common charge	12,895	12,948	+52
Land rent	1,774	1,783	+9
Other fixed income	364	363	-1
Other rental revenue	852	746	-105
Incidental income	813	708	-104
Cancellation penalty, etc	2	-	-2
Income equivalent to expense for restoration to original condition	-	-	-
Other variable income	36	38	+2
Expenses related to rent business	7,456	7,289	-167
Outsourcing fees	617	609	-8
Utilities expenses	897	794	-102
Property and other taxes	2,336	2,399	+63
Insurance premiums	25	24	-0
Repairs and maintenance	513	409	-104
Property management fees	287	304	+17
Management association accounts	578	578	-0
Depreciation	1,983	1,988	+5
Other expenses related to rent business	217	180	-37
NOI	10,413	10,540	+127
NOI yield (book value)	5.0%	5.1%	+0.1%pt
Rental income-real estate	8,429	8,552	+122
After-depreciation (book value)	4.0%	4.1%	+0.1%pt
Rent-paying occupancy rate (period average)	98.8%	98.6%	-0.2%pt

Rental revenue

- ① [Rents and common charge] Current pace of upward revision in rents is expected to be maintained
Average rent-paying occupancy rate for period is set at 98.6%
- ② [Incidental income] Expected to decrease mainly due to seasonal factors

Expenses related to rent business

- ③ [Utilities expense] Expected to decrease mainly due to seasonal factors and balance of utilities expenses is expected to be mostly unchanged
- ④ [Property and other taxes] Expected to increase mainly due to property and other taxes

Non-operating income and expenses

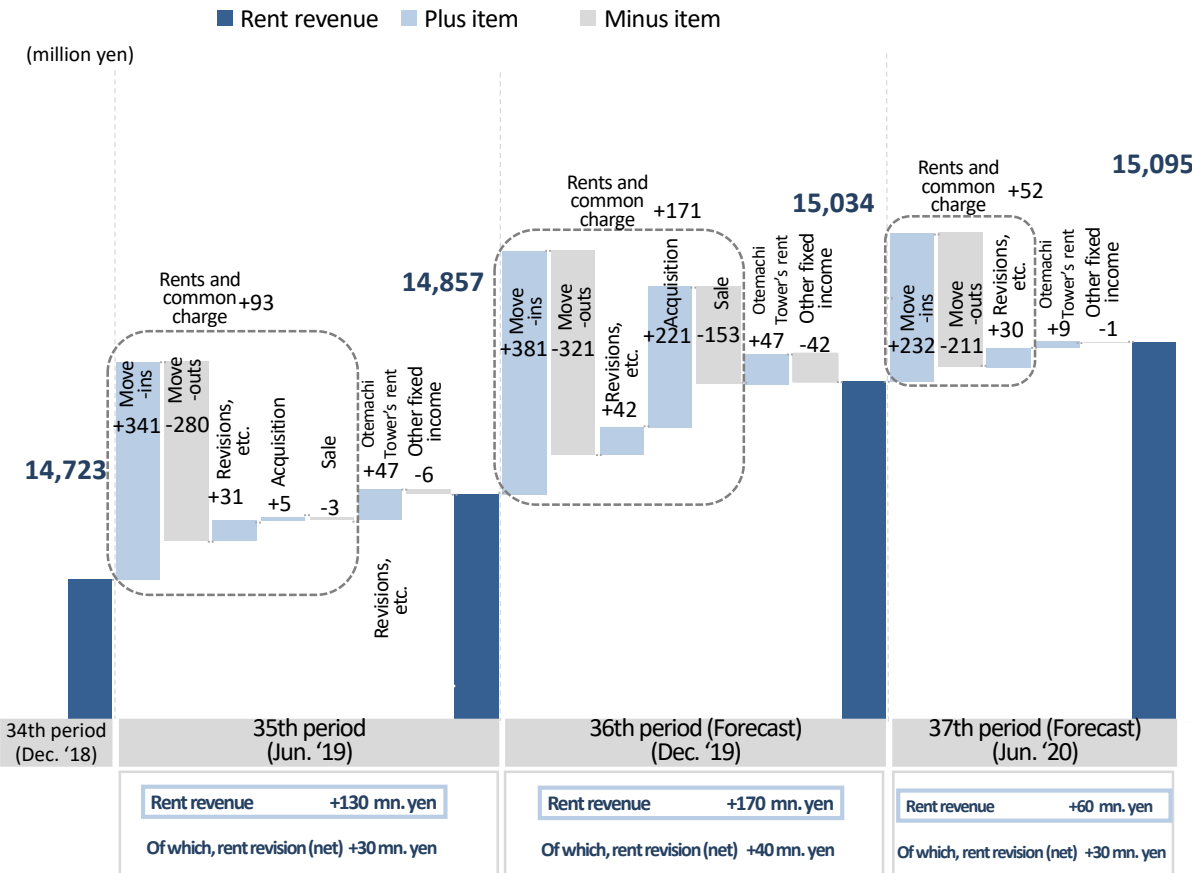
- ⑤ [Nonoperating income] Expected to increase largely due to recording of settlement on management association accounts (mainly recorded in the June period every year)
- ⑥ [Non-operating expenses] Financial costs such as interest expense on loans and investment corporation bonds will decrease

Internal growth is progressing steadily and upward trend in rental revenue will continue

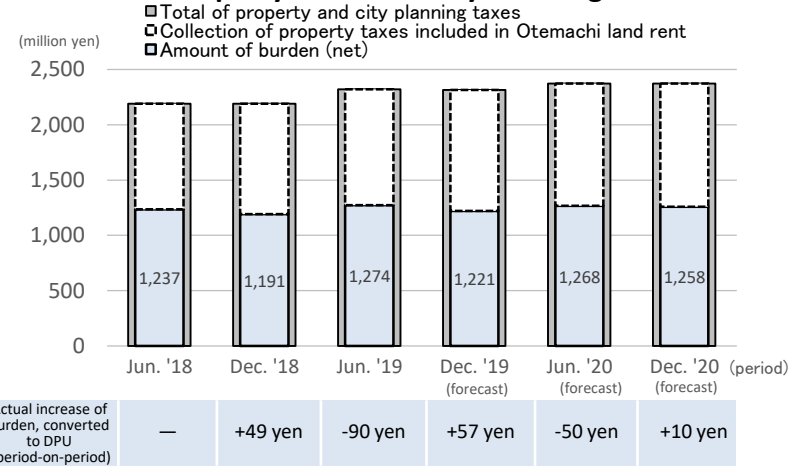
Item	33rd Period (Jun. 30, 2018)		34th Period (Dec. 31, 2018)		35th Period (Jun. 30, 2019)		36th Period (Dec. 31, 2019)		37th Period (Jun. 30, 2020)	
		Change		Change		Change		Change		Change
Operating revenue	15,204	0.4%	15,652	2.9%	15,695	0.3%	15,886	1.2%	15,841	-0.3%
Rental revenue (fixed income)	14,380	0.9%	14,723	2.4%	14,857	0.9%	15,034	1.2%	15,095	0.4%
Rents and common charge	12,343	0.6%	12,630	2.3%	12,723	0.7%	12,895	1.3%	12,948	0.4%
Land rent	1,630	3.1%	1,679	3.0%	1,726	2.8%	1,774	2.7%	1,783	0.5%
Other fixed income	406		413		407		364		363	
Other rental revenue (variable income)	824	-7.1%	929	12.7%	838	-9.8%	852	1.7%	746	-12.4%
incidental income	673	-14.6%	801	19.0%	683	-14.7%	813	19.0%	708	-12.9%
Cancellation penalty, etc.	14		16		46		2		-	
Income equivalent to expense for restoration to original condition	101		77		71		-		-	
Other variable income	35		33		36		36		38	
Expenses related to rent business (excluding depreciation)	5,171	5.8%	5,367	3.8%	5,384	0.3%	5,473	1.7%	5,301	-3.1%
Outsourcing fees	586	-2.0%	594	1.3%	593	-0.2%	617	4.2%	609	-1.4%
Utilities expenses	748	-14.8%	891	19.1%	782	-12.3%	897	14.7%	794	-11.4%
Property and other taxes	2,217	8.5%	2,210	-0.3%	2,349	6.3%	2,336	-0.6%	2,399	2.7%
Insurance premiums	24		24		24		25		24	
Repairs and maintenance	473	43.8%	569	20.3%	578	1.6%	513	-11.3%	409	-20.3%
Property management fees	289		279		293		287		304	
Management association accounts	567		568		569		578		578	
Other expenses related to rent business	262		227		192		217		180	
NOI	10,033	-2.1%	10,285	2.5%	10,311	0.3%	10,413	1.0%	10,540	1.2%
Depreciation	1,943	1.1%	1,943	0.0%	1,965	1.1%	1,983	0.9%	1,988	0.3%
Expenses related to rent business	7,114	4.5%	7,311	2.8%	7,349	0.5%	7,456	1.5%	7,289	-2.2%
Rental income-real estate (a)	8,090	-2.9%	8,341	3.1%	8,346	0.1%	8,429	1.0%	8,552	1.5%
Gain or loss on sale of properties (million yen)										
Gain on sale of real estate (b)	-		-		405		-		-	
Loss on sale of real estate (c)	-		-		-		-		-	
Rental income-real estate, etc. (million yen, a+b-c)	8,090	-2.9%	8,341	3.1%	8,751	4.9%	8,429	-3.7%	8,552	1.5%

Rent revenue will increase by 170 million yen (from the 35th fiscal period (Jun. '19)) for the 36th fiscal period (Dec. '19) and by 60 million yen (from the 36th fiscal period (Dec. '19)) for the 37th fiscal period (Jun. '20)

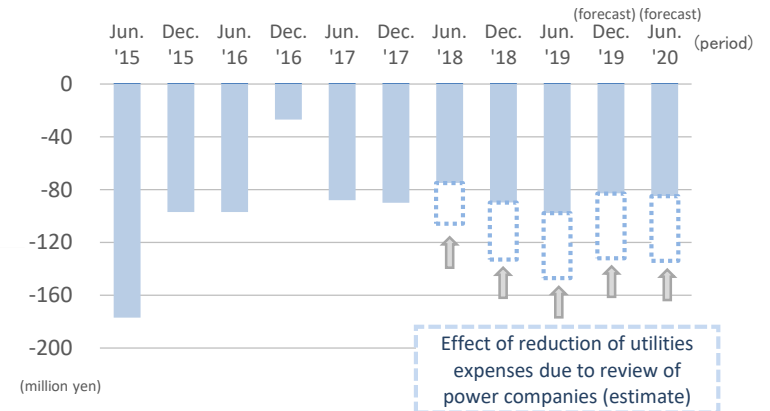
Rent revenue (factor for period-on-period changes)



Forecast of Property Taxes and City Planning Taxes



Balance of Utilities Expenses (utilities expense-incident income)



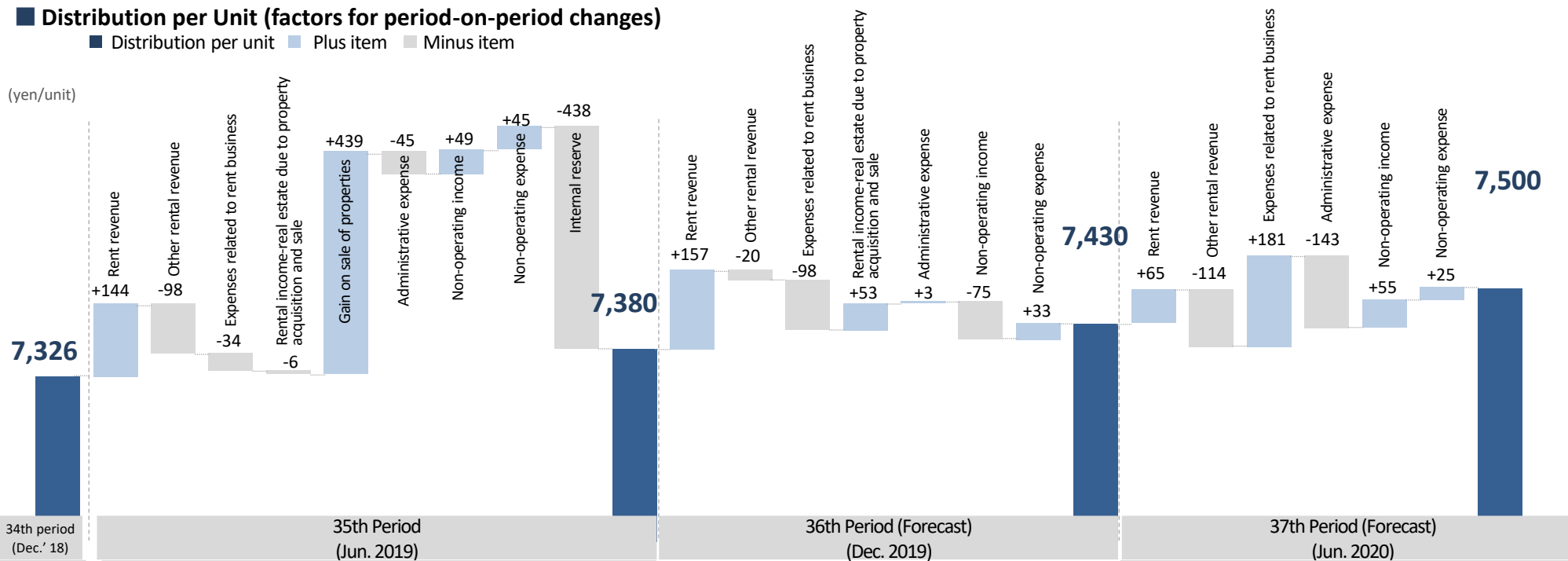
1. "Amount of burden (net)" includes increase in property tax as a result of asset replacement in Jun. '19 period.

In Dec. '19 period, cash distributions are expected to increase mainly due to increase in rental profit resulting from tenant replacement

Medium-term target of 7,500 yen is expected to be reached in Jun. '20 period.

■ Distribution per Unit (factors for period-on-period changes)

■ Distribution per unit ■ Plus item ■ Minus item



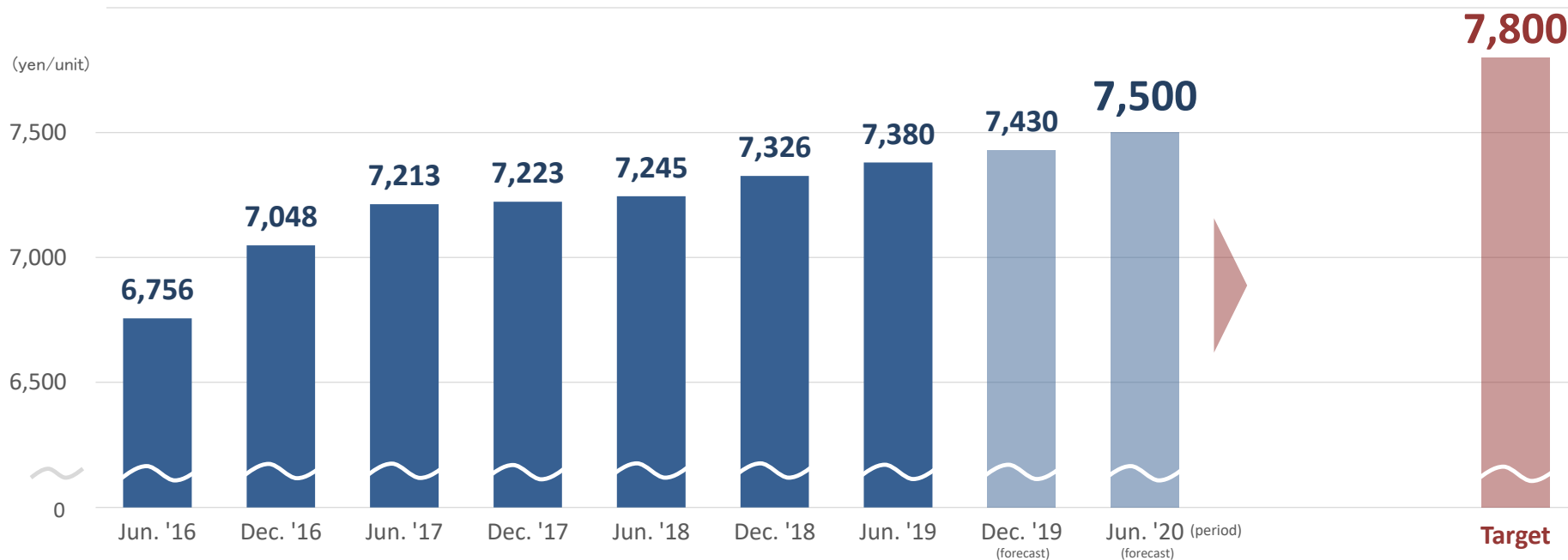
Item	34th period (Dec. '18)	35th Period (Jun. 2019)	36th Period (Forecast) (Dec. 2019)	37th Period (Forecast) (Jun. 2020)
Main changing items	(Rent revenue, etc.)		(Rent revenue, etc.)	(Rent revenue, etc.)
	Increase in rents and common charge	+99 yen	Increase in rents and common charge	Increase in rents and common charge
	Increase in land rent	+51 yen	Increase in land rent	Increase in property and other tax
	(Other rental revenue)		(Other rental revenue)	Decrease in incidental income
	Decrease in incidental income	-126 yen	Increase in incidental income	-113 yen
	(Expenses related to rent business)		Decrease in income equivalent to expense for restoration to original condition	(Expenses related to rent business)
	Decrease in utilities expense	+118 yen	-77 yen	Decrease in utilities expense
	Increase in property and other tax	-150 yen	(Expenses related to rent business)	Decrease in property and other tax
	(Non-operating income and expense)		Increase in utilities expense	-69 yen
	Increase in management association accounts (*)	+59 yen	Decrease in repairs and maintenance expense	+112 yen
		(Non-operating income and expense)	(Administrative expense)	
		Lack of management association accounts (*)	-133 yen	
			(Non-operating income)	
			Increase in management association accounts (*)	
			+52 yen	

(*) Management association accounts refer to the surplus of management association fees, etc., which are contributed by JPR in buildings managed under the form of a management association, to be refunded as settlement money at the time of account settlement of the management association.

Existing target of 7,500 yen is expected to be reached in Jun. '20 period
 Set new target of 7,800 yen and aim for further growth

[Growth policy] Stable growth of cash distributions/ Disciplined expansion of asset size / Further improvement of portfolio quality

■ Results and Medium-Term Target of Distribution per Unit



1. Distribution per unit as medium-term target is a management target set by TRIM, and there is no guarantee that the figure is achieved.

Simulation of DPU Growth

Target contributions to distributions of each growth driver

Growth drivers		Contribution to distributions (per unit)
Internal growth	1% growth in rents and common charges (per annual rate) * Assuming that balance of rents and common charges grew at annualized rate of 1% in Jun. '19 period	Around 68 yen
External growth	Assuming acquisition of 10 billion yen property with after depreciation yield of 3.3% (not including financing costs)	Around 179 yen
Financial strategy	0.01% reduction in average cost of debt (per period) * Result of most recent year was reduction of 0.03% per period	Around 9 yen

Other major factors that affect DPU

- Increase or decrease in incidental income such as land rent and parking lot income
- Increase in management expenses
- Balance of utilities expenses (see page 33)
- Increase in property taxes and other property costs (see page 33)
- Increase or decrease in repairs and maintenance and depreciation (see page 11)

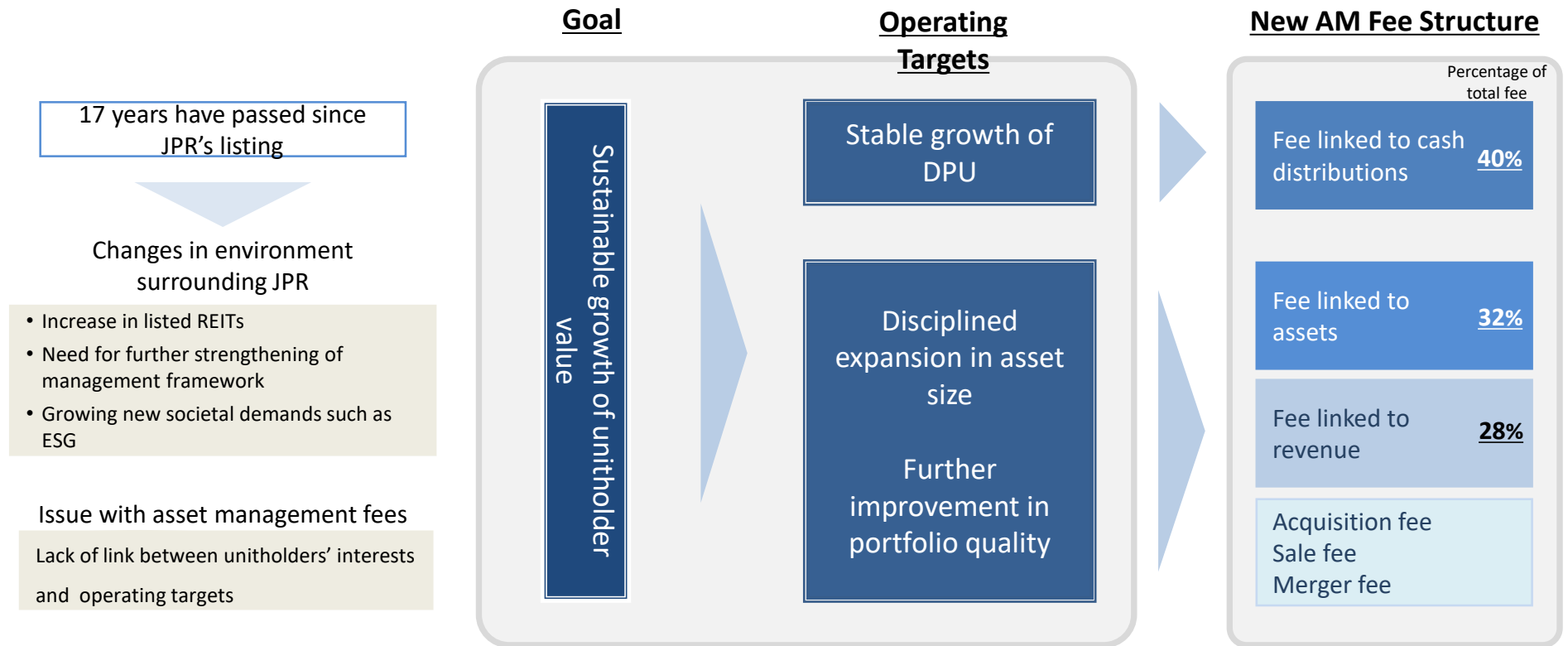
Estimated increase in DPU as a result of property acquisition

Acquisition cost (billion yen)		After depreciation yield (%)						
		3.0	3.1	3.2	3.3	3.4	3.5	3.6
5	5	81	84	87	89	92	95	98
	10	163	168	173	179	184	190	195
	15	244	252	260	268	276	284	293
	20	325	336	347	358	368	379	390

1. The above figures are TRIM's estimates of the impact of various measures on performance based on certain assumptions and TRIM makes no guarantee whatsoever concerning the achievability of the figures or the amounts and timings
 2. Contribution to distributions is the estimated increase in distributions over the period based on various assumptions divided by the number of investment units outstanding at the end of the Jun. '19 period.
 3. "Estimated increases in DPU as a result of property acquisition" does not include financing cost.

Change to fee structure linked to operating targets, with goal of sustainable growth of unitholder value (plan to change in Jun. '20 period)

[Proposal to General Meeting of Unitholders to be held September 5, 2019]



1. The above percentages are based on estimates for the Jun. '20 period.

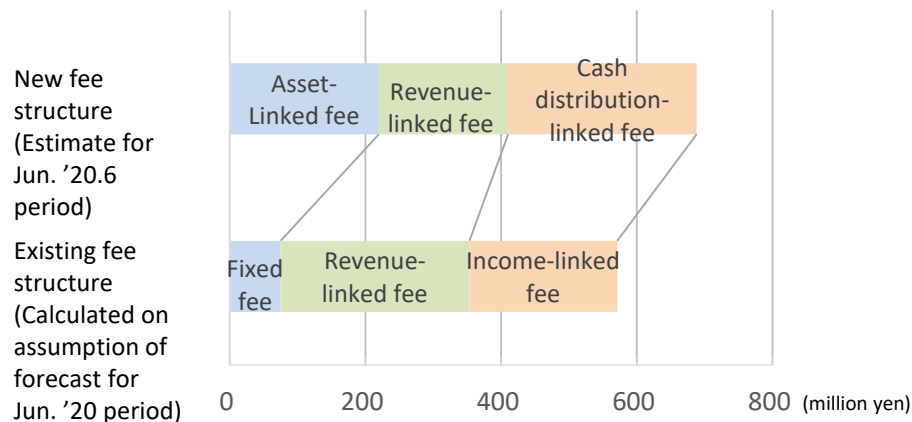
- ✓ Fixed fees will be scrapped.
- ✓ Lower percentage of revenue-linked fee and shift to fee structure mainly consisting of cash distribution-linked fee.

Existing AM Fee Structure	
Fixed fee	12.5 million yen per month
Incentive Fee 1 (Revenue-linked fee)	2% of JPR's total revenue (1.5% for 8 billion yen or higher)
Incentive Fee 2 (Income-linked fee)	3% of JPR's income before income taxes
Incentive Fee 3 (Acquisition fee)	0.25% of the acquisition price upon new acquisition

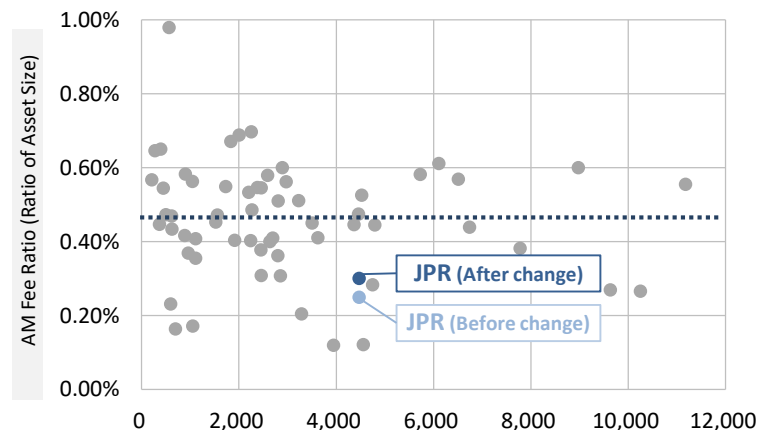


New AM Fee Structure	
Management fee 1 (Asset-linked fee)	Total acquisition price × 0.05%
Management fee 2 (Revenue-linked fee)	Total revenue × 1.2%
Management fee 3 (Cash distribution-linked fee)	Distributable base amount × 3.8% × Rate of fluctuation of distributable base amount per unit
Management fees 4/5 (Acquisition/Merger fee) (Sale fee)	Property value × 0.5%

■ Comparison based on estimate for Jun. '20 period



■ AM Fee of Each J-REIT



1. Estimated by TRIM based on data published by Jun. 2019

4. Appendix

Fund Summary



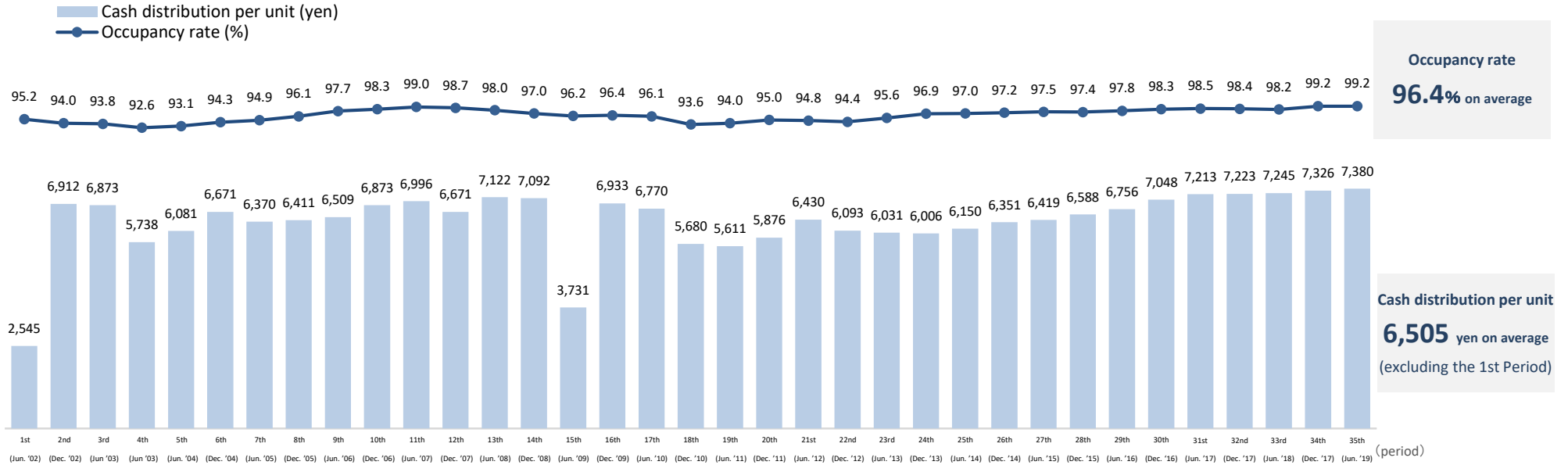
		30th Period (Dec. 2016)	31st Period (Jun. 2017)	32nd Period (Dec. 2017)	33rd Period (Jun. 2018)	34th Period (Dec. 2018)	35th Period (Jun. 2019)
LTV	(total assets)	43.7%	40.7%	40.6%	40.6%	40.5%	40.9%
	(unrealized gains and losses)	40.3%	36.5%	35.5%	34.9%	34.2%	33.9%
NOI yield	(acquisition value)	4.9%	4.8%	4.7%	4.7%	4.7%	4.8%
	(book value)	5.1%	5.0%	4.9%	4.9%	5.0%	5.1%
	(appraisal value)	4.7%	4.5%	4.3%	4.2%	4.1%	4.2%
After-depreciation yield	(acquisition value)	4.0%	3.9%	3.8%	3.8%	3.8%	3.9%
	(book value)	4.2%	4.1%	4.0%	4.0%	4.0%	4.2%
	(appraisal value)	3.8%	3.6%	3.5%	3.4%	3.4%	3.4%
Implied cap rate	NOI yield	3.5%	3.8%	3.9%	3.7%	3.7%	3.3%
	After-depreciation yield	2.8%	3.1%	3.2%	3.0%	3.0%	2.7%
FFO		8,336 million yen	8,577 million yen	8,587 million yen	8,632 million yen	8,707 million yen	9,181 million yen
AFFO		7,612 million yen	8,014 million yen	7,962 million yen	7,485 million yen	7,581 million yen	7,856 million yen
FFO per unit		9,549 yen	9,293 yen	9,303 yen	9,352 yen	9,433 yen	9,947 yen
EPS		7,047 yen	7,440 yen	7,221 yen	7,243 yen	7,324 yen	7,818 yen
Cash distribution per unit		7,048 yen	7,213 yen	7,223 yen	7,245 yen	7,326 yen	7,380 yen
Dividend yield		3.0%	3.6%	3.9%	3.5%	3.5%	3.0%
ROE		5.6%	5.8%	5.6%	5.6%	5.7%	6.0%
Reserve for reduction entry per unit		84 yen	308 yen	308 yen	308 yen	308 yen	746 yen
Net asset per unit		248,154 yen	258,516 yen	258,525 yen	258,546 yen	258,626 yen	259,118 yen
NAV per unit		283,129 yen	306,192 yen	320,060 yen	329,845 yen	341,007 yen	353,795 yen
Investment unit price (immediately before the ex-right date)		465,000 yen	405,000 yen	367,000 yen	416,500 yen	423,000 yen	490,500 yen
NAV multiple		1.6 times	1.3 times	1.1 times	1.3 times	1.2 times	1.4 times
PBR		1.9 times	1.6 times	1.4 times	1.6 times	1.6 times	1.9 times
PER		33.0 times	27.2 times	25.4 times	28.7 times	28.9 times	31.4 times
FFO multiple		24.3 times	21.8 times	19.7 times	22.3 times	22.4 times	24.7 times
Pay out ratio	(FFO)	77.3%	77.6%	77.6%	77.5%	77.7%	74.2%
	(AFFO)	80.8%	83.1%	83.7%	89.3%	89.2%	86.7%

1. Implied cap rate = NOI (annualized, forecast for the next fiscal period x 2) / (market capitalization + interest-bearing debts – cash and deposits + tenant leasehold and security deposits)
2. FFO = Net income + depreciation – gain on loss on sale of real estate properties (including loss on retirement of non-current assets)
3. AFFO = FFO – capital expenditures
4. EPS = Net income / number of units outstanding (end of period)

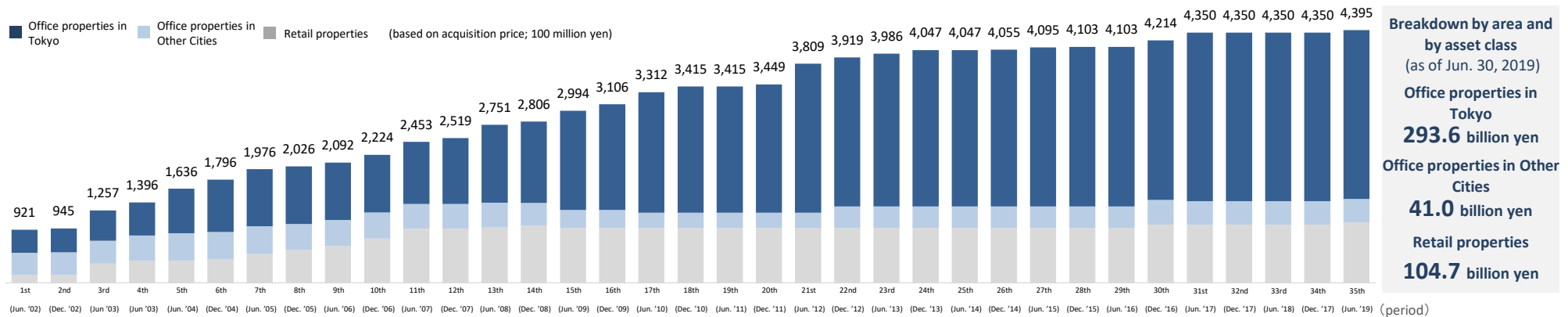
5. Dividend yield = Cash distribution per unit (annualized, most recent result x 2) / investment unit price
6. ROE (return on equity) = Net income (annualized, most recent result x 2) / net assets
7. NAV per unit = (Net assets + unrealized gains or losses – total cash distributions) / number of units outstanding (end of period)
8. NAV multiple = Investment unit price / NAV per unit
9. PBR (price book-value ratio) = Investment unit price / net assets per unit

10. PER (price earnings ratio) = Investment unit price / EPS (annualized, most recent result x 2)
11. FFO multiple = Investment unit price / FFO per unit (annualized, most recent result x 2)
12. FFO payout ratio = Total cash distributions / FFO
13. AFFO payout ratio = Total cash distributions / AFFO
14. Reserve for reduction entry indicates the figure calculated by adding or subtracting the amounts brought forward or reversed in the relevant fiscal period to or from the balance at the end of the fiscal period.

Cash Distribution per Unit and Occupancy Rate

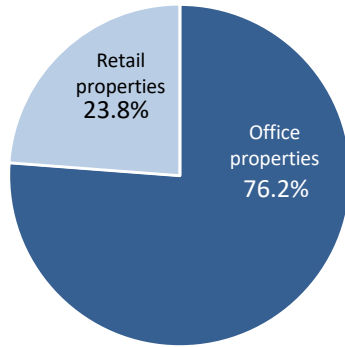


Asset Size



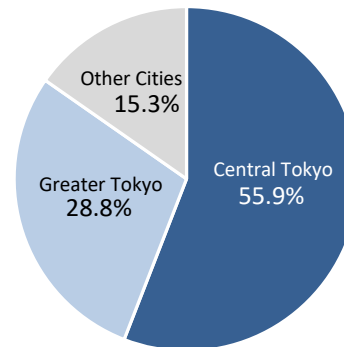
Ratio by Asset Class
(Ratio of Acquisition Price)

- Portfolio management standards :
70 - 90% for office properties / 30 - 10% for retail properties

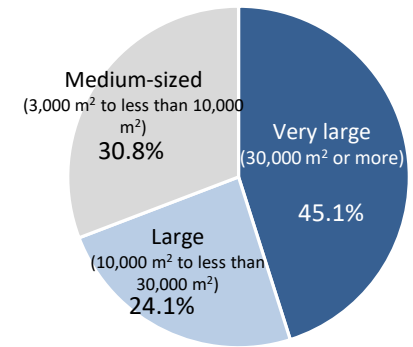


Ratio by Area
(Ratio of Acquisition Price)

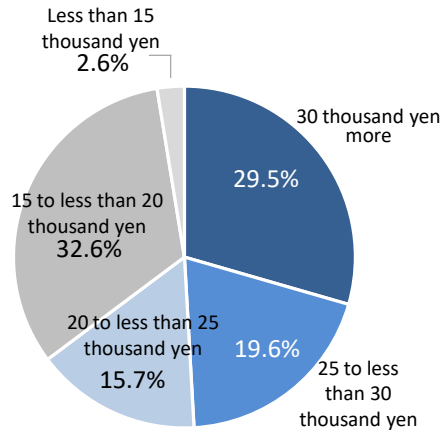
- Portfolio management standards :
80 - 90% for Tokyo / 20 - 10% for Other Cities



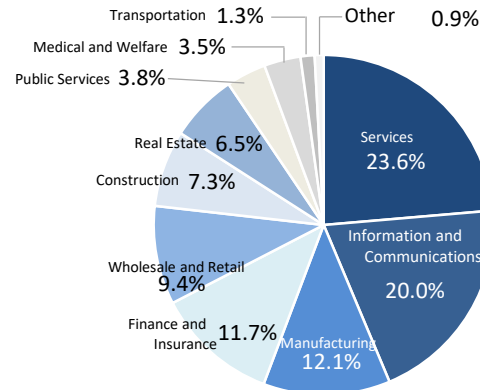
Ratio by Asset Size
(Office Properties, Ratio of Acquisition Price)



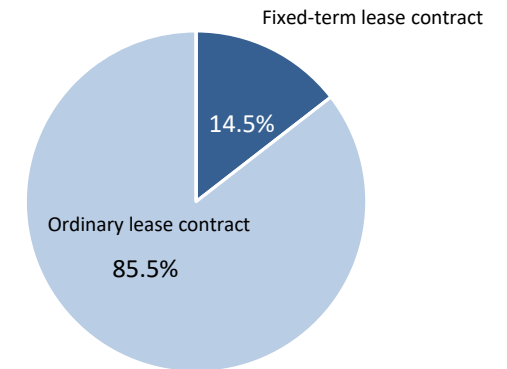
Ratio by Rent Zone
(Office Properties in Central Tokyo, Ratio of Acquisition Price)



Ratio by Tenant's Industry
(Office Properties, Area Ratio)

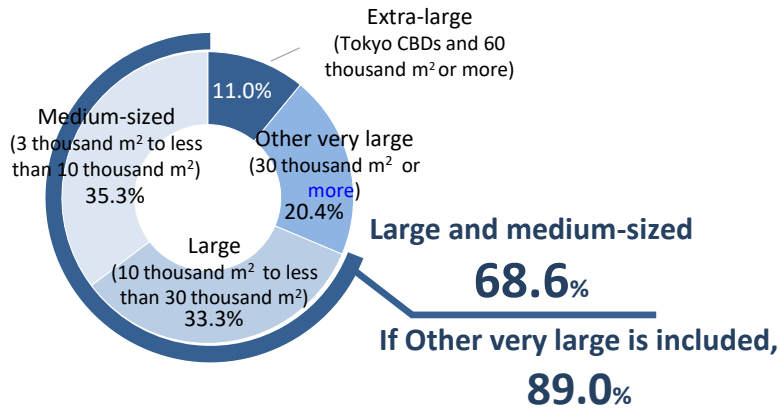


Ratio by Contract Type
(Office Properties, Area Ratio)



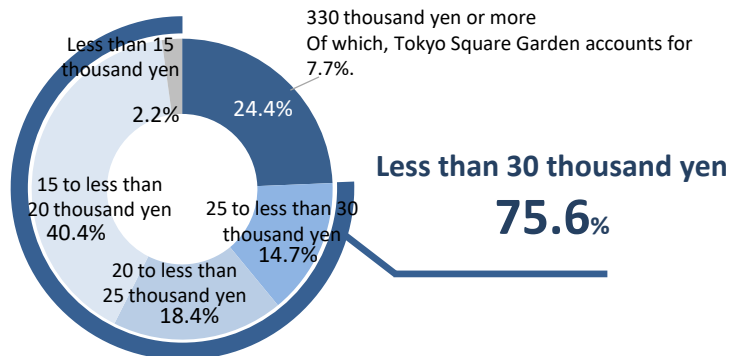
Amid office supply centered on very large properties in Central Tokyo in recent years, JPR is building a portfolio centered on large and medium-sized office properties.

■ Ratio by Asset Size (Office properties)



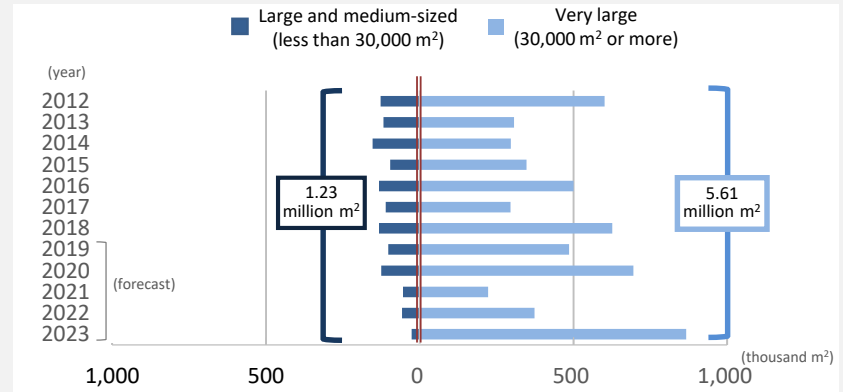
1. Ratio by Size (Office properties) indicates the ratios based on the total leased space of office properties in each size category, which is classified by the total leasable space of an entire office property. Furthermore, The Otemachi Tower (Land with Leasehold Interest) is excluded from the calculation as it is a land property.

■ Ratio by Rent Zone (Central Tokyo, Greater Tokyo)



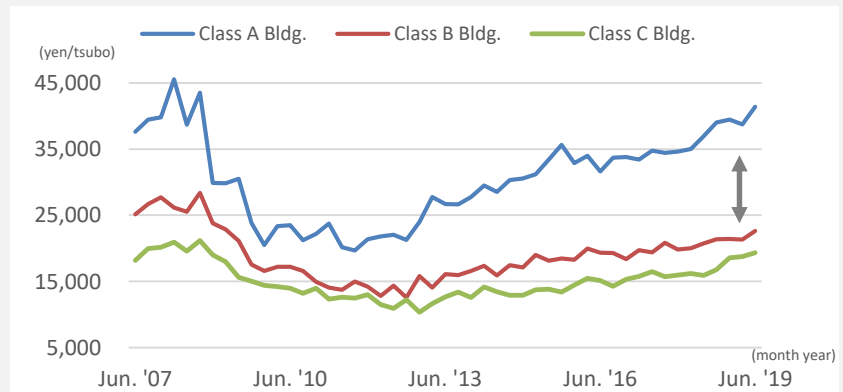
1. "Ratio by Rent Zone (Central Tokyo, Greater Tokyo)" indicates the ratio of monthly rent by average rent per tsubo of each property to the total monthly rent of office properties held in Central Tokyo and Greater Tokyo as of the end of the Jun. '19 period.

■ Office Supply (Increase in Leasable Floor in Tokyo's Five Central Wards)



1. Prepared by TRIM based on market research agency.
2. The figures indicate the sum total of the increase in leasable floor, caused by the supply of newly-built office properties, for each year.

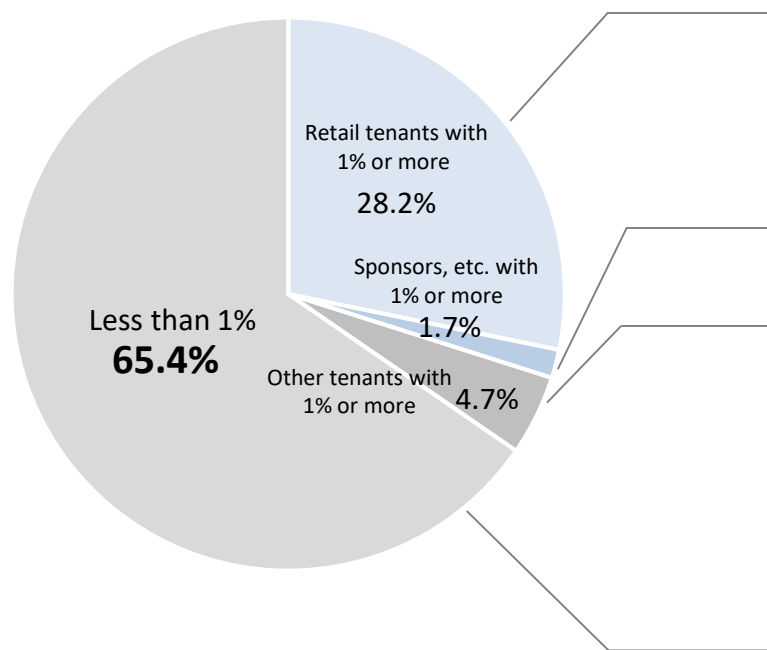
■ Changes in the average rent of the 23 wards of Tokyo



1. Prepared by TRIM based on the statistics data publicized by Sanko Estate Co., Ltd. and NLI Research Institute.
2. Please refer to glossary for definition of building classes.

Ratio of Tenant Occupancy

- The number of office tenants other than the sponsors, etc. with tenant occupancy of 1% or more is only 4 (combined occupancy: 4.7%) (excluding property comprising land with leasehold interest).
- Many of the retail tenants have long-term lease contracts, and the possibility for them to cancel is rather small.



20 Largest Tenants (by property; based on end tenants)

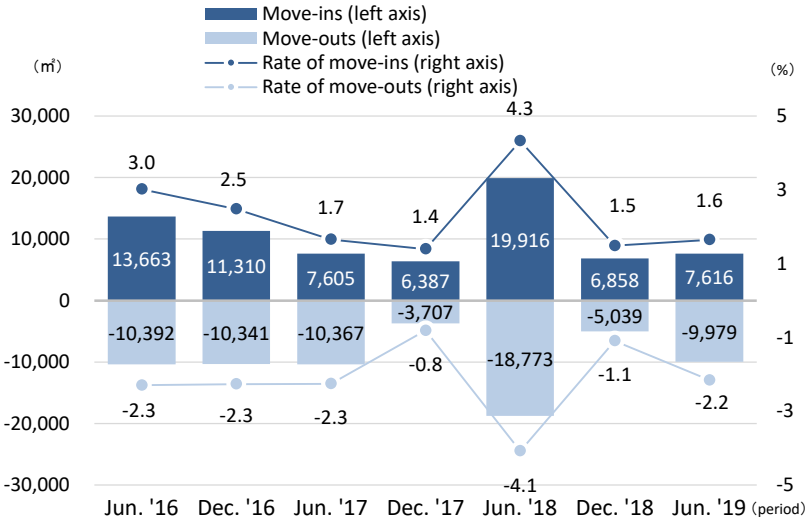
Category (No. of tenants)	Tenant	Occupying property	Leased space (m ²)	Ratio of occupancy (%)
Retail tenants with 1% or more (8 companies)	ABC Development Corporation	Housing Design Center Kobe	35,444.13	7.5
	Seiyu GK	Tanashi ASTA	31,121.71	6.6
	Ito-Yokado Co., Ltd.	JPR Musashikosugi Bldg.	19,740.95	4.2
	The LOFT, Co., Ltd.	JPR Umeda Loft Bldg.	18,586.97	3.9
	Olympic Group Corporation	Musashiurawa Shopping Square	9,558.51	2.0
	Tower Records Japan Inc.	JPR Shibuya Tower Records Bldg.	8,076.85	1.7
	The Maruetsu, Inc.	Cupo-la Main Bldg.	5,963.00	1.3
	A company	Musashiurawa Shopping Square	5,285.40	1.1
Sponsors, etc. with 1% or more (1 company)	Tokyo Prime Stage Inc.	The Otemachi Tower (land with Leasehold Interest)	7,875.50	1.7
Other tenants with 1% or more (4 companies)	B company	Yakuin Business Garden	6,029.57	1.3
	C company	Rise Arena Bldg.	6,023.39	1.3
	D company	JPR Nagoya Fushimi Bldg.	5,263.77	1.1
	E company	JPR Nagoya Fushimi Bldg.	4,904.64	1.0
Less than 1% (745 companies)	Sompo Japan Nipponkoa Inc.	Sompo Japan Sendai Bldg.	4,379.30	0.9
	F company	Olinas Tower	4,255.56	0.9
	G company	Shinjuku Square Tower	4,242.48	0.9
	H company	Niigata Ekinan Center Bldg.	4,078.97	0.9
	I company	Omiya Prime East	4,005.05	0.9
	J company	MS Shibaura Bldg.	3,922.74	0.8
	K company	Gotanda First Bldg.	3,869.35	0.8

Breakdown and Changes in Move-Ins and Move-Outs

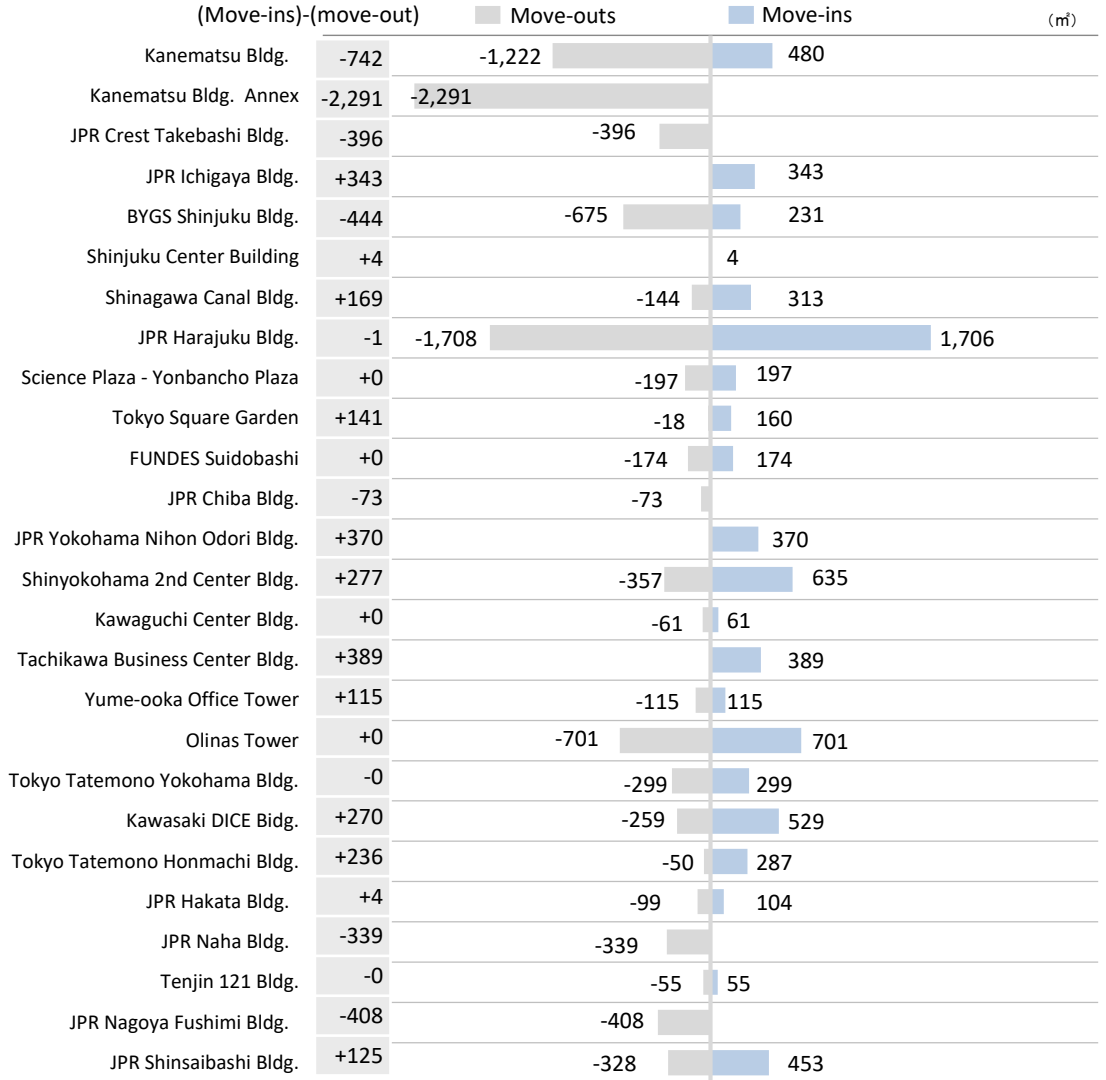
(Move-in/move-out spaces by area and asset class: m²)

	Move-Ins	Move-Outs	Net Increase /Decrease
Office properties in Central Tokyo	3,437	-6,653	-3,215
Office properties in Greater Tokyo	2,572	-1,609	+963
Office properties in Other Cities	901	-1,282	-381
Retail properties	704	-433	+270
Total	7,616	-9,979	-2,362

(Changes in move-in/move-out spaces and rate of move-ins/move-outs)



Move-In/Move-Out Spaces by Property



Changes in Occupancy Rate, Average Downtime and Rents

(forecast)

Item		Jun. 2016 (29th period)	Dec. 2016 (30th period)	Jun. 2017 (31st period)	Dec. 2017 (32nd period)	Jun. 2018 (33rd period)	Dec. 2018 (34th period)	Jun. 2019 (35th period)	Dec. 2019 (35th period)
Office	Occupancy rate based on concluded contract, %	96.8	97.5	97.8	97.8	97.6	98.8	98.8	99.0
	Occupancy rate based on generated rents, %	94.7	96.0	96.5	97.1	95.8	97.8	98.1	98.2
	Average rent (entire area), yen	16,961	17,003	17,579	17,626	17,859	17,980	18,177	18,328
	Average rent (central Tokyo), yen	19,663	19,715	20,705	20,748	20,882	21,053	21,459	21,661
	Average rent (greater Tokyo), yen	16,813	16,778	16,861	16,888	17,134	17,233	17,240	17,288
	Average rent (other cities), yen	11,967	12,347	12,164	12,322	13,032	13,149	13,375	13,456
	Gap in actual rent, %	-6.3	-4.1	-4.7	-7.0	-7.5	-8.8	-10.4	-
Retail	Occupancy rate based on concluded contract, %	99.9	100.0	100.0	99.7	99.4	99.9	99.9	99.9
	Occupancy rate based on generated rents, %	99.9	99.9	99.9	99.6	99.2	99.4	99.8	99.9

Status of Rent revision, Rent Through Tenant Replacement and Contribution Rate (Jun. '19)

Item	Number of contracts	Area (m ²)	Area ratio(%)	Increase/Decrease (million yen)	Increase/Decrease ratio (%)
Rent revision subtotal	189	113.2	94.3	+15.2	+3.4
Upward revision of rent	98	49.3	41.1	+17.1	+6.8
Downward revision of rent	1	35.4	29.5	-1.9	-4.8
Neither upward or downward revision of rent	90	28.5	23.7	0.0	0.0
Tenant replacement subtotal	32	6.8	5.7	+5.1	+11.6
Increase through tenant replacement	24	4.6	3.9	+6.9	+23.7
Decrease through tenant replacements	8	2.2	1.8	-1.8	-13.0
Total (Rent revision + Tenant replacement)	221	120.1	100.0	+20.3	+4.1

Breakdown of Reasons for Move-ins (Jun. '19 Period)

New establishment/Expansion	Relocation within same building	Downsizing/Cost reduction	Consolidation	Location Better building	Eviction, etc.
14	5	0	0	7	1

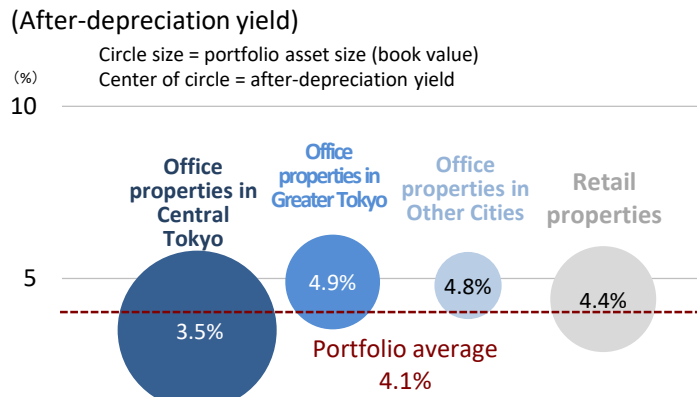
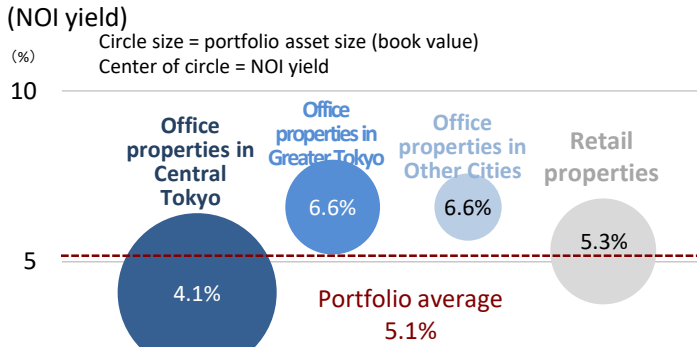
Leased Area by Rent Level/Ratio of Contracts with Upward Rent Revision (Contracts renewed Jun. '19 period)

Item	Area (thousand m ²)	Area ratio (%)	Ratio of contracts with upward revision (%)
Less than market rent	31.4	53.7	82.0
Within market rent	12.9	22.1	12.5
Market rent more	14.2	24.2	19.4

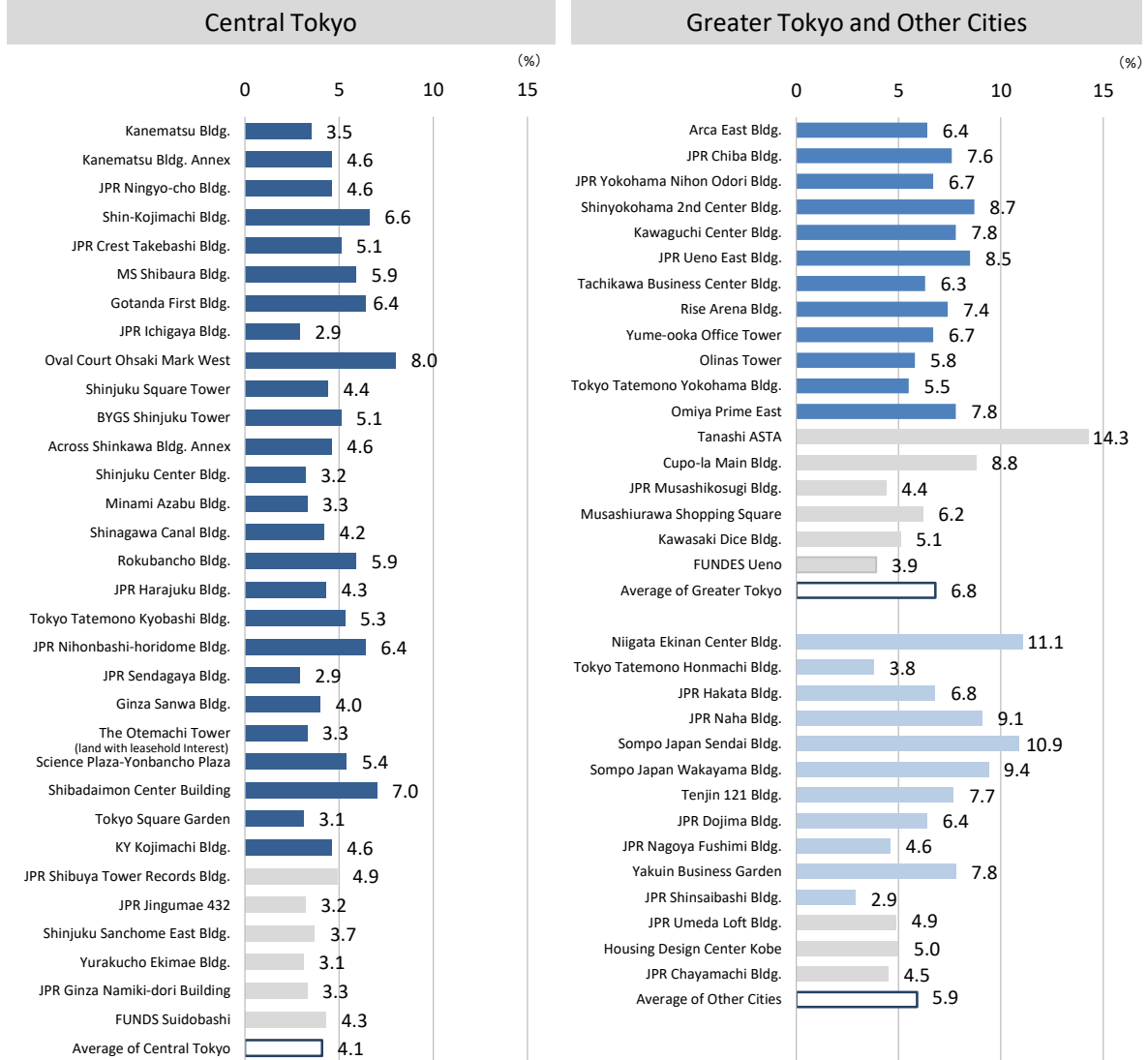
Leased Area by Rent Level (Contracts renewed Dec. '19. period - Jun. '21 period)

Item	Area (thousand m ²)	Area ratio (%)
Less than market rent	139.2	55.5
Market rent	59.0	23.5
Market rent more	52.6	21.0

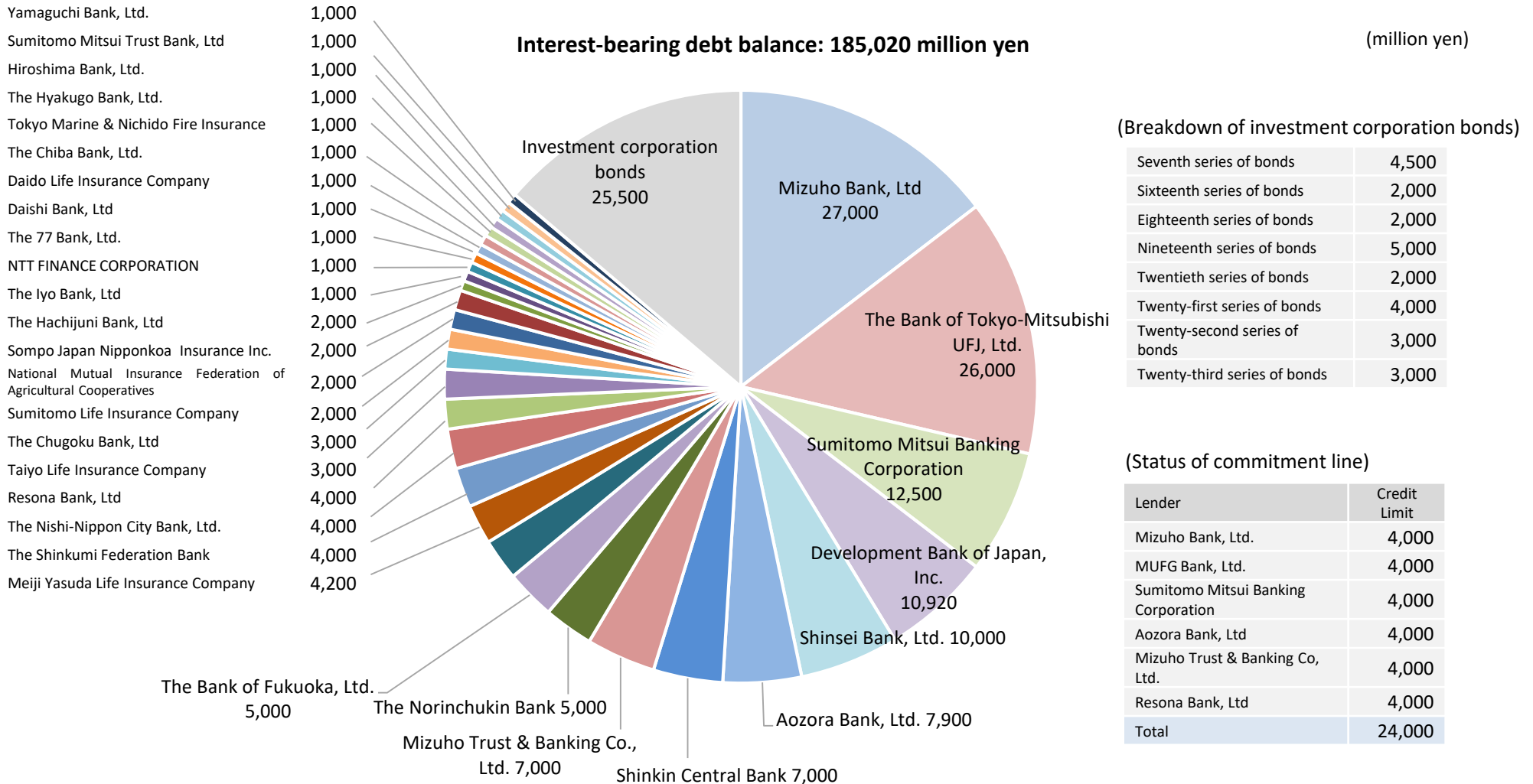
■ Yields by Area and by Asset Class (based on book value)



■ NOI Yield by Property (based on book value)



Diversifying fund procurement sources with a lender formation comprising 31 financial institutions and through issuance of investment corporation bonds

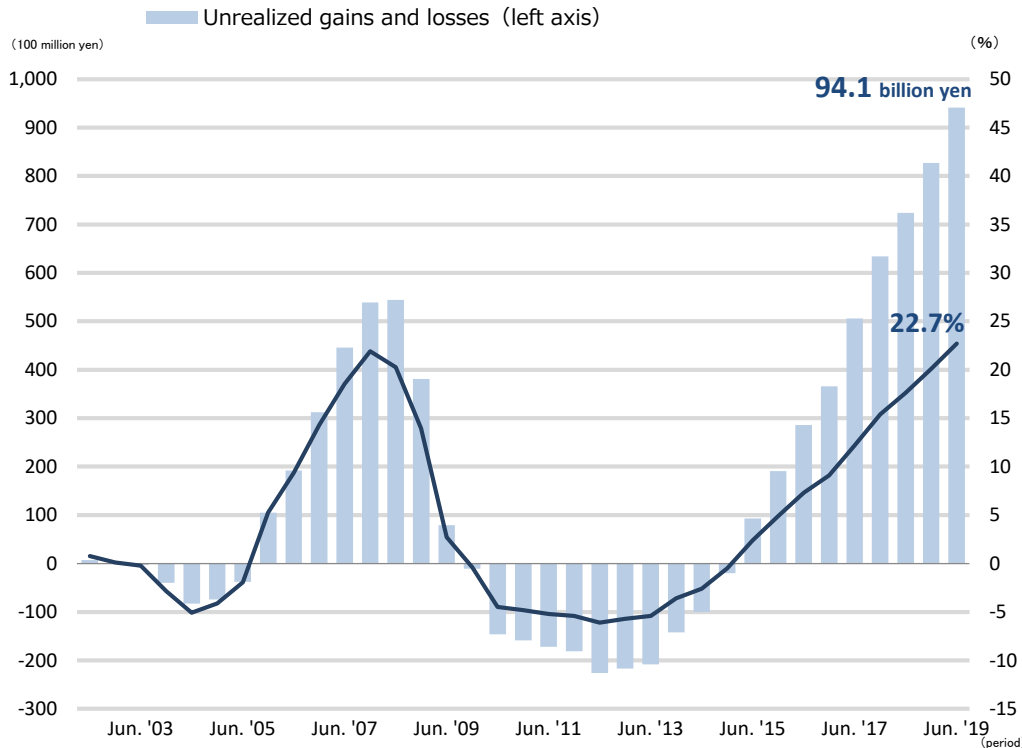


An Increase in Unrealized Gains

- Unrealized gains expanded to 94.17 billion yen due to an increase in appraisal value
- Appraisal value increased for 42 properties with direct cap rate falling for 37 properties (out of 63 properties in total)

Appraisal value	Unrealized gains	Ratio of unrealized gains
50.90 billion yen (up 15.3 billion yen from 34th period (Dec. '18))	94.1 billion yen (up 11.3 billion yen from 34th period (Dec. '18))	22.7% (up 2.6% pt from 34th period (Dec. '18))

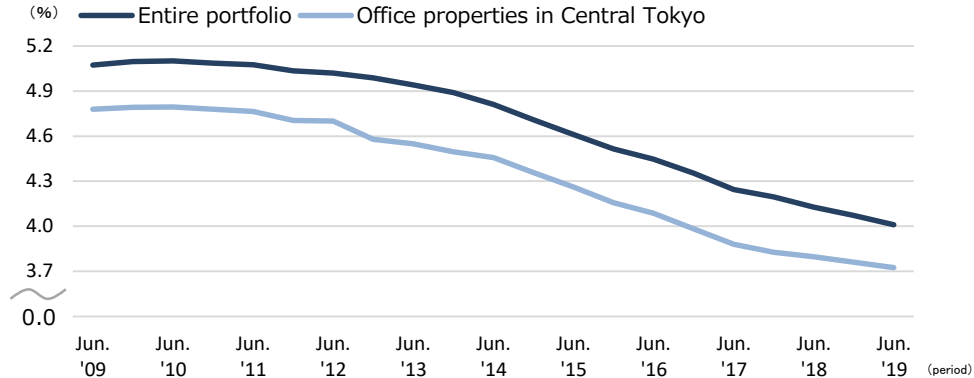
(Changes in unrealized gains and losses)



Factors of Change in Appraisal Value

(Changes in direct cap rate)

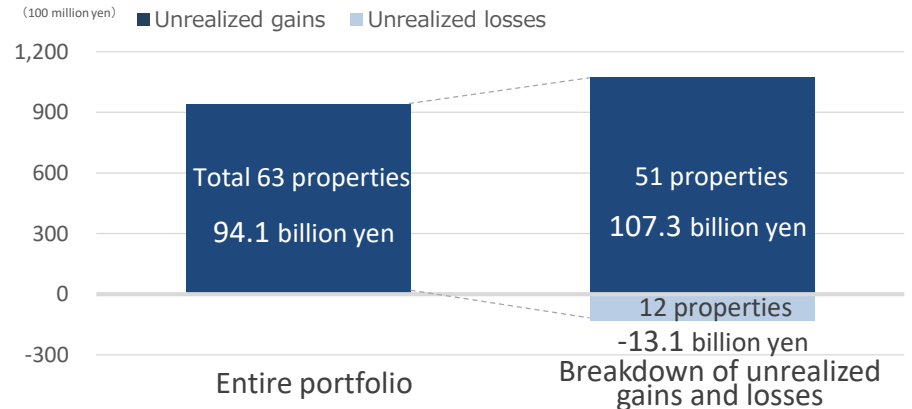
- Decreased by 1.1 percentage points from the 17th period ended June 2010 (4.8%), the peak period for office properties in Central Tokyo



1. The changes in direct cap rate indicate the figures for the 47 properties JPR has owned since the end of June 2009 for the "Entire portfolio," and for the 15 properties JPR owns since the date for "Office properties in Central Tokyo," respectively.

(Breakdown of unrealized gains and losses)

- Amounts of both unrealized gains and unrealized losses improved from the end of the 34th period (Dec. '18).



4. Appendix

Appraisal Value by Property (as of June 30, 2019)



Property name	Appraisal value (mn yen)	Change (mn yen)	Direct cap (NCF Cap) (%)	Change (% pt)	DCF discount rate (%)	Change (% pt)	DCF terminal cap (%)	Change (% pt)	Book value (mn yen)	Unrealized gain or loss (mn yen)
Kanematsu Bldg.	14,000	-	3.5	0.0	3.3	0.0	3.7	0.0	14,605	-605
Kanematsu Bldg. Annex	3,450	+930	3.9	0.0	3.7	0.0	4.1	0.0	2,436	+1,013
JPR Ningyo-cho Bldg.	2,780	+70	3.9	-0.1	3.7	-0.1	4.1	-0.1	2,096	+683
Shin-Kojimachi Bldg.	3,990	+130	3.7	-0.1	3.4	-0.1	3.9	-0.1	2,437	+1,552
JPR Crest Takebashi Bldg.	3,580	+10	3.8	0.0	3.6	0.0	4.0	0.0	3,227	+352
MS Shibaura Bldg.	13,900	+400	4.2	-0.1	3.9	-0.1	4.4	-0.1	10,909	+2,990
Gotanda First Bldg.	3,710	+200	3.8	-0.1	3.5	-0.1	4.0	-0.1	2,913	+796
JPR Ichigaya Bldg.	4,840	+10	3.8	0.1	3.6	0.1	4.0	0.1	5,204	-364
Oval Court Ohsaki Mark West	4,760	-190	3.9	0.0	3.7	0.0	4.1	0.0	2,797	+1,962
Shinjuku Square Tower	14,900	+100	3.7	0.0	3.5	0.0	3.9	0.0	13,210	+1,689
BYGS Shinjuku Bldg.	20,200	+1,300	3.7	0.0	3.5	0.0	3.9	0.0	15,342	+4,857
Across Shinkawa Bldg. Annex	895	+1	4.6	0.0	4.4	0.0	4.8	0.0	583	+311
Shinjuku Center Bldg.	17,100	+500	3.3	-0.1	3.0	-0.1	3.5	-0.1	22,136	-5,036
Minami Azabu Bldg.	2,910	+10	3.9	-0.1	3.7	-0.1	4.1	-0.1	3,807	-897
Shinagawa Canal Bldg.	2,134	+114	4.0	-0.1	3.7	-0.1	4.2	-0.1	1,708	+425
Rokubancho Bldg.	3,550	+60	4.9	-0.1	3.8	-0.1	4.2	-0.1	2,855	+694
JPR Harajuku Bldg.	11,100	+100	3.7	0.0	3.5	0.0	3.9	0.0	8,722	+2,377
Tokyo Tatemono Kyobashi Bldg.	6,830	-	4.2	0.0	4.0	0.0	4.4	0.0	4,702	+2,127
JPR Sendagaya Bldg.	12,100	-	3.8	0.0	3.6	0.0	4.0	0.0	14,804	-2,704
Ginza Sanwa Bldg.	4,090	+10	3.1	0.0	2.8	0.0	3.2	0.0	3,694	+395
The Otemachi Tower (Land with Leasehold Interest)	50,000	+1,700	2.7	-0.1	2.6	-0.1	2.8	-0.1	38,388	+11,611
Science Plaza – Yonbancho Plaza	3,260	-210	3.9	-0.1	3.5	-0.1	4.1	-0.1	2,738	+521
Shibadai Center Bldg.	6,020	-810	3.6	-0.1	3.3	-0.1	3.8	-0.1	4,153	+1,866
Tokyo Square Garden	20,600	-	2.7	0.0	2.5	0.0	2.9	0.0	18,539	+2,060
JPR Shibuya Tower Records Bldg.	14,100	-	3.5	0.0	3.3	0.0	3.7	0.0	11,460	+2,639
JPR Jingumae 432	4,210	+100	3.0	-0.1	3.1	-0.1	3.2	-0.1	4,267	-57
Shinjuku Sancho East Bldg.	2,880	-90	3.3	0.0	2.8	0.0	3.5	0.0	2,584	+295
Yurakucho Ekimae Bldg. (Yurakucho Itocia)	3,300	-	3.0	0.0	2.6	0.0	3.2	0.0	3,296	+3
Ginza Gates	11,300	-	2.9	0.0	2.6	0.0	2.9	0.0	10,138	+1,161
FUNDES Suidoubashi	3,620	-20	3.6	0.0	3.4	0.0	3.8	0.0	3,218	+401
Arca East	6,850	+280	3.9	-0.1	3.6	-0.1	4.1	-0.1	4,220	+2,629
JPR Chiba Bldg.	1,780	-	5.3	0.0	5.1	0.0	5.5	0.0	2,194	-414
JPR Yokohama Nihon Odori Bldg.	2,350	+10	4.9	0.0	4.7	0.0	5.1	0.0	2,415	-65
Shinyokohama 2nd Center Bldg.	2,110	+180	4.6	-0.1	4.4	-0.1	4.8	-0.1	1,423	+686
Kawaguchi Center Bldg.	9,330	-670	4.8	-0.1	4.5	-0.1	5.0	-0.1	7,344	+1,985
JPR Ueno East Bldg.	5,210	+190	3.8	-0.1	3.6	-0.1	4.0	-0.1	2,940	+2,269

Property name	Appraisal value (mn yen)	Change (mn yen)	Direct cap (NCF Cap) (%)	Change (% pt)	DCF discount rate (%)	Change (% pt)	DCF terminal cap (%)	Change (% pt)	Book value (mn yen)	Unrealized gain or loss (mn yen)
Tachikawa Business Center Bldg.	4,260	+300	4.2	-0.1	3.9	-0.1	4.4	-0.1	2,864	+1,395
Rise Arena Bldg.	9,090	+530	3.9	-0.1	3.6	-0.1	4.0	-0.1	5,203	+3,886
Yume-ooka Office Tower	6,910	+250	4.1	-0.1	3.8	-0.1	4.3	-0.1	5,328	+1,581
Olinas Tower	39,300	+1,200	3.7	-0.1	3.4	-0.1	3.9	-0.1	26,987	+12,312
Tokyo Tatemono Yokohama Bldg.	9,250	+380	4.1	-0.2	3.9	-0.1	4.3	-0.1	7,128	+2,121
Omiya Prime East	9,190	+430	4.4	-0.1	4.2	-0.1	4.6	-0.1	5,686	+3,503
Tanashi ASTA	12,500	-	5.2	0.0	5.1	0.0	5.4	0.0	7,184	+5,315
Cupo-la Main Bldg.	2,910	+50	5.0	-0.1	4.8	-0.1	5.2	-0.1	1,660	+1,249
JPR Musashikosugi Bldg.	5,670	-20	4.7	0.0	4.5	0.0	4.9	0.0	6,975	-1,305
Musashirawa Shopping Square	4,350	-	4.9	0.0	4.8	0.0	5.1	0.0	3,590	+759
Kawasaki Dice Bldg.	16,200	-	4.1	-0.1	4.0	-0.1	4.3	-0.1	13,146	+3,053
Niigata Ekinan Center Bldg.	2,260	+10	5.6	-0.1	5.6	-0.1	5.8	-0.1	1,582	+677
Tokyo Tatemono Honmachi Bldg.	3,610	+110	4.5	-0.1	4.2	-0.1	4.7	-0.1	4,250	-640
JPR Hakata Bldg.	3,920	+270	4.3	-0.1	4.2	-0.1	4.5	-0.1	2,932	+987
JPR Naha Bldg.	2,000	+50	5.1	-0.1	5.1	-0.1	5.3	-0.1	1,425	+574
Sompo Japan Sendai Bldg.	4,580	+470	4.9	-0.1	4.7	-0.1	5.2	-0.1	2,374	+2,205
Sompo Japan Wakayama Bldg.	1,640	+20	6.3	-0.1	6.1	-0.1	6.6	-0.1	1,315	+324
Tenjin 121 Bldg.	3,340	+190	4.3	-0.1	3.9	-0.1	4.5	-0.1	2,042	+1,297
JPR Dojima Bldg.	3,490	+80	4.2	-0.1	4.0	-0.1	4.4	0.0	2,152	+1,337
JPR Nagoya Fushimi Bldg.	3,310	+280	4.9	-0.2	4.5	-0.1	4.9	-0.1	3,828	-518
Yakuin Business Garden	19,000	+1,000	4.1	-0.1	3.9	-0.1	4.3	-0.1	10,222	+8,777
Benetton Shinsaibashi Bldg.	4,550	+130	3.7	-0.1	3.4	-0.1	3.8	-0.1	5,125	-575
JPR Umeda Loft Bldg.	14,200	-	3.9	0.0	3.6	0.0	4.1	0.0	12,417	+1,782
Housing Design Center Kobe	7,550	+120	5.3	-0.1	5.1	-0.1	5.4	-0.1	6,082	+1,467
JPR Chayamachi Bldg.	7,820	+310	3.3	-0.1	3.0	-0.1	3.4	-0.1	6,020	+1,799

Total	498,639	+10,575							405,051	+93,588
Central Tokyo	270,109	+4,425							236,982	+33,126
Greater Tokyo	147,260	+3,110							106,295	+40,964
Other Cities	81,270	+3,040							61,772	+19,497

Properties to be acquired in 35th period

Shinagawa Canal Bldg. (additional acquisition)	215	+33	4.0	-0.5	3.7	-0.1	4.2	-0.1	183	+31
KY Kojimachi Bldg.	6,280	-	3.4	0.0	3.1	0.0	3.5	0.0	5,811	+468
FUNDES Ueno	3,930	-	3.8	0.0	3.5	0.0	4.0	0.0	3,820	+109

Total (as of 30 Jun. '19)	509,065	+10,609							414,867	+94,197
---------------------------	---------	---------	--	--	--	--	--	--	---------	---------

- Direct cap indicates the capitalization rate that serves as the standard for calculating the value estimated by income approach based on the direct capitalization method.
- DCF discount rate and DCF terminal cap indicate the period income discount rate and the terminal capitalization rate that serve as the standard for calculating the value estimated by income approach based on the discounted cash flow (DCF) method.
- The period-on-period changes, acquired in the 35th fiscal period indicates a comparison with the figures based on the appraisal values upon their acquisition (Shinagawa Canal Bldg.: as of 15 Jan. '19, KY Kojimaachi Bldg. and FUNDES Ueno: as of 1 Jun. '19). Furthermore Tokyo Tatemono Kyobashi Bldg. that was sold in 35th fiscal period is excluded from calculation of the period-on-period change figures.

Summary of Asset Manager

(as of June 30, 2019)

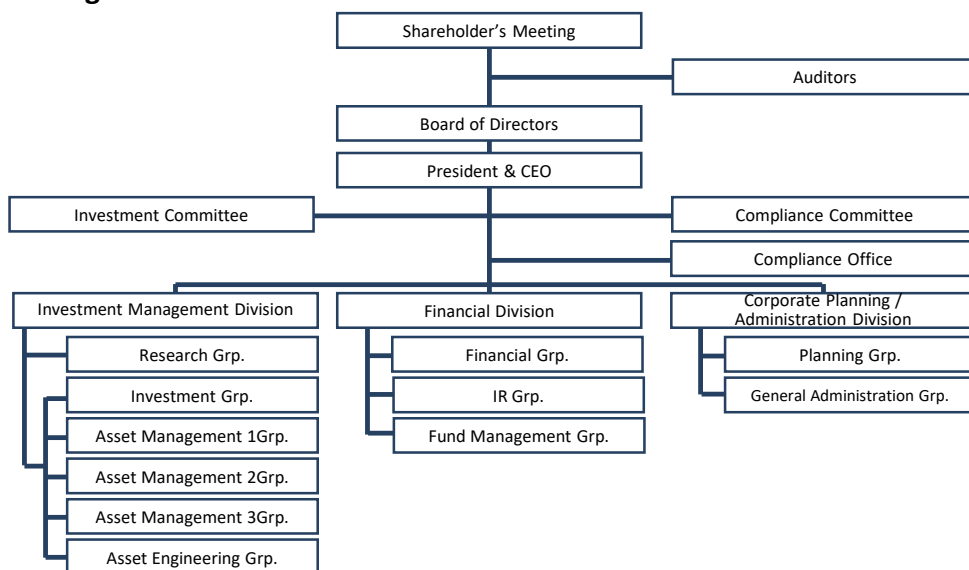
Name	Tokyo Realty Investment Management, Inc. (TRIM)
Address	4-16 Yaesu 1-Chome, Chuo-ku, Tokyo
Date of Foundation	April 28, 2000
Paid-in Capital	350 million yen
Business Description	Asset management for investment corporation
President and CEO	Yoshihiro Jozaki
Directors	9 (4 full-time and 5 part-time)
Number of Officers	38

Sponsors

(as of June 30, 2019)

Name	Shareholding ratio	No. of seconded staff from sponsors
Tokyo Tatemono	52%	10
Yasuda Real Estate	18%	—
Taisei Corporation	10%	—
Sompo Japan Nipponkoa Insurance	10%	1
Meiji Yasuda Life Insurance	10%	1

Organization Chart



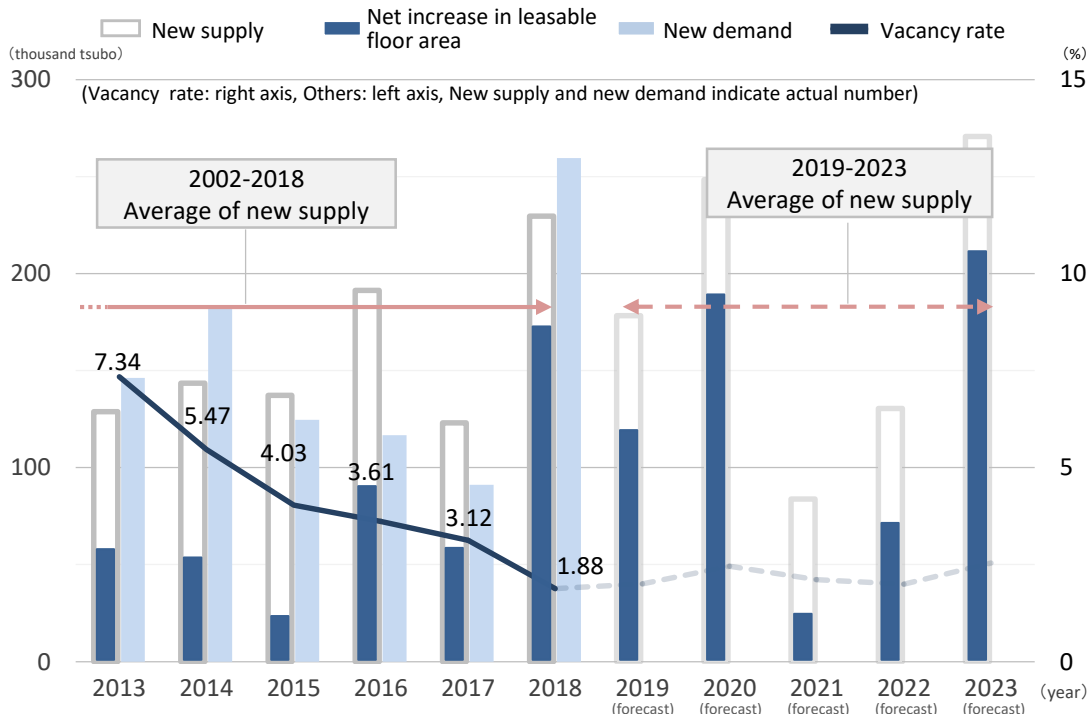
Sponsors Support

no.	Summary of sponsors support
1	Personnel support through dispatching personnel to TRIM and other measures
2	Provision of know-how on real estate management in general, including tenant leasing and technical support
3	Supply of properties and provision on information on property acquisition
4	Fund procurement support including funding through debt finance

Net Increase in Leasable Floor Area, Strong Demand and Impact on Vacancy Rate

Changes in New Supply/Demand Area, Leasable Floor Area and Vacancy Rate (Tokyo CBDs)

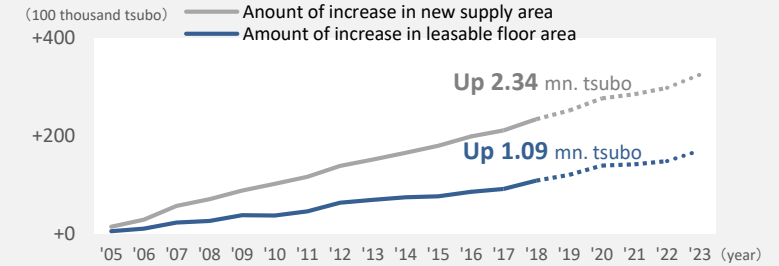
- Net increase in leasable floor area (in stock) over the new supply area is small.
- New demand has remained strong, surpassing the increase in leasable floor area by volume
- Employed population is on an upward trend, leading new demand in Tokyo. Increase in labor participation ratio, primarily by females and elderly people, is promoted by political initiatives and is likely to continue over the medium term.



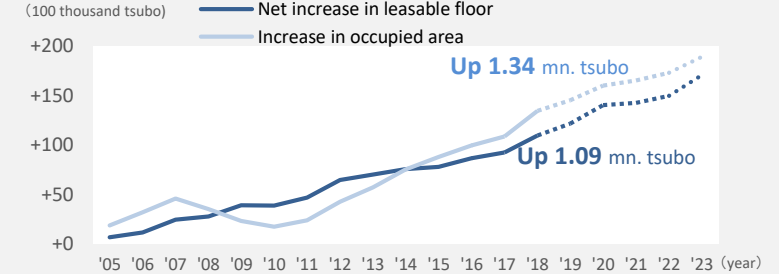
1. Actual results of the vacancy rate, leasable floor area and occupied area through December 2018 are based on the Office Report (Tokyo CBDs) by Miki Shoji Co., Ltd. New supply, new demand and loss areas as well as the leasable floor area and vacancy rate in 2019 and thereafter have been estimated based on surveys and simulations conducted by market research agency and TRIM.
As an assumption for the simulation, the new supply area uses an estimate obtained by applying a certain multiplying factor to the average of the past results. The lost area is based on the average of the past results as assumption.

2. The employed population was prepared by TRIM based on the Labor Force Survey, the Ministry of Internal Affairs and Communications.

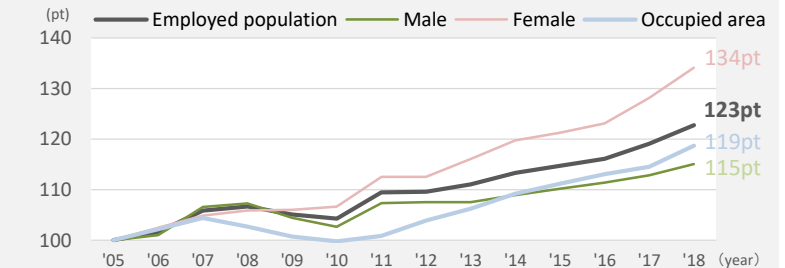
Comparison of increases in new supply area and leasable floor area



Comparison of increases in leasable floor area and occupied area

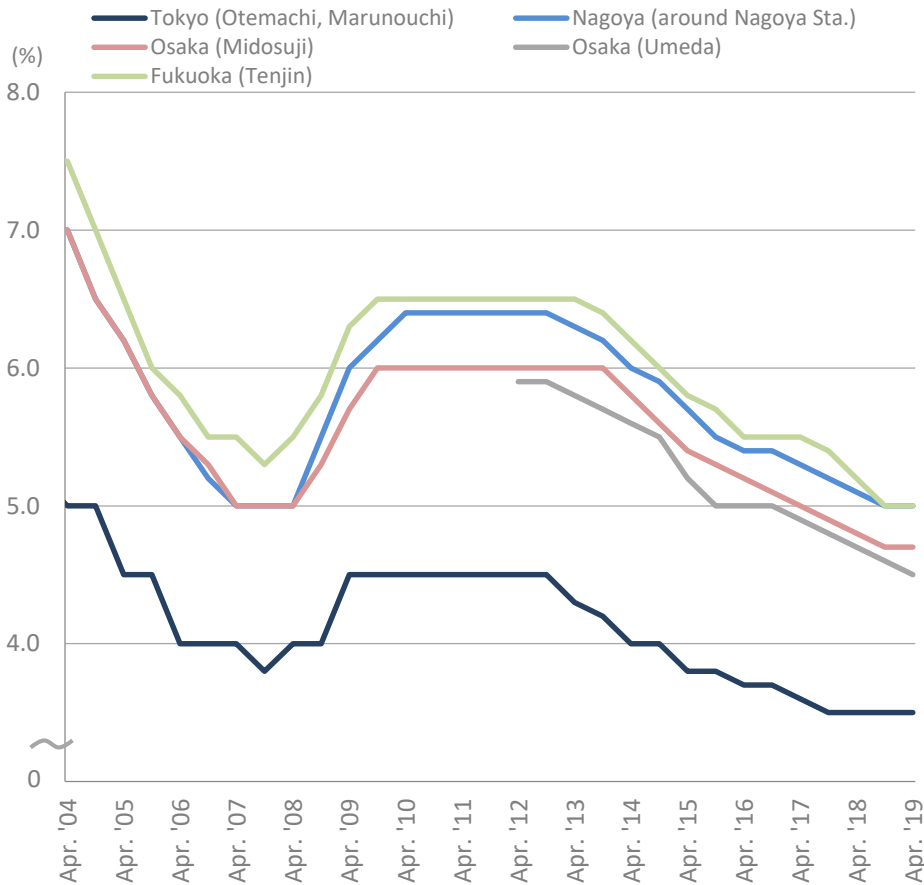


Comparison of employed population and occupied area ('05=100pt)



Cap Rate of Tokyo Office Properties Continues Low Level

■ Expected Cap Rate of Office (major cities)

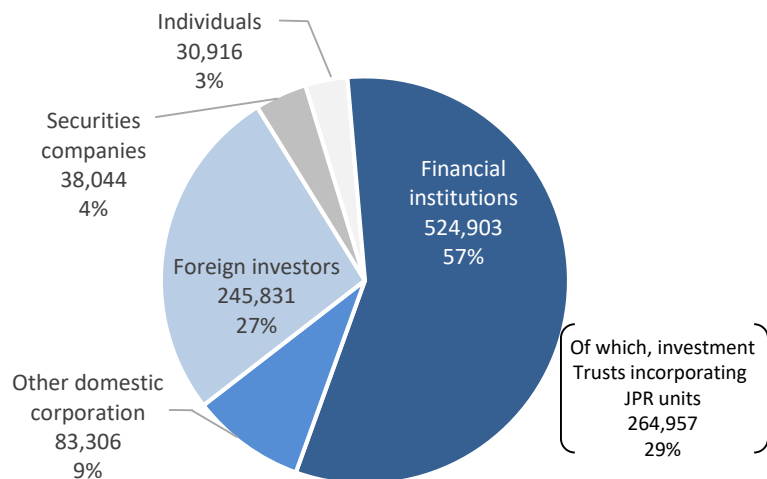


■ Expected Cap Rate of Retail Properties and Economy Hotel for Lodging

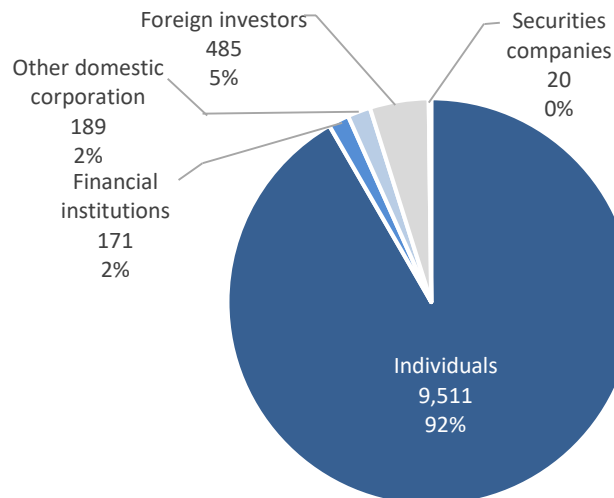


1. Prepared by TRIM based on the Japanese real estate investor survey publicized Japan Real Estate Institute.

Number of Units by Unitholder Type (923,000 units in total)



Number of Unitholders by Unitholder Type (10,376 unitholders in total)

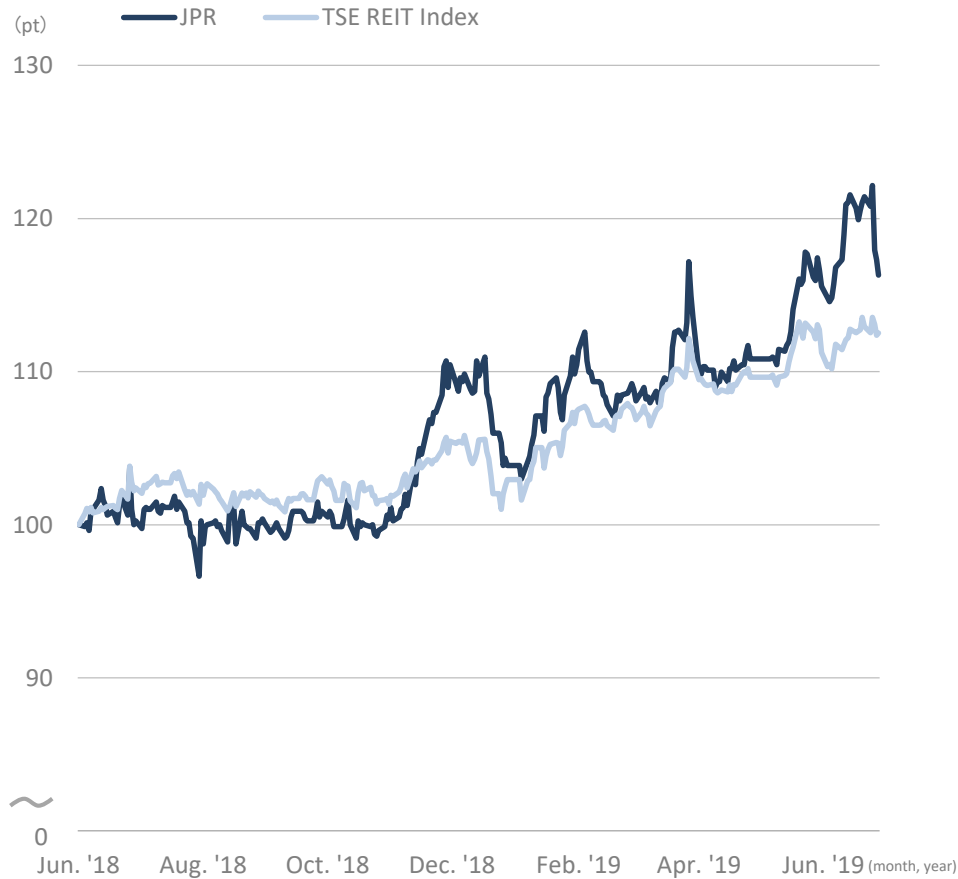


Top Unitholders

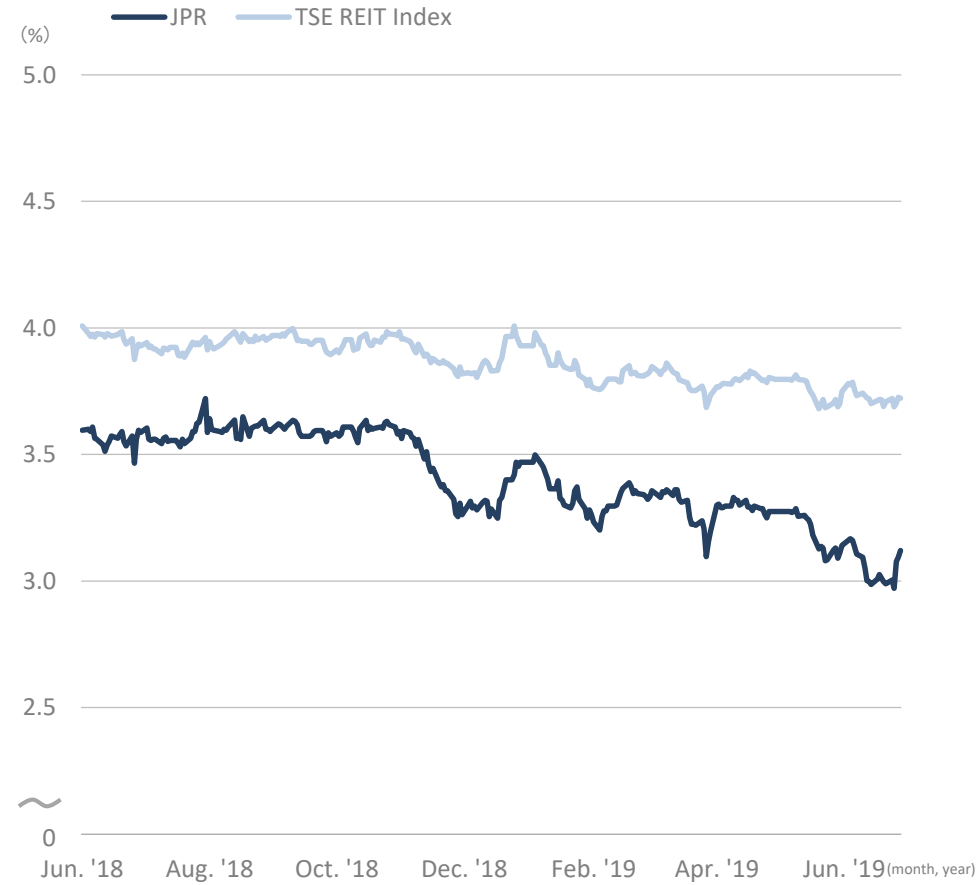
Rank	Name	Number of Owned Units	Share(%)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	192,223	20.8
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	129,745	14.1
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	33,642	3.6
4	State Street Bank West Client Treaty 505234	30,834	3.3
5	Tokyo Tatemono Co., Ltd.	29,300	3.2
6	Kawasaki Gakuen	25,000	2.7
7	Meiji Yasuda Life Insurance Company	24,000	2.6
8	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	20,297	2.2
9	JP Morgan Securities Japan Co., Ltd.	14,625	1.6
10	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	13,019	1.4
	Total	512,685	55.5



■ Changes in JPR Unit Price



■ Changes in JPR Dividend Yield



1. Prepared by TRIM based on Refinitiv (Thomson Reuters) data.

Central Tokyo

Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards



A-1	Kanematsu Bldg.	A-13	Across Shinkawa Bldg. Annex	A-25	Shibadai Center Bldg.
A-2	Kanematsu Bldg. Annex	A-14	Shinjuku Center Building	A-26	Tokyo Square Garden
A-3	JPR Ningyo-cho Bldg.	A-15	Minami Azabu Bldg.	A-1	JPR Shibuya Tower Records Bldg.
A-4	Shin-Kojimachi Bldg.	A-16	Shinagawa Canal Bldg.	A-3	JPR Jingumae 432
A-5	JPR Crest Takebashi Bldg.	A-17	Rokubancho Building	A-4	Shinjuku Sanhome East Bldg.
A-6	MS Shibaura Bldg.	A-18	JPR Harajuku Bldg.	A-5	Yurakucho Ekimae Building (Yurakucho Itocia)
A-7	Gotanda First Bldg.	A-20	JPR Nihonbashi-horidome Building	A-6	JPR Ginza Namiki-dori Building
A-9	JPR Ichigaya Bldg.	A-21	JPR Sendagaya Bldg.	A-7	FUNDES Suidobashi Acquired in 35th
A-10	Oval Court Ohsaki Mark West	A-22	Ginza Sanwa Bldg.	A-27	KY Kojimachi Bldg.
A-11	Shinjuku Square Tower	A-23	The Otomachi Tower (Land with Leasehold Interest)		
A-12	BYGS Shinjuku Bldg.	A-24	Science Plaza - Yonbancho Plaza		

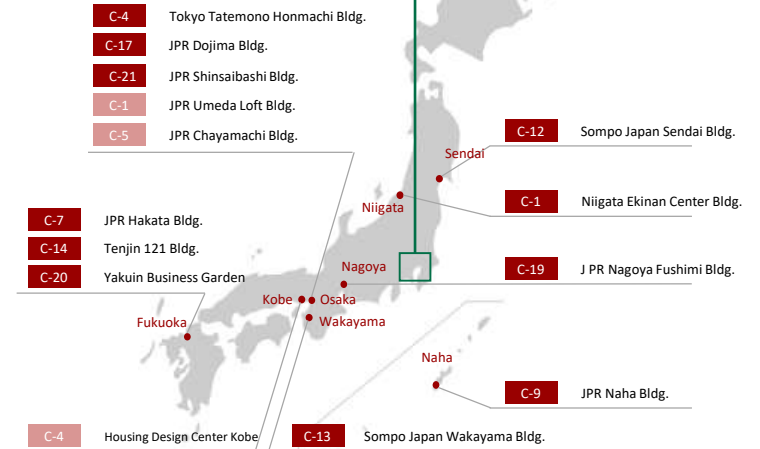
Greater Tokyo

All other areas of Tokyo, Chiba, Kanagawa and Saitama Prefectures



B-1	Arca East
B-2	JPR Chiba Bldg.
B-3	JPR Yokohama Nihon Odori Bldg.
B-5	Shinyokohama 2nd Center Bldg.
B-6	Kawaguchi Center 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 Building
B-13	Omiya Prime East
B-1	Tanashi ASTA
B-3	Cupo-la Main Bldg.
B-4	JPR Musashikosugi Bldg.
B-5	Musashirawa Shopping Square
B-6	Kawasaki Dice Bldg.
B-7	FUNDES Ueno

Other Cities

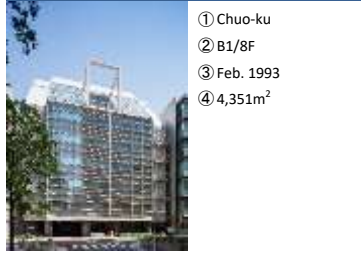


A-1 Kanematsu Bldg.



- ① Chuo-ku
 - ② B2/13F
 - ③ Feb. 1993
 - ④ 14,995m²
-

A-2 Kanematsu Bldg. Annex



- ① Chuo-ku
- ② B1/8F
- ③ Feb. 1993
- ④ 4,351m²

A-3 JPR Ningyo-cho Bldg.



- ① Chuo-ku
- ② B1/8F
- ③ Dec. 1989
- ④ 4,117m²

A-4 Shin-Kojimachi Bldg.



- ① Chiyoda-ku
- ② B1/9F
- ③ Oct. 1984
- ④ 5,152m²

A-5 JPR Crest Takebashi Bldg.



- ① Chiyoda-ku
 - ② B1/9F
 - ③ Sep. 1999
 - ④ 4,790m²
-

A-6 MS Shibaura Bldg.



- ① Minato-ku
- ② B2/13F
- ③ Feb. 1988
- ④ 31,020m²

A-7 Gotanda First Bldg.



- ① Shinagawa-ku
- ② B2/11F
- ③ Jul. 1989
- ④ 10,553m²

A-9 JPR Ichigaya Bldg.



- ① Chiyoda-ku
- ② B1/9F
- ③ Mar. 1989
- ④ 5,888m²

A-10 Oval Court Ohsaki Mark West



- ① Shinagawa-ku
 - ② B2/17F
 - ③ Jun. 2001
 - ④ 28,575m²
-

A-11 Shinjuku Square Tower



- ① Shinjuku-ku
 - ② B4/30F
 - ③ Oct. 1994
 - ④ 78,796m² (entire redevelopment area)
-

A-12 BYGS Shinjuku Bldg.



- ① Shinjuku-ku
 - ② B2/14F
 - ③ Apr. 1985
 - ④ 25,733m²
-

A-13 Across Shinkawa Bldg. Annex



- ① Chuo-ku
- ② B2/10F
- ③ Jun. 1994
- ④ 5,535m²

A-14 Shinjuku Center Building



- ① Shinjuku-ku
 - ② B5/54F
 - ③ Oct. 1979
 - ④ 176,607m²
-

A-15 Minami Azabu Bldg.



- ① Minato-ku
 - ② 9F
 - ③ Jun. 1992
 - ④ 4,570m²
-

A-16 Shinagawa Canal Bldg.



- ① Minato-ku
 - ② B1/8F
 - ③ Jul. 2008
 - ④ 5,216m²
-

A-17 Rokubancho Building



- ① Chiyoda-ku
- ② B3/7F
- ③ Oct. 1991
- ④ 4,205m²

1. The property overview indicates (1) location, (2) structure/floors, (3) completion, and (4) total floor space (entire building). The same applies hereafter.
 2. DBJ Green Building certification is as of June 2018; the same applies hereinafter.

A-18 JPR Harajuku Bldg.



- ① Shibuya-ku
- ② B1/9F
- ③ Mar. 1989
- ④ 6,466m²

A-20 JPR Nihonbashi-horidome Building



- ① Chuo-ku
- ② B1/9F
- ③ Jun. 2002
- ④ 7,190m²

A-21 JPR Sendagaya Bldg.



- ① Shibuya-ku
- ② 8F
- ③ May 2009
- ④ 7,683m²



A-22 Ginza Sanwa Bldg.



- ① Chuo-ku
- ② B2/9F
- ③ Oct. 1982
- ④ 8,851m²

A-23 The Otemachi Tower (Land with Leasehold Interest)



- ① Chiyoda-ku
- ② -
- ③ Apr. 2014
- ④ 11,034m² (ground area)

A-24 Science Plaza - Yonbancho Plaza



- ① Chiyoda-ku
- ② B2/12F
- ③ Feb. 1995
- ④ 24,560m²

A-25 Shibadaiimon Center Bldg.



- ① Minato-ku
- ② B1/10F
- ③ Jul. 1993
- ④ 11,419m²

A-26 Tokyo Square Garden



- ① Chuo-ku
- ② SRC B4/24F
- ③ Feb. 2013
- ④ 112,645m²



A-27 KY Kojimachi Bldg.



- ① Chiyoda-ku
- ② B1/9F
- ③ Feb. 1999
- ④ 4,438m²

A-4 Shinjuku Sanhome East Bldg.



- ① Shinjuku-ku
- ② B3/14F
- ③ Jan. 2007
- ④ 24,617m²

A-1 JPR Shibuya Tower Records Bldg.



- ① Shibuya-ku
- ② B1/7F
- ③ Feb. 2006
- ④ 1,066m²

A-3 JPR Jingumae 432



- ① Chiyoda-ku
- ② B4/20F
- ③ Oct. 2007
- ④ 71,957m²

A-5 Yurakucho Ekimae Building (Yurakucho Itocia)



- ① Chiyoda-ku
- ② S 9F
- ③ Jul. 2015
- ④ 1,477m²

A-6 JPR Ginza Namiki-dori Building



- ① Shibuya-ku
- ② B3/8F
- ③ Feb. 1992
- ④ 8,449m²

A-7 FUNDES Suidobashi



- ① Shibuya-ku
- ② B3/8F
- ③ Feb. 1992
- ④ 8,449m²



- ① Shibuya-ku
- ② B3/8F
- ③ Feb. 1992
- ④ 8,449m²

B-1 Arca East



- ① Sumida-ku
- ② B3/19F
- ③ Mar. 1997
- ④ 34,281m²

B-2 JPR Chiba Bldg.



- ① Chiba, Chiba
- ② B1/13F
- ③ Jan. 1991
- ④ 9,072m²



B-3 JPR Yokohama Nihon Odori Bldg.



- ① Yokohama, Kanagawa
- ② B1/11F
- ③ Oct. 1989
- ④ 9,146m²

B-5 Shinyokohama 2nd Center Bldg.



- ① Yokohama, Kanagawa
- ② B2/12F
- ③ Aug. 1991
- ④ 7,781m²

B-6 Kawaguchi Center Bldg.



- ① Kawaguchi, Saitama
- ② B2/15F
- ③ Feb. 1994
- ④ 28,420m²

B-7 JPR Ueno East Bldg.



- ① Taito-ku
- ② B1/8F
- ③ Oct. 1992
- ④ 8,490m²

B-8 Tachikawa Business Center Bldg.



- ① Tachikawa, Tokyo
- ② B1/12F
- ③ Dec. 1994
- ④ 14,706m²

B-9 Rise Arena Bldg.



- ① Toshima-ku
- ② B3/42F
- ③ Jan. 2007
- ④ 91,280m²



B-10 Yume-ooka Office Tower



- ① Yokohama, Kanagawa
- ② B3/27F
- ③ Mar. 1997
- ④ 185,976m²



B-11 Olinas Tower



- ① Sumida-ku
- ② SRB2/45F
- ③ Feb. 2006
- ④ 257,842m²



B-12 Tokyo Tatemono Yokohama Building



- ① Yokohama, Kanagawa
- ② B1/9F
- ③ May 1981
- ④ 8,772m²

B-13 Omiya Prime East



- ① Saitama, Saitama
- ② 9F
- ③ Feb. 2009
- ④ 9,203m²



B-1 Tanashi ASTA



- ① Nishitokyo, Tokyo
- ② B2/17F
- ③ Feb. 1995
- ④ 80,675m²

B-7 FUNDES Ueno



- ① Taito-ku
- ② B1/10F
- ③ Jul. 2017
- ④ 2,235m²

B-6 Kawasaki Dice Bldg.



- ① Kawasaki, Kanagawa
- ② B2/11F
- ③ Aug. 2003
- ④ 36,902m²



B-3 Cupo-la Main Bldg.



- ① Kawaguchi, Saitama
- ② B2/10F
- ③ Jan. 2006
- ④ 48,321m²

B-4 JPR Musashikosugi Bldg.



- ① Kawasaki, Kanagawa
- ② B1/6F
- ③ Mar. 1983
- ④ 18,394m²

B-5 Musashiurawa Shopping Square



- ① Saitama, Saitama
- ② B1/4F
- ③ Oct. 2005
- ④ 28,930m²



C-1 Niigata Ekinan Center Bldg.



- ① Niigata, Niigata
- ② B1/10F
- ③ Mar. 1996
- ④ 19,950m²

C-4 Tokyo Tatemono Honmachi Bldg.



- ① Osaka, Osaka
- ② B3/9F
- ③ Feb. 1970
- ④ 14,619m²

C-7 JPR Hakata Bldg.



- ① Fukuoka, Fukuoka
- ② B1/12F, S1F
- ③ Jun. 1985
- ④ 9,828m²

C-9 JPR Naha Bldg.



- ① Naha, Okinawa
- ② 12F
- ③ Oct. 1991
- ④ 5,780m²

C-12 Sompco Japan Sendai Bldg.



- ① Sendai, Miyagi
- ② B1/12F
- ③ Dec. 1997
- ④ 10,783m²

C-13 Sompco Japan Wakayama Bldg.



- ① Wakayama, Wakayama
- ② 9F
- ③ Jul. 1996
- ④ 6,715m²

C-14 Tenjin 121 Bldg.



- ① Fukuoka, Fukuoka
- ② 13F
- ③ Jul. 2000
- ④ 8,690m²

C-17 JPR Dojima Bldg.



- ① Osaka, Osaka
- ② B2/9F
- ③ Oct. 1993
- ④ 5,696m²

C-19 JPR Nagoya Fushimi Bldg.



- ① Nagoya, Aichi
- ② B1/9F
- ③ Mar. 1991
- ④ 10,201m²

C-20 Yakuin Business Garden



- ① Fukuoka, Fukuoka
- ② 14F
- ③ Jan. 2009
- ④ 22,286m²



C-3 JPR Shinsaibashi Bldg.



- ① Osaka, Osaka
- ② B2/10F
- ③ Feb. 2003
- ④ 5,303m²

C-1 JPR Umeda Loft Bldg.



- ① Osaka, Osaka
- ② B1/8F
- ③ Apr. 1990
- ④ 17,897m²



C-4 Housing Design Center Kobe



- ① Kobe, Hyogo
- ② B2/11F
- ③ Jun. 1994
- ④ 33,877m²



C-5 JPR Chayamachi Bldg.



- ① Osaka, Osaka
- ② 9F
- ③ Jun. 1994
- ④ 3,219m²

IR Mail Delivery Service

Having expanded IR information by adding a variety of contents, JPR provides information in a timely manner

The screenshot shows the JPR website homepage with several callouts:

- IR Mail Delivery Service:** A callout box with an envelope icon pointing to the 'IR Mail Delivery Service' button on the right side of the page.
- IR Mail Delivery Service:** A callout box with an envelope icon pointing to the 'IR Mail Delivery Service' button on the right side of the page.
- IR Mail Delivery Service:** A callout box with an envelope icon pointing to the 'IR Mail Delivery Service' button on the right side of the page.
- IR Mail Delivery Service:** A callout box with an envelope icon pointing to the 'IR Mail Delivery Service' button on the right side of the page.

Property Information

- [Occupancy Rate] Occupancy Rate: data for each property (Excel) updated monthly
- [Property Data Library] Property Data Book, Property Appraisal Summary, Historical Data
- [Portfolio data] Asset class, Area, Ratio of Properties by Property Acquisition Channel, Ratio of Tenant Occupancy
- [Video Presentation of Major Properties]

The screenshot shows the 'Property Information' section with a table of occupancy rates and a detailed data table.

Property Name	Area	Occupancy Rate	Asset Class	Acquisition Channel	Tenant Occupancy Ratio
Property A	10,000 sqm	95%	Office	Direct	90%
Property B	15,000 sqm	92%	Residential	Indirect	85%
Property C	20,000 sqm	98%	Commercial	Direct	95%
Property D	8,000 sqm	90%	Office	Indirect	88%
Property E	12,000 sqm	93%	Residential	Direct	89%

Overview of Property • Access Map

- [Property Overview] Basic Information, Management Status, Major Characteristics
- [Access Map] Search function for routes from the nearest stations (applicable for mobile phones)
- Other than these, latest topics regarding management status are posted at any time

The screenshot shows the 'Overview of Property • Access Map' section, featuring a property overview card and an access map with a search function.

Information of initiatives on sustainability

- Sustainability policy & management
- Initiatives on behalf of tenants
- Initiatives on behalf of the environment
- Local community initiatives
- Safety and security initiatives
- Initiatives aimed at employees
- Initiatives aimed at unitholders/investors

The screenshot shows the 'Information of initiatives on sustainability' section, featuring icons for various sustainability initiatives and a line graph showing performance over time.

Extensive ESG related information Regularly announce updated data

5. Glossary

Term	Meaning
Rent	The rents stated in this report include common charges.
Acquisition price	The transaction price indicated in the sale and purchase agreement for acquisition of properties (hereafter, the "owned properties") or properties it plans to acquire (exclusive of expenses related to acquisition, property taxes and consumption taxes, etc.)
Asset size	The asset size refers to the total amount of the acquisition prices of the owned properties.
Investment ratio	The investment ratio refers to the ratio of the acquisition price of relevant properties owned by JPR to the total acquisition price of its portfolio.
Occupancy rate / occupancy rate based on concluded contracts	Total leased space / total leasable space When simply stated as occupancy rate, it represents the occupancy rate based on concluded contracts. When occupancy rate for each fiscal period is indicated, it represents the average occupancy rate as of the end of each month that belongs to the relevant fiscal period (period average of occupancy rate at end of month). Furthermore, it may be described as "average occupancy rate" in order to distinguish it from "period-end occupancy rate."
Occupancy rate based on generated rents	(Total leased space – total leased space during rent-free periods) / total leasable space
Average unit rent	Total monthly rent / total leased space Calculated based on the monthly rents (including common charges) indicated in the lease contracts with tenants; for certain properties, the figure includes common charges, etc. received by master lessees without being recorded as JPR's revenue
Average rent-free period	The average of the rent-free periods agreed upon in new lease contracts becoming effective in each fiscal period.
Revised amount of monthly rent	Revised amount of monthly rent indicates the sum total (including common charges) of monthly rent after revision minus monthly rent before revision upon contract renewal with rent revision in each fiscal period. For the revised amount of monthly rent for the 34th fiscal period (Dec. '18), the amount of increase is an estimate based on consents regarding rents becoming effective in the fiscal period, and the amount of decrease is an estimate assumed for the rents becoming effective in the fiscal period.
Change amount in monthly rent upon tenant replacement	Change amount in monthly rent upon tenant replacement indicates the sum total (including common charges) of monthly rent after tenant replacement minus monthly rent before tenant replacement in each fiscal period. The change amount of monthly rent upon tenant replacement for the 35th fiscal period (Jun. '19) is an estimate based on consents regarding move-ins/move-outs and rents becoming effective in the fiscal period.
Target rent	Target rent refers to the rent level (the highest limit) TRIM sets for each fiscal period as the target for inviting new tenants and revising rents for existing tenants, and are set at roughly the same level as the highest limit of market rent.

Term	Meaning
Definition of building classes	The definitions of building classes used in "Changes in the average rent of the 23 wards of Tokyo" on page 43 are as follows. Target area: Major business districts in 5 central wards of Tokyo and areas with high percentage of office buildings in surrounding wards (Gotanda/Osaki, Kita-Shinagawa/Higashi-shinagawa, Yushima/Hongo/Koraku, Meguro-ku) Class A: Total floor area of 10,000 tsubo or more, floor size of 300 tsubo or more, age less than 15 years Facilities (as a general rule): Ceiling height of 2.7m or more, individual air-conditioning, high earthquake resistance and environmental performance Class B: Floor size of 200 tsubo or more Class C: Floor size of 100 tsubo or more but less than 200 tsubo
NOI yield	(Rental revenue - real estate — expenses related to rent business + depreciation) / book value (or acquisition price, depending on the case) NOI yield is calculated using the above formula, by dividing the book value (or acquisition price) in the formula by 365 days and multiplying it by the number of business days of the relevant fiscal period.
After-depreciation yield	(Rental revenue - real estate — expenses related to rent business) / book value (or acquisition price, depending on the case)
Number of tenants	The number of tenants counts the parties with whom JPR has concluded lease contracts for the building floors. When a single tenant leases multiple rooms, it is counted as one if the tenant uses the same property. If the leased rooms are in multiple buildings, the tenant is counted in plural.
Ratio of long-term, fixed interest rate debts	Long-term interest-bearing debts with fixed interests / total interest-bearing debts
Average maturity	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 period to the scheduled repayment dates of each installment payment in accordance with the relevant repayment amount
Average debt cost	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 period to the scheduled repayment dates of each installment payment in accordance with the relevant repayment amount
LTV	Interest-bearing debts / total assets at end of period (based on total assets) There are other calculation methods of LTV. * LTV based on unitholders' capital = Interest-bearing debts / (interest-bearing debts + unitholders' capital) * LTV (based on valuation) = Interest-bearing debts / (total assets at end of period + unrealized gains or losses from valuation) Unrealized gains or losses from valuation refer to the difference between appraisal value and book value.
Ratio of unrealized gains or losses	(Appraisal value – book value) / book value
Cap rate	Capitalization rate by the direct capitalization method 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/ Other cities	"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. * Central Tokyo: Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards * Greater Tokyo: All other areas of Tokyo Prefecture, and Chiba, Kanagawa and Saitama Prefectures