

# 14 th



J P R

Fourteenth Fiscal Period Business Report  
July 1, 2008 – December 31, 2008  
Japan Prime Realty Investment Corporation



## Corporate Profile

Established on September 14, 2001, Japan Prime Realty Investment Corporation (JPR or the Company) is a closed-end corporate fund that focuses on a geographically diverse investment portfolio of office and retail properties. Through its investment activities, JPR has been awarded high credit ratings from rating agencies, reflecting the Company's high-quality portfolio, earnings stability and sound financial standing. As of December 31, 2008, JPR had an investment portfolio totaling 280.61 billion yen on an acquisition basis, 499 tenants and 52 properties, and is recognized as one of the top diversified REITs in Japan.

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# Investment Highlights

## *Portfolio Overview*

- Top-ranked diversified J-REIT
- Focusing on high-quality office buildings and high-profile retail properties
- Sponsored by major real estate developers, a general contractor, etc.

## *Growth Strategies*

- Selective investment in properties with strong potential using diversified acquisition methods
- Leverage sponsor pipeline
  - Focus on acquiring additional properties from Tokyo Tatemono, a main sponsor
  - Focus on incorporating development projects in which Taisei Corporation, a sponsor, participates
- Seek growth through rent hikes
- Continue prudent financial strategy that can effectively handle changes in the financial environment

## *Management View*

- Targets
  - Put more emphasis on improvement of portfolio quality with achievements of 300 billion yen on a contracted basis
  - Raise cash distribution per unit





## Message to Our Unitholders

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We are delighted to have this opportunity to provide an overview of the asset management and financial results of Japan Prime Realty Investment Corporation (JPR) for its 14th fiscal period (July 1, 2008 - December 31, 2008).

The JPR portfolio grew to 52 properties, or 280.6 billion yen on an acquisition price basis, as of the end of the fiscal period. This was due to the acquisition of Minami Azabu Building, Yurakucho Ekimae Building (Yurakucho Itocia), Shinjuku Square Tower (additional ownership) and Shinagawa Canal Building for a total of 9.2 billion yen on an acquisition price basis, while selling NORTH 33 Building for 3.5 billion yen.

As for financing, JPR continued to secure a stable financial status amid a tough fund procurement environment, through such measures as partial repayment of short-term borrowings in November 2008 before maturity and re-establishment of a commitment line of credit.

As for our financial results for the 14th fiscal period, we posted operating revenues of 11,171 million yen, recurring profits of 4,433 million yen and net income of 4,432 million yen. The full-period operations of properties acquired during the previous fiscal period as well as the contribution of properties acquired during the 14th fiscal period contributed to these results. As a result, the cash distribution per unit was set at 7,092 yen.

We expect that the environment surrounding the industry will continue to be severe due to the turmoil that has spread throughout the financial market, triggered by the subprime issue, and the deteriorating real estate market conditions. Given the prospects, JPR canceled the acquisition of the KM Fukugo Building (tentative name) scheduled to be acquired in the 15th fiscal period based on a stance of maintaining the soundness of the entire portfolio and other considerations. We deeply apologize for any concern that this may have caused our unitholders.

JPR will continue working with Tokyo Realty Investment Management, Inc. our asset management company, to realize stable growth of our portfolio over the medium to long term by conducting prudent and careful asset management while maintaining a consistent focus on compliance. With these efforts and commitment, we endeavor to meet the expectations of our unitholders.

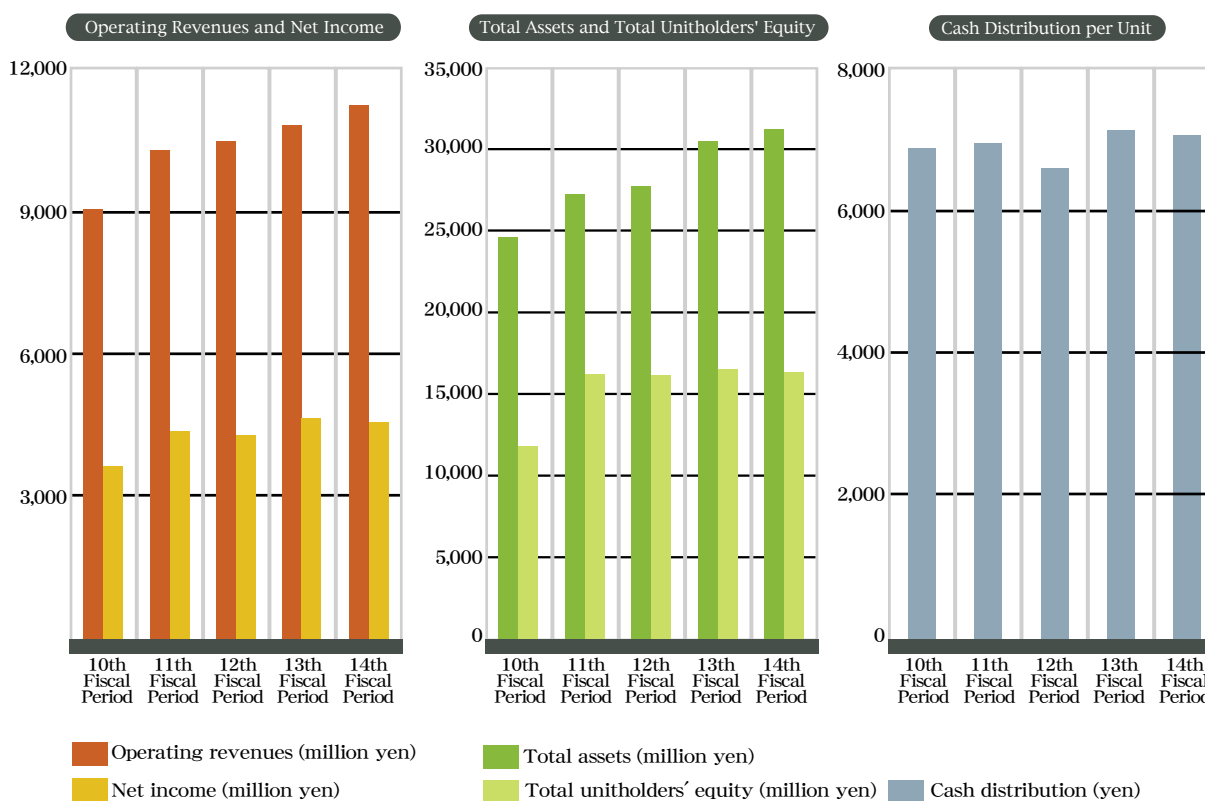
We ask for your continued understanding and support of our operations.

**Hirohito Kaneko**  
**Executive Officer**  
**Japan Prime Realty Investment Corporation**

## Account Highlights

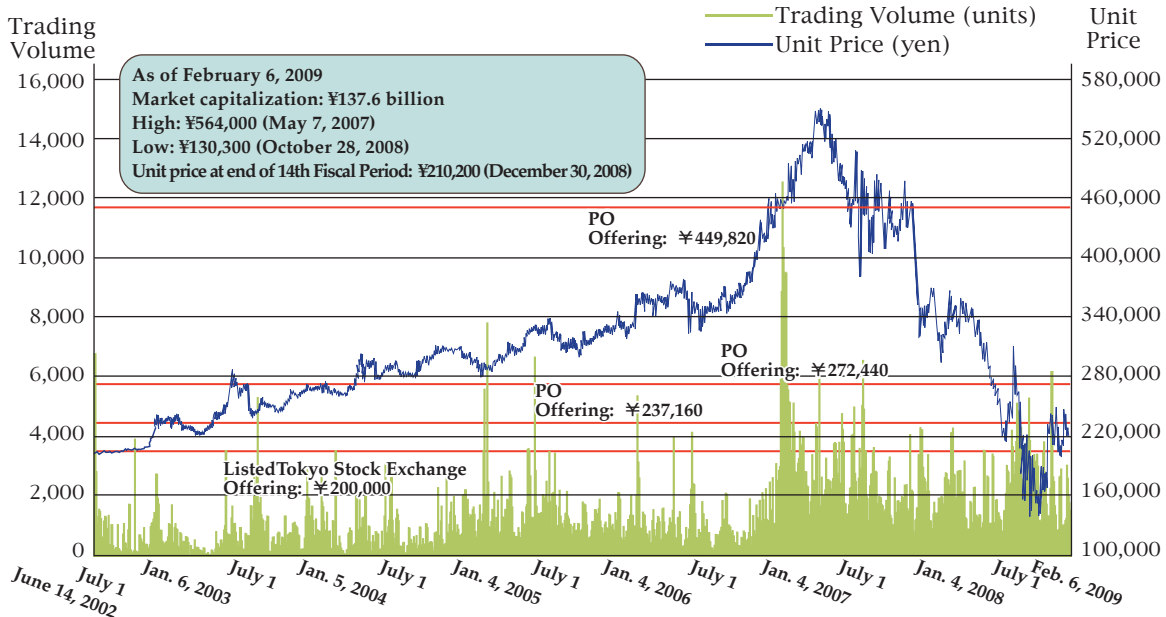
(All amounts in millions of yen unless otherwise stated)

	10th Fiscal Period ended December 2006	11th Fiscal Period ended June 2007	12th Fiscal Period ended December 2007	13th Fiscal Period ended June 2008	14th Fiscal Period ended December 2008
Operating revenues	9,088	10,056	10,449	10,830	11,171
Recurring profits	3,643	4,373	4,170	4,452	4,433
Net income	3,642	4,372	4,169	4,451	4,432
Total cash distributions	3,642	4,372	4,169	4,451	4,432
Total assets	244,691	271,398	278,842	303,459	309,253
Total unitholders' equity	119,074	161,098	160,895	161,177	161,158
Equity ratio	48.7%	59.4%	57.7%	53.1%	52.1
Unitholders' equity per unit (yen)	224,668	257,757	257,432	257,883	257,853
Cash distribution per unit (yen)	6,873	6,996	6,671	7,122	7,092



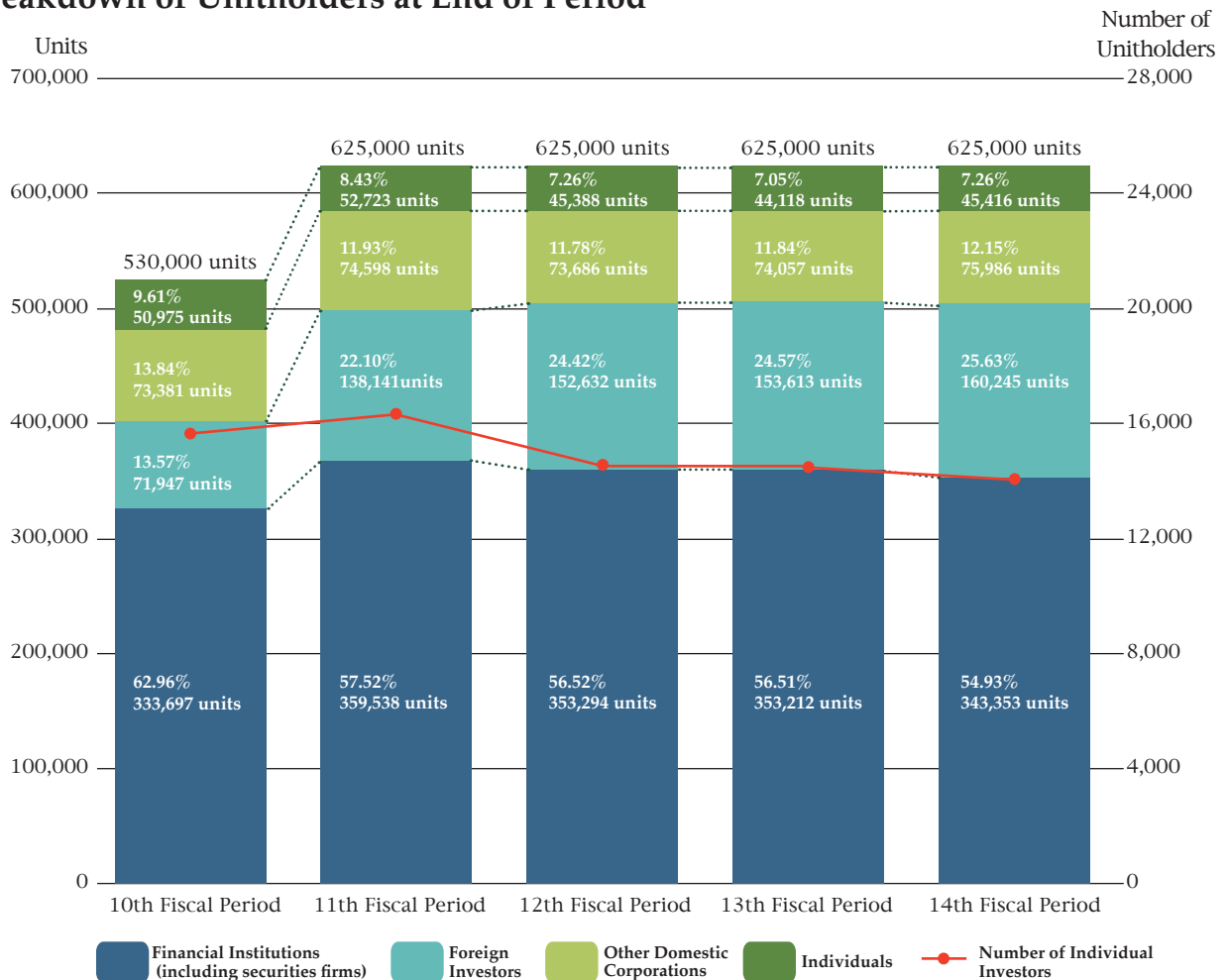
# Investment Unit Status

## Historical Unit Price



(Note) Unit prices are based on closing prices.

## Breakdown of Unitholders at End of Period



(Note) The composition ratio is rounded to two decimal places.

## New Acquisitions during the 14th Fiscal Period and After

### Properties Acquired in the 14th Fiscal Period

Shinjuku Square Tower (additional ownership)

A 11  
(Office)



Location	Shinjuku Ward, Tokyo
Acquisition Date	September 26, 2008
Acquisition Price	¥180 million
Site Area	8,409.52m <sup>2</sup> (entire redevelopment project)
Total Floor Space	78,796.00m <sup>2</sup> (entire redevelopment project)
Structure	Floors
S/RC/SRC	B4/30F
Completed	October 1994

Minami Azabu Building

A 15  
(Office)



Location	Minato Ward, Tokyo
Acquisition Date	July 14, 2008
Acquisition Price	¥3,760 million
Site Area	778.09m <sup>2</sup>
Total Floor Space	4,570.63m <sup>2</sup>
Structure	Floors
S	9F
Completed	June 1992

Shinagawa Canal Building

A 16  
(Office)



Location	Minato Ward, Tokyo
Acquisition Date	December 19, 2008
Acquisition Price	¥1,870 million
Site Area	828.82m <sup>2</sup>
Total Floor Space	5,216.21m <sup>2</sup>
Structure	Floors
S	B1/8F
Completed	July 2008

Yurakucho Ekimae Building (Yurakucho Itocia)

A 5  
(Retail)



Location	Chiyoda Ward, Tokyo
Acquisition Date	August 27, 2008
Acquisition Price	¥3,400 million
Site Area	6,808.12m <sup>2</sup>
Total Floor Space	71,957.65m <sup>2</sup>
Structure	Floors
S/SRS	B4/20F
Completed	October 2007



## Property to be Acquired in the 17th Fiscal Period

Sendagaya Yonchome Building (tentative name)

A -  
(Office)



Location	Shibuya Ward, Tokyo
Acquisition Date	May 2010 (planned)
Acquisition Price	¥15,050 million (Note)
Site Area	2,217.49m <sup>2</sup>
Total Floor Space	8,146.53m <sup>2</sup>
Structure	Floors
S	8F
Completed	May 2009 (planned)

Note: In the event profitability improves as a result of efforts by the seller to attract tenants, etc. the acquisition price is subject to revision to a maximum of 16,500 million yen based on a predetermined formula.

## Preferred Securities acquired in the 12th Fiscal Period and to be Acquired in the 15th and 17th Fiscal Periods

Meiki Nichome Kaihatsu TMK (SPC) Preferred Securities



Acquisition Date	Investment Amount (unit)	Acquisition Price (planned) (thousand yen)	Preferred Equity Ratio (%) (Note 1)
November 9, 2007	6,120	340,000	3
By the end of June 2009 (planned)	24,480	1,643,000	12
April 2010 (planned)	51,000	TBD	25

Location	Nagoya City, Aichi
Acquisition Price	¥1,870 million
Site Area	7,463.10m <sup>2</sup> (Note 2)
Total Floor Space	49,788.45m <sup>2</sup> (Note 3)
Structure	Floors
S	B1/24F
Completed	April 2009 (planned)

Note 1: Figures indicated are the preferred equity ration after the additional capital contribution is made planned on April 2009.

The preferred equity ration as of the end of the 12th Fiscal Period is 4.63%.

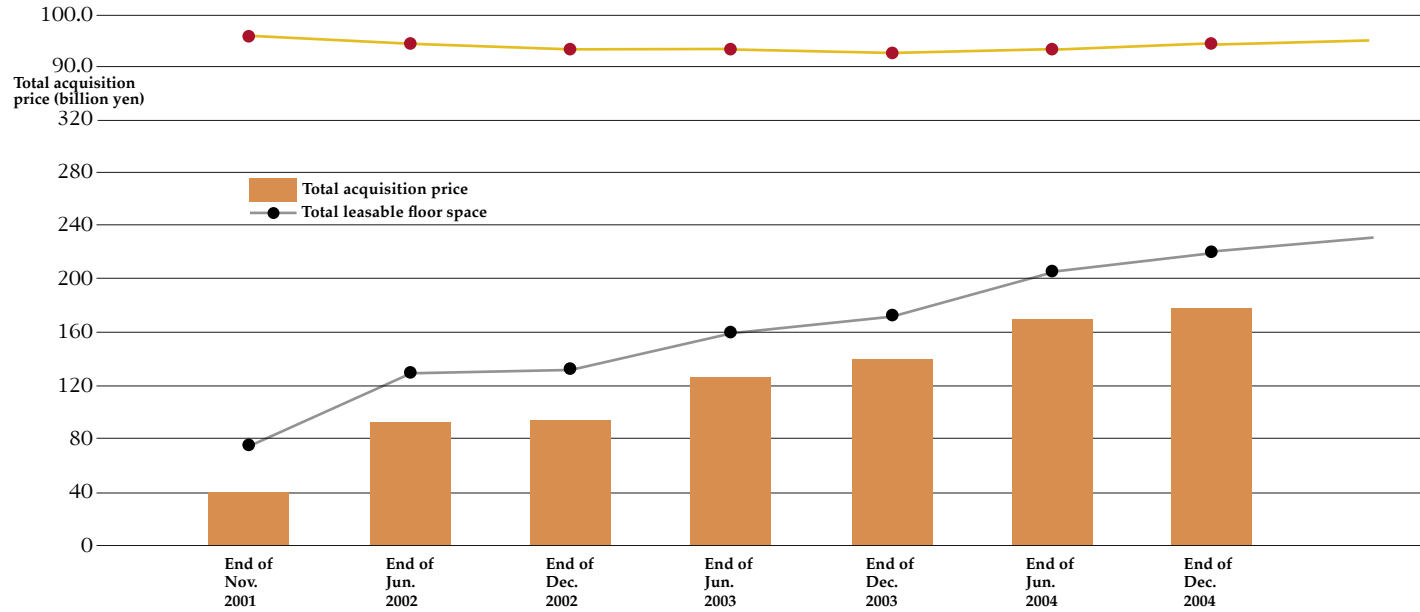
2: The site area is owned separately by the SPC and other owner. The above area indicates the total site area of the office building being developed.

3: The total floor area indicates the figure based on recent area table. In addition, total floor area indicates that of the entire building.

# Portfolio Topics

## Portfolio Growth

Occupancy rate (%) ●—



Total acquisition price (billion yen)	40.73	92.18	94.59	125.79	139.64	163.65	179.62
Total leasable floor space (m <sup>2</sup> )	94,935.49	162,739.50	168,987.78	201,808.72	218,734.67	256,329.13	273,330.52
Occupancy rate (%)	96.3	94.1	93.4	93.5	92.7	93.2	95.1
Properties	13	25	27	30	32	38	42
Total number of tenants	133	281	311	324	357	437	496

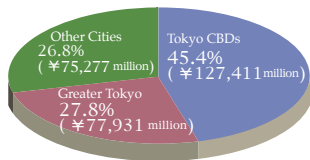
(Note 1) When a single tenant leases multiple rooms in the same property, the tenant is counted as one. If the leased rooms are in multiple buildings, the tenant is counted in plural.

(Note 2) Each sectional owner of Shinjuku Square Tower leases its portions to Shinjuku Square Tower Management Co., Ltd. collectively, and the firm subleases them to sub-lessees. Accordingly, the leasable floor space of the building as it relates to JPR's ownership is calculated by multiplying the total contracted areas of offices, shops and warehouses the management company can sublease to sub-lessees by the rent allocation ratio of JPR (39.70457% up to the end of June 2008 and with the additional acquisition in September 2008, 40.31465% for the end of December 2008) to arrive at the rent allocated to JPR. The subleased areas used to calculate the occupancy rate are the subleased areas to sub-lessees multiplied by the rent allocation ratio. Each figure has been rounded to the second decimal point. The number of sub-lessees of the Shinjuku Square Tower is also regarded as the number of tenants.

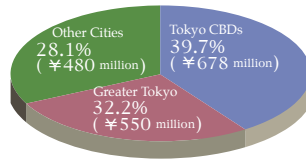
## Portfolio Diversification by Region

■ Tokyo CBDs ■ Greater Tokyo ■ Other Cities

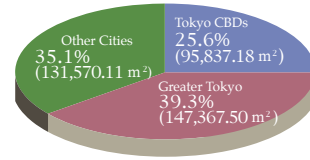
Value breakdown by acquisition price



Value breakdown by monthly rental revenue at period end



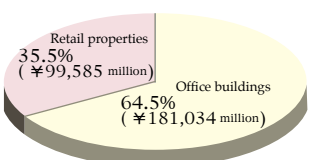
Value breakdown by leased floor space at period end



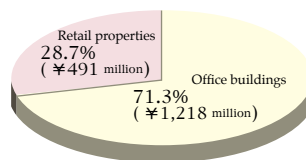
## Portfolio Diversification by Asset Class

■ Office buildings ■ Retail properties

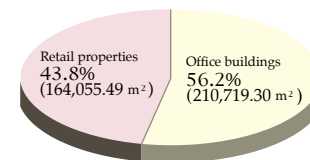
Value breakdown by acquisition price

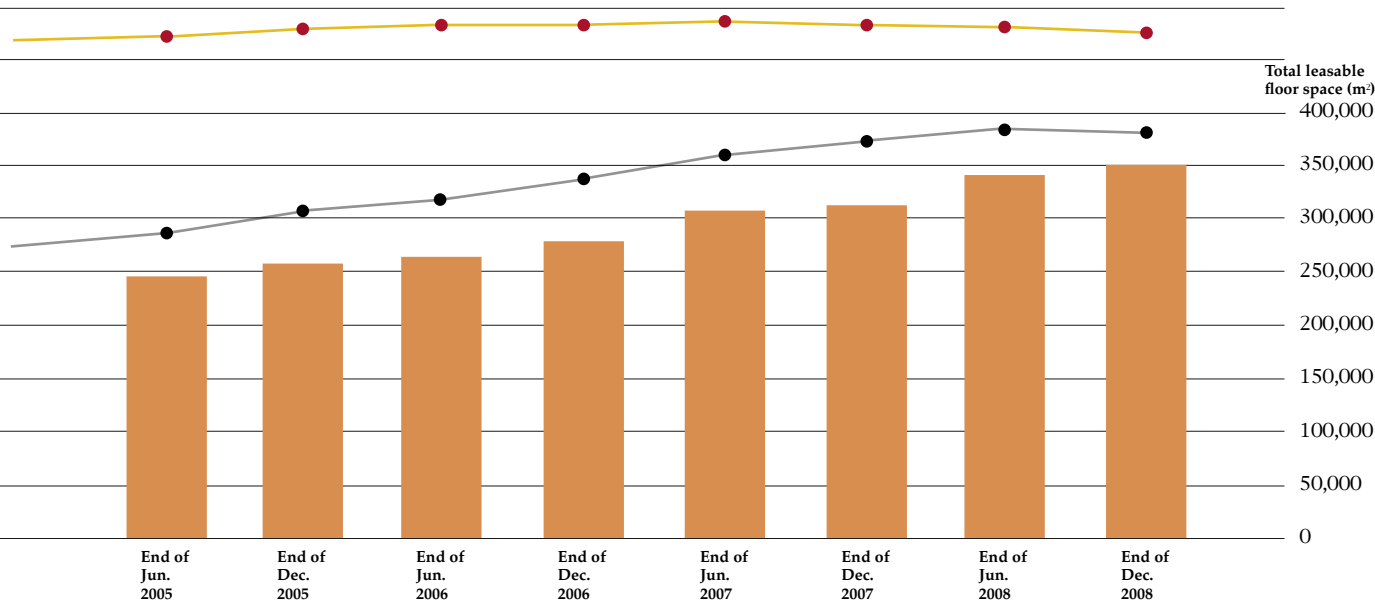


Value breakdown by monthly rental revenue at period end



Value breakdown by leased floor space at period end





	197.65	202.66	209.22	222.48	245.39	251.90	275.10	280.61
	281,408.97	308,205.26	315,156.84	337,382.05	361,574.77	373,609.99	383,491.03	383,215.57
	95.4	97.2	98.0	98.6	99.0	98.4	97.5	96.4
	42	42	44	46	48	49	50	52
	459	441	462	479	491	517	537	499

(Note 3) The tenants of Shinjuku Center Building, Kawasaki Dice Building and Strasse Ichibancho have sublet space to a sub-lessee and a lease agreement has been executed where the rent paid by the tenant fluctuates in accordance with the lease conditions of the sub-lessee. Therefore, the total leasable floor space, total leased floor space and occupancy rate entered for these buildings are the figures concerning the sub-lessee of the tenant and the number of sub-lessees is deemed to be the number of tenants.

(Note 4) In the event that the contracted area and the area based on which the rent is calculated differ, the situation was handled by making the latter the leased floor space through the fiscal period ended December 2006. Since the period ended June 2007, the contracted area has been made the leased area.

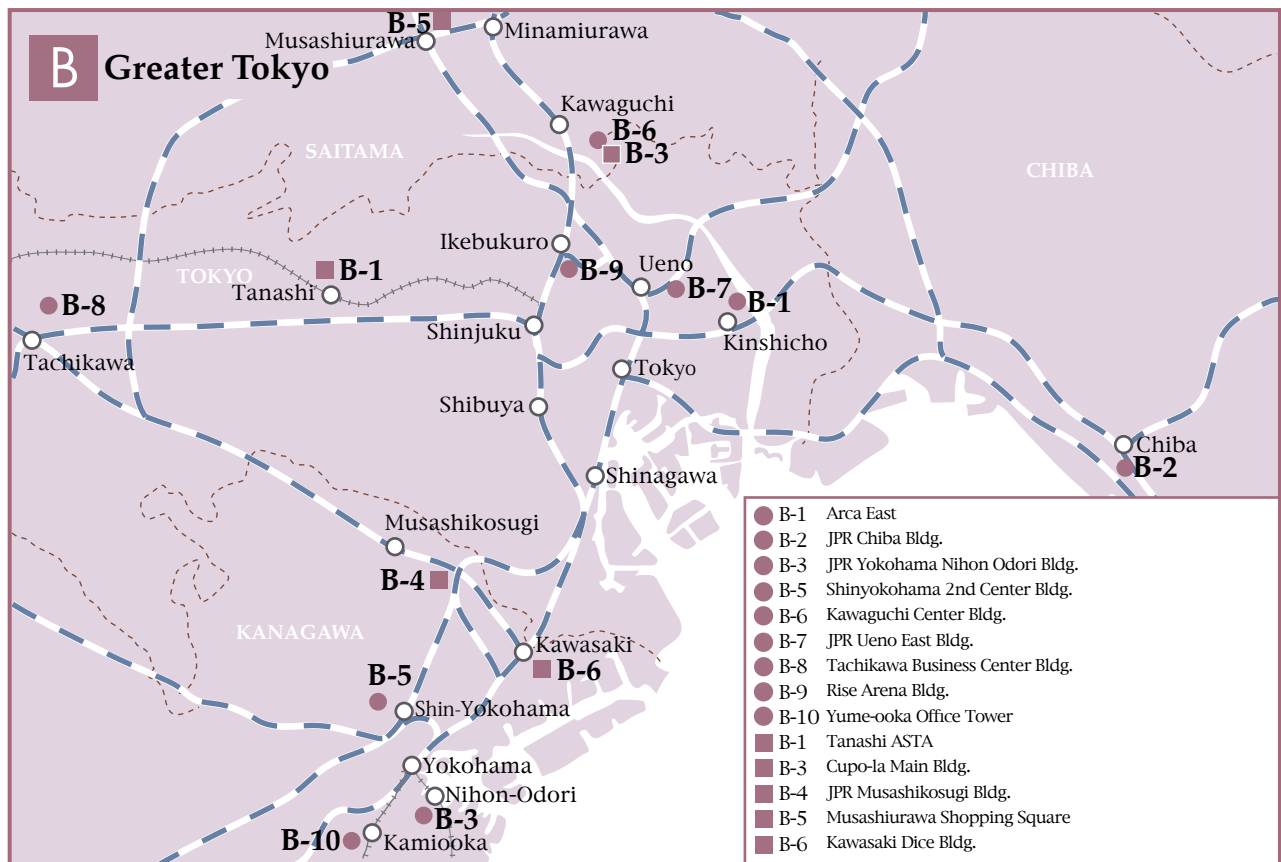
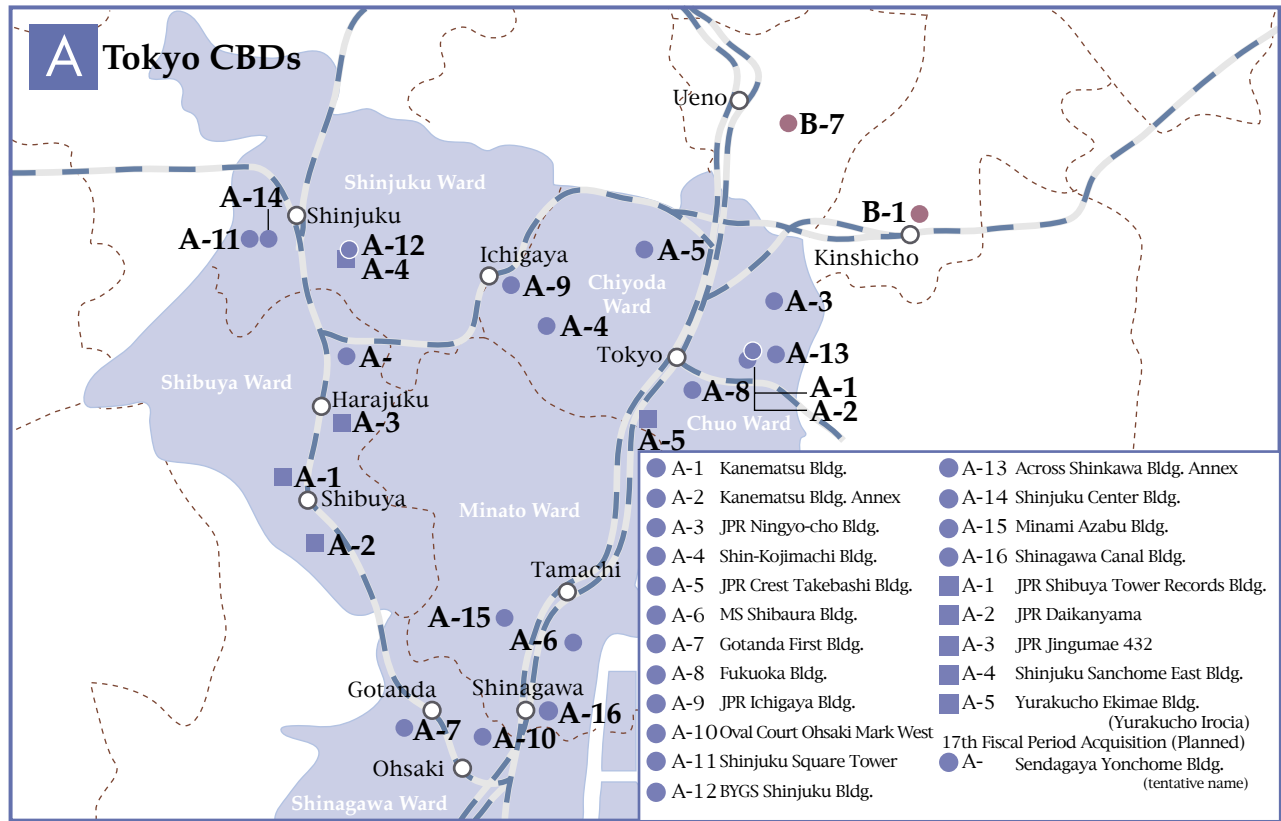
## Major Tenants

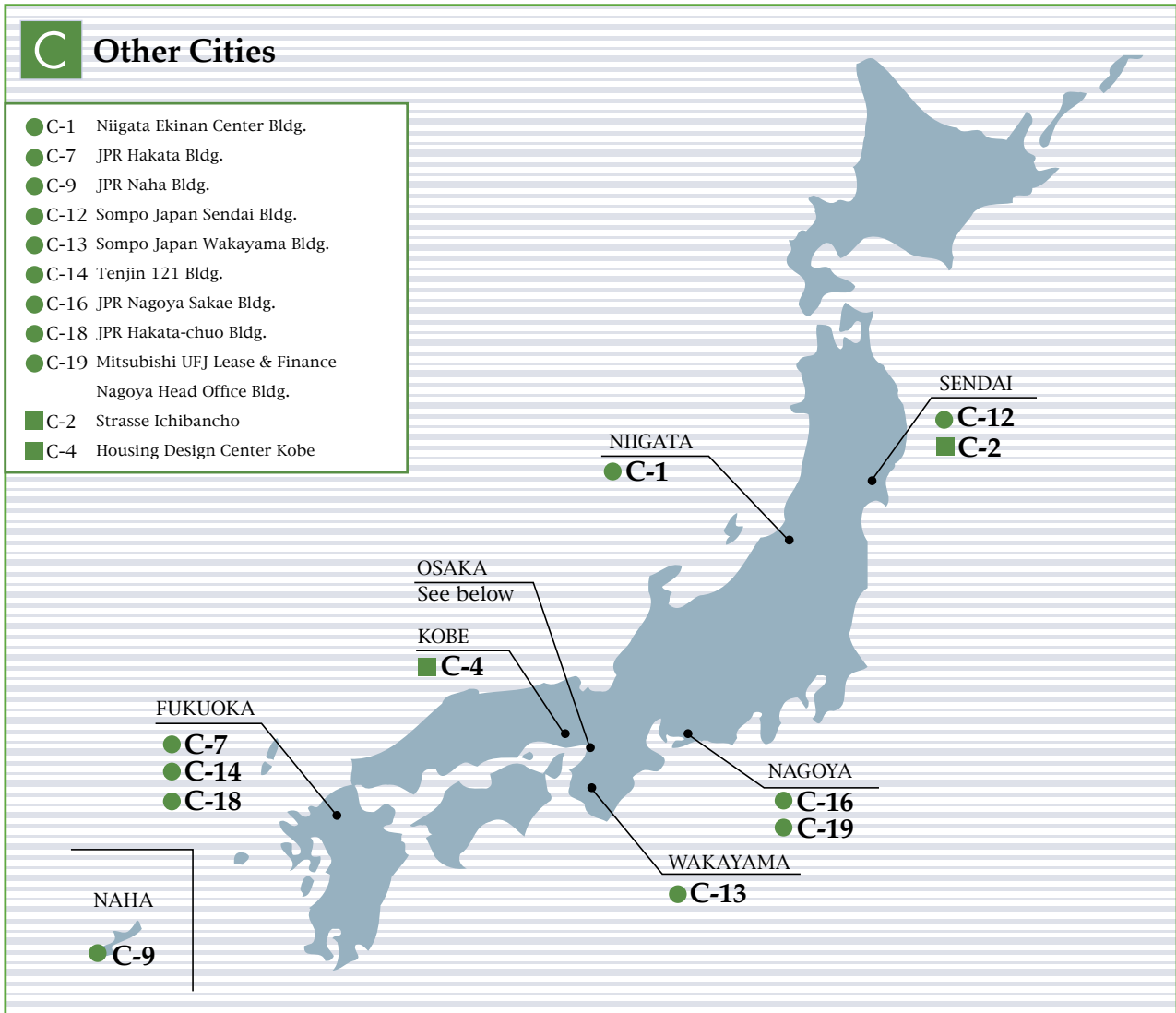
(As of December 31, 2008)

#	Tenant	Name of Property	Leased floor area at period end (m²)	Percentage of total leased floor area at period end
1	ABC Development Corporation	Housing Design Center Kobe	35,444.13	9.5%
2	The Seiyu, Ltd.	Tanashi ASTA	31,121.71	8.3%
3	Tokyo Tatemono Co., Ltd.	Shinjuku Center Building, Arca East, Kawasaki Dice Bldg.	22,181.66	5.9%
4	Ito-Yokado Co., Ltd.	JPR Musashikosugi Bldg.	19,740.95	5.3%
5	The Loft Co., Ltd.	JPR Umeda Loft Bldg.	18,586.97	5.0%
6	Shinjuku Square Tower Management Co., Ltd.	Shinjuku Square Tower	11,268.27	3.0%
7	Olympic Corporation	Musashiurawa Shopping Square	9,558.51	2.6%
8	Tower Records Japan, Inc.	JPR Shibuya Tower Records Bldg.	8,076.85	2.2%
9	Mitsubishi UFJ Lease & Finance Co., Ltd.	JPR Chiba Bldg., Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	7,287.86	1.9%
10	Sompo Japan Insurance Inc.	Kawaguchi Center Bldg., Yume-ooka Office Tower Sompo Japan Sendai Bldg. Sompo Japan Wakayama Bldg.	7,040.22	1.9%

(Note) The areas of co-owned buildings corresponding to the portions owned by JPR are indicated.

# Property Portfolio





<b>A</b>	Chiyoda Ward Chuo Ward Minato Ward Shinjuku Ward Shinagawa Ward Shibuya Ward
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<b>B</b>	All other areas of Tokyo and Chiba, Kanagawa and Saitama Prefectures
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<b>C</b>	All other areas in Japan
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Location Category	Asset Class	No.	Property Name	Location	Completed	Acquired	
Tokyo CBDs	Office	A-1	Kanematsu Bldg.	Chuo Ward, Tokyo	1993.2	2001.12	
	Office	A-2	Kanematsu Bldg. Annex	Chuo Ward, Tokyo	1993.2	2001.12	
	Office	A-3	JPR Ningyo-cho Bldg.	Chuo Ward, Tokyo	1989.12	2001.11	
	Office	A-4	Shin-Kojimachi Bldg.	Chiyoda Ward, Tokyo	1984.10	2001.11 2002.11 2004.11	
	Office	A-5	JPR Crest Takebashi Bldg.	Chiyoda Ward, Tokyo	1999.9	2002.6	
	Office	A-6	MS Shibaura Bldg.	Minato Ward, Tokyo	1988.2	2003.3	
	Office	A-7	Gotanda First Bldg.	Shinagawa Ward, Tokyo	1989.7	2003.7	
	Office	A-8	Fukuoka Bldg.	Chuo Ward, Tokyo	1990.5	2003.10 2005.4	
	Office	A-9	JPR Ichigaya Bldg.	Chiyoda Ward, Tokyo	1989.3	2004.5	
	Office	A-10	Oval Court Ohsaki Mark West	Shinagawa Ward, Tokyo	2001.6	2004.6	
	Office	A-11	Shinjuku Square Tower	Shinjuku Ward, Tokyo	1994.10	2004.7 2008.9	
	Office	A-12	BYGS Shinjuku Bldg.	Shinjuku Ward, Tokyo	1985.4	2004.11 2005.4	
	Office	A-13	Across Shinkawa Bldg. Annex	Chuo Ward, Tokyo	1994.6	2004.11	
	Office	A-14	Shinjuku Center Bldg.	Shinjuku Ward, Tokyo	1979.10	2008.3	
	Office	A-15	Minami Azabu Bldg.	Minato Ward, Tokyo	1992.6	2008.7	
	Office	A-16	Shinagawa Canal Bldg.	Minato Ward, Tokyo	2008.7	2008.12	
	Retail	A-1	JPR Shibuya Tower Records Bldg.	Shibuya Ward, Tokyo	1992.2	2003.6	
	Retail	A-2	JPR Daikanyama	Shibuya Ward, Tokyo	2002.7	2004.10	
	Retail	A-3	JPR Jingumae 432	Shibuya Ward, Tokyo	2006.2	2006.3	
	Retail	A-4	Shinjuku Sanchome East Bldg.	Shinjuku Ward, Tokyo	2007.1	2007.3 2008.4	
	Retail	A-5	Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Chiyoda Ward, Tokyo	2007.10	2008.8	
Subtotal (21 Properties)							

Notes: (1) Acquisition price does not include miscellaneous expenses of acquisition (real estate transaction brokerage fee and consumption tax).

(2) Percentages and ratios are rounded to the first decimal point.

(3) Ownership indicates the ratio of proprietary ownership of JPR to the total proprietary ownership stipulated in the management regulations, etc. As for cases that proprietary ownership includes parking lots, figure in parentheses indicates ratio calculated excluding parking lots. In addition, ratio for Rise Arena Bldg. and Tanashi ASTA do not include the residential portion and ratio for Yume-ooka Office Tower is that of for the business tower only.

(As of December 31, 2008)

	Acquisition Price (1) (millions of yen)	Percentage of Total (2)	Ownership (3) (%)	Site Area (m <sup>2</sup> )	Total Leasable Floor Space (m <sup>2</sup> ) (JPR's portion)	Occupancy Rate (2)	No. of Tenants	Rental Revenue (thousands of yen)	Percentage of Total (2)
	16,276	5.8	79.4	1,751.13	7,994.02	100.0	8	487,544	4.4
	2,874	1.0	79.4	679.06	2,291.13	100.0	1	110,927	1.0
	2,100	0.7	100.0	550.06	2,791.88	100.0	4	111,876	1.0
	2,420	0.9	77.2	657.80	2,105.44 901.36 312.53 3,319.33	100.0 100.0 100.0	11	76,835 32,124 12,288	0.7 0.3 0.1
	4,000	1.4	100.0	636.90	3,265.34	100.0	9	146,076	1.3
	11,200	4.0	58.0	8,992.18	14,429.09	100.0	8	597,666	5.3
	2,920	1.0	59.6	1,551.19	4,243.58	100.0	2	141,791	1.3
	2,920	1.0	26.2	1,302.17	1,250.06 687.34 1,937.40	100.0 100.0	1	87,356 41,673	0.8 0.4
	5,100	1.8	100.0	1,058.04	4,186.09	76.3	7	187,449	1.7
	3,500	1.2	23.9	4,006.00	4,088.44	100.0	4	200,060	1.8
	10,180	3.6	38.8	8,409.52	10,982.03 168.74 11,150.77	96.4 96.4	21	320,728 2,587	2.9 0.0
	11,821	4.2	75.0	3,522.46	11,357.50	95.7	23	495,011	4.4
	710	0.3	35.5	858.48	1,253.39	100.0	4	52,456	0.5
	21,000	7.5	8.6	14,917.11	8,041.63	91.2	21	542,854	4.9
	3,760	1.3	100.0	778.09	4,570.63	100.0	1	(Note 5)	(Note 5)
	1,870	0.7	45.6	828.82	5,216.21	14.8	1	147	0.0
	12,000	4.3	100.0	1,010.47	8,076.85	100.0	1	345,576	3.1
	2,160	0.8	100.0	277.12	653.99	100.0	4	39,881	0.4
	4,460	1.6	100.0	218.21	1,027.33	100.0	5	97,930	0.9
	2,740	1.0	12.5	2,578.69	2,347.81	100.0	1	78,306	0.7
	3,400	1.2	1.9	6,808.12	1,101.92	100.0	1	(Note 5)	(Note 5)
	127,411	45.4	—	—	92,286.83	—	—	—	—

Notes: (4) Site area and total leasable floor space indicate the entire site area and entire floor space including portions of other sectional owners, etc. except for the following properties:

MS Shibaura Building: The above site area indicates the area of the property and Trinity Shibaura that has been developed in an integrated manner

Shinjuku Square Tower: The above site area and total leasable floor space indicate the area of the entire redevelopment project

Rise Arena Building: The above site area and total leasable floor space indicate the site area and floor space of the entire redevelopment project including the residential tower

Cupo-la Main Bldg.: The above site area indicates the area of the entire redevelopment project

(5) Cupo-la Main Bldg. and JPR Musashikosugi Bldg. are leased to single tenants.  
JPR was unable to obtain the tenants' approval to disclose rental information.

Location Category	Asset Class	No.	Property Name	Location	Completed	Acquired	
Greater Tokyo	Office	B-1	Arca East	Sumida Ward, Tokyo	1997.3	2001.11	
	Office	B-2	JPR Chiba Bldg.	Chiba City, Chiba	1991.1	2001.12	
	Office	B-3	JPR Yokohama Nihon Odori Bldg.	Yokohama City, Kanagawa	1989.10	2001.11	
	Office	B-5	Shinyokohama 2nd Center Bldg.	Yokohama City, Kanagawa	1991.8	2002.9	
	Office	B-6	Kawaguchi Center Bldg.	Kawaguchi City, Saitama	1994.2	2004.2	
	Office	B-7	JPR Ueno East Bldg.	Taito Ward, Tokyo	1992.10	2004.3	
	Office	B-8	Tachikawa Business Center Bldg.	Tachikawa City, Tokyo	1994.12	2005.9 2007.2	
	Office	B-9	Rise Arena Bldg.	Toshima Ward, Tokyo	2007.1	2007.3	
	Office	B-10	Yume-ooka Office Tower	Yokohama City, Kanagawa	1997.3	2007.7	
	Retail	B-1	Tanashi ASTA	Nishitokyo City, Tokyo	1995.2	2001.11	
	Retail	B-3	Cupo-la Main Bldg.	Kawaguchi City, Saitama	2006.1	2006.3	
	Retail	B-4	JPR Musashikosugi Bldg.	Kawasaki City, Kanagawa	1983.3	2006.9	
	Retail	B-5	Musashiurawa Shopping Square	Saitama City, Saitama	2005.10	2007.3	
	Retail	B-6	Kawasaki Dice Bldg.	Kawasaki City, Kanagawa	2003.8	2007.4	
Subtotal (14 Properties)							
Other Cities	Office	C-1	Niigata Ekinan Center Bldg.	Niigata City, Niigata	1996.3	2001.11	
	Office	C-2	Meiji Yasuda Life Osaka Umeda Bldg.	Osaka City, Osaka	2000.6	2001.12	
	Office	C-4	Tokyo Tatemono Honmachi Bldg.	Osaka City, Osaka	1970.2	2001.11	
	Office	C-7	JPR Hakata Bldg.	Fukuoka City, Fukuoka	1985.6	2001.11	
	Office	C-9	JPR Naha Bldg.	Naha City, Okinawa	1991.10	2001.11	
	Office	C-12	Sompo Japan Sendai Bldg.	Sendai City, Miyagi	1997.12	2002.6	
	Office	C-13	Sompo Japan Wakayama Bldg.	Wakayama City, Wakayama	1996.7	2002.6	
	Office	C-14	Tenjin 121 Bldg.	Fukuoka City, Fukuoka	2000.7	2002.6	
	Office	C-16	JPR Nagoya Sakae Bldg.	Nagoya City, Aichi	1993.10	2003.9	
	Office	C-17	JPR Dojima Bldg.	Osaka City, Osaka	1993.2	2004.1	
	Office	C-18	JPR Hakata-Chuo Bldg.	Fukuoka City, Fukuoka	1991.3	2004.6	
	Office	C-19	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya City, Aichi	Ⓑ2003.1 Ⓟ1986.12	2005.3	
	Retail	C-1	JPR Umeda Loft Bldg.	Osaka City, Osaka	1990.4	2003.5-7	
	Retail	C-2	Strasse Ichibancho	Sendai City, Miyagi	2002.10	2005.2	
	Retail	C-3	Benetton Shinsaibashi Bldg.	Osaka City, Osaka	2003.2	2005.5	
	Retail	C-4	Housing Design Center Kobe	Kobe City, Hyogo	1994.6	2005.9	
	Retail	C-5	JPR Chayamachi Bldg.	Osaka City, Osaka	1994.6	2006.8	
Subtotal (17 Properties)					Ⓑ Building Ⓟ Parking		
Total (52 Properties)							

- Notes: (1) Acquisition price does not include miscellaneous expenses of acquisition (real estate transaction brokerage fee and consumption tax).  
(2) Percentages and ratios are rounded to the first decimal point.  
(3) Ownership indicates the ratio of proprietary ownership of JPR to the total proprietary ownership stipulated in the management regulations, etc. As for cases that proprietary ownership includes parking lots, figure in parentheses indicates ratio calculated excluding parking lots. In addition, ratio for Rise Arena Bldg. and Tanashi ASTA do not include the residential portion and ratio for Yume-ooka Office Tower is that of for the business tower only.



(As of December 31, 2008)

	Acquisition Price (1) (millions of yen)	Percentage of Total (2)	Ownership (3) (%)	Site Area (m <sup>2</sup> )	Total Leasable Floor Space (m <sup>2</sup> ) (JPR's portion)	Occupancy Rate (2)	No. of Tenants	Rental Revenue (thousands of yen)	Percentage of Total (2)
	5,880	2.1	38.3	3,755.01	7,022.76	100.0	6	295,632	2.6
	2,350	0.8	100.0	1,382.35	5,566.59	86.1	28	133,987	1.2
	2,927	1.0	100.0	1,100.59	6,066.53	100.0	12	147,056	1.3
	920	0.3	50.0	841.71	2,641.19	93.8	12	74,208	0.7
	8,100	2.9	86.5	4,524.61	15,461.98	97.6	38	490,223	4.4
	3,250	1.2	100.0	1,242.97	6,512.45	91.6	8	197,416	1.8
	3,188	1.1	47.9	2,047.22	1,747.13 2,980.90 4,728.03	100.0 74.9	19	60,658 102,246	0.5 0.9
	5,831	2.1	25.2	9,377.28	6,023.39	100.0	1	242,423	2.2
	6,510	2.3	48.8	12,011.00	12,009.75	92.4	34	342,855	3.1
	10,200	3.6	43.6	12,326.30	31,121.71	100.0	1	596,400	5.3
	2,100	0.7	16.7	15,008.28	5,963.00	100.0	1	(Note 3)	(Note 3)
	7,260	2.6	100.0	4,761.62	19,740.95	100.0	1	(Note 3)	(Note 3)
	4,335	1.5	50.0	8,317.99	14,960.69	100.0	3	129,061	1.2
	15,080	5.4	46.6	4,475.45	13,089.96	99.2	20	484,614	4.3
	77,931	27.8	—	—	150,908.98	—	—	—	—
	2,140	0.8	32.9	2,706.99	5,205.78	97.1	10	129,610	1.2
	8,300	3.0	33.3	5,999.33	9,600.37	99.4	26	393,998	3.5
	4,150	1.5	72.0	1,432.64	7,210.25	98.7	9	248,481	2.2
	2,900	1.0	100.0	1,214.63	6,581.15	97.7	27	164,107	1.5
	1,560	0.6	100.0	959.87	3,947.70	97.9	18	115,949	1.0
	3,150	1.1	100.0	1,895.67	7,118.60	96.9	15	207,547	1.9
	1,670	0.6	100.0	1,128.45	4,874.91	91.7	15	116,943	1.0
	2,810	1.0	52.2	1,164.39	3,281.12	98.3	12	119,355	1.1
	4,550	1.6	100.0	992.31	5,461.90	95.3	20	231,368	2.1
	2,140	0.8	100.0	668.11	3,941.40	83.4	8	121,976	1.1
	1,920	0.7	100.0	680.63	3,349.57	100.0	6	90,357	0.8
	4,137	1.5	100.0	1,610.38	7,123.07	100.0	1	193,608	1.7
	13,000	4.6	100.0	3,518.68	18,586.97	100.0	1	402,411	3.6
	4,200	1.5	100.0	648.81	4,136.95	0.0	0	—	—
	5,430	1.9	100.0	609.31	5,303.98	100.0	1	(Note 3)	(Note 3)
	7,220	2.6	100.0	3,994.47	35,444.13	100.0	1	(Note 3)	(Note 3)
	6,000	2.1	100.0	592.45	2,484.39	100.0	7	142,171	1.3
	75,277	26.8	—	—	140,295.22	—	—	—	—
	280,619	100.0	—	—	383,491.03	96.4	499	11,171,677	100.0

Notes: (4) Site area and total leasable floor space indicate the entire site area and entire floor space including portions of other owners, etc. except for the following properties:

MS Shibaura Building: The above site area indicates the area of the property and Trinity Shibaura that has been developed in an integrated manner  
Shinjuku Square Tower: The above site area and total leasable floor space indicate the area of the entire redevelopment project  
Rise Arena Building: The above site area and total leasable floor space indicate the site area and floor space of the entire redevelopment project including the residential tower  
Cupo-la Main Bldg.: The above site area indicates the area of the entire redevelopment project

(5) The Benetton Shinsaibashi Bldg. and the Housing Design Center Kobe are leased to single tenants. JPR was unable to obtain the tenants' approval to disclose rental information.

# Overview of Portfolio Properties

Properties acquired in the 14th Fiscal Period are on page 5

## Tokyo CBDs

### Kanematsu Bldg. A 1



Chuo Ward, Tokyo

Acquisition Price  
 ¥16,276 million  
 Site Area  
 1,751.13m<sup>2</sup>  
 Total Floor Space  
 14,995.09m<sup>2</sup>  
 Structure/Floors  
 S/RC/SRC B2/13F  
 Completed  
 February 1993

### Kanematsu Bldg. Annex A 2



Chuo Ward, Tokyo

Acquisition Price  
 ¥2,874 million  
 Site Area  
 679.06m<sup>2</sup>  
 Total Floor Space  
 4,351.46m<sup>2</sup>  
 Structure/Floors  
 SRC B1/8F  
 Completed  
 February 1993

### JPR Ningyo-cho Bldg. A 3



Chuo Ward, Tokyo

Acquisition Price  
 ¥2,100 million  
 Site Area  
 550.06m<sup>2</sup>  
 Total Floor Space  
 4,117.70m<sup>2</sup>  
 Structure/Floors  
 SRC/RC B1/8F  
 Completed  
 December 1989

### Shin-Kojimachi Bldg. A 4



Chiyoda Ward, Tokyo

Acquisition Price  
 ¥2,420 million  
 Site Area  
 657.80m<sup>2</sup>  
 Total Floor Space  
 5,152.98m<sup>2</sup>  
 Structure/Floors  
 SRC B1/9F  
 Completed  
 October 1984

### JPR Crest Takebashi Bldg. A 5



Chiyoda Ward, Tokyo

Acquisition Price  
 ¥4,000 million  
 Site Area  
 636.90m<sup>2</sup>  
 Total Floor Space  
 4,790.68m<sup>2</sup>  
 Structure/Floors  
 SRC B1/9F  
 Completed  
 September 1999

### MS Shibaura Bldg. A 6



Minato Ward, Tokyo

Acquisition Price  
 ¥11,200 million  
 Site Area  
 8,992.18m<sup>2</sup>  
 Total Floor Space  
 31,020.21m<sup>2</sup>  
 Structure/Floors  
 SRC/RC/S B2/13F  
 Completed  
 February 1988

### Gotanda First Bldg. A 7



Shinagawa Ward, Tokyo

Acquisition Price  
 ¥2,920 million  
 Site Area  
 1,551.19m<sup>2</sup>  
 Total Floor Space  
 10,553.34m<sup>2</sup>  
 Structure/Floors  
 SRC/RC B2/11F  
 Completed  
 July 1989

### Fukuoka Bldg. A 8



Chuo Ward, Tokyo

Acquisition Price  
 ¥2,920 million  
 Site Area  
 1,302.17m<sup>2</sup>  
 Total Floor Space  
 11,627.74m<sup>2</sup>  
 Structure/Floors  
 SRC B2/10F  
 Completed  
 May 1990

JPR Ichigaya Bldg.

A 9



Chiyoda Ward, Tokyo

Acquisition Price  
¥5,100 million  
Site Area  
1,058.04m<sup>2</sup>  
Total Floor Space  
5,888.82m<sup>2</sup>  
Structure/Floors  
SRC B1/9F  
Completed  
March 1989

Oval Court Ohsaki Mark West

A 10



Shinagawa Ward, Tokyo

Acquisition Price  
¥3,500 million  
Site Area  
4,006.00m<sup>2</sup>  
Total Floor Space  
28,575.80m<sup>2</sup>  
Structure/Floors  
S/SRC B2/17F  
Completed  
June 2001

Shinjuku Square Tower

A 11



Shinjuku Ward, Tokyo

Acquisition Price  
¥10,000 million  
Site Area  
8,409.52m<sup>2</sup>  
(entire redevelopment project)  
Total Floor Space  
78,796.00m<sup>2</sup>  
(entire redevelopment project)  
Structure/Floors  
S/RC/SRC B4/30F  
Completed  
October 1994

BYGS Shinjuku Bldg.

A 12



Shinjuku Ward, Tokyo

Acquisition Price  
¥11,821 million  
Site Area  
3,522.46m<sup>2</sup>  
Total Floor Space  
25,733.10m<sup>2</sup>  
Structure/Floors  
SRC B2/14F  
Completed  
April 1985

Across Shinkawa Bldg. Annex

A 13



Chuo Ward, Tokyo

Acquisition Price  
¥710 million  
Site Area  
858.48m<sup>2</sup>  
Total Floor Space  
5,535.90m<sup>2</sup>  
Structure/Floors  
S/SRC B2/10F  
Completed  
June 1994

Shinjuku Center Bldg.

A 14



Shinjuku Ward, Tokyo

Acquisition Price  
¥21,000 million  
Site Area  
14,917.11m<sup>2</sup>  
Total Floor Space  
176,607.89m<sup>2</sup>  
Structure/Floors  
SRC/RC/S B5/54F  
Completed  
October 1979

JPR Shibuya Tower Records Bldg.  
(Retail)

A 1



Shibuya Ward, Tokyo

Acquisition Price  
¥12,000 million  
Site Area  
1,010.47m<sup>2</sup>  
Total Floor Space  
8,449.56m<sup>2</sup>  
Structure/Floors  
SRC/S B3/8F  
Completed  
February 1992

JPR Daikanyama (Retail)

A 2



Shibuya Ward, Tokyo

Acquisition Price  
¥2,160 million  
Site Area  
277.12m<sup>2</sup>  
Total Floor Space  
668.09m<sup>2</sup>  
Structure/Floors  
RC B2/2F  
Completed  
July 2002

JPR Jingumae 432 (Retail)

A 3



Shibuya Ward, Tokyo

Acquisition Price  
¥4,460 million  
Site Area  
218.21m<sup>2</sup>  
Total Floor Space  
1,066.81m<sup>2</sup>  
Structure/Floors  
S/SRC B1/7F  
Completed  
February 2006

Shinjuku Sanhome East Bldg. (Retail)

A 4



Shinjuku Ward, Tokyo

Acquisition Price  
¥2,740 million  
Site Area  
2,578.69m<sup>2</sup>  
Total Floor Space  
24,617.65m<sup>2</sup>  
Structure/Floors  
S/SRC/RC B3/14F  
Completed  
January 2007

Greater Tokyo

Arca East

B 1



Sumida Ward, Tokyo

Acquisition Price  
¥5,880 million  
Site Area  
3,755.01m<sup>2</sup>  
Total Floor Space  
34,281.86m<sup>2</sup>  
Structure/Floors  
S/SRC B3/19F  
Completed  
March 1997

JPR Chiba Bldg.

B 2



Chiba City, Chiba

Acquisition Price  
¥2,350 million  
Site Area  
1,382.35m<sup>2</sup>  
Total Floor Space  
9,072.57m<sup>2</sup>  
Structure/Floors  
S/SRC B1/13F  
Completed  
January 1991

JPR Yokohama Nihon Odori Bldg. B 3



Yokohama City, Kanagawa

Acquisition Price  
¥2,927 million  
Site Area  
1,100.59m<sup>2</sup>  
Total Floor Space  
9,146.52m<sup>2</sup>  
Structure/Floors  
SRC B1/11F  
Completed  
October 1989

Shinyokohama 2nd Center Bldg. B 5



Yokohama City, Kanagawa

Acquisition Price  
¥920 million  
Site Area  
841.71m<sup>2</sup>  
Total Floor Space  
7,781.93m<sup>2</sup>  
Structure/Floors  
S/SRC B2/12F  
Completed  
August 1991

Kawaguchi Center Bldg. B 6



Kawaguchi City, Saitama

Acquisition Price  
¥8,100 million  
Site Area  
4,524.61m<sup>2</sup>  
Total Floor Space  
28,420.85m<sup>2</sup>  
Structure/Floors  
S/SRC B2/15F  
Completed  
February 1994

JPR Ueno East Bldg. B 7



Taito Ward, Tokyo

Acquisition Price  
¥3,250 million  
Site Area  
1,242.97m<sup>2</sup>  
Total Floor Space  
8,490.44m<sup>2</sup>  
Structure/Floors  
S/SRC B1/8F  
Completed  
October 1992

Tachikawa Business Center Bldg. **B 8**



Tachikawa City, Tokyo

Acquisition Price  
 ¥3,188 million  
 Site Area  
 2,047.22m<sup>2</sup>  
 Total Floor Space  
 14,706.36m<sup>2</sup>  
 Structure/Floors  
 S/SRC B1/12F  
 Completed  
 December 1994

Rise Arena Bldg. **B 9**



Toshima Ward, Tokyo

Acquisition Price  
 ¥5,831 million  
 Site Area  
 9,377.28m<sup>2</sup>  
 (entire redevelopment project)  
 Total Floor Space  
 91,280.94m<sup>2</sup>  
 (including residential tower)  
 Structure/Floors  
 RC/SRC/S B3/42F  
 Completed  
 January 2007

Yume-ooka Office Tower **B 10**



Yokohama City, Kanagawa

Acquisition Price  
 ¥6,510 million  
 Site Area  
 12,011.00m<sup>2</sup>  
 Total Floor Space  
 185,974.87m<sup>2</sup>  
 Structure/Floors  
 S/SRC/RC B3/27F  
 Completed  
 March 1997

Tanashi ASTA (Retail) **B 1**



Nishitokyo City, Tokyo

Acquisition Price  
 ¥10,200 million  
 Site Area  
 12,326.30m<sup>2</sup>  
 Total Floor Space  
 80,675.27m<sup>2</sup>  
 Structure/Floors  
 SRC B2/17F  
 Completed  
 February 1995

Cupo-la Main Bldg. (Retail) **B 3**



Kawaguchi City, Saitama

Acquisition Price  
 ¥2,100 million  
 Site Area  
 15,008.28m<sup>2</sup>  
 (entire redevelopment project)  
 Total Floor Space  
 48,321.96m<sup>2</sup>  
 Structure/Floors  
 S/RC/SRC B2/10F  
 Completed  
 January 2006

JPR Musashikosugi Bldg. (Retail) **B 4**



Kawasaki City, Kanagawa

Acquisition Price  
 ¥7,260 million  
 Site Area  
 4,761.62m<sup>2</sup>  
 Total Floor Space  
 18,394.32m<sup>2</sup>  
 Structure/Floors  
 SRC/RC/S B1/6F  
 Completed  
 March 1983

Musashiurawa Shopping Square (Retail) **B 5**



Saitama City, Saitama

Acquisition Price  
 ¥4,335 million  
 Site Area  
 8,317.99m<sup>2</sup>  
 Total Floor Space  
 28,930.36m<sup>2</sup>  
 Structure/Floors  
 S B1/4F  
 Completed  
 October 2005

Kawasaki Dice Bldg. (Retail) **B 6**



Kawasaki City, Kanagawa

Acquisition Price  
 ¥15,080 million  
 Site Area  
 4,475.45m<sup>2</sup>  
 Total Floor Space  
 36,902.01m<sup>2</sup>  
 Structure/Floors  
 S/SRC/RC B2/11F  
 Completed  
 August 2003

Other Cities

Niigata Ekinan Center Bldg. **C 1**

Niigata City, Niigata



Acquisition Price  
¥2,140 million  
Site Area  
2,706.99m<sup>2</sup>  
Total Floor Space  
19,950.42m<sup>2</sup>  
Structure/Floors  
S/SRC B1/10F  
Completed  
March 1996

Meiji Yasuda Life Osaka Umeda Bldg. **C 2**

Osaka City, Osaka



Acquisition Price  
¥8,300 million  
Site Area  
5,999.33m<sup>2</sup>  
Total Floor Space  
52,982.94m<sup>2</sup>  
Structure/Floors  
S/SRC B2/31F  
Completed  
June 2000

Tokyo Tatemono Honmachi Bldg. **C 4**

Osaka City, Osaka



Acquisition Price  
¥4,150 million  
Site Area  
1,432.64m<sup>2</sup>  
Total Floor Space  
14,619.52m<sup>2</sup>  
Structure/Floors  
SRC B3/9F  
Completed  
February 1970

JPR Hakata Bldg. **C 7**

Fukuoka City, Fukuoka



Acquisition Price  
¥2,900 million  
Site Area  
1,214.63m<sup>2</sup>  
Total Floor Space  
9,828.73m<sup>2</sup>  
Structure/Floors  
S/RC B1/12F  
Completed  
June 1985

JPR Naha Bldg. **C 9**

Naha City, Okinawa



Acquisition Price  
¥1,560 million  
Site Area  
959.87m<sup>2</sup>  
Total Floor Space  
5,780.71m<sup>2</sup>  
Structure/Floors  
SRC/S 12F  
Completed  
October 1991

Sompo Japan Sendai Bldg. **C 12**

Sendai City, Miyagi



Acquisition Price  
¥3,150 million  
Site Area  
1,895.67m<sup>2</sup>  
Total Floor Space  
10,783.52m<sup>2</sup>  
Structure/Floors  
SRC B1/12F  
Completed  
December 1997

Sompo Japan Wakayama Bldg. **C 13**

Wakayama City, Wakayama



Acquisition Price  
¥1,670 million  
Site Area  
1,128.45m<sup>2</sup>  
Total Floor Space  
6,715.07m<sup>2</sup>  
Structure/Floors  
S 9F  
Completed  
July 1996

Tenjin 121 Bldg. **C 14**

Fukuoka City, Fukuoka



Acquisition Price  
¥2,810 million  
Site Area  
1,164.39m<sup>2</sup>  
Total Floor Space  
8,690.95m<sup>2</sup>  
Structure/Floors  
S/SRC 13F  
Completed  
July 2000

JPR Nagoya Sakae Bldg.

C 16



Nagoya City, Aichi

Acquisition Price  
¥4,550 million  
Site Area  
992.31m<sup>2</sup>  
Total Floor Space  
7,340.18m<sup>2</sup>  
Structure/Floors  
Building S/ B1/11F  
Parking S 1F  
Completed  
Building January 2003  
Parking December 1986

JPR Dojima Bldg.

C 17



Osaka City, Osaka

Acquisition Price  
¥2,140 million  
Site Area  
668.11m<sup>2</sup>  
Total Floor Space  
5,696.01m<sup>2</sup>  
Structure/Floors  
SRC B2/9F  
Completed  
October 1993

JPR Hakata-Chuo Bldg.

C 18



Fukuoka City, Fukuoka

Acquisition Price  
¥1,920 million  
Site Area  
680.63m<sup>2</sup>  
Total Floor Space  
3,874.81m<sup>2</sup>  
Structure/Floors  
SRC 8F  
Completed  
February 1993

Mitsubishi UFJ Lease & Finance  
Nagoya Head Office Bldg.

C 19



Nagoya City, Aichi

Acquisition Price  
¥4,137 million  
Site Area  
1,610.38m<sup>2</sup>  
Total Floor Space  
10,201.44m<sup>2</sup>  
Structure/Floors  
SRC B1/9F  
Completed  
March 1991

JPR Umeda Loft Bldg. (Retail)

C 1



Osaka City, Osaka

Acquisition Price  
¥13,000 million  
Site Area  
3,518.68m<sup>2</sup>  
Total Floor Space  
17,897.56m<sup>2</sup>  
Structure/Floors  
SRC B1/8F  
Completed  
April 1990

Strasse Ichibancho (Retail)

C 2



Sendai City, Miyagi

Acquisition Price  
¥4,200 million  
Site Area  
648.81m<sup>2</sup>  
Total Floor Space  
3,445.80m<sup>2</sup>  
Structure/Floors  
RC/S B1/8F  
Completed  
October 2002

Benetton Shinsaibashi Bldg. (Retail)

C 3



Osaka City, Osaka

Acquisition Price  
¥5,430 million  
Site Area  
609.31m<sup>2</sup>  
Total Floor Space  
5,303.98m<sup>2</sup>  
Structure/Floors  
S B2/10F  
Completed  
February 2003

Housing Design Center Kobe (Retail)

C 4

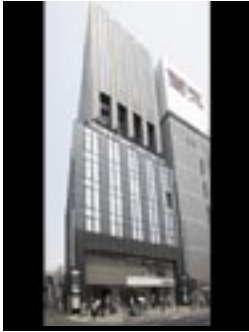


Kobe City, Hyogo

Acquisition Price  
¥7,220 million  
Site Area  
3,994.47m<sup>2</sup>  
Total Floor Space  
33,877.71m<sup>2</sup>  
Structure/Floors  
SRC/S B2/11F  
Completed  
June 1994

JPR Chayamachi Grande Bldg. (Retail) **C 5**

Osaka City, Osaka



Acquisition Price	¥6,000 million
Site Area	592.45m <sup>2</sup>
Total Floor Space	3,219.36m <sup>2</sup>
Structure/Floors	S/SRC 9F
Completed	June 1994





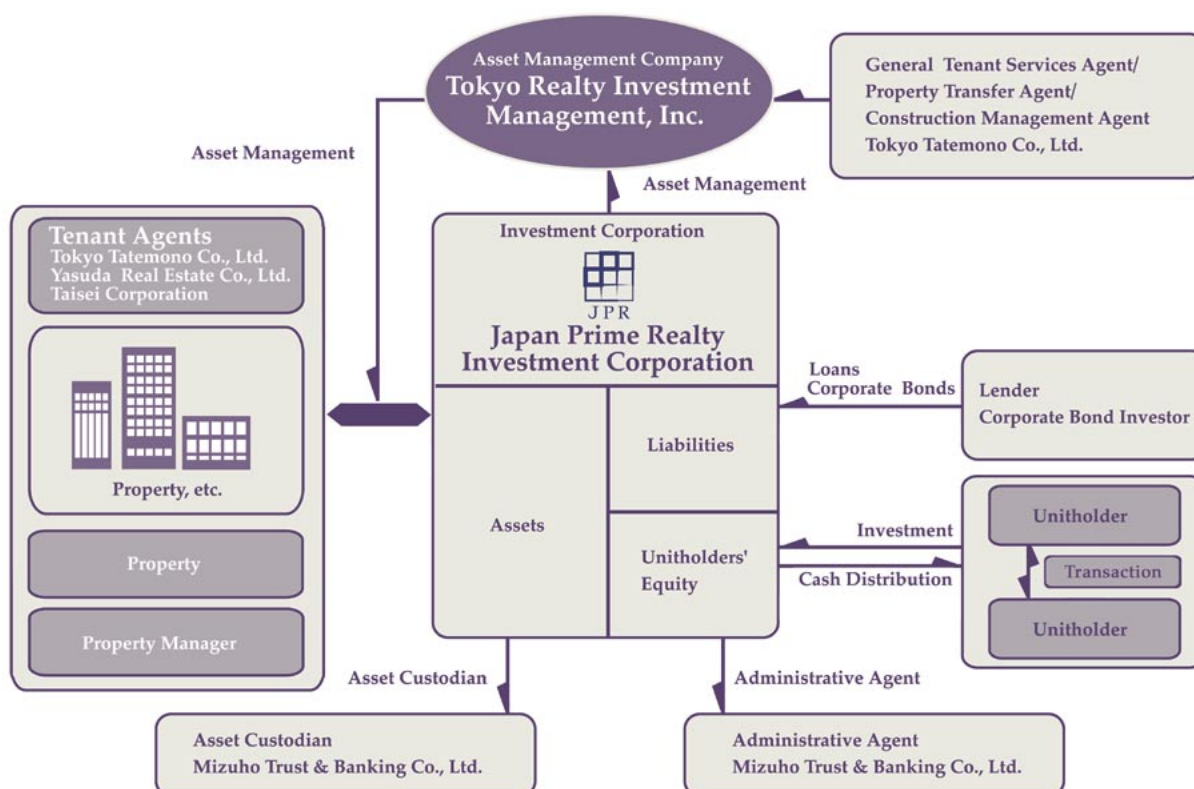
# Characteristics and Corporate History

## The Objective and Basic Characteristics of JPR

The fundamental investment policy of JPR consists of our investment strategy based on the basic concept of "investing in urban commercial real estate." JPR's investment targets are primarily comprised of superior office buildings (urban work facilities), retail properties located in thriving commercial areas, the land on which they are located and asset-backed securities that have such real estate as their primary investment. JPR makes investments in properties in which we are convinced that the benefits of portfolio management can be demonstrated after carefully considering the risks and returns of the investment. JPR also diversifies its investment geographically by not limiting itself to Tokyo but by also considering assets in other major cities.

## Corporate History

Date	Description
September 6, 2001	The founder (Tokyo Realty Investment Management, Inc.) filed for establishment of the Investment Corporation under the Investment Trust Law
September 14, 2001	Japan Prime Realty Investment Corporation was established
November 16, 2001	Started asset management (acquisition of 13 real estate in trust with underlying trust assets of 11 office buildings and 2 commercial properties; ¥40,730 million in total value)
January 22, 2002	Investment unit split (2.5 units for 1 existing unit)
June 14, 2002	Listed on the Real Estate Investment Trust Section of the Tokyo Stock Exchange



## Members of the Board (As of December 31, 2008)



### Executive Officer

#### Hirohito Kaneko

- Dec. 2001** Executive Officer, Japan Prime Realty Investment Corporation
- Apr. 1979** Representative Counsel, Hirohito Kaneko Law Office (currently held position)
- Apr. 1977** Bar admission (Tokyo Bar Association), Shigeru Yamada Law Office

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### Supervising Officer

#### Sosuke Yasuda

- Jan. 2009** Group Representative Partner, Gyosei & Co. (currently held position)
- Apr. 2008** CPA and Director, Gyosei Audit Corporation (currently held position)
- Apr. 2008** Outside Auditor, Mitsui Sumitomo Insurance Group Holdings, Inc. (currently held position)
- Jan. 2008** Group Representative Partner, Gyosei Audit Corporation (Tokyo Hokuto & Co. merged with Serizawa Accounting Firm)
- Oct. 2006** CPA and Director, Gyosei Audit Corporation
- Jun. 2006** Outside Auditor, Nomura Research Institute, Ltd. (currently held position)
- Jun. 2005** Outside Auditor, Mitsui Sumitomo Insurance Company, Limited (currently held position)
- Sep. 2001** Supervising Officer, Japan Prime Realty Investment Corporation
- Oct. 1999** Director and Senior Partner, Tokyo Hokuto & Co. (Tokyo Akasaka Audit Co. merged with Hokuto Audit Co. ) (currently held position)
- Jul. 1993** Senior Partner, Tokyo Akasaka Audit Co.
- Feb. 1983** Representative, Tokyo Akasaka CPA Joint Office
- Jun. 1980** Sosuke Yasuda Tax Accountant Office (currently held position)
- Dec. 1975** Masamitsu Serizawa Accounting Firm
- Apr. 1968** Main Store, KK Ohgiya

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### Supervising Officer

#### Masato Denawa

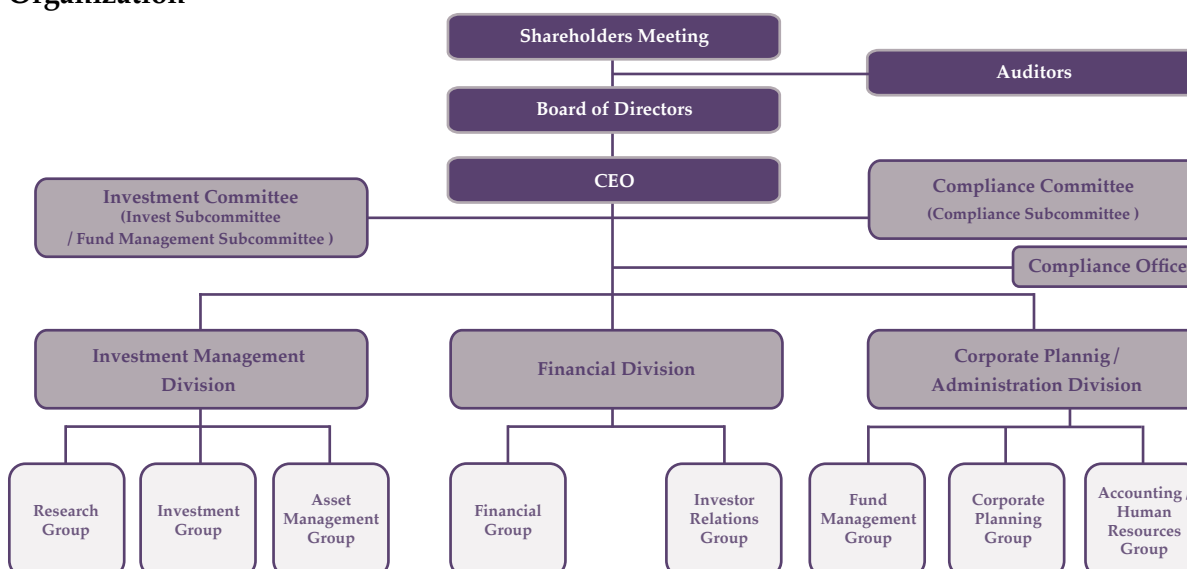
- Sep. 2007** Supervising Officer of Japan Prime Realty Investment Corporation
- Jul. 2007** Director of Advicelink Co., Ltd. (currently held position)
- Feb. 2005** Part-time auditor of Ulvex Inc. (currently held position)
- Jul. 2003** Partner attorney at Spring Partners (former Okinobu, Ishihara & Sei Law Office) (currently held position)
- Apr. 2002** Adjunct professor (part-time) at Keio University Faculty of Law (Civil law practice) (currently held position)
- Jun. 2000** Part-time auditor of Kinkan Co., Ltd. (currently held position)
- Jan. 1999** Partner of Okinobu, Ishihara & Sei Law Office
- Apr. 1991** Okinobu, Ishihara & Sei Law Office (former Okinobu & Ishihara Law Office)
- Apr. 1990** Registered with Daiichi Tokyo Bar Association at Okinobu & Ishihara Law Office

# Overview of the Asset Manager

## Corporate Profile

Name	Tokyo Realty Investment Management, Inc. (TRIM)	
Core Business	Asset management for investment corporation	
Capitalization	350 million yen	
Shareholders	Tokyo Tatemono Co., Ltd. (26%) Meiji Yasuda Life Insurance Company (24%) Taisei Corporation (20%) Yasuda Real Estate Co., Ltd. (20%) Sompo Japan Insurance Inc. (10%)	
History	April 28, 2000:	Founded
	October 13, 2000:	Approved for real estate transaction service
	March 16, 2001:	Approved as discretionary transaction agent
	June 20, 2001:	Approved for asset management of investment corporation
	September 30, 2007:	Registered as investment management business
	November 28, 2007:	Applying for and submitting application form regarding Financial Instruments and Exchange Law (investment management business)
Services	(1) Asset management for JPR (including all decision-making in connection with the acquisition/disposition or leasing of properties and acting as an agent or broker of such transactions based on relevant evaluation and judgement) (2) Funding by JPR (3) Reporting to JPR (4) Any other services related to or affiliated with the above	

## Organization



### TRIM's Decision-Making Process of Investment Management

The Investment Committee was established to make investment management decisions and has the Investment Subcommittee (including the Due Diligence Subcommittee) and Fund Management Subcommittee below it. Members of these committees and subcommittees include the CEO, CIO, CFO, CAO. However, regarding the Due Diligence Subcommittee, a Compliance Office General Manager is also included to enhance compliance in due diligence for the targeted investment asset.

The Board of Directors is responsible for the targeted investment assets and policies. The Investment Committee formulates management plans, while the Investment Subcommittee is in charge of decisions on issues regarding the acquisition and disposition of individual assets. The Fund Management Subcommittee is responsible for issues regarding the management of individual assets. The Board of Directors is given the final decision-making powers on the acquisition and disposition of individual assets greater than a certain value.

## Directors of Tokyo Realty Investment Management, Inc.

### President and Chief Executive Officer (CEO)

#### Toshihiro Hagiwara

- Mar. 2001** Resigned as Director of Tokyo Tatemono Co., Ltd.
- Jan. 2001** Appointed as President and CEO, Tokyo Realty Investment Management, Inc.
- Jan. 2001** Appointed as Director of Tokyo Tatemono Co., Ltd.
- Apr. 1999** Appointed as Director and Head of Osaka Branch Office, Tokyo Tatemono Co., Ltd.
- Jan. 1998** Appointed as Director and Head of Development Business Department of Kinshicho Project, Tokyo Tatemono Co., Ltd.
- Mar. 1997** Appointed as Director and General Manager of Executive Secretariat and Personnel Departments, Tokyo Tatemono Co., Ltd.
- Apr. 1992** Appointed as General Manager of Executive Secretariat and Personnel Departments, Tokyo Tatemono Co., Ltd.
- Apr. 1989** Dispatched to JR East Urban Development Corporation
- Apr. 1989** Appointed as Assistant General Manager of Urban Development Department, Tokyo Tatemono Co., Ltd.
- Apr. 1968** Joined Tokyo Tatemono Co., Ltd. and assigned to the Osaka Branch Office

### Director and Chief Administrative Officer (CAO)

#### Kazuo Kitami

- Oct. 2004** Director and Chief Administrative Officer, Tokyo Realty Investment Management, Inc.
- Oct. 2004** Dispatched to Tokyo Realty Investment Management, Inc.
- Jan. 2004** Appointed as member of the council in charge of Affiliated Companies Department, Meiji Yasuda Life Insurance Company
- Apr. 2003** Appointed as Manager, Loan Management of the Management and Administration Division
- Aug. 2000** Appointed as Manager, Loan General Affairs of the Management and Administration Division
- Apr. 1997** Appointed as Manager, Credit Assessment Dept. 2 of the Management and Administration Division
- Apr. 1995** Appointed as Manager of Real Estate Development Department of the Real Estate Division
- Sep. 1989** Appointed as Manager of Real Estate Development Dept. of the Real Estate Division
- Apr. 1975** Joined Yasuda Mutual Life Insurance Company (currently Meiji Yasuda Life Insurance Company) and assigned to Training Institute of the Education Division

### Director and Chief Investment Officer (CIO)

#### Seiji Miwa

- Mar. 2006** Appointed as Director and Chief Investment Officer, Tokyo Realty Investment Management, Inc.
- Oct. 2004** Appointed as General Manager of Investment Management Division (responsible for Asset Management Group)
- Jul. 2003** Dispatched to Tokyo Realty Investment Management, Inc.
- Jan. 2000** Appointed as Group Leader of Investment Services Department, Tokyo Tatemono Co., Ltd.
- Jul. 1998** Appointed as Manager, Investment Services Department
- Apr. 1998** Appointed as Manager, Yokohama Development Department
- Apr. 1995** Appointed as Assistant Manager of Yokohama Development Department
- Apr. 1991** Appointed Assistant Manager of Development Department 1
- Apr. 1989** Assigned to Development Department 1
- Apr. 1983** Joined Tokyo Tatemono Co., Ltd. and assigned to Design Department

### Director and Chief Financial Officer (CFO)

#### Yasuo Furuya

- Jun. 2006** Appointed as Director and Chief Financial Officer, Tokyo Realty Investment Management, Inc.
- Apr. 2006** Appointed as Chief Financial Officer
- Apr. 2006** Dispatched to Tokyo Realty Investment Management, Inc.
- Jan. 2004** Appointed as Manager of Risk Management Group, Investment Assessment Department, Meiji Yasuda Life Insurance Company
- Apr. 2000** Appointed as Manager of Investment Risk Management Section, Investment Management Department
- Apr. 1999** Appointed as Manager of Investment Administration Section, Investment Planning & Research Department
- Oct. 1998** Appointed as Manager of Investment Planning & Research Section, Investment Planning & Research Department
- Apr. 1997** Appointed as Manager of Investment Administration Section, Investment Planning & Research Department
- Apr. 1995** Appointed as Manager of Investment Planning & Research Department
- Apr. 1993** Appointed as Manager of Fund Investment Office, Investment Securities Department
- Apr. 1980** Joined Yasuda Mutual Life Insurance Company (currently Meiji Yasuda Life Insurance Company) and assigned to the Training Institute, Education Division

# Overview of Asset Management

## (1) Operational Performance of JPR

	Unit	10th Fiscal Period (July 1, 2006 - Dec. 31, 2006)	11th Fiscal Period (Jan. 1, 2007 - June 30, 2007)	12th Fiscal Period (July 1, 2007 - Dec. 31, 2007)	13th Fiscal Period (Jan. 1, 2008 - June 30, 2008)	14th Fiscal Period (July 1, 2008 - Dec. 31, 2008)	
Operating Performance	Operating Revenues		9,088	10,056	10,449	10,830	11,171
	Real estate rental revenues	Million yen	9,056	9,496	10,415	10,830	11,171
	Gain on sale of real estate		—	530	—	—	—
	Dividends received		31	30	34	—	—
	Operating Expenses		4,714	4,948	5,443	5,550	5,689
	Real estate rental expenses	Million yen	4,151	4,315	4,816	4,909	5,022
	Loss on sale of real estate		—	—	—	—	4
	Operating Profits	Million yen	4,373	5,108	5,006	5,280	5,482
	Recurring Profits	Million yen	3,643	4,373	4,170	4,452	4,433
	Net Income	Million yen	3,642	4,372	4,169	4,451	4,432
Assets, etc.	Total Assets	Million yen	244,691	271,398	278,842	303,459	309,253
	(% Change)	%	(+5.7)	(+10.9)	(+2.7)	(+8.8)	(+1.9)
	Interest-bearing Debt	Million yen	109,466	92,966	99,683	123,475	129,255
	Total Unitholders' Equity	Million yen	119,074	161,098	160,895	161,177	161,158
	(% Change)	%	(+0.2)	(+35.3)	(-0.1)	(+0.2)	(+0.0)
Unitholders' Capital	Million yen	115,431	156,725	156,725	156,725	156,725	
Cash Distribution per Unit, etc.	Total Cash Distributions	Million yen	3,642	4,372	4,169	4,451	4,432
	Dividend payment ratio	%	100.0	99.9	99.9	100.0	99.9
	Number of Units Outstanding	Units	530,000	625,000	625,000	625,000	625,000
	Total Unitholders' Equity per Unit	Yen	224,668	257,757	257,432	257,883	257,853
	Cash Distribution per Unit		6,873	6,996	6,671	7,122	7,092
	Distribution amount	Yen	6,873	6,996	6,671	7,122	7,092
Exceeding profit distribution amount		—	—	—	—	—	
Financial Indices	Recurring Profits on Total Assets (Note 1)	%	1.5	1.7	1.5	1.5	1.4
	Annualized (Note 10)		3.0	3.4	3.0	3.1	2.9
	Return on Total Unitholders' Equity (Note 2-1)	%	3.1	3.1	2.6	2.8	2.8
	Annualized (Note 10)		6.1	6.3	5.1	5.5	5.5
	Total unitholders' equity at beginning of period (Note 2-2)	Million yen	118,881	119,074	161,098	160,895	161,177
	Unitholders' Equity Ratio at End of Period (Note 3)	%	48.7	59.4	57.7	53.1	52.1
	(Year-on-year increase/decrease)		(-2.7)	(+10.7)	(-1.7)	(-4.6)	(-1.0)
	Interest-Bearing Debt to Total Assets at End of Period (Note 4)	%	44.7	34.3	35.7	40.7	41.8
	DSCR (Note 5)	—	8.8	8.8	8.4	8.0	7.0
	Net income before interest and amortization	Million yen	5,891	6,230	6,789	7,168	7,285
Interest paid (Notes 6)		668	705	809	897	1,048	
NOI from Leasing (Note 7)	Million yen	6,485	6,863	7,407	7,739	7,948	
Annualized NOI yield (Notes 9 and 10)	%	5.8	5.5	5.8	5.6	5.5	
NCF from Leasing (Note 8)	Million yen	6,053	6,476	6,826	6,917	7,346	
Annualized NCF yield (Notes 9 and 10)	%	5.4	5.2	5.4	5.0	5.1	
Reference Information	Properties Owned (Note 11)		46	48	49	50	52
	Number of Tenants		479	491	517	537	499
	Total Leasable Floor Space	m <sup>2</sup>	337,382.05	361,574.77	373,609.99	383,491.03	383,215.57
	Occupancy Rate	%	98.6	99.0	98.4	97.5	96.4

(Note 1) Recurring profit / (total assets at beginning of period + total assets at end of period) / 2

(Notes 2-1 and 2-2) Net income / (total unitholders' equity at beginning of period + total unitholders' equity at end of period) / 2

(Note 3) Total unitholders' equity at end of period / total assets at end of period x 100

(Note 4) Interest-bearing debt / total assets at end of period x 100

(Note 5) Net income before interest and amortization (excluding gain or loss on sale of real estate) / interest paid

(Note 6) Interest paid in this table includes interest on corporate bonds

(Note 7) (Real estate rental revenues - real estate rental expenses) + depreciation

(Note 8) NOI from leasing - capital expenditures

(Note 9) Annualized NOI from purchase price of property (10th fiscal period: ¥222.48 billion, 11th fiscal period: ¥250.56 billion, 12th fiscal period: ¥251.90 billion, 13th fiscal period: ¥275.10 billion and 14th fiscal period: ¥284.31 billion)

Annualized NCF from leasing / purchase price of property

(Note 10) Annualization is based on 365 days for a year and calculated by using the following management days: 10th fiscal period: 184 days, 11th fiscal period: 181 days, 12th fiscal period: 184 days, 13th fiscal period: 182 days and 14th fiscal period: 184 days

(Note 11) Shin-Kojimachi Bldg., Fukuoka Bldg., Shinjuku Square Tower, BYGS Shinjuku Bldg., Shinjuku Sanhome East Bldg., Tachikawa Business Center Bldg. and JPR Umeda Loft Bldg. were acquired at multiple times but are calculated as one property.

(Note 12) In the event that the contracted area and the area based on which the rent is calculated differ, the situation was handled by making the latter the leased floor space through the fiscal period ended December 2006. Since the period ended June 2007, the contracted area has been made the leased area.

(Note 13) Any ratio indicated on financial indices are rounded to the first decimal point (except for the dividend payment ratio, which is rounded off to the first decimal point.)

## **(2) 14th Fiscal Period Asset Management**

### ***1) Milestones of JPR***

Japan Prime Realty Investment Corporation (JPR) was established on September 14, 2001 under the Investment Trusts and Investment Corporations Law (hereafter, the Investment Trusts Law), and was listed on the Tokyo Stock Exchange Real Estate Investment Trust Section (securities code: 8955) on June 14, 2002, with 289,600 outstanding investment units. JPR made its third additional public offering in February 2007 bringing the number of investment units issued and outstanding to 625,000 units. JPR has assigned the asset management of its portfolio to Tokyo Realty Investment Management Inc., through which JPR aims to maximize unitholder value by efficiently managing the portfolio of office buildings and retail properties.

### ***2) Management Environment***

#### **The Office Building Leasing Market**

The financial crisis triggered by the subprime issue has spread to the real economy and the global economy has begun to slow down. Meanwhile, the Japanese economy, which relies heavily on foreign demand, is also deteriorating rapidly and the effect is beginning to spread far and wide, such as with the decrease of corporate earnings which led to the worsening of the employment environment. The office market in Tokyo and other major cities have not been able to escape the effects of the slowing demand that has accompanied the economic slowdown. The vacancy rates of some regional cities increased sharply where there were also increases in new supplies, etc.

#### **The Retail Property Leasing Market**

Personal consumption has further weakened as a result of the economic slowdown and sense of uncertainty over employment.

Within such an environment, some of the trends in the retail industry include reviewing of nationwide expansion of stores and holding back on the opening of new stores. Furthermore, the upper rent limits are declining and the time it takes to obtain new tenants is also getting longer even for of stores in good locations of major cities.

#### **The For-Sale Real Estate Market**

The inflow of capital into the for-sale real estate market is rapidly decreasing. Despite the need to sell real estate, conditions do not match the limited demand. As the trading volume declines rapidly, the indicative prices of cap rates are rising.

### ***3) Portfolio Management Status***

#### **New Property Acquisitions by JPR**

JPR has continued to acquire properties based on a rigorous standard for selecting excellent office buildings and retail properties that can generate stable cash flow and have the potential of future rent increases. JPR's key strategy in expanding our portfolio has been to stabilize portfolio earnings and balance the diversification of the portfolio both in terms of location and asset class. JPR has been emphasizing the acquisition of properties and replacement of assets in Tokyo and 5 major cities (Osaka, Nagoya, Fukuoka, Sendai and Sapporo).

During the 14th fiscal period, we acquired Minami Azabu Building (acquisition price of 3,760 million yen), Yurakucho Ekimae Building (Yurakucho Itocia) (acquisition price of 3,400 million yen), Shinjuku Square Tower (additional acquisition of 180 million yen) and Shinagawa Canal Building (acquisition price of 1,870 million yen), and sold NORTH 33 Bldg. (acquisition price of 3,700 million yen). As a result, the balance of assets under management now totals 52 properties, or 280.61 billion yen on an acquisition price basis as of the end of December 2008. The total leasable floor space is now 383,215.57m<sup>2</sup> and the number of tenants is 499.

## Operational Management of Portfolio

Even in the office building leasing market conditions, the financial crisis has spread to the real economy and demand is starting to slow in tandem with the economic slowdown.

Amidst such conditions, rents of new rental contracts are entering upon a downward trend. Despite such conditions, however, JPR achieved rent increases upon renewals of rental contracts with existing tenants for whom rents for continuing rental contracts greatly differed from rents for new rental contracts. This measure was implemented in continuation from the last fiscal period.

- Occupancy Rate

JPR improved the levels of the actual properties and services, by reflecting feedback from tenant satisfaction surveys and other measures based on its brand strategy. At the same time, JPR also took such measures as reviewing rents of new rental contracts when tenants moved in, etc. Despite such measures, JPR was not able to fill in the empty rooms and the occupancy rate fell 1.1% from the previous fiscal period to 96.4%.

- Rent Renewals

JPR has continuously sought increased rents upon the renewal of rental contracts mainly in Tokyo CBDs and Greater Tokyo with the objective of narrowing the gap with the rent levels of new rental contracts. Consequently, JPR successfully achieved rent increases upon renewals of rental contracts in 25 cases at 18 of its buildings this fiscal period.

- Renovations

As part of its brand strategy that aims to enhance the asset values and improve tenant satisfaction, JPR completed construction to renew common areas at BYGS Shinjuku Building and renovations of air conditioning systems at JPR Chiba Building. Furthermore, JPR is conducting renovations of common areas at JPR Hakata Building and renovations of air conditioning systems at JPR Ichigaya Building and JPR Yokohama Nihon Odori Building.

## Fund Procurement

In the expansion of our portfolio, JPR continued to practice dynamic borrowings accompanying property acquisitions during this fiscal period. Moreover, JPR has continued to maintain financial stability through procurement of long-term fixed rate borrowings, with an eye on avoiding future interest rate hike risks and being attentive to spreading out of repayment and redemption maturity dates.

As a result, the balance of total outstanding borrowings as of the end of the fiscal period was 74.755 billion yen, with unsecured corporate bonds of 54.5 billion yen. With regards to JPR's overall interest-bearing debt, the average interest rate as of the end of the fiscal period (Note 1) was 1.6%, the interest-bearing debt ratio (Note 2) was 45.2% and the LTV (interest-bearing debt to total assets ratio) at the end of the period (Note 3) was 41.8%.

Of these, long-term interest-bearing debt with repayment or redemption periods of more than one year that are hedged against risk of future interest rate hikes now comprises 79.0% of all interest-bearing debt and the average maturity (Note 4) is 4.1 years. The current portion of long-term interest-bearing debt is 10 billion yen.

The following represents the issuer ratings for JPR as of the end of this fiscal period.

In addition, on January 15, 2009, Moody's Investor Service changed the outlooks for the issuer rating and unsecured long-term debt rating for JPR from stable to negative.

## Details of Corporate Credit Ratings as of December 31, 2008

Ratings Agency	Corporate Credit Rating
Rating and Investment Information, Inc.	AA- (Stable)
Moody's Investor Services	A2 (Stable)
Standard & Poor's	Long-term: A (Stable) Short-term: A-1

(Note 1) Average interest is arrived at by calculating a weighted average of interest rates as of the end of the 14th fiscal period based on the balance of each debt.

(Note 2) Interest-bearing debt ratio (%): interest-bearing debt/(interest-bearing debt + unitholders' capital) x 100 (unitholders' capital: 156.72 billion yen)

(Note 3) Interest-bearing debt to total assets ratio at end of period (%): interest-bearing debt/total assets at end of period x 100 (total assets at the end of the 14th fiscal period: 309.25 billion yen)

(Note 4) Average maturity of long-term interest-bearing debt is arrived at by calculating a weighted average of maturities from the end of the 14th fiscal period to the repayment deadlines for long-term interest-bearing debt with repayment periods of more than one year, based on the balance of each debt.

### (3) Additional Offerings, etc.

The table below indicates additional offerings, etc. in the 13th fiscal period and prior to the 12th fiscal period.

Date	Event	Number of Units Outstanding		Unitholders' Capital (million yen)		Remarks
		Variation	Balance	Variation	Balance	
September 14, 2001	Established by private placement	240	240	120	120	(Note 1)
November 16, 2001	Additional private placement	62,000	62,240	31,000	31,120	(Note 2)
January 22, 2002	Split of investment units	93,360	155,600	-	31,120	(Note 3)
June 14, 2002	Initial public offering	134,000	289,600	25,862	56,982	(Note 4)
July 15, 2003	Additional public offering	134,400	424,000	30,758	87,740	(Note 5)
August 9, 2003	Third-party allotment	6,000	430,000	1,373	89,113	(Note 6)
February 2, 2005	Additional public offering	95,000	525,000	25,001	114,115	(Note 7)
March 2, 2005	Third-party allotment	5,000	530,000	1,315	115,431	(Note 8)
February 6, 2007	Additional public offering	90,000	620,000	39,120	154,552	(Note 9)
March 7, 2007	Third-party allotment	5,000	625,000	2,173	156,725	(Note 10)

(Note 1) JPR was formed by the investment of three companies -- Tokyo Tatemono Co., Ltd. (100 units), Taisei Corporation (100 units), and Tokyo Realty Investment Management, Inc. (40 units) -- at 500,000 yen per unit.

(Note 2) An additional offering was made via private placement at 500,000 yen per unit. JPR then acquired 13 beneficiary interests in real estate trust and started management.

(Note 3) A single investment unit was split into 2.5 units.

(Note 4) New investment units were issued through public offering at 200,000 yen per unit (underwriting price of 193,000 yen per unit) to repay short-term debt, finance the acquisition of new specific assets and the like.

(Note 5) New investment units were issued through public offering at 237,160 yen per unit (underwriting price of 228,859 yen per unit) to repay short-term debt, acquire new specific assets, etc.

(Note 6) New investment units were issued through a third-party allotment at 228,859 yen per unit to repay short-term debt, acquire new specific assets, etc.

(Note 7) New investment units were issued through public offering at 272,440 yen per unit (underwriting price of 263,177 yen per unit) to repay short-term debt, acquire new specific assets, etc.

(Note 8) New investment units were issued through a third-party allotment at 263,177 yen per unit to repay short-term debt, acquire new specific assets, etc.

(Note 9) New investment units were issued through public offering at 449,820 yen per unit (underwriting price of 434,673 yen per unit) to repay debt, acquire new specific assets, etc.

(Note 10) New investment units were issued through a third-party allotment at 434,673 yen per unit to repay debt, acquire new specific assets, etc.

### (4) Cash Distributions

Under the Special Taxation Measures Law of Japan, an investment corporation is allowed to deduct dividends of profits paid to investors from its taxable income. In order to have the maximum amount of dividend distribution deducted, JPR decided to distribute all the retained earnings for the 14th fiscal period except for fractional portions that make distributions per unit less than 1 yen. As a result, the cash distribution per unit for the 14th fiscal period was set at 7,092 yen.

(Thousands of yen unless otherwise indicated)

Date	10th Fiscal Period (as of December 31, 2006)	11th Fiscal Period (as of June 30, 2007)	12th Fiscal Period (as of December 31, 2007)	13th Fiscal Period (as of June 30, 2008)	14th Fiscal Period (as of December 31, 2008)
Unappropriated Retained Earnings at End of Period	3,642,765	4,372,752	4,169,727	4,451,575	4,432,832
Internal Reserves	75	252	352	325	332
Total Cash Distributions (cash distribution per unit)	3,642,690 (6,873 yen)	4,372,500 (6,996 yen)	4,169,375 (6,671 yen)	4,451,250 (7,122 yen)	4,432,500 (7,092 yen)
Total Cash Distributions from Net Income (cash distribution from net income per unit)	3,642,690 (6,873 yen)	4,372,500 (6,996 yen)	4,169,375 (6,671 yen)	4,451,250 (7,122 yen)	4,432,500 (7,092 yen)
Repayment of Paid-in Capital (repayment of paid-in capital per unit)	- (- yen)	- (- yen)	- (- yen)	- (- yen)	- (- yen)



## **(5) Future Management Policy and Vital Issues**

The financial crisis has spread to the real economy and the downturn in the economy has become a reality. It is difficult to expect an economic recovery to occur in the near term. It seems that JPR is being tested as to how it can conduct management under this severe management environment.

In regards to the office leasing market, it seems like the negative effects of the economic slowdown on demand for office space cannot be evaded. As such, JPR finds it necessary to carefully discern the extent of such effects. We will need to minimize the decrease in earning by making even more careful judgments on management concerning such factors as the demand trend breakdown by location, property size and specification, to say nothing of the overall demand trend and the new supply trend breakdown by city or region.

As for the for-sale real estate market, we must carefully discern how the capital supply to the market will change in the future. We have entered into a circumstance where our comprehensive management capabilities are being tested, including investment judgment and fund raising ability, in the downward phase of the market.

As a result of these conditions, JPR will proceed with management that exercises caution regarding the following matters as we strive to maximize unitholder value while also taking note of economic and interest rate trends.

### **1. Acquisition of New Properties**

JPR will implement the following policy while emphasizing our investment policy, increasing distributions per unit, etc.; striving to improve stability through location and asset class diversification; and improving investment efficiency through an expansion in the portfolio size.

- JPR will focus its investment on Tokyo and the five other major cities of Osaka, Nagoya, Fukuoka, Sendai and Sapporo and focus on acquiring properties with strong future potential and competitiveness from a perspective of medium to long-term management. In considering properties, JPR will strive to acquire properties under appropriate terms by emphasizing the geographic superiority and future potential of properties while negotiating price based on a detailed market studies and property appraisals.
- As for the information channels for available properties, JPR will strive to acquire blue-chip properties by endeavoring to expand its unique information channels while also collaborating with sponsor companies of JPR's asset manager, Tokyo Realty Investment Management, Inc. (TRIM), which are Tokyo Tatemono Co., Ltd., Taisei Co., Ltd. and Meiji Yasuda Life Insurance Company.

JPR will continue to make investment decisions after a proactive collection of information and carefully researched investment value including determining the future potential by accurately grasping market trends.

## 2. Management of Portfolio

JPR will work to enhance asset value in property, minimize cancellation risks by tenants and maintain occupancy rate and NOI through our brand strategy and other measures, including, in an effort to maintain our competitiveness in the changing market and differentiate ourselves from others.

- **Brand strategy**

JPR will work to grasp the latest tenant needs by continuously implementing tenant satisfaction studies and feeding back the results in terms of operations and facilities to tenants, so that we can secure steady provision of high quality services in both operations and facilities.

- **Renovations**

JPR will continually strive to grasp changes in social trends as presented in tenant needs and newly-built properties. In addition, to minimize the moving out of tenants, we will implement renovations of common areas and other areas seeking to create highly competitive buildings that can compete against new properties, and renew air conditioning systems and conduct other construction that help enhance customer satisfaction.

- **Maintaining occupancy rates**

With an eye on attracting new tenants, JPR will strive to shorten vacancy time periods by making flexible responses, while discerning trends in tenant demand. Furthermore, by providing fine-tuned services and implementing renovations, etc. based on our brand strategy, we aim to increase tenant satisfaction to prevent tenants from moving out.

## (6) Fund Procurement

JPR's fundamental policy for fund procurement calls for an efficient combination of long-term steady fund procurement and short-term fund procurement that emphasizes dynamism. In line with this policy, JPR will procure funds unsecured and unguaranteed bank borrowings and issuance of corporate bonds. JPR will continue to focus on the diversification of fund procurement means and consistently strive to diversify the maturities.

## (7) Information Disclosure

JPR has positioned the proactive voluntary disclosure of information as one of its key management policies and will voluntarily disclose information believed to be essential to investment decisions to JPR along with the timely disclosure of items to the Tokyo Stock Exchange. JPR is proactively employing its website ([http://www.jpr-reit.co.jp/jpr\\_e](http://www.jpr-reit.co.jp/jpr_e)) as a vital means for implementing voluntary disclosure and, to date, JPR has promptly disclosed performance information and run movies on its primary properties using this site. We are committed to further enriching our information disclosure activities.

## (8) Important Facts Arising after the Settlement

There are no material subsequent events for this fiscal period.

## Overview of the Investment Corporation

### (1) Unitholders' Capital

	10th Fiscal Period as of December 31, 2006	11th Fiscal Period as of June 30, 2007	12th Fiscal Period as of December 31, 2007	13th Fiscal Period as of June 30, 2008	14th Fiscal Period as of December 31, 2008
Total number of authorized units	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total number of units issued and outstanding	530,000	625,000	625,000	625,000	625,000
Unitholders' capital (millions of yen)	115,431	156,725	156,725	156,725	156,725
Total number of unitholders	15,604	17,002	15,089	14,921	14,535

### (2) Primary Investors

The following table shows the 10 largest investors according to the percentage of their owned investment units to the total number of units outstanding as of the end of the 14th fiscal period.

Name	Address	Number of Owned Units	Percentage of Total Units Outstanding (%)
Nikko Citi Trust and Banking Corporation	Shinagawa Ward, Tokyo	53,402	8.54
Japan Trustee Services Bank, Ltd.	Chuo Ward, Tokyo	39,262	6.28
Trust & Custody Services Bank, Ltd.	Chuo Ward, Tokyo	38,487	6.15
Tokyo Tatemono Co., Ltd.	Chuo Ward, Tokyo	29,300	4.68
Northern Trust Company (AVFC) Account Shingapore Clients (Standing proxy: Hongkong and Shanghai Banking Corporation Limited, Tokyo Branch)	London, UK (Chuo Ward, Tokyo)	27,246	4.35
Kawasaki Gakuen	Kurashiki City, Okayama	25,000	4.00
Meiji Yasuda Life Insurance Company	Chiyoda Ward, Tokyo	24,000	3.84
The Master Trust Bank of Japan, Ltd.	Minato Ward, Tokyo	22,958	3.67
North Pacific Bank, Ltd.	Sapporo City, Hokkaido	14,929	2.38
Nomura Trust and Banking Co., Ltd.	Chuo Ward, Tokyo	13,628	2.18
	Total	288,212	46.11

(Note) Percentage of total units outstanding are rounded to the second decimal point.

### (3) Items Related to Directors

A. The Executive Officer, Supervising Officers and Independent Auditors as of the end of the 14th fiscal period are as follows.

Position	Name	Other Current Assignments	Total Directors' Fee during the 14th Fiscal Period (thousands of yen)	Number of Owned Units
Executive Officer	Hirohito Kaneko	Representative Counsel, Hirohito Kaneko Law Office	2,400	—
Supervising Officers (Note 1)	Sosuke Yasuda	Group representative partner, Gyosei & Co. CPA and Director, Gyosei Audit Corporation Outside Auditor, Mitsui Sumitomo Insurance Company, Limited Outside Auditor, Nomura Research Institute, Ltd. Outside Auditor, Mitsui Sumitomo Insurance Group Holdings	4,200	—
	Masato Denawa	Partner Attorney, Spring Partners		—
Independent Auditor (Note 2)	Ernst & Young ShinNihon LLC	—	15,700	—

(Note 1) Supervising officers may be directors of corporations other than those indicated above, but have no conflict of interest with JPR at those and the above positions.  
(Note 2) The independent auditor fees include fees regarding auditing of JPR's English financial statements.

#### B. Policy on Dismissing and Deciding Not to Reappoint the Independent Auditor

The dismissal of independent auditors shall be considered in accordance with the designations of the Investment Trust Law. The decision to not reappoint the auditor shall be studied at JPR's Board of Directors Meetings following comprehensive consideration of circumstances including audit quality, audit fee and other various conditions.

### (4) Asset Manager, Asset Custodian and Administrative Agent

The asset manager, asset custodian and administrative agents of JPR at the end of the 14th fiscal period are as follows.

Outsourcing Category	Name
Asset management company	Tokyo Realty Investment Management, Inc.
Asset custodian	Mizuho Trust & Banking Co., Ltd.
Administrative agent (administration, etc. concerning unitholders of record, etc.)	Mizuho Trust & Banking Co., Ltd.
Administrative agent (administration concerning corporate bonds)	Mizuho Trust & Banking Co., Ltd. Mizuho Securities Co., Ltd. Mizuho Corporate Bank, Ltd. Shinkin Securities Co., Ltd. Merrill Lynch Japan Securities Co., Ltd. Nomura Securities Co., Ltd.

# Status of JPR's Assets under Management

## (1) JPR's Asset Structure

Asset Type	Area	13th Fiscal Period (as of June 30, 2008)		14th Fiscal Period (as of December 31, 2008)	
		Assets owned by JPR (thousands of yen)	Percentage of total assets (%)	Assets owned by JPR (thousands of yen)	Percentage of total assets (%)
Real estate	Tokyo CBDs	40,036,023	13.2	49,519,733	16.0
	Greater Tokyo	28,357,015	9.3	28,227,407	9.1
	Other Cities	15,722,318	5.2	15,616,652	5.0
Real estate in trust	Tokyo CBDs	76,366,073	25.2	76,057,246	24.6
	Greater Tokyo	47,187,751	15.5	46,891,288	15.2
	Other Cities	60,837,516	20.0	57,010,884	18.4
Preferred securities	—	344,651	0.1	344,651	0.1
Deposits and other assets	—	34,608,624	11.4	35,585,473	11.5
	—	( — )	( — )	( — )	( — )
Total assets	—	303,459,974	100.0	309,253,338	100.0
	—	(268,506,698)	(88.5)	(273,323,212)	(88.4)

(Note 1) Total assets owned are based on the amounts appropriated on the balance sheet as of the settlement date (book values after depreciation for real estate and real estate in trust).

(Note 2) Figures in parenthesis are portions that practically fall on real estate owned in the object assets.

(Note 3) For separation of areas, refer to PP 11

(Note 4) Various survey expenses (490,575 thousand yen for the 13th fiscal period and 506,200 thousand yen for the 14th fiscal period) are appropriated in deposits and other assets as construction in progress in this table.

(Note 5) JPR owns 6,120 units of 132,093 units of preferred securities issued by Meieki Nichome Kaihatsu SPC (with preferred securities of 4.63%). Furthermore, the value arrived at by multiplying the amounts of real estate and others on Meieki Nichome Kaihatsu SPC's balance sheet on 13th fiscal period was 871,540 thousand yen and on 14th fiscal period was 871,540 thousand yen.

## (2) Major Assets Owned by JPR

The following is an overview of the major assets (ten largest properties by book value at end of period) owned by JPR as of the end of the 14th fiscal period.

Property Name	Book Value (thousands of yen)	Leasable Floor Space (m <sup>2</sup> )	Leased Floor Space (m <sup>2</sup> )	Occupancy Rate (%)	Rate of Monthly Contracted Rent at End of Period (%)	Asset Class
Shinjuku Center Bldg.	21,217,816	8,041.63	7,336.50	91.2	4.6	Office
Kawasaki Dice Bldg.	15,277,788	13,089.96	12,981.11	99.2	3.7	Retail
Kanematsu Bldg.	15,234,925	7,994.02	7,994.02	100.0	4.6	Office
JPR Umeda Loft Bldg.	12,759,042	18,586.97	18,586.97	100.0	3.9	Retail
BYGS Shinjuku Bldg.	12,075,571	11,350.62	10,859.70	95.7	4.4	Office
JPR Shibuya Tower Records Bldg.	11,744,014	8,076.85	8,076.85	100.0	3.4	Retail
MS Shibaura Bldg.	11,138,792	14,429.09	14,429.09	100.0	5.2	Office
Shinjuku Square Tower	9,684,484	11,150.77	10,747.05	96.4	3.2	Office
Tanashi ASTA	8,496,451	31,121.71	31,121.71	100.0	5.8	Retail
Kawaguchi Center Bldg.	7,604,602	15,461.98	15,091.92	97.6	4.3	Office
Total	125,233,490	139,303.60	137,224.92	98.5	43.1	

(Note 1) Rate of monthly contracted rent at end of period is the rate arrived at by dividing the monthly contracted rent at end of period for each property by the total rents for all properties.

(Note 2) The tenants of Shinjuku Center Bldg. and Kawasaki Dice Bldg. have sublet space to a sub-lessee and a lease agreement has been executed where the rent paid by the tenant fluctuates in accordance with the lease conditions of the sub-lessee. Therefore, the leasable floor space, leased floor space and occupancy rate entered for this building are the figures concerning the sub-lessee of the tenant.

(Note 3) Each sectional owner of Shinjuku Square Tower leases its portions to Shinjuku Square Tower Management Co., Ltd. collectively, and the firm subleases them to sub-lessees. The figure includes portion additionally acquired in 14th fiscal period.

Accordingly, the leasable floor space of the building is calculated by multiplying the total contracted areas of offices, shops and warehouses which the company rents and can sublease to sub-lessees by 40.31465%, the rent allocation ratio of JPR. The subleased areas used to calculate the occupancy rate are the subleased areas to sub-lessees multiplied by the rent allocation ratio. Each figure has been rounded to the second decimal point.

### (3) Acquired Properties

#### A. Real Estate and Other Acquired Properties

The overview of the real estate and beneficiary interest in real estate in which JPR invests are as follows.

Location Category	Asset Class	Property Name	Location	Asset Type	Book Value (as of December 31, 2008) (thousands of yen)	Appraisal Value (as of December 31, 2008) (thousands of yen)
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo Ward, Tokyo	Beneficiary Interest	15,234,925	16,300,000
		Kanematsu Bldg. Annex	Chuo Ward, Tokyo	Beneficiary Interest	2,560,545	3,150,000
		JPR Ningyo-cho Bldg.	Chuo Ward, Tokyo	Beneficiary Interest	1,970,831	2,700,000
		Shin-Kojimachi Bldg. (additional acquisition in 2nd fiscal period ) (additional acquisition in 6th fiscal period)	Chiyoda Ward, Tokyo	Beneficiary Interest	1,646,474 571,963 203,533	3,220,000
		JPR Crest Takebashi Bldg.	Chiyoda Ward, Tokyo	Beneficiary Interest	3,666,437	4,100,000
		MS Shibaura Bldg.	Minato Ward, Tokyo	Beneficiary Interest	11,138,792	17,600,000
		Gotanda First Bldg.	Shinagawa Ward, Tokyo	Beneficiary Interest	2,757,986	3,410,000
		Fukuoka Bldg. (additional acquisition in 7th fiscal period )	Chuo Ward, Tokyo	Beneficiary Interest Real Estate	1,794,230 1,152,502	3,390,000
		JPR Ichigaya Bldg.	Chiyoda Ward, Tokyo	Beneficiary Interest	5,332,312	5,590,000
		Oval Court Ohsaki Mark West	Shinagawa Ward, Tokyo	Beneficiary Interest	3,354,602	4,620,000
		Shinjuku Square Tower (additional acquisition in 14th fiscal period )	Shinjuku Ward, Tokyo	Beneficiary Interest Real Estate	9,501,567 182,917	13,389,000
		BYGS Shinjuku Bldg.	Shinjuku Ward, Tokyo	Real Estate	12,075,571	12,600,000
		Across Shinkawa Bldg. Annex	Chuo Ward, Tokyo	Real Estate	658,171	1,090,000
		Shinjuku Center Bldg.	Shinjuku Ward, Tokyo	Real Estate	21,217,816	18,000,000
		Minami Azabu Building	Minato Ward, Tokyo	Real Estate	3,891,581	3,400,000
	Shinagawa Canal Building	Minato Ward, Tokyo	Real Estate	1,883,242	1,860,000	
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya Ward, Tokyo	Beneficiary Interest	11,744,014	13,800,000
		JPR Daikanyama	Shibuya Ward, Tokyo	Real Estate	2,222,557	1,580,000
		JPR Jingumae 432	Shibuya Ward, Tokyo	Beneficiary Interest	4,579,028	4,500,000
		Shinjuku Sanchome East Bldg.	Shinjuku Ward, Tokyo	Real Estate	2,816,666	2,470,000
Yurakucho Ekimae Building (Yurakucho Itocia)		Chiyoda Ward, Tokyo	Real Estate	3,418,705	3,030,000	
Greater Tokyo	Office	Arca East	Sumida Ward, Tokyo	Beneficiary Interest	5,063,617	7,600,000
		JPR Chiba Bldg.	Chiba City, Chiba	Beneficiary Interest	2,536,702	1,930,000
		JPR Yokohama Nihon Odori Bldg.	Yokohama City, Kanagawa	Beneficiary Interest	2,724,836	2,770,000
		Shinyokohama 2nd Center Bldg.	Yokohama City, Kanagawa	Real Estate	882,936	1,360,000
		Kawaguchi Center Bldg.	Kawaguchi City, Saitama	Beneficiary Interest	7,604,602	10,500,000
		JPR Ueno East Bldg.	Taito Ward, Tokyo	Real Estate	3,209,523	5,770,000
		Tachikawa Business Center Bldg. (additional acquisition in 11th fiscal period )	Tachikawa City, Tokyo	Beneficiary Interest Real Estate	827,652 2,272,299	3,760,000
		Rise Arena Bldg.	Toshima Ward, Tokyo	Real Estate	5,776,692	6,950,000
		Yume-ooka Office Tower	Yokohama City, Kanagawa	Real Estate	6,640,625	6,250,000
	Retail	Tanashi ASTA	Nishitokyo City, Tokyo	Beneficiary Interest	8,496,451	13,300,000
		Cupo-la Main Bldg.	Kawaguchi City, Saitama	Real Estate	2,028,946	2,570,000
		JPR Musashikosugi Bldg.	Kawasaki City, Kanagawa	Real Estate	7,416,384	7,000,000
		Musashiurawa Shopping Square	Saitama City, Saitama	Beneficiary Interest	4,359,634	4,340,000
		Kawasaki Dice Bldg.	Kawasaki City, Kanagawa	Beneficiary Interest	15,277,788	15,184,000
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata City, Niigata	Beneficiary Interest	1,818,293	2,220,000
		Meiji Yasuda Life Osaka Umeda Bldg.	Osaka City, Osaka	Beneficiary Interest	7,353,751	11,200,000
		Tokyo Tatemono Honmachi Bldg.	Osaka City, Osaka	Beneficiary Interest	4,185,620	4,180,000
		JPR Hakata Bldg.	Fukuoka City, Fukuoka	Beneficiary Interest	3,332,623	3,200,000
		JPR Naha Bldg.	Naha City, Okinawa	Beneficiary Interest	1,443,957	1,700,000
		Sompo Japan Sendai Bldg.	Sendai City, Miyagi	Beneficiary Interest	2,633,633	4,050,000
		Sompo Japan Wakayama Bldg.	Wakayama City, Wakayama	Beneficiary Interest	1,430,747	1,910,000
		Tenjin 121 Bldg.	Fukuoka City, Fukuoka	Beneficiary Interest	2,498,258	2,870,000
		JPR Nagoya Sakae Bldg. (Note 2)	Nagoya City, Aichi	Real Estate	4,490,622	5,840,000
		JPR Dojima Bldg.	Osaka City, Osaka	Beneficiary Interest	2,134,583	3,100,000
		JPR Hakata-chuo Bldg.	Fukuoka City, Fukuoka	Beneficiary Interest	1,861,309	2,190,000
	Mistubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya City, Aichi	Real Estate	4,002,605	4,170,000	
	Retail	JPR Umeda Loft Bldg.	Osaka City, Osaka	Beneficiary Interest	12,759,042	15,800,000
		Strasse Ichibancho	Sendai City, Miyagi	Beneficiary Interest	3,982,052	2,450,000
		Benetton Shinsaibashi Bldg.	Osaka City, Osaka	Beneficiary Interest	5,460,892	5,260,000
Housing Design Center Kobe		Kobe City, Hyogo	Real Estate	7,123,425	7,100,000	
JPR Chayamachi Bldg.	Osaka City, Osaka	Beneficiary Interest	6,116,117	5,190,000		
Total					273,323,212	311,513,000

(Note 1) The calculated values at end of period are either appraisal values or survey values by real estate appraisers, based on the Cabinet Office Order on "Regulations on calculations of investment corporations."

(Note 2) Aside from properties indicated in the table above, JPR owns 6,120 units of 132,093 units of preferred securities issued by Meieki Nichome Kaihatsu SPC (with preferred securities of 4.63%). Furthermore, the value arrived at by multiplying the amounts of real estate and others on Meieki Nichome Kaihatsu SPC's balance sheet on its latest settlement period was 871,540 thousand yen.

## History of rental business for each of JPR's real estate and beneficiary interest in real estate investments

Location Category	Asset Class	Property Name	13th Fiscal Period (from Jan. 1, 2008 to June 30, 2008)				14th Fiscal Period (from July 1, 2008 to Dec. 31, 2008)			
			Number of Tenants	Occupancy Rate (%)	Rental Revenues (thousands of yen)	% of Total	Number of Tenants	Occupancy Rate (%)	Rental Revenues (thousands of yen)	% of Total
Tokyo CBDs	Office	Kanematsu Bldg.	8	100.0	465,038	4.3	8	100.0	487,544	4.4
		Kanematsu Bldg. Annex	1	100.0	109,601	1.0	1	100.0	110,927	1.0
		JPR Ningyo-cho Bldg.	4	100.0	107,555	1.0	4	100.0	111,876	1.0
		Shin-Kojimachi Bldg. (additional acquisition in 2nd fiscal period) (additional acquisition in 6th fiscal period)	11	100.0	75,051 32,087 12,198	0.7 0.3 0.1	11	100.0	76,835 32,124 12,288	0.7 0.3 0.1
		JPR Crest Takebashi Bldg.	9	100.0	143,301	1.3	9	100.0	146,076	1.3
		MS Shibaura Bldg.	8	100.0	582,419	5.4	8	100.0	597,666	5.3
		Gotanda First Bldg.	2	100.0	139,327	1.3	2	100.0	141,791	1.3
		Fukuoka Bldg. (additional acquisition in 7th fiscal period)	1	100.0	64,667 41,468	0.6 0.4	1	100.0	87,356 41,673	0.8 0.4
		JPR Ichigaya Bldg.	9	100.0	191,514	1.8	7	76.3	187,449	1.7
		Oval Court Ohsaki Mark West	4	100.0	195,762	1.8	4	100.0	200,060	1.8
		Shinjuku Square Tower (additional acquisition in 14th fiscal period)	22	96.5	319,454	2.9	21	96.4	320,728 2,587	2.9 0.0
		BYGS Shinjuku Bldg.	24	97.1	491,804	4.5	23	95.7	495,011	4.4
		Across Shinkawa Bldg. Annex	4	100.0	51,135	0.5	4	100.0	52,456	0.5
		Shinjuku Center Bldg.	24	97.4	263,846	2.4	21	91.2	542,854	4.9
	Minami Azabu Building	—	—	—	—	1	100.0	(Note 3)	(Note 3)	
	Shinagawa Canal Building	—	—	—	—	1	14.8	147	0.0	
	Retail	JPR Shibuya Tower Records Bldg.	1	100.0	345,576	3.2	1	100.0	345,576	3.1
JPR Daikanyama		3	72.1	58,968	0.5	4	100.0	39,881	0.4	
JPR Jingumae 432		5	100.0	97,091	0.9	5	100.0	97,930	0.9	
Shinjuku Sanchome East Bldg.		1	100.0	39,166	0.4	1	100.0	78,306	0.7	
Yurakucho Ekimae Building (Yurakucho Itocia)		—	—	—	—	1	100.0	(Note 3)	(Note 3)	
Greater Tokyo	Office	Arca East	6	100.0	296,516	2.7	6	100.0	295,632	2.6
		JPR Chiba Bldg.	29	89.1	137,059	1.3	28	86.1	133,987	1.2
		JPR Yokohama Nihon Odori Bldg.	12	100.0	143,648	1.3	12	100.0	147,056	1.3
		Shinyokohama 2nd Center Bldg.	13	100.0	75,586	0.7	12	93.8	74,208	0.7
		Kawaguchi Center Bldg.	39	98.5	486,508	4.5	38	97.6	490,223	4.4
		JPR Ueno East Bldg.	8	90.9	191,255	1.8	8	91.6	197,416	1.8
		Tachikawa Business Center Bldg. (additional acquisition in 11th fiscal period)	19	100.0 89.9	58,925 102,527	0.5 0.9	19	100.0 74.9	60,658 102,246	0.5 0.9
		Rise Arena Bldg.	1	100.0	238,836	2.2	1	100.0	242,423	2.2
	Yume-ooka Office Tower	35	94.5	324,244	3.0	34	92.4	342,855	3.1	
	Retail	Tanashi ASTA	1	100.0	596,400	5.5	1	100.0	596,400	5.3
		Cupo-la Main Bldg.	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
		JPR Musashikosugi Bldg.	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
		Musashiurawa Shopping Square	3	100.0	129,061	1.2	3	100.0	129,061	1.2
Kawasaki Dice Bldg.		20	99.2	484,488	4.5	20	99.2	484,614	4.3	
Other Cities	Office	Niigata Ekinan Center Bldg.	10	98.2	132,717	1.2	10	97.1	129,610	1.2
		Meiji Yasuda Life Osaka Umeda Bldg.	27	98.4	378,506	3.5	26	99.4	393,998	3.5
		Tokyo Tatemono Honmachi Bldg.	9	98.7	244,289	2.3	9	98.7	248,481	2.2
		JPR Hakata Bldg.	27	97.7	162,084	1.5	27	97.7	164,107	1.5
		JPR Naha Bldg.	18	97.6	111,018	1.0	18	97.9	115,949	1.0
		NORTH 33 Bldg. (Note 2)	26	98.9	168,444	1.6	—	—	111,937	1.0
		Sompo Japan Sendai Bldg.	16	100.0	206,879	1.9	15	96.9	207,547	1.9
		Sompo Japan Wakayama Bldg.	16	91.6	117,987	1.1	15	91.7	116,943	1.0
		Tenjin 121 Bldg.	13	100.0	119,990	1.1	12	98.3	119,355	1.1
		JPR Nagoya Sakae Bldg.	21	100.0	225,190	2.1	20	95.3	231,368	2.1
		JPR Dojima Bldg.	8	83.4	115,999	1.1	8	83.4	121,976	1.1
		JPR Hakata-chuo Bldg.	5	92.5	85,291	0.8	6	100.0	90,357	0.8
	Mistubishi UFJ Lease & Finance Nagoya Head Office Bldg.	1	100.0	190,863	1.8	1	100.0	193,608	1.7	
	Retail	JPR Umeda Loft Bldg.	1	100.0	402,411	3.7	1	100.0	402,411	3.6
		Strasse Ichibancho	0	0.0	221,089	2.0	0	0.0	—	—
		Benetton Shinsaibashi Bldg.	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Housing Design Center Kobe		1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)	
JPR Chayamachi Bldg.	8	100.0	138,213	1.3	7	100.0	142,171	1.3		
			537	97.5	10,830,941	100.0	499	96.4	11,171,677	100.0

(Note 1) The number of tenants at end of period is counted as follows except for Shinjuku Square Tower, Shinjuku Center Bldg., Rise Arena Bldg., Kawasaki Dice Bldg. and Strasse Ichibancho: 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. The tenants of Shinjuku Square Tower, Shinjuku Center Building, Rise Arena Bldg., Kawasaki Dice Bldg. and Strasse Ichibancho have sublet space to sublessees and lease agreements have been executed where the rent paid by the tenants fluctuates in accordance with the lease conditions of the sublessees and thus the numbers of sublessees have been entered as the numbers of tenants.

(Note 2) NORTH 33 Bldg. was sold on October 30, 2008.

(Note 3) The tenant to whom the entire portion owned by JPR is leased has not agreed to our disclosing rents and other information. Therefore, JPR does not disclose them as it falls under cases in which disclosure is impossible due to inevitable reasons.

## B. Details of Investment Securities Acquired as Properties

Securities Name	Asset Type	Units	Book Value		Appraisal Value		Gains or Losses from Valuation	Remarks
			Unit Price (yen)	Value (thousands of yen)	Unit Price (yen)	Value (thousands of yen)		
Meieki Nichome Kaihatsu SPC	Preferred securities	6,120 units	56,315	344,651	56,315	344,651	—	(Note 1) (Note 2)

(Note 1) The appraisal value of the preferred securities are their acquisition costs.

(Note 2) JPR owns 6,120 units of 132,093 units of preferred securities issued by Meieki Nichome Kaihatsu SPC (with preferred securities of 4.63%).

Furthermore, the value arrived at by multiplying the amounts of real estate and others on Meieki Nichome Kaihatsu SPC's balance sheet on it's latest settlement period was 871,540 thousand yen.

### (4) Status of Other Properties

**Beneficiary interests with real estate as major entrusted properties have been entered under Real Estate and other Aquired Properties on P35.**

**There is no incorporation of main specific assets which are main investment targets of JPR other than listed on P35 as of the end of 14th period.**

## Capital Expenditures of Owned Real Estate

### (1) Planned Capital Expenditures

The following are major items of capital expenditures for currently planned renovations, etc. for JPR-owned real estate and entrusted real estate regarding beneficiary interests in real estate. Further, the planned construction expenses include portions that are classified as expenses in accounting.

Property Name	Location	Purpose	Schedule	Planned (millions of yen)		
				Total Value	Payment during the 14th Fiscal Period	Amount Already Paid
Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya City, Aichi	Replacement of 1st - 9th floor air conditioning units and renewal of 6th - 9th floor common areas	Jan. 2009~ Jun. 2009	292	—	—
JPR Naha Bldg.	Naha City, Okinawa	Replacement of 1st - 12th floor air conditioning units	Jan. 2009~ Jun. 2009	100	—	—
JPR Hakata Bldg.	Fukuoka City, Fukuoka	Renewal of 1st - 5th floor common areas	Jan. 2009~ Jun. 2009	86	—	—
Yokohama Nihon Odori Bldg.	Yokohama City, Kanagawa	Replacement of 3rd - 6th floor air conditioning units	Jan. 2009~ Jun. 2009	81	—	—
JPR Ueno East Bldg.	Taito Ward, Tokyo	Renewal of exterior repair seals	Apr. 2009~ May 2009	48	—	—
Housing Design Center Kobe	Kobe City, Hyogo	Renewal of 10th floor	Oct. 2008~ Feb. 2009	43	—	—
JPR Ichigaya Bldg.	Chiyoda Ward, Tokyo	Replacement of 1st - 2nd floor air conditioning units	Jan. 2009~ Jun. 2009	37	—	—

### (2) Capital Expenditures during the 14th Period

The following are the capital expenditure amounts JPR invested in real estate and entrusted real estate during the 14th period. Among major capital expenditures, renewal of exterior repair seals for maintenance and replacement work to enhance tenant satisfaction as well as improvements to common-use areas and the installation of office automation floors for leased offices with the aim of attracting new tenants. In addition, JPR conducted construction of 246 million yen (Note), which was appropriated as expenditures for repair and maintenance, aside from these constructions.

Property Name	Location	Purpose	Period	Construction Expenses (millions of yen)
JPR Ichigaya Bldg.	Chiyoda Ward, Tokyo	Replacement of 3rd - 6th floor air conditioning units	Jul. 2008~ Dec. 2008	72
JPR Chiba Bldg.	Chiba City, Chiba	Replacement of 2nd - 5th floor air conditioning units	Jul. 2008~ Dec. 2008	71
JPR Hakata Bldg.	Fukuoka City, Fukuoka	Renewal of 6th - 10th floor common areas	Jul. 2008~ Dec. 2008	71
BYGS Shinjuku Bldg.	Shinjuku Ward, Tokyo	Replacement of interior of 2nd basement - 1st floor common areas	Apr. 2008~ Sep. 2008	68
JPR Yokohama Nihon Odori Bldg.	Yokohama City, Kanagawa	Replacement of 7th - 10th floor air conditioning units	Jul. 2008~ Dec. 2008	65
JPR Ueno East Bldg.	Taito Ward, Tokyo	Renewal of 1st basement exclusive area into office specification	Sep. 2008~ Nov. 2008	54
BYGS Shinjuku Bldg.	Shinjuku Ward, Tokyo	Replacement of interior of 2nd - 5th floor common areas	Jul. 2008~ Sep. 2008	35
Other Properties		Repairs of common area, installation of office automation floors, preparation of parking lots, air conditioners and disaster prevention facilities		163
Total				602

(Note) Expenditures for repair and maintenance included 6,000,000 yen of construction management fees paid to construction management companies as well as the amounts for repair and maintenance constructions themselves.



### (3) Amounts Reserved for Long-Term Repairs and Maintenance Plans

JPR has deposited the following amounts from the redundant cash flow (including one accompanying internal reserve of profits) such as depreciation in order to conduct large-scale repairs and maintenance work, based on long-term repairs and maintenance plans for individual properties.

(Millions of yen)

Operation Period	10th Fiscal Period (July 1, 2006 ~ Dec. 31, 2006)	11th Fiscal Period (Jan. 1, 2007 ~ June 30, 2007)	12th Fiscal Period (July 1, 2007 ~ Dec. 31, 2007)	13th Fiscal Period (Jan. 1, 2008 ~ June 30, 2008)	14th Fiscal Period (July 1, 2008 ~ Dec. 31, 2008)
Balance of deposits at end of previous period	678	698	681	737	796
Deposits during the period	297	488	803	604	697
Amounts used from deposits during the period	277	505	747	545	725
Deposits carried forward to the next period	698	681	737	796	768

## Expenses and Liabilities

### (1) Details of Expenses Related to Management

(Thousands of yen)

Item	13th Fiscal Period (Jan. 1, 2008- June 30, 2008)	14th Fiscal Period (July 1, 2008 -Dec. 31, 2008)
(a) Asset Management Fees (Note)	416,576	416,750
Fixed compensation	75,000	75,000
Incentive-based compensation 1	203,893	204,612
Incentive-based compensation 2	137,682	137,138
(b) Administrative Service and Custodian Fees	66,218	65,834
(c) Directors' Fee	6,600	6,600
(d) Trust Fees	55,758	56,937
(e) Other Expenses	95,297	116,584
Total	640,451	662,707

(Note) Aside from the amounts of the asset management fees entered above, a total 58,000 thousand yen for 13th fiscal period and 23,025 thousand yen for the 14th fiscal period have been paid for asset management of the acquired properties.

## (2) Status of Borrowings

As of December 31, 2008 JPR has the following borrowings.

Category	Lender	Drawdown Date	Balance as of June 30, 2008 (millions of yen)	Balance as of December 31, 2008 (millions of yen)	Average Interest Rate (%) (Note 1) (Note 2)	Repayment Date	Repayment Method	Use	Remarks
Short-Term Borrowings	Bank of Tokyo-Mitsubishi UFJ, Ltd.	Feb. 5, 2008	1,800	—	0.961	Jul. 5, 2008	Principal lump sum repayment on maturity	(Note 3)	Unsecured/ Unguaranteed/ Non-subordinated
		Apr. 23, 2008	1,200	—	0.961	Jul. 5, 2008			
		Jul. 4, 2008	—	3,000	1.138	Mar.31, 2009			
		Jul. 14, 2008	—	1,000	1.246	Jul. 3, 2009			
	Resona Bank, Limited	Feb. 5, 2008	2,000	—	0.961	Jul. 5, 2008			
		Mar. 26, 2008	2,000	—	1.011	Jul. 5, 2008			
		Jul. 4, 2008	—	4,000	1.138	Jul. 3, 2009			
	Mizuho Corporate Bank, Ltd.	Mar. 26, 2008	1,872	—	1.011	Jul. 5, 2008			
		Apr. 23, 2008	1,100	—	0.961	Jul. 5, 2008			
		Jul. 4, 2008	—	2,972	1.138	Jul. 3, 2009			
		Jul. 14, 2008	—	1,000	1.246	Jul. 3, 2009			
	Mitsubishi UFJ Trust and Banking Corporation (Note 4)	Mar. 26, 2008	3,800	—	1.011	Jul. 5, 2008			
		Jul. 4, 2008	—	2,280	1.143	Mar.31, 2009			
	Shinsei Bank, Limited	Mar. 26, 2008	10,20	—	1.011	Jul. 5, 2008			
		Jul. 4, 2008	—	1,020	1.138	Mar.31, 2009			
	Sumitomo Mitsui Banking Corporation	Jul. 14, 2008	—	1,000	1.246	Jul. 3, 2009			
Aozora Bank, Ltd.	Jul. 14, 2008	—	900	1.246	Jul. 3, 2009				
Total			14,792	17,172					
Long-Term Borrowings	Zenkyoren (The National Mutual Insurance Federation of Agricultural Cooperatives)	Nov. 24, 2005	5,000	5,000	1.453	Nov. 27, 2012	Principal lump sum repayment on maturity	(Note 3)	Unsecured/ Unguaranteed/ Non-subordinated
		Mar. 26, 2008	2,000	2,000	1.725	Mar. 26, 2015			
	Mitsubishi UFJ Trust and Banking Corp.	Aug. 29, 2006	6,000	6,000	1.734	Aug. 29, 2011			
	Shinsei Bank, Ltd.	Sep. 26, 2006	3,000	3,000	1.356	Sep. 24, 2010			
	The Bank of Fukuoka, Ltd.	Sep. 26, 2006	1,000	1,000	1.356	Sep. 24, 2010			
		Apr. 11, 2007	2,000	2,000	1.676	Apr. 11, 2012			
	The Chugoku Bank, Ltd.	Sep. 26, 2006	1,000	1,000	1.356	Sep. 24, 2010			
		Apr. 11, 2007	2,000	2,000	1.676	Apr. 11, 2012			
	The Hachijuni Bank, Ltd.	Sep. 26, 2006	1,000	1,000	1.356	Sep. 24, 2010			
		Dec. 26, 2006	1,000	1,000	1.642	Apr. 11, 2012			
	Daido Life Insurance Company	Dec. 26, 2006	1,000	1,000	1.858	Dec. 27, 2013			
		Feb. 5, 2008	1,000	1,000	1.666	Feb. 5, 2015			
	Taiyo Life Insurance Company	Dec. 26, 2006	1,000	1,000	1.858	Dec. 27, 2013			
		Jun. 4, 2008	1,000	1,000	2.035	Jun. 4, 2013			
	Sumitomo Life Insurance Company	Dec. 27, 2006	2,000	2,000	1.858	Dec. 27, 2013			
		Jun. 4, 2008	2,000	2,000	2.257	Jun. 4, 2015			
	Sompo Japan Insurance Inc.	Apr. 11, 2007	2,000	2,000	1.676	Apr. 11, 2012			
	The Iyo Bank, Ltd.	Apr. 11, 2007	1,000	1,000	1.676	Apr. 11, 2012			
	Mizuho Corporate Bank, Ltd.	Feb. 5, 2008	5,000	5,000	1.181	Feb. 4, 2011			
	Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mar. 26, 2008	5,000	5,000	1.380	Mar. 26, 2011			
Aozora Bank, Ltd.	Aug. 21, 2008	—	3,400	1.593	Aug. 26, 2011				
Meiji Yasuda Life Insurance Company	Jun. 21, 2002	4,783	4,783	2.050	Jun. 21, 2011				
	Mar. 28, 2003	4,400	4,400	1.750	Mar. 28, 2015				
Total			54,183	57,583					

(Note 1) The average interest rates are weighted-average figures during the period and are rounded to the third decimal point. Furthermore, fees related to loan arrangement paid to the above lenders are not included.

(Note 2) Short-term borrowings are floating-rate borrowings. Long-term borrowings are fixed-rate borrowings.

(Note 3) Funds are mainly used for purchasing real estate or real estate beneficiary interest in trust (including accompanying expenses) and repaying borrowings.

(Note 4) JPR repaid the following short-term borrowing on November 28, 2008 ahead of the maturity date: 1.52 billion yen out of 3.8 billion yen from Mitsubishi UFJ Trust and Banking Corporation undertaken on July 4, 2008.

### (3) Corporate Bonds

Details of corporate bonds outstanding as of December 31, 2008 are as follows.

Name	Issue Date	Balance as of June 30, 2008 (millions of yen)	Balance as of December 31, 2008 (millions of yen)	Coupon Rate (per annum)	Maturity Date	Redemption	Use	Remarks
Second Series of Corporate Bonds	Feb. 12, 2004	7,000	7,000	1.38	Feb. 12, 2010	Bullet payment	Purchase of properties and repayment of borrowings	(Note 1)
Third Series of Corporate Bonds	Feb. 12, 2004	5,000	5,000	2.32	Feb. 12, 2014			
Fourth Series of Corporate Bonds	Nov. 4, 2004	10,000	10,000	0.92	Nov. 4, 2009			
Fifth Series of Corporate Bonds	Nov. 4, 2004	5,000	5,000	1.44	Nov. 4, 2011			
Sixth Series of Corporate Bonds	Nov. 4, 2004	5,000	5,000	2.00	Nov. 4, 2014		Repayment of borrowings	(Note 2)
Seventh Series of Corporate Bonds	Dec. 14, 2006	4,500	4,500	2.90	Dec. 14, 2026			
Eighth Series of Corporate Bonds	July 23, 2007	9,000	9,000	1.85	July 23, 2012			
Ninth Series of Corporate Bonds	July 23, 2007	6,000	6,000	2.10	July 23, 2014			
Tenth Series of Corporate Bonds	May 30, 2008	3,000	3,000	1.71	May 30, 2011			
Total		54,500	54,500					

(Note 1) These are equipped with a same rank rider limited among corporate bonds, and with limitations on private placement among small number of investors and on resale among qualified institutional investors.

(Note 2) These are equipped with a same rank rider limited among corporate bonds and limitations on resale among qualified institutional investors.

(Note 3) These are equipped with a same rank rider limited among certain corporate bonds.

## Acquisition and Sale during the 14th Fiscal Period

### (1) Acquisition and Sale of Real Estate and Asset-Backed Securities

Type of Asset	Real Estate Name	Acquisition		Sale					
		Acquired Date	Acquisition Price (thousands of yen) (Note)	Sale Date	Sale Price (A) (thousands of yen) (Note)	Book Value (B) (thousands of yen)	Difference (C) (A) - (B) (thousands of yen)	Sale Expenses (D) (thousands of yen)	Sale Profit and Loss (C) - (D) (thousands of yen)
Real Estate	Minami Azabu Bldg.	Jul. 14, 2008	3,760,000	—	—	—	—	—	—
Real Estate	Yurakucho Ekimae Building (Yurakucho Itocia)	Aug. 27, 2008	3,400,000	—	—	—	—	—	—
Real Estate	Shinjuku Square Tower (additional acquisition in 14th fiscal period)	Sep. 26, 2008	180,000	—	—	—	—	—	—
Beneficiary Interest in Real Estate	NORTH 33 Bldg.	—	—	Oct. 30, 2008	3,520,000	3,489,138	30,861	35,300	(4,438)
Real Estate	Shinagawa Canal Bldg.	Dec. 19, 2008	1,870,000	—	—	—	—	—	—
Total			9,210,000		3,520,000	3,489,138	30,861	35,300	(4,438)

(Note) Values of "acquisition price" or "sale price" are amounts (transaction price indicated in the transaction contract) excluding expenses (such as real estate transaction brokerage fees) required for acquisition or sale of the relevant real estate.

### (2) Acquisition and Sale of Other Assets

There were no acquisitions or sales of other assets.

### (3) Survey on Values of Specified Assets, etc.

#### A. Real Estate Transactions

Acquisition or Sale	Real Estate Name	Transaction Date	Acquisition Price or Sale Price (Note 1) (thousands of yen)	Survey Value of Specified Assets (Note 2) (thousands of yen)
Acquisition	Minami Azabu Bldg.	Jul. 14, 2008	3,760,000	3,760,000
Acquisition	Yurakucho Ekimae Building (Yurakucho Itocia)	Aug. 27, 2008	3,400,000	3,400,000
Acquisition	Shinjuku Square Tower (additional acquisition in 14th fiscal period)	Sep. 26, 2008	180,000	180,000
Sale	NORTH 33 Bldg.	Oct. 30, 2008	3,520,000	2,960,000
Acquisition	Shinagawa Canal Bldg.	Dec. 19, 2008	1,870,000	1,880,000

(Note 1) Values of "acquisition price or sale price" are amounts (transaction price indicated in the transaction contract) excluding expenses (such as real estate transaction brokerage fees) required for acquisition or sale of the relevant real estate.

(Note 2) Surveys on the values of specified assets, etc. indicated above were conducted by Ernst & Young ShinNihon LLC at times of acquisition or sale of properties based on the Report No. 23, "surveys on values of specified assets, etc. of investment trusts and investment corporations," issued by the Industry Audit Committee of the Japanese Institute of Certified Public Accountants. Furthermore, aside from the value surveys shown above, JPR has received survey reports on locations, addresses and other items needed for identifying relevant real estate, etc.

### (4) Transactions with Interested Parties and Major Shareholders

#### A. Transaction Status

(Thousands of yen)

Category	Transaction Price, etc.	
	Acquisition Price, etc.	Sale Price, etc.
Total Amount	¥9,210,000 Of which, acquisition price from interested parties, etc. ¥9,030,000 (98.0%)	¥3,520,000 Of which, sale price to interested parties, etc. — (-%)
Breakdown of Transactions with Interested Parties, etc.		
East 3 TMK	3,760,000 (41.6%)	— (-%)
Taisei Corporation	3,400,000 (37.7%)	— (-%)
Tokyo Tatemono Co., Ltd.	1,870,000 (20.7%)	— (-%)
Total	9,030,000 (100.0%)	— (-%)

## B. Value of Fee Expenses

(Thousands of yen)

Category	Total Paid Fees (A)	Breakdown of Transactions with Interested Parties		Ratio to Total Amount (B/A) (% of total)
		Paid Party	Paid Amount (B)	
Brokerage Fees	148,000	Tokyo Tatemono Co., Ltd.	148,000	100.0
Management Fees (Note 2)	241,397	Tokyo Tatemono Co., Ltd.	175,695	72.8
		Yasuda Real Estate Co., Ltd.	11,272	4.7
		Meiji Yasuda Building Management, Co., Ltd.	22,838	9.5
		Yuraku Real Estate Co., Ltd.	3,361	1.4
Outsourcing Fees	533,699	Tokyo Tatemono Co., Ltd.	357,737	67.0
		Yasuda Real Estate Co., Ltd.	23,489	4.4
		Meiji Yasuda Building Management, Co., Ltd.	47,786	9.0
		Yuraku Real Estate Co., Ltd.	15,050	2.8
Tenant Brokerage Fees, etc.	1,731	Tokyo Tatemono Co., Ltd.	1,731	100.0

(Note 1) Interested parties and major shareholders refers to the interested parties of the asset management company who has concluded an asset management agreement with JPR and is regulated as designated in Article 123 of the Enforcement Order of as the Investment Trusts and Investment Corporations Law and the major shareholders of the asset management company regulated defined in Article 29-4-2 of the Financial Instruments and Exchange Law.

(Note 2) The management fees indicated in the above table include construction management fees (total of 14,938 thousand yen for JPR) appropriated as assets and not handled as expenses.

(Note 3) Aside from transactions indicated in the above table, JPR paid the following amounts for repairs, etc. conducted by below parties during the 14th fiscal period.

Tokyo Tatemono Co., Ltd.	266,201 thousand yen
Tokyo Tatemono Techno-build Co., Ltd.	164,040 thousand yen
Yasuda Real Estate Co., Ltd.	4,022 thousand yen
Meiji Yasuda Building Management Co., Ltd.	13,453 thousand yen

### (5) Transactions with the Asset Management Company regarding Concurrent Work Conducted by the Asset Management Company

Tokyo Realty Investment Management, Inc., the asset management company of JPR, does not concurrently conduct the class 1 financial instruments transaction business, class 2 financial instruments transaction business, land and building transaction business, or real estate syndication business, and has no such transactions with JPR.

## **Overview of Accounting**

### **(1) Assets, Liabilities, Principal, and Profits and Loss**

Please refer to the Balance Sheets, Statement of Income and Retained Earnings, Statement of Changes in Unitholders' Equity and Notes to Financial Statements as well as Distribution Information.

### **(2) Changes in Calculation Method of Depreciation**

No change has been made.

### **(3) Changes in Valuation Method of Real Estate**

No change has been made.

## Overview of Investment Trust Beneficiary Certificates of JPR

### (1) Acquisition

Tokyo Realty Investment Management, Inc., the asset management company of JPR, acquired 40 units of JPR on September 14, 2001, and an additional 60 units on January 22, 2002 as a result of an investment unit split (2.5 units for one existing unit).

### (2) Units Held

The number of investment units held by Tokyo Realty Investment Management, Inc. has remained at 100 units through December 31, 2008 with the total investment unchanged at 20 million yen. The amount of units held is immaterial versus the total units outstanding of JPR.

## Other

### (1) Notice

Outlines of major issues related to the conclusion or changes of major contracts approved by JPR's Board of Directors meeting during the fiscal period are as follows.

Date of the Meeting	Approved Issues	Outline
December 24, 2008	Conclusion of agreements, etc. for revising the Trustee/Asset Custodian Agreement in line with the dematerialization of investment securities	In line with the dematerialization of investment securities enforced on January 5, 2009, relevant parts of the Trustee/Asset Custodian Agreement were revised and a memorandum was concluded regarding how to handle personal information concerning unitholders, etc. that were acquired based on the agreement regarding special account management and the concerned agreements.

### (2) Other

Unless otherwise stated, figures indicated in this Business Report are rounded off for values and rounded for ratios to the nearest figure. Therefore, the aggregation of each individual item may not add up to the total from hereon.

## Balance Sheets

(As of December 31, 2008 and June 30, 2008)

(Thousands of yen)

	End of 14h Fiscal Period (as of December 31, 2008)	End of 13th Fiscal Period (information only) (as of June 30, 2008)	% Change
<b>ASSETS</b>			
<b>CURRENT ASSETS :</b>			
Cash and deposits	¥ 19,706,912	¥ 18,461,764	
Cash and deposits in trust	14,860,678	15,126,982	
Accounts receivable-trade	172,743	222,607	
Prepaid expenses	164,484	118,836	
Deferred tax assets	74	32	
Other	10,050	27,925	
Total current assets	34,914,943	33,958,148	2.8%
<b>NONCURRENT ASSETS PROPERTY, PLANT AND EQUIPMENT :</b>			
Buildings	30,497,213	28,136,636	
Accumulated depreciation	(2,835,784)	(2,364,373)	
Buildings, net	27,661,429	25,772,263	
Buildings in trust	77,986,384	79,874,090	
Accumulated depreciation	(14,222,590)	(13,494,427)	
Buildings in trust, net	63,763,794	66,379,662	
Structures	21,379	17,558	
Accumulated depreciation	(2,468)	(1,834)	
Structures, net	18,910	15,723	
Structures in trust	87,888	88,279	
Accumulated depreciation	(22,094)	(19,258)	
Structures in trust, net	65,794	69,021	
Machinery and equipment	366,611	335,716	
Accumulated depreciation	(124,786)	(106,273)	
Machinery and equipment, net	241,824	229,442	
Machinery and equipment in trust	1,398,104	1,435,934	
Accumulated depreciation	(699,272)	(681,934)	
Machinery and equipment in trust, net	698,831	753,999	
Tools, furniture and fixtures	18,492	18,077	
Accumulated depreciation	(7,689)	(6,190)	
Tools, furniture and fixtures, net	10,803	11,887	
Tools, furniture and fixtures in trust	86,167	86,310	
Accumulated depreciation	(33,331)	(28,677)	
Tools, furniture and fixtures in trust, net	52,835	57,633	
Land	63,879,374	56,542,608	
Land in trust	115,375,371	117,128,148	
Construction in progress	514,234	490,575	
Total property, plant and equipment	272,283,204	267,450,965	1.8%
<b>INTANGIBLE ASSETS :</b>			
Leasehold right	1,542,818	1,542,818	
Other	8,434	9,604	
Total intangible assets	1,551,252	1,552,423	(0.1%)
<b>INVESTMENTS AND OTHER ASSETS :</b>			
Investment securities	344,651	344,651	
Lease and guarantee deposits	17,000	17,000	
Long-term prepaid expenses	18,249	—	
Other	900	900	
Total investments and other assets	380,801	362,551	5.0%
Total noncurrent assets	274,215,258	269,365,940	1.8%
<b>DEFERRED ASSETS :</b>			
Investment corporation bond issuance costs	123,137	135,885	
Total deferred assets	123,137	135,885	(9.4%)
<b>TOTAL ASSETS</b>	<b>¥309,253,338</b>	<b>¥303,459,974</b>	<b>1.9%</b>

(Note) See accompanying Notes to Financial Statements



(Thousands of yen)

	End of 14th Fiscal Period (as of December 31, 2008)	End of 13th Fiscal Period (information only) (as of June 30, 2008)	% Change
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES :</b>			
Accounts payable	¥ 1,317,067	¥ 1,386,300	
Short-term loans payable	17,172,000	14,792,000	
Current portion of investment corporation bond	10,000,000	—	
Accounts payable-other	520,838	572,798	
Accrued expenses	276,912	279,203	
Income taxes payable	660	648	
Accrued consumption taxes	164,797	166,601	
Advances received	1,160,320	1,168,758	
Total current liabilities	30,612,596	18,366,311	66.7%
<b>NONCURRENT LIABILITIES :</b>			
Investment corporation bond	44,500,000	54,500,000	
Long-term loans payable	57,583,000	54,183,000	
Tenant leasehold and security deposits	4,463,054	4,164,487	
Tenant leasehold and security deposits in trust	10,936,415	11,069,161	
Total noncurrent liabilities	117,482,470	123,916,649	(5.2%)
Total liabilities	148,095,067	142,282,960	4.1%
<b>NET ASSETS</b>			
<b>UNITHOLDERS' EQUITY :</b>			
Unitholders' capital	156,725,438	156,725,438	—
Surplus			
Unappropriated retained earnings (undisposed loss)	4,432,832	4,451,575	
Total surplus	4,432,832	4,451,575	(0.4%)
Total unitholders' equity	161,158,271	161,177,014	(0.0%)
Total net assets	161,158,271	161,177,014	
<b>TOTAL LIABILITIES AND NET ASSETS</b>	¥ 309,253,338	¥ 303,459,974	1.9%

(Note) See accompanying Notes to Financial Statements

## Statements of Income and Retained Earnings

(For the six-month periods ended December 31, 2008 and June 30, 2008)

(Thousands of yen)

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)	% Change
<b>OPERATING REVENUE :</b>			3.1%
Rent revenue-real estate	¥11,171,677	¥10,830,941	
Total operating revenue	11,171,677	10,830,941	
<b>OPERATING EXPENSES :</b>			2.5%
Expenses related to rent business	5,022,008	4,909,878	
Loss on sales of real estate properties	4,438	—	
Asset management fee	416,750	416,576	
Administrative service and asset custody fees	65,834	66,218	
Directors' compensations	6,600	6,600	
Trust fees	56,937	55,758	
Other operating expenses	116,584	95,297	
Total operating expenses	5,689,154	5,550,329	
<b>OPERATING INCOME</b>	5,482,523	5,280,611	3.8%
<b>NON-OPERATING INCOME :</b>			(64.3%)
Interest income	32,594	14,869	
Income on settlement of management association accounts	—	79,595	
Other	3,049	5,323	
Total non-operating income	35,643	99,789	
<b>NON-OPERATING EXPENSES :</b>			16.9%
Interest expenses	571,148	434,963	
Borrowing expenses	19,481	16,243	
Interest expenses on investment corporation bonds	477,065	462,796	
Amortization of investment corporation bond issuance costs	12,748	9,512	
Other	4,213	4,682	
Total non-operating expenses	1,084,657	928,197	
<b>ORDINARY INCOME</b>	4,433,509	4,452,203	(0.4%)
<b>INCOME BEFORE INCOME TAXES</b>	4,433,509	4,452,203	(0.4%)
Income taxes-current	1,044	945	
Income taxes-deferred	(41)	34	
Total income taxes	1,002	980	
<b>NET INCOME</b>	4,432,507	4,451,222	(0.4%)
<b>RETAINED EARNINGS BROUGHT FORWARD</b>	325	352	(7.7%)
<b>UNAPPROPRIATED RETAINED EARNING (UNDISPOSED LOSS)</b>	¥ 4,432,832	¥ 4,451,575	(0.4%)

(Note) See accompanying Notes to Financial Statements

## Statements of Changes in Net Assets

(For the six-month periods ended December 31, 2008 and June 30, 2008)

(Thousands of yen)

	Unitholders' capital	Surplus	Total net assets
<b>BALANCE AS OF DECEMBER 31, 2007</b>	¥156,725,438	¥4,169,727	¥160,895,166
<b>Changes of items during the period</b>	—	281,847	281,847
Distributions from surplus	—	(4,169,375)	(4,169,375)
Net income	—	4,451,222	4,451,222
<b>BALANCE AS OF JUNE 30, 2008</b>	¥156,725,438	4,451,575	161,177,014
<b>Changes of items during the period</b>	—	(18,742)	(18,742)
Distributions from surplus	—	(4,451,250)	(4,451,250)
Net income	—	4,432,507	4,432,507
<b>BALANCE AS OF DECEMBER 31, 2008</b>	¥156,725,438	¥4,432,832	¥161,158,271

(Note) See accompanying Notes to Financial Statements

# Notes to Financial Statements

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## Basis of Presenting Financial Statements

Japan Prime Realty Investment Corporation (JPR) maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (Japanese GAAP), including provisions set forth in the Investment Trust Law, the Company Law and the related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are basically a translation of the financial statements of JPR, which were prepared in accordance with Japanese GAAP. In preparing the accompanying financial statements, certain reclassifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to financial statements include information which might not be required under Japanese GAAP but is presented herein as additional information.

JPR's accounting period ends at the end of June and December. JPR's 14th accounting period began on July 1, 2008 and ended on December 31, 2008.

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## Significant Accounting Policies

### 1. Assets Valuation Standards and Methods

Investment securities include other securities. Other securities without market value are stated on a cost basis using the moving-average method.

### 2. Depreciation Method for Property and Equipment

#### (1) Property and Equipment (including entrusted properties)

Depreciation is calculated using the straight-line method. The estimated useful lives of major property and equipment range are as follows:

Buildings .....	3 - 65 years
Structures.....	10 - 35 years
Machinery and equipment.....	3 - 17 years
Tools, furniture and fixtures .....	3 - 15 years

Assets with acquisition prices of 100,000 yen or more but less than 200,000 yen are depreciated in three years based on the Corporation Tax Law.

#### (2) Intangible Assets

Intangible assets are depreciated utilizing the straight-line method.

#### (3) Long-term prepaid expenses

Long-term prepaid expenses are depreciated utilizing the straight-line method.

### 3. Accounting for Deferred Assets

Investment Corporation Bond Issuance Costs

Investment corporation bond issuance costs are depreciated utilizing the straight-line method over the redemption periods.

#### 4. Standards for Recording Revenues and Expenses

##### Accounting treatment of Taxes on Properties and Equipment

In connection with property taxes, city planning taxes and depreciated asset taxes, JPR adopt the method of charging the corresponding amounts of assessed taxes to the current fiscal period as real estate rental expenses. Furthermore, JPR included an amount equivalent to the property taxes paid to the sellers during the first fiscal period as an acquisition cost, not as expenses, in connection with the acquisition of real estate or entrusted beneficiary interest with real estate as entrusted property. During the 14th fiscal period, the amount equivalent to the property taxes included as an acquisition cost of real estate totaled 11,292 thousand yen .

#### 5. Other Significant Items Fundamental to Preparing the Financial Statements

##### (1) Accounting Policies on Trust Beneficiary Interests in Real Estate as Property in Trust.

Regarding trust beneficiary interests in real estate, all asset and liability accounts of entrusted properties as well as all revenue and expense accounts generated by the property in trust are recorded in relevant accounts on the balance sheets and statements of income. Furthermore, the following material accounts are separately stated in the balance sheet for properties in trust recorded in relevant accounts.

- a. Cash and deposits in trust.
- b. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust.
- c. Tenant leasehold and security deposits in trust.

##### (2) Accounting for Consumption Taxes

National and local consumption taxes are accounted with the consumption taxes excluded.

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## Change in Accounting Policies

### Application of Accounting Standard for Lease Transactions

The Accounting Standard for Lease Transactions (Accounting Standards Board of Japan [ASBJ] Statement No. 13, released on March 30, 2007) and the Guidance on Accounting Standard for Lease Transactions (ASBJ Guidance No. 16, released on March 30, 2007) have been applied from the 14th Fiscal Period. Regarding this application, there was no impact on earning.

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## Notes to Balance Sheets

### 1. Assets Pledged as Collateral and Secured Liabilities

(Thousands of yen)

	End of 14th Fiscal Period (as of December 31, 2008)	End of 13th Fiscal Period (information only) (as of June 30, 2008)
Assets pledged as collateral are as follows		
Cash and deposits in trust	¥ 2,164,766	¥ 2,260,913
Buildings (net)	139,457	140,352
Buildings in trust (net)	7,091,290	7,172,123
Structures in trust (net)	3,966	4,192
Machinery and equipment (net)	5,136	5,307
Machinery and equipment in trust (net)	13,639	15,143
Tools, furniture and fixtures in trust (net)	2,147	2,374
Land	399,183	398,201
Land in trust	8,536,013	8,536,013
Total	¥18,355,601	¥18,534,622
Secured liabilities are as follows		
Long-term loans payable	¥ 9,183,000	¥ 9,183,000
Tenant leasehold and security deposits	15,536	15,536
Total	¥ 9,198,536	¥ 9,198,536

## 2. Balance of Unused Commitment Line

JPR has executed a commitment line agreement with its principal banks to minimize refinancing risks and enhance financial stability.

	End of 14th Fiscal Period (as of December 31, 2008)	End of 13th Fiscal Period (information only) (as of June 30, 2008)
Contract execution date	December 1, 2008	December 1, 2006
Credit limit	¥ 16,000,000	¥ 20,000,000
Outstanding debt at end of period	—	—
Unused commitment line at end of period	¥ 16,000,000	¥ 20,000,000

## 3. Minimum Total Unitholders' Equity Designated in Article 67-4 in the Investment Trust Law

	End of 14th Fiscal Period (as of December 31, 2008)	End of 13th Fiscal Period (information only) (as of June 30, 2008)
	¥ 50,000	¥ 50,000

# Notes to Statements of Income and Retained Earnings

## 1. Breakdown of Rent Revenue-Real Estate and Expenses Related to Rent Business

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
A. Rent Revenue-Real Estate		
Rent revenue		
Rents	¥ 8,462,475	¥ 8,127,839
Common charges	1,635,289	1,609,384
Parking revenues	219,033	215,881
Advertising expenses	16,796	16,818
Antenna use fees	10,974	10,788
Other	21,369	21,310
Sub total	10,365,939	10,002,022
Other rental revenues		
Incidental income	714,088	594,121
Time-based parking revenues	8,505	7,466
Cancellation charges	18,310	191,835
Income equivalent to expenses for restoration to as is condition	22,953	10,700
Other miscellaneous income	41,879	24,794
Sub total	805,738	828,918
Total rent revenue-real estate	¥ 11,171,677	¥ 10,830,941
B. Expenses Related to Rent Business		
Outsourcing expenses	¥ 533,699	¥ 498,084
Utilities expenses	802,804	662,718
Property and other taxes	849,826	859,818
Casualty insurance	33,244	33,328
Repairs and maintenance	240,405	265,074
Property management fees	226,458	219,545
Management association accounts	455,689	457,773
Depreciation	1,799,159	1,818,454
Other	80,720	95,081
Total expenses related to rent business	¥ 5,022,008	¥ 4,909,878
C. Profits (A-B)		
	¥ 6,149,669	¥ 5,921,062

## 2. Breakdown of Loss on Sales of Real Estate Properties

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
Loss on sales of real estate properties		
Proceeds from sales of real estate properties	¥ 3,520,000	—
Costs of sales of real estate properties	3,489,138	—
Other related sales expense	35,300	—
Total loss on sales of real estate properties	¥ (4,438)	—

## Notes to Statements of Changes in Unitholders' Equity

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
The number of units outstanding	625,000 units	625,000 units

## Tax Effect Accounting

1. Breakdown of Main Causes for Deferred Tax Assets and Deferred Tax Liabilities (Deferred tax assets)	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
Enterprise tax not deductible for income tax purposes	¥ 21	¥ 16
Lump-sum depreciated assets not deductible for tax purposes	52	15
Total deferred tax assets	74	32
Net deferred tax assets	¥ 74	¥ 32

## 2. Breakdown of Main Items that caused Differences between the Effective Statutory Tax Rate and the Effective Tax Rate after Applying Tax Effect Accounting

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
Effective statutory tax rate (Adjustment)	39.39%	39.39%
Deductible cash distributions	(39.38%)	(39.38%)
Other	0.01%	0.01%
Effective tax rate after applying tax effect accounting	0.02%	0.02%

## 3. Amendment of Amount of Deferred Tax Assets and Deferred Tax Liabilities with the Change of Tax Rate for Income Taxes, etc.

With the promulgation of the Act on Temporary Measures concerning Special Local Corporation Tax (Law No. 25 of 2008) on April 30, 2008, the effective statutory tax rate for deferred tax assets and deferred tax liabilities has been changed from 39.39% to 39.33%.  
The effect from this change of tax rate is minimal.

## Property and Equipment Leased to JPR

14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
No property and equipment leased to JPR	No property and equipment leased to JPR

## Transactions with Interested Parties

14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
No transactions with interested parties	No transactions with interested parties

## Per Unit Information

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
Total net assets per unit	¥257,853	¥257,883
Net income per unit	¥7,092	¥7,121

Net income per unit is computed by dividing net income by the weighted-average number of units outstanding during the current fiscal period.

Diluted net income per unit has not been presented since no warrants and convertible bonds are outstanding.

(Note) Net income per unit was calculated based on the following data:

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
Net income	¥4,432,507	¥4,451,222
Amounts not attributable to ordinary unitholders	—	—
Net income attributable to ordinary investment units	¥4,432,507	¥4,451,222
Average number of units	625,000 units	625,000 units



## Distribution Information

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (information only) (January 1, 2008 - June 30, 2008)
1. Unappropriated retained earnings	¥4,432,832,578	¥4,451,575,413
2. Distributions	4,432,500,000	4,451,250,000
(Distribution per unit)	(7,092)	(7,122)
3. Retained earnings brought forward	¥ 332,578	¥ 325,413

In accordance with the distribution policy stipulated in Article 28-2 of the Articles of Incorporation, JPR will be able to distribute only to the extent of the profits and needs to distribute in excess of 90% of JPR's distributable income as stipulated in Article 67-15 of the Special Taxation Measures Law. Based on this policy, JPR decided on a total distribution of 4,432,500,000 yen for the 14th fiscal period (4,451,250,000 yen for the 13th fiscal period). This is the maximum value arrived at when the number of units outstanding (625,000 units) is multiplied by an integer, within the limit of retained earnings for the respective fiscal period. Furthermore, JPR does not make cash distributions in excess of the profit as stipulated in Article 28-4 of the Articles of Incorporation.

# Report of Independent Auditors

## Report of Independent Auditors

The Board of Directors  
Japan Prime Realty Investment Corporation

We have audited the accompanying balance sheet of Japan Prime Realty Investment Corporation as of December 31, 2008, and the related statement of income and retained earnings, changes in net assets for the six-month period then end, all expressed in yen. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Japan Prime Realty Investment Corporation at December 31, 2008, and the results of its operations for the six-month period then ended in conformity with accounting principles generally accepted in Japan.

*Ernst & Young Shin Nihon LLC*

February 12, 2009

## Statements of Cash Flows (Information Only)

(For the six-month periods ended December 31, 2008 and June 30, 2008)

(Thousands of yen)

	14th Fiscal Period (July 1, 2008 - December 31, 2008)	13th Fiscal Period (January 1, 2008 - June 30, 2008)
<b>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES :</b>		
Income before income taxes	¥ 4,433,509	¥ 4,452,203
Depreciation and amortization	1,800,230	1,819,525
Amortization of investment corporation bond issuance costs	12,748	9,512
Interest income	(32,594)	(14,869)
Interest expenses	1,048,213	897,760
Decrease (increase) in accounts receivable-trade	49,863	(48,286)
Decrease (increase) in prepaid expenses	(45,648)	32,075
Increase (decrease) in accounts payable	(12,795)	69,216
Increase (decrease) in accounts payable-other	(21,451)	23,774
Increase (decrease) in accrued consumption taxes	(1,804)	43,439
Increase (decrease) in advances received	(8,437)	28,010
Decrease in property, plant and equipment in trust	3,489,138	—
Other, net	(28,115)	(40,191)
Subtotal	10,682,855	7,272,168
Interest income received	32,594	14,869
Interest expenses paid	(1,050,505)	(915,997)
Income taxes (paid) refund	(4,490)	233,406
<b>Net cash provided by (used in) operating activities</b>	<b>9,660,454</b>	<b>6,604,447</b>
<b>Net cash provided by (used in) investment activities</b>		
Purchase of property, plant and equipment	(9,825,433)	(22,145,989)
Purchase of property, plant and equipment in trust	(351,440)	(471,016)
Purchase of intangible assets	—	(1,543,218)
Payments for lease and guarantee deposits	—	(6,900)
Repayments of tenant leasehold and security deposits received	(79,008)	(624,781)
Proceeds from tenant leasehold and security deposits received	374,807	853,372
Repayments of tenant leasehold and security deposits in trust received	(247,530)	(174,842)
Proceeds from tenant leasehold and security deposits in trust received	117,273	203,720
<b>Net cash provided by (used in) investment activities</b>	<b>(10,011,333)</b>	<b>(23,909,654)</b>
<b>NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES :</b>		
Increase in short-term loans payable	18,692,000	20,800,000
Decrease in short-term loans payable	(16,312,000)	(6,008,000)
Proceeds from long-term loans payable	3,400,000	16,000,000
Proceeds from issuance of investment corporation bonds	—	3,000,000
Redemption of investment corporation bond	—	(10,000,000)
Payments for investment corporation bond issuance costs	—	(22,632)
Dividends paid	(4,450,277)	(4,172,992)
<b>Net cash provided by (used in) financing activities</b>	<b>1,329,722</b>	<b>19,596,375</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>978,843</b>	<b>2,291,168</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<b>33,588,746</b>	<b>31,297,578</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>¥34,567,590</b>	<b>¥33,588,746</b>

## Significant Accounting Policies

### Scope of funds (cash and cash equivalents) in the Statements of Cash Flows

Funds (cash and cash equivalents) in the Statements of Cash Flows include the following:

- (1) Cash on hand and cash in trust
- (2) Deposits placed with bank and deposits in trust that can be withdrawn at any time
- (3) Short-term investments that are readily convertible to cash, have insignificant risk of price fluctuation and original maturities of three months or less from the acquisition date.

## Notes to Statements of Cash Flows

	(Thousands of yen)	
	<b>14th Fiscal Period</b>	<b>13th Fiscal Period</b>
	(July 1, 2008 - December 31, 2008)	(information only) (January 1, 2008 - June 30, 2008)
<b>Breakdown of cash and cash equivalents</b>	<b>As of June 30, 2008</b>	<b>As of December 31, 2007</b>
Cash and deposits	¥19,706,912	¥18,461,764
Cash and deposits in trust	14,860,678	15,126,982
Cash and cash equivalents	¥34,567,590	¥33,588,746

# JPR Investment Policies (Reference)

## A. INVESTMENT POLICIES

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### ① Basic Policies

JPR's basic investment strategy centers on investment in urban commercial real estate. The Company will invest primarily in real estate, which comprises superior urban office buildings and retail properties found in thriving commercial areas, the land on which they are located, as well as in asset-backed securities that have such real estate as their primary investments. In light of the returns and risks of these investments, the Company will invest not only in Tokyo but will attempt to diversify into other cities so as to maximize portfolio return.

The Company will diversify investments in terms of both tenants and properties, taking into account the amount of investment per property, and will thereby seek to achieve stable medium- and long-term growth. Investment ratio targets are as shown on page 56 under "(3) Investment stance ii) Investment ratio targets."

Note: For the definitions of "real estate" and "asset-backed securities that have real estate as their primary investments," please refer to the next section under "2) Types of Investment Assets

### ② Types of Investment Assets

I) "Real estate" refers to the following:

- i) Real estate
- ii) Real estate leasing rights
- iii) Surface rights
- iv) Beneficiary interests in the following trusts (including comprehensive trusts in which cash associated with real estate is also entrusted, but excluding the marketable securities defined in the Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations prior to the revisions pursuant to the Law to Partially Revise the Securities Exchange Law, enforced on September 30, 2007, and to Article 3 of the Cabinet Order (2007 Cabinet Order No. 233) Concerning Preparations of Related Cabinet Orders Accompanying the Enforcement of the Law Concerning Preparations of Related Laws Accompanying the Enforcement of the Law to Partially Revise the Securities Exchange Law (hereinafter referred to as "former marketable securities.")
  - a) Real estate
  - b) Surface rights and land leaseholds
- v) Beneficiary certificates in monetary trusts (limited to trusts for which the primary purpose is investment in the assets listed in i) to iii) above; excludes equivalents to former marketable securities)
- vi) Equity investment based on a contract that specifies that one party will provide funding to be invested in "the assets identified in i) to v) above and the other party will invest these funds in said assets, with the profits and losses from these investments distributed to investors ("Tokumei Kumiai equity" in Japanese, referred to as "TK equity" hereinafter)

II) "Asset-backed securities that have real estate as their primary investments" refer to investment in securities with over half of their investment backed by real estate, detailed as follows:

- i) Preferred securities as defined the Law Concerning Asset Liquidation (Law No. 105 of 1998, including all subsequent amendments; referred to as the "Asset Liquidation Law" hereinafter)
- ii) Beneficiary certificates in investment trusts as defined under the Investment Trust Law
- iii) Investment securities as defined under the Investment Trust Law
- iv) Beneficiary certificates in special-purpose trusts as defined under the Asset Liquidation Law (excludes beneficiary certificates in trusts listed in I) iv) and v) above)

III) The Company may invest in the following designated assets in order to efficiently utilize surplus funds remaining after the investments listed in I) and II) above:

- i) Former marketable securities (as far as stock certificates are concerned, however, this is limited to those recognized to be necessary or useful in terms of the basic policies for asset management)
- ii) Monetary claims (as defined in the former Enforcement Order of the Law Concerning Investment Trusts and Investment Corporations and include bank deposits, large-scale time deposits and transferable deposits (excluding former marketable securities) and call loans)
- iii) Rights resulting from financial futures transactions (as defined in the former Enforcement Order of the Investment Trust Law)
- iv) Rights resulting from financial derivatives transactions (as defined in the former Enforcement Order of the Investment Trust Law)
- v) Beneficiary interests in monetary trusts for the purpose of investments in those described in i) to iv) above.

IV) In addition to the specified assets identified in I) through III) above, the Company may invest in the following assets when considered appropriate or of benefit to the Company in accordance with its basic investment management policy:

- i) Trademarks, exclusive licenses and ordinary use rights based on the Trademark Law (Law No. 127 of 1959, including all subsequent amendments)
- ii) Rights to use the source of hot springs as set forth in the Hot Spring Law (Law No. 125 of 1948, including all subsequent amendments) and facilities related to such hot springs
- iii) Other assets related to the real estate, which are considered appropriate to acquire together with the subject real estate

V) The Company may invest in assets other than the assets under management when considered appropriate and in line with the organizational operation of trademarks, etc., relating to the Company's name.

### ③ Investment Stance

#### Portfolio Management Standards

The table below indicates the general targets of the investment ratio by asset type, region, use, etc. that should serve as the standards for portfolio management.

Type of Investment Asset		Target Ratios
Real Estate Asset	By Asset Class	The target allocation ratio between office buildings and retail properties based on acquisition price shall generally be 8:2
	By Location	The target allocation ratio between Tokyo and other cities based on acquisition price shall generally be 6:4
		Rental revenues from any individual tenant (total rental revenue when the tenant occupies multiple compartments and/or properties) will, in principle, be limited to less than 10% of total rental revenues
Asset-Backed Securities, etc.		The total after-investment value of asset-backed securities shall, in principle, be limited to less than 10% of the net worth of the Company

- i) Period of ownership  
The Company will, in principle, hold assets for the medium- and long-term (one to five years and over five years, respectively) and will not acquire assets for the purpose of short-term trading (less than one year).
- ii) Use  
JPR's investment targets primarily comprise excellent office buildings (urban commercial facilities) and retail properties found in thriving commercial areas. (The targets cover other assets including building leaseholds of the office buildings and retail properties, the leaseholds and surface rights of the land on which they are located, and marketable securities and trust beneficiary interests backed by such real estate.)  
  
JPR will determine the allocation ratio of these assets in the portfolio based on full considerations of the economic situations, real estate market trends and other factors for respective occasions. The target allocation ratio between office buildings and retail properties based on acquisition price shall generally be 8:2.
- iii) Region  
JPR shall work to realize a diversification of the portfolio, not limited to Tokyo but investing in regional cities, primarily in consideration of the earthquake risks and risks associated with individual market conditions and in order to generate more cash flow.

The target allocation ratio between Tokyo (that combines Tokyo CBDs and Greater Tokyo) and other cities based on acquisition price shall generally be 6:4. JPR shall determine the allocation ratio of the portfolio by location based on full considerations of the economic situations, real estate market trends and other factors of respective regions.

The table below indicates the definitions of the regions.

Category	Region
Tokyo CBDs	Chiyoda, Chuo, Minato, Shinjuku, Shinagawa and Shibuya Wards
Greater Tokyo	All other areas of Tokyo, Chiba, Kanagawa and Saitama Prefectures
Other Cities	All other areas in Japan

iv) Tenants

Rental revenues from any individual tenant (total rental revenue when the tenant occupies multiple compartments and/or properties) will, in principle, be limited to less than 10% of total rental revenues. ("Rental revenues" includes common charges, parking revenues and storage revenues, but does not include additional usage fees such as after-hours air-conditioning charges.) This ratio may be exceeded, however, if there is any potential for tenant changes or if warranted by general considerations of leasing conditions and other factors.

v) Asset-backed securities, etc. primarily investing in real estate

The total after-investment value of asset-backed securities shall, in principle, be limited to less than 10% of the net worth of the Company. Investment in asset-backed securities assumes that there will be an opportunity to obtain the relevant property, etc., at the end of the asset-backed security period.

vi) Investment policies for development projects

The Company will, in principle, acquire only real estate that generates or is expected to generate stable rental revenues or similar revenues at the time of acquisition.

The Company will not engage in development investments (projects in which the Company itself develops property from land and builds buildings). However, the Company may invest in buildings under construction by third parties prior to their completion if sufficient potential to secure tenants after construction is determined and the buildings are confirmed as non-development investments. In addition, the Company may invest in rebuilding projects for properties that it has already acquired, provided that sufficient potential to secure tenants after rebuilding is determined and the projects are confirmed as non-development investments.

vii) Equipment and fixtures investment policies

The Company will invest in equipment and fixtures in accordance with an efficient upkeep plan created for each property and designed to maintain and improve the competitiveness of the property from medium- and long-term perspectives. In principle, such investments will be within the scope of the depreciation expense of the individual property, but final decisions will be made in light of the depreciation expense for the portfolio as a whole. However, repairs to common areas will be implemented quickly by the Company from the perspective of tenant operational policies, and reinforcements will be made quickly for buildings requiring earthquake resistance reinforcements in light of the status of tenant operations.

viii) Insurance policies

a) Criteria for selecting underwriting insurance companies:

The Company will select fair underwriting insurance companies through independent brokers.

The underwriting insurance company will, in principle, have an insurance rating of A3 or A- or better from Moody's Investors Service Inc. (referred to as "Moody's" hereinafter) or Standard & Poor's.

b) Earthquake insurance coverage criteria:

The decision to cover earthquake insurance will be made in light of comparisons between the potential impact of the disaster and property insurance premiums based on the PML for the entire portfolio. Earthquake insurance may be purchased individually for properties that have high PML.

Note: "PML" refers to the probable maximum loss in the event of an earthquake. PML may be calculated for individual properties or for the portfolio as a whole. While there is no strict definition of PML (valuation methods will differ depending on the institution conducting the survey), it is generally found by calculating the probable damage from the largest foreseeable earthquake during the expected period of use (50 years is the useful lifetime ordinarily assigned to buildings; the largest foreseeable earthquake is a major earthquake of a size seen once every 475 years, having a 10% probability of occurring during any 50 year span). The figure represents the ratio of projected expenses for restoration of damage to the price of reacquisition.

ix) Sales policy

a) The Company will select real estate, asset-backed securities that have real estate as their primary investments, and other investments in its holdings to be sold based on overall considerations of the current status of the asset to be sold, projections of its future profitability and changes in asset value, and the asset allocation of the portfolio as a whole.

b) The Company will determine asset values each fiscal term and an investment policy committee will study whether to sell or hold any property that has declined more than 20% in terms of appraised value compared with book value. In addition, the Company may also consider the sale of other properties as it sees fit, as warranted by market conditions and other factors. The following are the main considerations in determining sales:

- Market forecast
- Development forecast for the surrounding area
- Profitability forecast
- Estimated amount of future investments
- Forecast changes in valuation
- Considerations of the portfolio as a whole (diversification by geographical location, tenant and asset class, etc.; impact on dividends, etc.)

x) Value-up properties

Value-up properties refer to those properties that exhibit the potential for an increase in profitability and asset value, and have an immediate income stream on acquisition, along with any of the following characteristics:

1. An occupancy rate of less than 80% at the time of acquisition
2. Significant investment return following effective renovation work

In principle, value-up properties occupy a maximum 15% of the total property portfolio (based on acquisition price). The additional acquisition of value-up properties is also subject to a total portfolio occupancy rate in excess of 90%.

Utilizing the know-how of its asset management company, the Company implements the following key strategies in the management of value-up properties:

1. Reinforce leasing activities with the aim of improving the occupancy rate
2. Carry out effective renovations to enhance market competitiveness
3. Implement cost controls by increasing efficiencies in management structure

Value-up properties will be reclassified as core properties, as defined below, when the Investment Committee judges that the properties have realized enhanced values. The Company will consider the sale of value-up properties as one method to realize asset value appreciation.

xi) Core properties

Core properties refer to office buildings other than value-up properties. Core properties are positioned as those properties that contribute to the profit stability of the overall portfolio.

#### ④ Investment Standards

When investing in individual real estate properties, asset-backed securities that have real estate as their primary investments, or other investments, the Company will, prior to making the investment, perform a general evaluation that considers the current status, future profitability, risk, location, building and facilities maintenance and management, deterioration and obsolescence, earthquake resistance, rights, contracts with current tenants, environment, topography, as well as other factors.

After acquisition of real estate, asset-backed securities that have real estate as their primary investments or other investments, the Company will make ongoing and effective investments in facilities and equipment so as to maintain and improve the value and competitiveness of the asset, and will seek to stabilize and expand profitability by increasing revenues and reducing costs.

The major specific investment criteria of the Company are as follows:

i) Geographical location

Real estate to be invested in will be located in the following areas:

- a) Major urban areas: CBDs in Tokyo, Yokohama, Kawasaki, Chiba, Saitama, Nagoya, Osaka, Kyoto and Kobe
- b) Other government-designated cities: CBDs in Sapporo, Sendai, Hiroshima, Fukuoka, Kitakyushu and others
- c) Other core cities such as prefectural capitals with populations of 300,000 or more

When investing in retail properties, the Company will identify and determine an appropriate business area for the property; analyze the business area from a variety of perspectives, including population, demographic trends, number of households and average income; appropriately measure the latent buying power and growth potential of the business area; and determine the suitability of the tenants and their businesses to the business area. The Company will also study and analyze competitiveness from a variety of perspectives, including current market competition, plans for the opening of competitive stores in the vicinity, and future room for development.

ii) Size

a) Office buildings

In principle, the Company will invest in office buildings with total floor space of at least 3,300 square meters and floor space of approximately 330 square meters for each standard floor above the second story level.

b) Retail properties

In principle, the Company will invest in retail properties of an appropriate size in light of the future growth potential of their areas, as determined by local characteristics, business area scale and the standard property size for similar businesses.



iii) Facilities and equipment

a) Office buildings

The Company will evaluate specifications on a case-by-case basis, after giving general consideration to local characteristics or potential for post-acquisition property modifications, etc. and fully confirming the specifications including the shape and dividability of lease floors, ceiling height, floor fittings, power capacity and air-conditioning systems.

b) Retail properties

The Company will decide on retail properties individually, comparing them against standard qualifications and judging from overall factors, including the local characteristics of the property's area, versatility as a retail property, potential for conversion to other uses, visitor access, etc.

iv) Earthquake resistance

The Company will, in principle, invest only in buildings that meet new earthquake-resistance standards (specified under the Buildings Standards Law) or for which earthquake-resistance reinforcement work has been completed (including properties for which earthquake-resistance reinforcement work has not been done, but can be completed after acquisition).

v) Tenants

a) Office buildings

In principle, no single tenant will occupy more than 50% of a property (parent companies and their subsidiaries are considered as a single tenant). If a tenant occupies more than 50%, the Company can acquire the property after an evaluation of the tenant's creditworthiness, suitability and substitution potential.

b) Retail properties

Although JPR establishes no limitation on the floor occupancy rate of a single tenant, the Company will make a general evaluation of the tenant's creditworthiness, profitability of individual shops, replacability and other factors in selecting tenants. The Company will conduct vigorous property examinations with an aim to pick up properties with strong capability to attract tenants, while analyzing the subject trade zones and the competitive situations. After the acquisition, the Company will continue monitoring of tenants.

vi) Rights

a) Co-ownership

- The Company will, in principle, seek a co-ownership ratio above 50% in order to assure sufficient latitude in property management (leasing, improvements, etc.), but may acquire properties with an ownership ratio below 50% on a case-by-case basis after considering the nature and creditworthiness of other owners and the characteristics of the property.
- The Company shall, in order to assure sufficient latitude in disposal of the property, confirm whether special contracts or other agreements providing for preferential purchasing rights or options among the other owners will be executed and whether restrictions will be placed on the transfer of rights, and if so, the nature of these restrictions.
- The Company will attempt to assure the stability of revenues by fully confirming the nature and creditworthiness of other owners and, where possible, providing for appropriate procedures. (This may include, but is not limited to, signing contracts prohibiting the division of joint equity and reaching agreements on the registration of rights and the mutual use of land).

b) Unit ownership

- The Company will, in principle, reserve for itself at least 75% of the voting rights in meetings attended by unit owners in order to assure sufficient latitude in improvements. However, it may make individual decisions based on a general evaluation of the nature and creditworthiness of other unit owners.
- The Company shall, in order to assure sufficient latitude in disposal of the property, confirm whether special contracts or other agreements providing for preferential purchasing rights or options among the other owners will be executed, and whether restrictions will be placed on the transfer of rights, and if so, the nature of these restrictions.
- The Company will attempt to ensure the stability of revenues by confirming the operations of the management union (reserves, liability ratios, insurance, etc.) and will take such individual measures as are required. (This may include, but is not limited to, increasing accumulated amounts within the Company itself, or providing for insurance on the joint areas and registration of land rights separately from the management union.)

c) Leaseholds

- The Company will, in principle, invest in leaseholds as specified in the old Leasehold Law (Law No. 49 of 1921, including all subsequent amendments) and the Land and Building Leasing Law (Law No. 90 of 1991, including all subsequent amendments).
- The Company will carefully study the nature of the proprietary right holder of land and will make its decision after fully investigating the impact of the provisions for rent revisions, charges for renewing the leasing contract, charges for approval of rebuilding proposals, charges for the approval of sales proposals and other factors in concerning profitability.

d) Collateral rights and usufructuary rights

- The Company will confirm the existence of mortgages or other collateral rights on the proposed property at the time of purchase, and the possibility of extinguishing such rights on closing.
- The Company will make its decision after confirming the existence of usufructuary rights (for example, surface rights or easements) set forth by third parties and the impact that such rights will have on profitability.

vii) Investment amount

a) Minimum investment per property

The minimum investment per property (only the purchasing price, exclusive of taxes, acquisition costs, etc.) will, in principle, be more than 1 billion yen. A property can be acquired for a lesser amount under the following circumstances:

- When acquiring part of a property valued in total at over 1 billion yen
- When acquiring a property with an appraisal value of more than 1 billion yen, but acquired after negotiation for a lesser amount
- In cases where several properties are being acquired together as a package and the concerned property is a subordinate asset

b) Maximum investment per property

The ceiling on the investment amount per property will be one-third of the total investment in real estate, asset-backed securities and other investments already held. Generally, however, properties that exceed this ratio can be acquired in cases where this is deemed advisable. The "total investment in real estate, asset-backed securities and other investments already held" refers to the total appraised value of investments up to the previous period, plus the price of investments purchased in the current period (exclusive of taxes, acquisition costs, etc.), plus the amount to be invested in the new property (exclusive of taxes, acquisition costs, etc.).

c) Restrictions on acquisition price

The acquisition price for investments including real estate and asset-backed securities will, in principle, be limited to 105% of the appraised value of the investments. However, provided that the property acquisition does not cause the total property acquisition fund to fall below the NOI yield criterion for the current period, the above-mentioned appraised-value upper limit of 105% can be exceeded in the following cases:

- Properties that, by long-term fixed leasing contracts, are forecast to contribute to stable cash flow and those that are expected to generate a certain profit for dividends in the medium- to long-term
- Properties that, in terms of scale, location or general standpoint, are judged to contribute to an increase in total fund quality and can be expected to generate a certain profit for dividends

viii) Selection guidelines concerning real estate acquisition ownership type

The Company acquires real estate under direct ownership or on an entrusted basis, acquiring beneficiary interests to the property. The decision as to which form of ownership the Company will take is determined after considering the requirements of the existing owner, the cost of transferring rights and a number of other factors.

## **B. FINANCIAL POLICIES**

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### **① Fund Management Policies**

#### I) Leasehold and security deposits

- For beneficiary interests  
All leasehold and security deposits by tenants will be accumulated within the trust account, but the Company may consider reducing the reserve amount if warranted by accumulated historical data, the establishment of commitment lines and other provisions.
- For real estate, real estate leaseholds and surface rights  
Leasehold and security deposits by tenants will be deposited in full to a commercial bank savings account or time deposit account. However, the Company may reduce reserves in order to more effectively utilize these funds if warranted by accumulated historical data, the establishment of commitment lines and other provisions for the maintenance of efficiency and security.

#### II) Cash and bank deposits in the trust account (for real estate in trust)

All cash will be deposited in ordinary savings accounts or time deposit accounts at banks with short-term debt ratings of at least P-2 from Moody's.

#### III) Cash and bank deposits in the Company accounts

The provisions of II) above will apply to cash and bank deposits in the Company accounts. However, this will not include savings accounts established for use in the execution of loans by financial institutions or the payment of interest on loans.

Surplus funds will, in principle, be paid out in the following order of priority; any balances will be administered as described above:

- Reinvestment (refers to a use in purchasing properties or capital expenditures)
- Cash distribution to investors (however, no cash distributions will be made to investors in excess of profits in the absence of changes in current tax treatment of cash distributions in excess of profits)
- Partial repayment of borrowings (however, this will be given the highest priority when the repayment maturity date of the loan agreement arrives, regardless of the priorities listed above)

#### IV) Derivatives

The Company will use financial futures, options and other derivatives only for the purpose of hedging interest rate fluctuation risks and other risks generated by the liabilities of the Company.

### **② Issuance of Additional Investment Units**

The Company may issue additional investment units in a progressive manner for the purpose of assuring stable, long-term asset growth as warranted by an accurate assessment of the market and upon consideration of the dilution effects to existing units (reduction in equity of existing units from the issuing of new units; reduction in the per-unit net asset value or cash distribution of existing units).

### **③ Borrowings and Issuance of Corporate Bonds**

#### I) Basic policies

The Company will seek to actively expand the size of assets and maintain stable cash distributions to investors by achieving an effective combination of stable long-term fund-raising and flexible short-term fund-raising.

#### II) Loan to value (LTV)

Loan to value (LTV) refers to a ratio calculated as shown below and will be used as a measurement of the ratio of liabilities to total assets of the Company.

$$\text{LTV} = (\text{Borrowings} + \text{Corporate bonds}) / \text{Total assets}$$

The Company will, in principle, maintain LTV at levels of no higher than 55%, but may temporarily exceed this level due to the acquisition of properties or changes in appraised values.

Note: For purposes of this calculation, total assets refers to the amount shown in the assets column of the period-end balance sheet for the most recent period prior to the calculation of LTV, and is found by adjusting the period-end book value of tangible fixed assets for the difference between the period-end book value of the tangible fixed asset and its appraised value.

## C. PROPERTY-RELATED BUSINESS ADMINISTRATION POLICIES

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Property-related business refers to property management, general tenant agency, lease manager/construction manager services and property transfers.

This business is necessary and effective for the achievement of growth for the Company. The Company will administer this business in accordance with the following policies.

### ① *Asset Manager and Property Manager*

The growth of the Company requires integrated management by the Asset Manager (AM) and expert management by the Property Manager (PM), with the PM overseeing the facilities management, leasing management and construction management of individual properties.

In order to achieve more integrated management, the AM may seek the advice of third-parties regarding leasing management and construction plans for real estate invested in. The Company initially selected Tokyo Tatemono Co., Ltd. as the party to provide this advice (the Lease Manager/Construction Manager). The AM will select PMs with high degrees of management expertise, seek to concentrate the PMs for each geographical area, rigorously seek to homogenize management across the portfolio and work to maximize unitholder profits.

The AM will compare the capabilities and merits of a number of companies in its selection of property managers.

Existing PMs and candidates include: Tokyo Tatemono, a company that supports the AM in its leasing management activities and refurbishment plans; PMs that operate under existing contracts of properties acquired by the Company and possess established knowledge of tenants and locations; and other PMs. Final selection is also based on a variety of factors such as management expertise and efforts to integrate PMs in line with property proximity.

### ② *Commissioned General Tenant Agents*

General tenant agencies will be commissioned to Tokyo Tatemono Co., Ltd., Yasuda Real Estate Co., Ltd., Taisei Corporation and other agents (Commissioned General Tenant Agents).

### ③ *Property Transfer Agents*

Tokyo Tatemono will be commissioned to provide property transfer services in order to ensure the smooth execution of property purchases and sales. This will not be limited to the real estate, real estate leasing rights and surface rights, but will include real estate in trust as well. Services will include confirmation of leasing status, confirmation of building and facility maintenance and management, confirmation and establishment of rights, preparation and confirmation of delivery and other ancillary work.

## D. OTHER INVESTMENT POLICIES

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① The Company will administer its assets in such a way that the ratio of the total price of designated real estate (real estate, real estate leasing rights, surface rights, or real estate in trusts for which real estate, land leaseholds, or surface rights are the entrusted assets) to the total price of designated assets owned by the Company is 75% or more.

② The Company may modify the above ratios at any time as warranted by factors such as funding trends, market trends, general economic conditions and real estate market trends.

③ Lending of assets in the portfolio

I) The Company may lend (for such purposes as parking space and the installation of billboards) real estate, real estate leasing rights and surface rights from among the assets listed on page 59 in "A. Investment Policies (2) Types of investment assets" in order to more efficiently administer assets and achieve higher investment performance.

II) If the lending of real estate described in a) above results in the acceptance of leasehold and security deposits or other similar cash funds, the acceptance of these funds will follow the guidelines listed in "B. Financial Policies (1) Fund management policies I) Leasehold and security deposits," on page 65.

III) The Company shall not lend assets other than real estate, real estate leasing rights and surface rights.

## **E. DISTRIBUTION POLICIES**

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The Company shall make cash distributions to unitholders or eligible registered pledgees listed or registered on the unitholders list at the end of each fiscal period, based on the following policies.

### **① Distributable Amount**

Income available for distribution by the Company (the "distributable amount") equals the amount calculated by deducting the sum of unitholders' capital, retained earnings and evaluation/conversion adjustments from the net assets on the balance sheets.

### **② Determining Amount of Distribution**

The Company determines the amount of distribution, which must exceed 90% of the Company's distributable income as stipulated in Article 67:15 of the Special Taxation Measures Law (Law No. 26 of 1957, including all subsequent amendments). However, the actual amount of distribution may not exceed the distributable amount, as defined above. In addition, the Company can reserve funds for long-term repair reserves, payment reserves, distribution reserves and similar reserves and allowances that are recognized to be necessary for maintenance of or increasing the value of assets.

### **③ Retained Earnings**

Retained earnings not distributed from the distributable amount will be allocated based on the asset management policy of the Company.

### **④ Distribution of Cash Exceeding Earnings**

In cases when the distribution is less than 90% of the distributable amount, or when the Company makes an appropriate decision based on the trend of the economic environment, the real estate market, the leasing market or other conditions, the Company may distribute cash exceeding earnings for the relevant period, as the sum of the distribution amount set in (2) above and the amount decided by the Company with the upper limit of the depreciation amount reported at the end of the fiscal period. In such a case, if the cash distribution does not meet the conditions of special tax treatments for the Company, the amount decided by the Company for the purpose of meeting the conditions may be distributed in cash.

As long as the current tax treatment requires investors to calculate capital gains/losses each time such investors receive cash distributions exceeding earnings, the Company will not conduct cash distribution exceeding earnings to investors.

However, if the board of the Company decides that cash distributions exceeding earnings is required to satisfy the "qualification test of distribution deductible", the distribution exceeding earnings is allowed following the above distribution policy.

### **⑤ Method of Distribution**

Distributions are paid in cash based on the number of investment units held to unitholders who are listed on the final unitholders' list at the end of each fiscal period, or to eligible registered pledgees, within three months, in principle, from the end of each fiscal period.

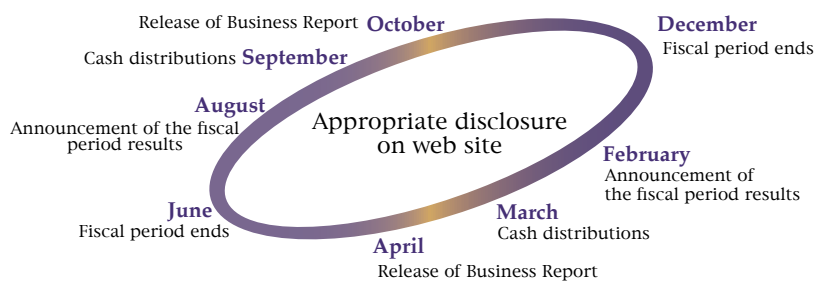
### **⑥ Extinctive Prescription**

The Company will be released from its payment obligation of distributions after a lapse of three years from the date of starting payment. No interest is payable in respect to unpaid distributions in arrears.

## Investor Information

<b>Address of Japan Prime Realty Investment Corporation (JPR)</b>
9-9 Yaesu 1-chome, Chuo-ku, Tokyo 103-8285, Japan
<b>Date of Establishment</b>
September 14, 2001
<b>Listing</b>
Tokyo Stock Exchange (Securities Code: 8955)
<b>Fiscal Period Ends</b>
June 30 and December 31 of each year
<b>General Meeting of Unitholders</b>
More than once every two years
<b>Cash Distribution Payment Eligibility</b>
Unitholders of record as of June 30 and December 31 of each year
<b>Transfer Agent</b>
Mizuho Trust & Banking Co., Ltd./2-1 Yaesu 1-chome, Chuo-ku, Tokyo
<b>Location of Records</b>
Main Branch, Stock Transfer Agency Division Mizuho Trust & Banking Co., Ltd./2-1 Yaesu 1-chome, Chuo-ku, Tokyo
<b>Mailing Address</b>
Stock Transfer Agency Division Mizuho Trust & Banking Co., Ltd. 2-8-4 Izumi, Suginami-ku, Tokyo 168-8507
<b>Agents</b>
Mizuho Trust & Banking Co., Ltd. (All branches nationwide) Mizuho Investors Securities Co., Ltd. (Head office and all branches nationwide)
<b>Web Site</b>
<a href="http://www.jpr-reit.co.jp/jpr_e/index.html">http://www.jpr-reit.co.jp/jpr_e/index.html</a>
<b>Contact (Tokyo Realty Investment Management, Inc.)</b>
Tel: +81-3-3231-1051 Fax: +81-3-3274-7775

## Annual Schedule (Provisional)



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