



Japan Prime Realty Investment Corporation
17th Fiscal Period Property Data Book
(January 1, 2010 - June 30, 2010)

JPR 17th Fiscal Period Property Data Book

Contents

	Page
Property Description	1
Earthquake Resistance Standards and PML List	5
Book Value and Profit or Loss from Valuation	7
Occupancy Rate	9
Net Cash Flow	11
Historical Net Operating Income	13

Property Description (1)

As of June 30, 2010

Area	Type	Property	Location	Type of Ownership				Ownership Ratio (%)	Property description		
				Land	(%)	Building	(%)		Structure	Completion	
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo Ward, Tokyo	Co-ownership	79.4	Co-ownership	79.4	79.4	S · RC · SRC	B2/13F	1993/02
		Kanematsu Bldg. Annex	Chuo Ward, Tokyo	Co-ownership	79.4	Co-ownership	79.4	79.4	SRC	B1/8F	1993/02
		JPR Ningyo-cho Bldg.	Chuo Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	SRC · RC	B1/8F	1989/12
		Shin-Kojimachi Bldg.	Chiyoda Ward, Tokyo	Co-ownership	49.0	Unit ownership	---	77.2 (87.4)	SRC	B1/9F	1984/10
		Shin-Kojimachi Bldg. (2nd period additional acquisition)		Co-ownership	21.0						
		Shin-Kojimachi Bldg. (6th period additional acquisition)		Co-ownership	7.3						
		JPR Crest Takebashi Bldg.	Chiyoda Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/9F	1999/09
		MS Shibaura Bldg.	Minato Ward, Tokyo	Full ownership / Leasehold	100.0 36.0	Unit ownership / Co-ownership	58.0	58.0	SRC · RC · S	B2/13F	1988/02
		Gotanda First Bldg.	Shinagawa Ward, Tokyo	Co-ownership	61.8	Unit ownership	---	59.6	SRC · RC	B2/11F	1989/07
		Fukuoka Bldg.	Chuo Ward, Tokyo	Co-ownership	14.3	Unit ownership / Co-ownership	81.9	26.2	SRC	B2/10F	1990/05
		Fukuoka Bldg. (7th period additional acquisition)		Co-ownership	7.5	Unit ownership	---				
		JPR Ichigaya Bldg.	Chiyoda Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/9F	1989/03
		Oval Court Ohsaki Mark West	Shinagawa Ward, Tokyo	Co-ownership	27.1	Unit ownership	---	23.9	S · SRC	B2/17F	2001/06
		Shinjuku Square Tower	Shinjuku Ward, Tokyo	Co-ownership	29.3	Unit ownership	---	38.8	S · RC · SRC	B4/30F	1994/10
		Shinjuku Square Tower (14th period additional acquisition)		Co-ownership	0.5	Unit ownership	1.1				
		BYGS Shinjuku Bldg.	Shinjuku Ward, Tokyo	Co-ownership	75.0	Co-ownership	75.0	75.0	SRC	B2/14F	1985/04
		Across Shinkawa Bldg. Annex	Chuo Ward, Tokyo	Full ownership	100.0	Unit ownership	---	35.5	S · SRC	B2/10F	1994/06
		Shinjuku Center Bldg.	Shinjuku Ward, Tokyo	Co-ownership	40.0	Unit ownership / Co-ownership	40.0	8.6	SRC · RC · S	B5/54F	1979/10
		Minami Azabu Bldg.	Minato Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	S	9F	1992/06
		Shinagawa Canal Bldg.	Minato Ward, Tokyo	Co-ownership	45.6	Unit ownership	---	45.6	S	B1/8F	2008/07
		Rokubancho Bldg.	Chiyoda Ward, Tokyo	Full ownership	100.0	Unit ownership (Note 4)	---	100.0	SRC	B3/7F	1991/10
		Ryoshin Harajuku Bldg.	Shibuya Ward, Tokyo	Full ownership	100.0	Unit ownership (Note 4)	---	100.0	SRC	B1/9F	1989/03
		Tokyo Tatemono Kyobashi Bldg.	Chuo Ward, Tokyo	Full ownership / Leasehold	100.0	Unit ownership (Note 4)	---	100.0	SRC	B1/10F	1981/01
		TK Horidome Bldg.	Chuo Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/9F	2002/06
		JPR Sendagaya Bldg.	Shibuya Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	S	8F	2009/05
		JPR Shibuya Tower Records Bldg.	Shibuya Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	SRC · S	B3/8F	1992/02
JPR Daikanyama	Shibuya Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	RC	B2/2F	2002/07		
JPR Jingumae 432	Shibuya Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	S · SRC	B1/7F	2006/02		
Shinjuku Sanchoe East Bldg.	Shinjuku Ward, Tokyo	Full ownership / Leasehold	100.0	Unit ownership / Co-ownership	21.0	12.5	S · SRC · RC	B3/14F	2007/01		
Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Chiyoda Ward, Tokyo	Co-ownership	1.9	Unit ownership / Co-ownership	4.3	1.9 (2.1)	S · SRC	B4/20F	2007/10		
Greater Tokyo	Office	Arca East	Sumida Ward, Tokyo	Co-ownership	41.1	Unit ownership	---	38.3	S · SRC	B3/19F	1997/03
		JPR Chiba Bldg.	Chiba City, Chiba	Full ownership	100.0	Full ownership	100.0	100.0	S · SRC	B1/13F	1991/01
		JPR Yokohama Nihon Odori Bldg.	Yokohama City, Kanagawa	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/11F	1989/10
		Shinyokohama 2nd Center Bldg.	Yokohama City, Kanagawa	Co-ownership	50.0	Co-ownership	50.0	50.0	S · SRC	B2/12F	1991/08
		Kawaguchi Center Bldg.	Kawaguchi City, Saitama	Co-ownership	86.5	Unit ownership	---	86.5	S · SRC	B2/15F	1994/02

Property Description (1)

Area	Type	Property	Location	Type of Ownership				Ownership Ratio (%)	Property description			
				Land	(%)	Building	(%)		Structure		Completion	
Greater Tokyo	Office	JPR Ueno East Bldg.	Taito Ward, Tokyo	Full ownership	100.0	Full ownership	100.0	100.0	S·SRC	B1/8F	1992/10	
		Tachikawa Business Center Bldg.	Tachikawa City, Tokyo	Co-ownership	16.9	Unit ownership	---	47.9	S·SRC	B1/12F	1994/12	
		Tachikawa Business Center Bldg. (11th period additional acquisition)		Co-ownership	29.7							
		Rise Arena Bldg. (Note 5)	Toshima Ward, Tokyo	Co-ownership	15.9	Unit ownership / Co-ownership		95.5	25.2	RC·SRC·S	B3/42F	2007/01
		Yume-ooka Office Tower	Yokohama City, Kanagawa	Co-ownership	19.7	Unit ownership	---	48.8	S·SRC·RC	B3/27F	1997/03	
		Olinas Tower (Note 6)	Sumida Ward, Tokyo	Full ownership	100.0	Unit ownership	---	23.3	SRC·RC·S	B2/45F	2006/02	
	Retail	Tanashi ASTA	Nishi-Tokyo City, Tokyo	Co-ownership	42.1	Unit ownership / Co-ownership		52.9	43.6 (51.3)	SRC	B2/17F	1995/02
		Cupo-la Main Bldg.	Kawaguchi City, Saitama	Co-ownership	7.3	Unit ownership		---	16.7 (19.2)	S·RC·SRC	B2/10F	2006/01
		JPR Musashikosugi Bldg.	Kawasaki City, Kanagawa	Full ownership	100.0	Full ownership		100.0	100.0	SRC·RC·S	B1/6F	1983/03
		Musashiurawa Shopping Square	Saitama City, Saitama	(Note 8)		(Note 8)		50.0	S	B1/4F	2005/10	
Kawasaki Dice Bldg.		Kawasaki City, Kanagawa	(Note 9)		(Note 9)		46.6	S·SRC·RC	B2/11F	2003/08		
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata City, Niigata	Co-ownership	52.7	Unit ownership		---	32.9 (58.0)	S·SRC	B1/10F	1996/03
		Tokyo Tatemono Honmachi Bldg.	Osaka City, Osaka	Co-ownership	64.3	Unit ownership / Co-ownership		82.9	72.0 (71.0)	SRC	B3/9F	1970/02
		JPR Hakata Bldg. (Note 7)	Fukuoka City, Fukuoka	Full ownership	100.0	Full ownership		100.0	100.0	S·RC	B1/12F	1985/06
		JPR Naha Bldg.	Naha City, Okinawa	Full ownership	100.0	Full ownership		100.0	100.0	S	1F	2003/11
		Sompo Japan Sendai Bldg.	Sendai City, Miyagi	Full ownership	100.0	Full ownership		100.0	100.0	SRC·S	12F	1991/10
		Sompo Japan Wakayama Bldg.	Wakayama City, Wakayama	Full ownership	100.0	Full ownership		100.0	100.0	SRC	B1/12F	1997/12
		Tenjin 121 Bldg.	Fukuoka City, Fukuoka	Co-ownership	52.2	Unit ownership		---	52.2	S·SRC	13F	2000/07
		JPR Dojima Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership		100.0	100.0	S	9F	1996/07
		JPR Hakata-chuo Bldg.	Fukuoka City, Fukuoka	Full ownership	100.0	Full ownership		100.0	100.0	SRC	B2/9F	1993/10
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya City, Aichi	Full ownership	100.0	Full ownership		100.0	100.0	SRC	8F	1993/02
	Retail	JPR Umeda Loft Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership		100.0	100.0	SRC	B1/8F	1990/04
		Benetton Shinsaibashi Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership		100.0	100.0	S	B2/10F	2003/02 2005/01
		Housing Design Center Kobe	Kobe City, Hyogo	Full ownership	100.0	Full ownership		100.0	100.0	SRC·S	B2/11F	1994/06
		JPR Chayamachi Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership		100.0	100.0	S·SRC	9F	1994/06

Note 1: Figures entered in the "Type of ownership" column have been rounded to the first decimal place.

Note 2: The "Type of ownership" describes the types and percentages of rights owned by JPR or the beneficiaries of real estate in trust over land as real estate assets, and the types of rights and the ratio of site use rights (including co-ownership ratio) over buildings as real estate assets.

Note 3: The "Ownership ratio" held for the unit-ownership buildings indicates the ratio of proprietary floor area owned by JPR to the total proprietary floor area indicated in the management codes, etc. Furthermore, the ratios for Rise Arena Bldg., Olinas Tower and Tanashi ASTA are calculated with the residential portions excluded and the ratio for Yume-ooka Office Tower is calculated using only the figures for its business tower portion.

Note 4: JPR has acquired all of the unit ownerships for Rokubancho Bldg., Ryoshin Harajuku Bldg. and Tokyo Tatemono Kyobashi Bldg., and there are no other sectional owners.

Note 5: Rise Arena Bldg. has been registered as a single building that includes the residential building. The office building has 15 floors above ground and two floors underground.

Note 6: The Olinas Tower has been registered as a single building that includes the commercial building and the residential building. The office building has 31 floors above ground and two floors underground.

Note 7: JPR Hakata Bldg. built a new multi-story parking lot in November 2003.

Note 8: Building: Unit ownership(co-ownership of trust beneficiary interests in real estate ownership ratio: 50.0%)

Note 9: Land: Full ownership, Co-ownership of surface rights(83.8%) (co-ownership of trust beneficiary interests in real estate ownership ratio: 52.0%),

Co-ownership of surface rights(13.1%) (co-ownership of trust beneficiary interests in real estate ownership ratio: 12.6%)

Building: Unit ownership(co-ownership of trust beneficiary interests in real estate ownership ratio: 52.0%)

Unit ownership(co-ownership of trust beneficiary interests in real estate ownership ratio: 12.6%)

Property Description (2)

As of June 30, 2010

Area	Property	Type		Criteria		Office Building's Category			
		Office	Retail	Core Property	Value-up Property	1	2	3	4
Tokyo CBDs	Kanematsu Bldg.	○		○			○		
	Kanematsu Bldg. Annex	○		○				○	
	JPR Ningyo-cho Bldg.	○		○				○	
	Shin-Kojimachi Bldg. (Incl. additional acquisition)	○		○				○	
	JPR Crest Takebashi Bldg.	○		○				○	
	MS Shibaura Bldg.	○		○		○			
	Gotanda First Bldg.	○		○			○		
	Fukuoka Bldg. (Incl. additional acquisition)	○		○			○		
	JPR Ichigaya Bldg.	○		○				○	
	Oval Court Ohsaki Mark West	○		○			○		
	Shinjuku Square Tower	○		○		○			
	BYGS Shinjuku Bldg.	○		○			○		
	Across Shinkawa Bldg. Annex	○		○				○	
	Shinjuku Center Bldg.	○		○		○			
	Minami Azabu Bldg.	○		○				○	
	Shinagawa Canal Bldg.	○		○				○	
	Rokubancho Bldg.	○		○				○	
	Ryoshin Harajuku Bldg.	○		○				○	
	Tokyo Tatemono Kyobashi Bldg.	○		○				○	
	TK Horidome Bldg.	○		○				○	
	JPR Sendagaya Bldg.	○		○				○	
	JPR Shibuya Tower Records Bldg.		○						
	JPR Daikanyama		○						
JPR Jingumae 432		○							
Shinjuku Sanchome East Bldg.		○							
Yurakucho Ekimae Bldg. (Yurakucho Itocia)		○							
Greater Tokyo	Arca East	○		○		○			
	JPR Chiba Bldg.	○		○				○	
	JPR Yokohama Nihon Odori Bldg.	○		○				○	
	Shinyokohama 2nd Center Bldg.	○		○				○	
	Kawaguchi Center Bldg.	○		○			○		
	JPR Ueno East Bldg.	○		○				○	
	Tachikawa Business Center Bldg. (Incl. additional acquisition)	○		○			○		
	Rise Arena Bldg.	○		○		○			
	Yume-ooka Office Tower	○		○		○			
	Olinas Tower	○		○		○			

Property Description (2)

Area	Property	Type		Criteria		Office Building's Category				
		Office	Retail	Core Property	Value-up Property	1	2	3	4	
Greater Tokyo	Tanashi ASTA		○	/		/				
	Cupo-la Main Bldg.		○							
	JPR Musashikosugi Bldg.		○							
	Musashiurawa Shopping Square		○							
	Kawasaki Dice Bldg.		○							
Other Cities	Niigata Ekinan Center Bldg.	○		○			○			
	Tokyo Tatemono Honmachi Bldg.	○		○			○			
	JPR Hakata Bldg.	○		○				○		
	JPR Naha Bldg.	○		○				○		
	Sompo Japan Sendai Bldg.	○		○			○			
	Sompo Japan Wakayama Bldg.	○		○				○		
	Tenjin 121 Bldg.	○		○				○		
	JPR Dojima Bldg.	○		○				○		
	JPR Hakata-chuo Bldg.	○		○				○		
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	○		○			○			
	JPR Umeda Loft Bldg.		○	/		/				
	Benetton Shinsaibashi Bldg.		○							
	Housing Design Center Kobe		○							
	JPR Chayamachi Bldg.		○							
Number of Properties		55	41	14	41	0	7	11	23	0

Note: 1 Definition of "Tokyo CBDs", "Greater Tokyo" and "Other Cities"

Tokyo CBDs	Chiyoda Ward, Chuo Ward, Minato Ward, Shinjuku Ward, Shibuya Ward and Shinagawa Ward
Greater Tokyo	Tokyo Metropolitan excluding Tokyo CBDs, including Chiba pref, Kanagawa pref and Saitama pref
Other Cities	all other areas in Japan

Note: 2 Definition of Office Building's Category

1	Site area: 30,000 m ² or more
2	Site area: 10,000 m ² to 30,000 m ²
3	Site area: 3,000 m ² to 10,000 m ²
4	Site area: less than 3,000 m ²

Note: 3 "Core property" means office building excluding "Value-up property" that applied following standard.

"Value-up property" means secure profitability at acquisition, and

- Occupancy rate at acquisition: about 80% or less
- Growth potential through renovation

ER&PML

Area	Type	Property	Structure (New seismic design)	17th period (as of Jun. 30, 2010)	
				PML (Note 1)	Earthquake Insurance (Note 2)
Tokyo CBDs	Office	Kanematsu Bldg.	○	2.9%	uncovered
		Kanematsu Bldg. Annex	○	7.4%	uncovered
		JPR Ningyo-cho Bldg.	○	5.8%	uncovered
		Shin-Kojimachi Bldg.	○	8.6%	uncovered
		Shin-Kojimachi Bldg. (2nd period additional acquisition)			
		Shin-Kojimachi Bldg. (6th period additional acquisition)			
		JPR Crest Takebashi Bldg.	○	6.8%	uncovered
		MS Shibaura Bldg.	○	4.0%	uncovered
		Gotanda First Bldg.	○	4.4%	uncovered
		Fukuoka Bldg.	○	7.1%	uncovered
		Fukuoka Bldg. (7th period additional acquisition)			
		JPR Ichigaya Bldg.	○	8.0%	uncovered
		Oval Court Ohsaki Mark West	○	1.6%	uncovered
		Shinjuku Square Tower	○	2.0%	uncovered
		Shinjuku Square Tower (14th period additional acquisition)			
		BYGS Shinjuku Bldg.	○	3.7%	uncovered
		Across Shinkawa Bldg. Annex	○	5.0%	uncovered
		Shinjuku Center Bldg.	(Note 3)	2.4%	uncovered
		Minami Azabu Bldg.	○	4.3%	uncovered
		Shinagawa Canal Bldg.	○	6.8%	uncovered
Rokubancho Bldg.	○	4.4%	uncovered		
Ryoshin Harajuku Bldg.	○	7.1%	uncovered		

Area	Type	Property	Structure (New seismic design)	17th period (as of Jun. 30, 2010)	
				PML (Note 1)	Earthquake Insurance (Note 2)
Tokyo CBDs	Office	Tokyo Tatemono Kyobashi Bldg.	(Note 4)	7.7%	uncovered
		TK Horidome Bldg.	○	4.7%	uncovered
		JPR Sendagaya Bldg.	○	4.7%	uncovered
	Retail	JPR Shibuya Tower Records Bldg.	○	5.0%	uncovered
		JPR Daikanyama	○	11.1%	uncovered
		JPR Jungumae 432	○	3.0%	uncovered
		Shinjuku Sanchome East Bldg.	○	2.0%	uncovered
		Yurakucho Ekimae Bldg. (Yurakucho Itocia)	○	2.3%	uncovered
Greater Tokyo	Office	Arca East	○	3.2%	uncovered
		JPR Chiba Bldg.	○	2.6%	uncovered
		JPR Yokohama Nihon Odori Bldg.	○	10.2%	uncovered
		Shinyokohama 2nd Center Bldg.	○	6.4%	uncovered
		Kawaguchi Center Bldg.	○	4.7%	uncovered
		JPR Ueno East Bldg.	○	3.1%	uncovered
		Tachikawa Business Center Bldg.	○	5.2%	uncovered
		Tachikawa Business Center Bldg. (11th period additional acquisition)	○		uncovered
		Rise Arena Bldg.	○	2.5%	uncovered
		Yume-ooka Office Tower	○	1.2%	uncovered
	Olinas Tower	○	3.3%	uncovered	
	Retail	Tanashi Asta	○	6.6%	uncovered
		Cupo-la Main Bldg.	○	6.3%	uncovered
		JPR Musashikosugi Bldg.	○	10.9%	uncovered

ER&PML

Area	Type	Property	Structure (New seismic design)	17th period (as of Jun. 30, 2010)	
				PML (Note 1)	Earthquake Insurance (Note 2)
Greater Tokyo	Retail	Musashiurawa Shopping Square	○	8.0%	uncovered
		Kawasaki Dice Bldg.	○	4.0%	uncovered
Other Cities	Office	Niigata Ekinan Center Bldg.	○	1.9%	uncovered
		Tokyo Tatemono Honmachi Bldg.	(Note 4)	10.5%	uncovered
		JPR Hakata Bldg.	○	1.1%	uncovered
		JPR Naha Bldg.	○	4.5%	uncovered
		Sompo Japan Sendai Bldg.	○	0.5%	uncovered
		Sompo Japan Wakayama Bldg.	○	11.2%	uncovered
		Tenjin 121 Bldg.	○	1.3%	uncovered

Area	Type	Property	Structure (New seismic design)	17th period (as of Jun. 30, 2010)	
				PML (Note 1)	Earthquake Insurance (Note 2)
Other Cities	Office	JPR Dojima Bldg.	○	11.1%	uncovered
		JPR Hakata-chuo Bldg.	○	1.6%	uncovered
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	○	10.0%	uncovered
	Retail	JPR Umeda Loft Bldg.	○	11.6%	uncovered
		Benetton Shinsaibashi Bldg.	○	12.7%	uncovered
		Housing Design Center Kobe	○	4.8%	uncovered
		JPR Chayamachi Bldg.	○	14.8%	uncovered
		Portfolio Total	---	3.4%	---

(Note 1) PML (Probable Maximum Loss) refers to the expected maximum loss ratio used in analyzing earthquakes risks, and features two types: PML for respective buildings and for property portfolios.

PML indicates the degree of damage, caused by an assumed earthquake of maximum magnitude that could happen once every 475 years (or once every 50 years with 10% probability) during the expected use period of a building (50 years as the useful life of a standard building), by the proportion (%) of the expected restoring cost against the price to re-acquire the building.

In the above table, the figures were taken from the Portfolio Earthquake PML Evaluation Report prepared by Sompo Japan Risk Management, Inc. and were rounded down to the first decimal place.

(Note 2) The decision to cover earthquake insurance will be made in light of comparisons between the potential impact of 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 3) Although Shinjuku Center Bldg. was not built in accordance with the new anti-seismic standards, its earthquake-proof safety was examined by using methods almost similar to the present anti-seismic design techniques.

The building was approved by the then-Minister of Construction pursuant to the provisions of Article 38 of the Building Standards Law.

(Note 4) Although Tokyo Tatemono Kyobashi Bldg. and Tokyo Tatemono Honmachi Bldg. was not built in accordance with the new anti-seismic standards, it has undergone seismic upgrade construction and has been credited for the earthquake-proof performance on the same level as that of the new anti-seismic standards.

Valuation

Area	Type	Property	① Acquisition Price		② Book Value (as of Jun. 30, 2010)		③ Appraisal Value (as of Jun. 30, 2010)		% to each Valuation		Profit or Loss from Valuation (JPY)	
			(JPY)	(%)	(JPY)	(%)	(JPY)	(%)	to Acquisition Price	to Book Value	to Acquisition Price	to Book Value
									③/①	③/②	③-①	③-②
Tokyo CBDs	Office	Kanematsu Bldg.	16,276,000,000	4.9%	15,077,251,584	4.7%	10,300,000,000	3.3%	63.3%	68.3%	△ 5,976,000,000	△ 4,777,251,584
		Kanematsu Bldg. Annex	2,874,000,000	0.9%	2,522,765,696	0.8%	2,310,000,000	0.7%	80.4%	91.6%	△ 564,000,000	△ 212,765,696
		JPR Ningyo-cho Bldg.	2,100,000,000	0.6%	1,944,877,212	0.6%	2,380,000,000	0.8%	113.3%	122.4%	280,000,000	435,122,788
		Shin-Kojimachi Bldg. (Note 1)	1,670,000,000	0.5%	1,640,810,391	0.5%	1,960,000,000	0.6%	117.4%	119.5%	290,000,000	319,189,609
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	550,000,000	0.2%	566,870,872	0.2%	839,000,000	0.3%	152.5%	148.0%	289,000,000	272,129,128
		Shin-Kojimachi Bldg. (6th period additional acquisition)	200,000,000	0.1%	202,020,181	0.1%	291,000,000	0.1%	145.5%	144.0%	91,000,000	88,979,819
		JPR Crest Takebashi Bldg.	4,000,000,000	1.2%	3,582,931,292	1.1%	3,530,000,000	1.1%	88.3%	98.5%	△ 470,000,000	△ 52,931,292
		MS Shibaura Bldg.	11,200,000,000	3.4%	11,036,094,615	3.4%	14,800,000,000	4.8%	132.1%	134.1%	3,600,000,000	3,763,905,385
		Gotanda First Bldg.	2,920,000,000	0.9%	2,731,575,055	0.8%	2,850,000,000	0.9%	97.6%	104.3%	△ 70,000,000	118,424,945
		Fukuoka Bldg. (Note 1)	1,800,000,000	0.5%	1,787,060,353	0.6%	2,125,000,000	0.7%	118.1%	118.9%	325,000,000	337,939,647
		Fukuoka Bldg. (7th period additional acquisition)	1,120,000,000	0.3%	1,148,707,693	0.4%	1,115,000,000	0.4%	99.6%	97.1%	△ 5,000,000	△ 33,707,693
		JPR Ichigaya Bldg.	5,100,000,000	1.5%	5,357,543,126	1.7%	4,970,000,000	1.6%	97.5%	92.8%	△ 130,000,000	△ 387,543,126
		Oval Court Ohsaki Mark West	3,500,000,000	1.1%	3,264,868,074	1.0%	4,320,000,000	1.4%	123.4%	132.3%	820,000,000	1,055,131,926
		Shinjuku Square Tower (Note 1)	10,000,000,000	3.0%	9,224,061,608	2.9%	8,790,000,000	2.9%	87.9%	95.3%	△ 1,210,000,000	△ 434,061,608
		Shinjuku Square Tower (14th period additional acquisition)	180,000,000	0.1%	180,923,854	0.1%	122,000,000	0.0%	67.8%	67.4%	△ 58,000,000	△ 58,923,854
		BYGS Shinjuku Bldg.	11,821,000,000	3.6%	12,014,281,851	3.7%	9,930,000,000	3.2%	84.0%	82.7%	△ 1,891,000,000	△ 2,084,281,851
		Across Shinkawa Bldg. Annex	710,000,000	0.2%	643,876,288	0.2%	863,000,000	0.3%	121.5%	134.0%	153,000,000	219,123,712
		Shinjuku Center Bldg.	21,000,000,000	6.3%	21,406,759,532	6.6%	13,100,000,000	4.3%	62.4%	61.2%	△ 7,900,000,000	△ 8,306,759,532
		Minami Azabu Bldg.	3,760,000,000	1.1%	3,885,698,884	1.2%	2,880,000,000	0.9%	76.6%	74.1%	△ 880,000,000	△ 1,005,698,884
		Shinagawa Canal Bldg.	1,870,000,000	0.6%	1,863,742,103	0.6%	1,620,000,000	0.5%	86.6%	86.9%	△ 250,000,000	△ 243,742,103
		Rokubancho Bldg.	2,800,000,000	0.8%	2,912,099,884	0.9%	3,020,000,000	1.0%	107.9%	103.7%	220,000,000	107,900,116
		Ryoshin Harajuku Bldg.	8,400,000,000	2.5%	8,668,857,448	2.7%	7,570,000,000	2.5%	90.1%	87.3%	△ 830,000,000	△ 1,098,857,448
	Tokyo Tatemono Kyobashi Bldg.	5,250,000,000	1.6%	5,282,718,031	1.6%	5,120,000,000	1.7%	97.5%	96.9%	△ 130,000,000	△ 162,718,031	
	TK Horidome Bldg.	5,100,000,000	1.5%	5,267,652,973	1.6%	5,900,000,000	1.9%	115.7%	112.0%	800,000,000	632,347,027	
	JPR Sendagaya Bldg.	15,050,000,000	4.5%	15,402,742,625	4.8%	10,900,000,000	3.5%	72.4%	70.8%	△ 4,150,000,000	△ 4,502,742,625	
	Retail	JPR Shibuya Tower Records Bldg.	12,000,000,000	3.6%	11,683,672,323	3.6%	12,600,000,000	4.1%	105.0%	107.8%	600,000,000	916,327,677
JPR Daikanyama		2,160,000,000	0.7%	2,214,147,173	0.7%	1,310,000,000	0.4%	60.6%	59.2%	△ 850,000,000	△ 904,147,173	
JPR Jungumae 432 (Note 2)		4,275,000,000	1.3%	4,369,201,928	1.4%	4,000,000,000	1.3%	93.6%	91.5%	△ 275,000,000	△ 369,201,928	
Shinjuku Sanchome East Bldg.		2,740,000,000	0.8%	2,783,562,416	0.9%	2,350,000,000	0.8%	85.8%	84.4%	△ 390,000,000	△ 433,562,416	
Yuraucho Ekimae Bldg. (Yurakucho Itocia)		3,400,000,000	1.0%	3,408,559,411	1.1%	2,660,000,000	0.9%	78.2%	78.0%	△ 740,000,000	△ 748,559,411	

Valuation

Area	Type	Property	① Acquisition Price		② Book Value (as of Jun. 30, 2010)		③ Appraisal Value (as of Jun. 30, 2010)		% to each Valuation		Profit or Loss from Valuation (JPY)	
			(JPY)	(%)	(JPY)	(%)	(JPY)	(%)	to Acquisition Price ③/①	to Book Value ③/②	to Acquisition Price ③-①	to Book Value ③-②
Greater Tokyo	Office	Arca East	5,880,000,000	1.8%	4,891,735,715	1.5%	5,530,000,000	1.8%	94.0%	113.0%	△ 350,000,000	638,264,285
		JPR Chiba Bldg.	2,350,000,000	0.7%	2,481,103,433	0.8%	1,550,000,000	0.5%	66.0%	62.5%	△ 800,000,000	△ 931,103,433
		JPR Yokohama Nihon Odori Bldg.	2,927,000,000	0.9%	2,758,964,878	0.9%	2,460,000,000	0.8%	84.0%	89.2%	△ 467,000,000	△ 298,964,878
		Shinyokohama 2nd Center Bldg.	920,000,000	0.3%	875,441,736	0.3%	775,000,000	0.3%	84.2%	88.5%	△ 145,000,000	△ 100,441,736
		Kawaguchi Center Bldg.	8,100,000,000	2.4%	7,422,160,475	2.3%	9,420,000,000	3.1%	116.3%	126.9%	1,320,000,000	1,997,839,525
		JPR Ueno East Bldg.	3,250,000,000	1.0%	3,170,888,163	1.0%	4,920,000,000	1.6%	151.4%	155.2%	1,670,000,000	1,749,111,837
		Tachikawa Business Center Bldg. (Note 1)	888,000,000	0.3%	804,225,833	0.2%	1,160,000,000	0.4%	130.6%	144.2%	272,000,000	355,774,167
		Tachikawa Business Center Bldg. (11th period additional acquisition)	2,300,000,000	0.7%	2,239,277,577	0.7%	2,030,000,000	0.7%	88.3%	90.7%	△ 270,000,000	△ 209,277,577
		Rise Arena Bldg.	5,831,000,000	1.8%	5,694,858,790	1.8%	5,740,000,000	1.9%	98.4%	100.8%	△ 91,000,000	45,141,210
		Yume-ooka Office Tower	6,510,000,000	2.0%	6,366,471,313	2.0%	5,550,000,000	1.8%	85.3%	87.2%	△ 960,000,000	△ 816,471,313
		Olinas Tower	31,300,000,000	9.4%	31,056,302,934	9.6%	31,500,000,000	10.2%	100.6%	101.4%	200,000,000	443,697,066
	Retail	Tanashi ASTA	10,200,000,000	3.1%	8,138,216,058	2.5%	12,200,000,000	4.0%	119.6%	149.9%	2,000,000,000	4,061,783,942
		Cupo-la Main Bldg.	2,100,000,000	0.6%	1,976,180,834	0.6%	2,480,000,000	0.8%	118.1%	125.5%	380,000,000	503,819,166
		JPR Musashikosugi Bldg.	7,260,000,000	2.2%	7,342,284,441	2.3%	5,940,000,000	1.9%	81.8%	80.9%	△ 1,320,000,000	△ 1,402,284,441
Musashiurawa Shopping Square		4,335,000,000	1.3%	4,249,383,220	1.3%	3,890,000,000	1.3%	89.7%	91.5%	△ 445,000,000	△ 359,383,220	
Kawasaki Dice Bldg.		15,080,000,000	4.6%	14,955,820,053	4.6%	14,664,000,000	4.8%	97.2%	98.0%	△ 416,000,000	△ 291,820,053	
Other Cities	Office	Niigata Ekinan Center Bldg.	2,140,000,000	0.6%	1,744,485,511	0.5%	2,090,000,000	0.7%	97.7%	119.8%	△ 50,000,000	345,514,489
		Tokyo Tatemono Honmachi Bldg.	4,150,000,000	1.3%	4,132,670,442	1.3%	3,030,000,000	1.0%	73.0%	73.3%	△ 1,120,000,000	△ 1,102,670,442
		JPR Hakata Bldg.	2,900,000,000	0.9%	3,334,828,188	1.0%	2,940,000,000	1.0%	101.4%	88.2%	40,000,000	△ 394,828,188
		JPR Naha Bldg.	1,560,000,000	0.5%	1,488,288,917	0.5%	1,600,000,000	0.5%	102.6%	107.5%	40,000,000	111,711,083
		Sompo Japan Sendai Bldg.	3,150,000,000	1.0%	2,540,746,998	0.8%	3,350,000,000	1.1%	106.3%	131.9%	200,000,000	809,253,002
		Sompo Japan Wakayama Bldg.	1,670,000,000	0.5%	1,389,113,647	0.4%	1,800,000,000	0.6%	107.8%	129.6%	130,000,000	410,886,353
		Tenjin 121 Bldg.	2,810,000,000	0.8%	2,424,024,237	0.8%	2,460,000,000	0.8%	87.5%	101.5%	△ 350,000,000	35,975,763
		JPR Dojima Bldg.	2,140,000,000	0.6%	2,089,968,628	0.6%	2,370,000,000	0.8%	110.7%	113.4%	230,000,000	280,031,372
		JPR Hakata-chuo Bldg.	1,920,000,000	0.6%	1,825,468,272	0.6%	1,820,000,000	0.6%	94.8%	99.7%	△ 100,000,000	△ 5,468,272
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	4,137,000,000	1.2%	4,265,623,889	1.3%	2,510,000,000	0.8%	60.7%	58.8%	△ 1,627,000,000	△ 1,755,623,889
	Retail	JPR Umeda Loft Bldg.	13,000,000,000	3.9%	12,673,944,720	3.9%	14,000,000,000	4.5%	107.7%	110.5%	1,000,000,000	1,326,055,280
		Benetton Shinsaibashi Bldg.	5,430,000,000	1.6%	5,380,958,203	1.7%	4,630,000,000	1.5%	85.3%	86.0%	△ 800,000,000	△ 750,958,203
		Housing Design Center Kobe	7,220,000,000	2.2%	6,928,386,992	2.1%	6,550,000,000	2.1%	90.7%	94.5%	△ 670,000,000	△ 378,386,992
JPR Chayamachi Bldg.		6,000,000,000	1.8%	6,087,107,990	1.9%	4,650,000,000	1.5%	77.5%	76.4%	△ 1,350,000,000	△ 1,437,107,990	
Total			331,284,000,000	100.0%	322,804,866,563	100.0%	308,134,000,000	100.0%	93.0%	95.5%	△ 23,150,000,000	△ 14,670,866,563

Note 1: Each of the appraisal values for Shin-Kojimachi Bldg., Fukuoka Bldg., Shinjuku Square Tower and Tachikawa Business Center Bldg. indicate the appraisal value for the acquired portion after the

Note 2: A portion of the land at JPR Jingumae 432 was transferred as of June 1, 2010, and the amount (185,000,000 yen) equivalent to the acquisition price of the transferred portion has been deducted from the total acquisition price of the property since that date.

Occupancy Rate

Area	Type	Property	Vacancy floor space (end of the period) (㎡)					Occupancy rate (%)				
			13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06
Tokyo CBDs	Office	Kanematsu Bldg.	0.00	0.00	401.69	1,205.07	803.37	100.0%	100.0%	95.0%	84.9%	90.0%
		Kanematsu Bldg. Annex	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		JPR Ningyo-cho Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Shin-Kojimachi Bldg.	0.00	0.00	0.00	124.95	124.95	100.0%	100.0%	100.0%	94.1%	94.1%
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Shin-Kojimachi Bldg. (6th period additional acquisition)	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		JPR Crest Takebashi Bldg.	0.00	0.00	353.14	353.14	0.00	100.0%	100.0%	89.2%	89.2%	100.0%
		MS Shibaura Bldg.	0.00	0.00	145.45	145.45	230.33	100.0%	100.0%	99.0%	99.0%	98.4%
		Gotanda First Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Fukuoka Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Fukuoka Bldg. (7th period additional acquisition)	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		JPR Ichigaya Bldg.	0.00	994.16	493.30	722.42	802.43	100.0%	76.3%	88.3%	82.8%	81.0%
		Oval Court Ohsaki Mark West	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Shinjuku Square Tower	379.44	397.61	772.31	2,096.12	1,891.09	96.5%	96.4%	93.0%	80.9%	82.8%
		Shinjuku Square Tower (14th period additional acquisition)		6.11	11.86	32.20	29.05	—	96.4%	93.0%	80.9%	82.8%
		BYGS Shinjuku Bldg.	330.55	490.92	906.50	665.03	760.17	97.1%	95.7%	92.0%	94.1%	93.3%
		Across Shinkawa Bldg. Annex	0.00	0.00	200.22	200.22	0.00	100.0%	100.0%	84.0%	84.0%	100.0%
		Shinjuku Center Bldg.	212.28	705.13	1,039.67	1,195.53	1,281.32	97.4%	91.2%	87.1%	85.1%	84.1%
		Minami Azabu Bldg.		0.00	0.00	0.00	0.00	—	100.0%	100.0%	100.0%	100.0%
		Shinagawa Canal Bldg.		1,449.45	882.59	315.73	0.00	—	14.8%	48.1%	81.4%	100.0%
	Rokubancho Bldg.				0.00	0.00	—	—	—	100.0%	100.0%	
	Ryoshin Harajuku Bldg.				0.00	0.00	—	—	—	100.0%	100.0%	
	Tokyo Tatemono Kyobashi Bldg.					0.00	—	—	—	—	100.0%	
	TK Horidome Bldg.					629.09	—	—	—	—	88.1%	
	JPR Sendagaya Bldg.					1,635.16	—	—	—	—	73.5%	
	Retail	JPR Shibuya Tower Records Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		JPR Daikanyama	182.74	0.00	0.00	0.00	0.00	72.1%	100.0%	100.0%	100.0%	100.0%
JPR Jungumae 432		0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%	
Shinjuku Sanchome East Bldg.		0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%	
Yurakucho Ekimae Bldg. (Yurakucho Itocia)			0.00	0.00	0.00	0.00	—	100.0%	100.0%	100.0%	100.0%	

Occupancy Rate

Area	Type	Property	Vacancy floor space (end of the period) (㎡)					Occupancy rate (%)				
			13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06
Greater Tokyo	Office	Arca East	0.00	0.00	1,032.51	0.00	0.00	100.0%	100.0%	85.3%	100.0%	100.0%
		JPR Chiba Bldg.	608.01	776.76	955.04	1,188.13	1,194.61	89.1%	86.1%	82.8%	78.7%	78.4%
		JPR Yokohama Nihon Odori Bldg.	0.00	0.00	318.67	165.16	333.81	100.0%	100.0%	94.7%	97.3%	94.5%
		Shinyokohama 2nd Center Bldg.	0.00	164.61	164.61	271.41	427.21	100.0%	93.8%	93.8%	89.7%	83.8%
		Kawaguchi Center Bldg.	236.94	370.06	468.56	462.95	2,283.05	98.5%	97.6%	97.0%	97.0%	85.2%
		JPR Ueno East Bldg.	589.56	544.70	544.70	370.59	370.59	90.9%	91.6%	91.6%	94.3%	94.3%
		Tachikawa Business Center Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Tachikawa Business Center Bldg. (11th period additional acquisition)	301.80	747.01	666.49	555.85	658.17	89.9%	74.9%	77.6%	81.4%	77.8%
		Rise Arena Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Yume-ooka Office Tower	655.21	912.45	1,334.04	1,643.20	1,643.20	94.5%	92.4%	88.9%	86.3%	86.3%
	Olinas Tower			0.00	0.00	0.00	—	—	100.0%	100.0%	100.0%	
	Retail	Tanashi ASTA	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		Cupo-la Main Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		JPR Musashikosugi Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
Musashiurawa Shopping Square		0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%	
Kawasaki Dice Bldg.		108.85	108.85	259.15	108.85	85.58	99.2%	99.2%	98.0%	99.2%	99.3%	
Other Cities	Office	Niigata Ekinan Center Bldg.	92.71	153.97	0.00	0.00	95.84	98.2%	97.1%	100.0%	100.0%	98.2%
		Meiji Yasuda Life Osaka Umeda Bldg.	155.98	54.55				98.4%	99.4%	—	—	—
		Tokyo Tatemono Honmachi Bldg.	94.08	94.08	94.08	94.08	156.85	98.7%	98.7%	98.7%	98.7%	97.8%
		JPR Hakata Bldg.	148.50	148.50	205.05	224.53	440.65	97.7%	97.7%	96.9%	96.6%	93.3%
		JPR Naha Bldg.	94.39	81.57	163.16	243.75	430.62	97.6%	97.9%	95.9%	93.8%	89.1%
		NORTH 33 Bldg.	74.34					98.9%	—	—	—	—
		Sompo Japan Sendai Bldg.	0.00	221.32	0.00	379.50	522.54	100.0%	96.9%	100.0%	94.7%	92.7%
		Sompo Japan Wakayama Bldg.	410.96	406.94	168.65	0.00	406.98	91.6%	91.7%	96.5%	100.0%	91.7%
		Tenjin 121 Bldg.	0.00	55.19	0.00	279.74	670.49	100.0%	98.3%	100.0%	91.5%	79.6%
		JPR Nagoya Sakae Bldg.	0.00	254.71	254.71	804.46		100.0%	95.3%	95.3%	85.3%	—
		JPR Dojima Bldg.	654.89	654.89	798.20	266.82	554.67	83.4%	83.4%	79.7%	93.2%	85.9%
		JPR Hakata-chuo Bldg.	250.06	0.00	0.00	417.89	0.00	92.5%	100.0%	100.0%	87.5%	100.0%
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
	Retail	JPR Umeda Loft Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
Strasse Ichibancho		4,136.95	4,136.95				0.0%	0.0%	—	—	—	
Benetton Shinsaibashi Bldg.		0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%	
Housing Design Center Kobe		0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%	
		JPR Chayamachi Bldg.	0.00	0.00	0.00	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
Total			9,718.24	13,930.49	12,634.35	14,532.77	18,461.82	97.5%	96.4%	96.8%	96.4%	95.5%

Net Cash Flow

Area	Type	Property	17th period (Jan. 1, 2010 – Jun. 30, 2010) (JPY)						
			① Rental Revenues	② Property related Expenses	③ NOI (= ① - ②)	④ Depreciation	⑤ Profit after Depreciation (= ③ - ④)	⑥ Capital Expenditure	⑦ NCF (= ③ - ⑥)
Tokyo CBDs	Office	Kanematsu Bldg.	387,836,935	123,670,748	264,166,187	51,878,268	212,287,919	3,266,480	260,899,707
		Kanematsu Bldg. Annex	90,528,883	23,240,667	67,288,216	14,750,038	52,538,178	0	67,288,216
		JPR Ningyo-cho Bldg.	103,625,122	26,371,387	77,253,735	9,252,509	68,001,226	0	77,253,735
		Shin-Kojimachi Bldg.	77,346,154	21,214,003	56,132,151	4,384,630	51,747,521	7,245,000	48,887,151
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	32,281,517	9,605,843	22,675,674	1,697,593	20,978,081	0	22,675,674
		Shin-Kojimachi Bldg. (6th period additional acquisition)	12,880,644	3,254,758	9,625,886	504,396	9,121,490	0	9,625,886
		JPR Crest Takebashi Bldg.	125,365,267	35,630,764	89,734,503	28,807,942	60,926,561	766,000	88,968,503
		MS Shibaura Bldg.	539,873,826	146,225,805	393,648,021	39,058,680	354,589,341	826,790	392,821,231
		Gotanda First Bldg.	134,950,892	41,230,033	93,720,859	11,159,249	82,561,610	2,344,210	91,376,649
		Fukuoka Bldg.	87,356,382	18,609,464	68,746,918	2,265,619	66,481,299	0	68,746,918
		Fukuoka Bldg. (7th period additional acquisition)	38,973,120	9,995,124	28,977,996	1,264,987	27,713,009	0	28,977,996
		JPR Ichigaya Bldg.	153,342,973	44,758,310	108,584,663	16,008,734	92,575,929	6,658,094	101,926,569
		Oval Court Ohsaki Mark West	177,670,691	60,882,716	116,787,975	29,911,604	86,876,371	0	116,787,975
		Shinjuku Square Tower	236,519,790	68,506,248	168,013,542	92,501,804	75,511,738	0	168,013,542
		Shinjuku Square Tower (14th period additional acquisition)	3,634,299	1,301,292	2,333,007	864,663	1,468,344	0	2,333,007
		BYGS Shinjuku Bldg.	444,060,510	157,715,887	286,344,623	29,284,935	257,059,688	7,032,250	279,312,373
		Across Shinkawa Bldg. Annex	41,721,695	12,160,674	29,561,021	11,372,910	18,188,111	15,808,000	13,753,021
		Shinjuku Center Bldg.	476,668,546	231,937,039	244,731,507	28,302,272	216,429,235	38,104,527	206,626,980
		Minami Azabu Bldg. (Note)			76,112,400	13,256,313	62,856,087	8,569,787	67,542,613
		Shinagawa Canal Bldg.	52,845,878	19,361,720	33,484,158	9,302,639	24,181,519	793,054	32,691,104
	Rokubancho Bldg. (Note)			104,163,477	10,023,424	94,140,053	0	104,163,477	
	Ryoshin Harajuku Bldg.	266,279,929	51,181,797	215,098,132	10,909,751	204,188,381	904,000	214,194,132	
	Tokyo Tatemono Kyobashi Bldg. (Note)			122,193,463	9,773,554	112,419,909	0	122,193,463	
	TK Horidome Bldg.	95,817,992	11,137,595	84,680,397	23,941,995	60,738,402	803,000	83,877,397	
	JPR Sendagaya Bldg.	151,257,369	5,211,547	146,045,822	12,128,605	133,917,217	0	146,045,822	
	Retail	JPR Shibuya Tower Records Bldg.	345,576,000	43,059,568	302,516,432	21,567,006	280,949,426	0	302,516,432
		JPR Daikanyama	41,566,821	6,608,055	34,958,766	3,134,712	31,824,054	0	34,958,766
JPR Jungumae 432		94,861,943	17,488,388	77,373,555	6,441,917	70,931,638	0	77,373,555	
Shinjuku Sanchome East Bldg.		78,306,186	26,413,168	51,893,018	11,034,533	40,858,485	0	51,893,018	
Yurakucho Ekimae Bldg. (Note) (Yurakucho Itocia)				56,598,433	6,213,709	50,384,724	0	56,598,433	

Net Cash Flow

Area	Type	Property	17th period (Jan. 1, 2010 – Jun. 30, 2010) (JPY)							
			① Rental Revenues	② Property related Expenses	③ NOI (= ① - ②)	④ Depreciation	⑤ Profit after Depreciation (= ③ - ④)	⑥ Capital Expenditure	⑦ NCF (= ③ - ⑥)	
Greater Tokyo	Office	Arca East	274,075,860	140,269,977	133,805,883	57,294,070	76,511,813	0	133,805,883	
		JPR Chiba Bldg.	109,678,879	55,372,011	54,306,868	25,193,087	29,113,781	8,821,550	45,485,318	
		JPR Yokohama Nihon Odori Bldg.	136,952,538	42,887,547	94,064,991	23,812,942	70,252,049	3,223,134	90,841,857	
		Shinyokohama 2nd Center Bldg.	54,548,423	17,984,458	36,563,965	8,329,951	28,234,014	5,600,000	30,963,965	
		Kawaguchi Center Bldg.	452,603,846	155,785,887	296,817,959	95,678,049	201,139,910	3,494,034	293,323,925	
		JPR Ueno East Bldg.	232,165,234	49,769,153	182,396,081	23,696,782	158,699,299	6,171,711	176,224,370	
		Tachikawa Business Center Bldg.	60,927,554	17,543,481	43,384,073	10,509,177	32,874,896	0	43,384,073	
		Tachikawa Business Center Bldg. (11th period additional acquisition)	81,674,342	30,985,429	50,688,913	18,401,453	32,287,460	4,470,000	46,218,913	
		Rise Arena Bldg.	240,297,412	61,093,068	179,204,344	27,277,743	151,926,601	0	179,204,344	
		Yume-ooka Office Tower	313,756,414	173,056,882	140,699,532	97,529,438	43,170,094	300,000	140,399,532	
	Olinas Tower	1,166,600,027	251,804,388	914,795,639	248,734,470	666,061,169	770,174	914,025,465		
	Retail	Tanashi ASTA	596,400,000	88,067,377	508,332,623	119,411,830	388,920,793	0	508,332,623	
		Cupo-la Main Bldg. (Note)			75,096,021	17,588,443	57,507,578	0	75,096,021	
		JPR Musashikosugi Bldg. (Note)			166,342,668	23,235,989	143,106,679	5,353,194	160,989,474	
		Musashiurawa Shopping Square	129,061,584	17,193,895	111,867,689	36,884,499	74,983,190	401,500	111,466,189	
		Kawasaki Dice Bldg.	481,174,999	138,954,232	342,220,767	110,429,950	231,790,817	234,000	341,986,767	
	Other Cities	Office	Niigata Ekinan Center Bldg.	133,726,855	43,474,653	90,252,202	24,602,731	65,649,471	0	90,252,202
			Tokyo Tatemono Honmachi Bldg.	246,645,584	61,624,124	185,021,460	20,063,028	164,958,432	1,404,335	183,617,125
			JPR Hakata Bldg.	151,593,256	46,525,190	105,068,066	31,845,814	73,222,252	3,816,793	101,251,273
JPR Naha Bldg.			99,748,630	29,943,186	69,805,444	17,219,258	52,586,186	0	69,805,444	
Sompo Japan Sendai Bldg.			192,735,120	58,873,619	133,861,501	46,476,893	87,384,608	25,748,000	108,113,501	
Sompo Japan Wakayama Bldg.			121,510,001	43,385,375	78,124,626	26,092,523	52,032,103	22,542,004	55,582,622	
Tenjin 121 Bldg.			102,209,804	35,379,086	66,830,718	25,664,489	41,166,229	2,730,000	64,100,718	
JPR Nagoya Sakae Bldg.			93,963,810	31,987,035	61,976,775	14,009,074	47,967,701	0	61,976,775	
JPR Dojima Bldg.			123,174,670	43,736,115	79,438,555	17,843,270	61,595,285	844,000	78,594,555	
JPR Hakata-chuo Bldg.			81,698,049	22,615,027	59,083,022	10,285,969	48,797,053	3,967,000	55,116,022	
Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.		179,169,361	49,954,508	129,214,853	35,425,987	93,788,866	7,869,000	121,345,853		
Retail		JPR Umeda Loft Bldg.	402,411,000	33,354,503	369,056,497	30,515,921	338,540,576	3,172,000	365,884,497	
		Benetton Shinsaibashi Bldg. (Note)			104,920,058	26,634,707	78,285,351	0	104,920,058	
		Housing Design Center Kobe (Note)			202,365,546	94,659,905	107,705,641	6,182,810	196,182,736	
		JPR Chayamachi Bldg.	138,050,987	29,539,705	108,511,282	20,445,219	88,066,063	13,366,976	95,144,306	
Total			11,855,159,612	3,247,596,454	8,607,563,158	1,896,791,652	6,710,771,506	223,603,407	8,383,959,751	

Note Building is leased to a single tenant. JPR was unable to obtain the tenant's approval to disclosure of rental information. Accordingly, each rental revenues and property related expenses has not been disclosed.

Historical NOI (1)

Area	Type	Property	NOI (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%) (※)					
			13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6	13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6	13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6	
Tokyo CBDs	Office	Kanematsu Bldg.	338,672,184	349,379,639	367,957,044	314,552,620	264,166,187	△ 1.7%	3.2%	5.3%	△ 14.5%	△ 16.0%	4.2%	4.3%	4.6%	3.8%	3.3%	
		Kanematsu Bldg. Annex	82,907,331	83,174,061	82,782,592	69,433,817	67,288,216	5.4%	0.3%	△ 0.5%	△ 16.1%	△ 3.1%	5.8%	5.7%	5.8%	4.8%	4.7%	
		JPR Ningyo-cho Bldg.	74,550,723	76,067,985	78,139,471	76,270,156	77,253,735	12.0%	2.0%	2.7%	△ 2.4%	1.3%	7.1%	7.2%	7.5%	7.2%	7.4%	
		Shin-Kojimachi Bldg.	53,084,875	54,795,438	56,403,538	60,049,237	56,132,151	△ 1.2%	3.2%	2.9%	6.5%	△ 6.5%	6.4%	6.5%	6.8%	7.1%	6.8%	
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	22,461,362	22,777,791	22,563,042	22,448,531	22,675,674	△ 1.4%	1.4%	△ 0.9%	△ 0.5%	1.0%	8.2%	8.2%	8.3%	8.1%	8.3%	
		Shin-Kojimachi Bldg. (6th period additional acquisition)	8,866,859	9,024,667	9,074,481	9,632,192	9,625,886	△ 1.7%	1.8%	0.6%	6.1%	△ 0.1%	8.9%	9.0%	9.1%	9.6%	9.7%	
		JPR Crest Takebashi Bldg.	105,259,450	108,795,180	99,958,315	73,403,872	89,734,503	4.0%	3.4%	△ 8.1%	△ 26.6%	22.2%	5.3%	5.4%	5.0%	3.6%	4.5%	
		MS Shibaura Bldg.	432,880,139	451,231,398	435,918,431	443,614,282	393,648,021	3.2%	4.2%	△ 3.4%	1.8%	△ 11.3%	7.8%	8.0%	7.8%	7.9%	7.1%	
		Gotanda First Bldg.	100,575,704	91,170,329	98,399,942	95,430,845	93,720,859	8.4%	△ 9.4%	7.9%	△ 3.0%	△ 1.8%	6.9%	6.2%	6.8%	6.5%	6.5%	
		Fukuoka Bldg.	46,658,512	65,786,300	69,027,816	69,166,024	68,746,918	△ 0.4%	41.0%	4.9%	0.2%	△ 0.6%	5.2%	7.2%	7.7%	7.6%	7.7%	
		Fukuoka Bldg. (7th period additional acquisition)	31,858,630	32,065,659	31,857,767	29,157,243	28,977,996	0.0%	0.6%	△ 0.6%	△ 8.5%	△ 0.6%	5.7%	5.7%	5.7%	5.2%	5.2%	
		JPR Ichigaya Bldg.	140,688,852	115,604,473	113,756,552	113,891,533	108,584,663	4.9%	△ 17.8%	△ 1.6%	0.1%	△ 4.7%	5.5%	4.5%	4.5%	4.4%	4.3%	
		Oval Court Ohsaki Mark West	129,731,488	132,573,585	115,528,637	120,441,122	116,787,975	9.8%	2.2%	△ 12.9%	4.3%	△ 3.0%	7.4%	7.5%	6.7%	6.8%	6.7%	
		Shinjuku Square Tower	250,917,243	254,373,328	245,004,687	180,738,678	168,013,542	6.7%	1.4%	△ 3.7%	△ 26.2%	△ 7.0%	5.0%	5.0%	4.9%	3.6%	3.4%	
		Shinjuku Square Tower (14th period additional acquisition)		2,317,271	2,341,251	2,469,141	2,333,007				1.0%	5.5%	△ 5.5%	—	4.8%	2.6%	2.7%	2.6%
		BYGS Shinjuku Bldg.	322,135,864	313,832,718	331,927,147	310,558,789	286,344,623	0.8%	△ 2.6%	5.8%	△ 6.4%	△ 7.8%	5.5%	5.3%	5.7%	5.2%	4.9%	
		Across Shinkawa Bldg. Annex	35,721,370	38,448,308	35,767,227	31,895,397	29,561,021	△ 2.6%	7.6%	△ 7.0%	△ 10.8%	△ 7.3%	10.1%	10.7%	10.2%	8.9%	8.4%	
		Shinjuku Center Bldg.	208,583,780	408,385,540	346,269,089	309,460,241	244,731,507		95.8%	△ 15.2%	△ 10.6%	△ 20.9%	3.8%	3.9%	3.3%	2.9%	2.4%	
		Minami Azabu Bldg.		80,506,937	70,387,124	62,356,401	76,112,400			△ 12.6%	△ 11.4%	22.1%	—	4.6%	3.8%	3.3%	4.1%	
		Shinagawa Canal Bldg.		△ 307,344	△ 939,057	20,902,568	33,484,158			205.5%	△ 2,325.9%	60.2%	—	△ 0.5%	△ 0.1%	2.2%	3.6%	
		Rokubancho Bldg.				18,584,968	104,163,477					460.5%	—	—	—	8.1%	7.5%	
		Ryoshin Harajuku Bldg.				8,838,021	215,098,132					2,333.8%	—	—	—	5.5%	5.2%	
		Tokyo Tatemono Kyobashi Bldg.					122,193,463						—	—	—	—	6.1%	
		TK Horidome Bldg.					84,680,397						—	—	—	—	6.6%	
JPR Sendagaya Bldg.					146,045,822						—	—	—	—	11.4%			
Retail	JPR Shibuya Tower Records Bldg.	309,222,842	308,821,475	307,514,637	307,509,909	302,516,432	0.4%	△ 0.1%	△ 0.4%	△ 0.0%	△ 1.6%	5.2%	5.1%	5.2%	5.1%	5.1%		
	JPR Daikanyama	44,628,968	33,043,408	38,722,472	36,437,537	34,958,766	20.4%	△ 26.0%	17.2%	△ 5.9%	△ 4.1%	4.1%	3.0%	3.6%	3.3%	3.3%		
	JPR Jingumae 432 (Note 2)	83,152,129	82,707,887	99,196,222	61,218,889	77,373,555	21.8%	△ 0.5%	19.9%	△ 38.3%	26.4%	3.7%	3.7%	4.5%	2.7%	3.5%		
	Shinjuku Sanchoe East Bldg.	28,170,162	55,614,243	52,623,374	52,013,029	51,893,018	105.8%	97.4%	△ 5.4%	△ 1.2%	△ 0.2%	4.1%	4.0%	3.9%	3.8%	3.8%		
	Yurakucho Ekimae Bldg. (Yurakucho Itochia)		44,123,070	57,019,643	57,020,952	56,598,433			29.2%	0.0%	△ 0.7%	—	3.7%	3.4%	3.3%	3.4%		
Greater Tokyo	Office	Arca East	152,845,716	152,924,723	114,103,337	121,016,578	133,805,883	6.4%	0.1%	△ 25.4%	6.1%	10.6%	5.2%	5.2%	3.9%	4.1%	4.6%	
		JPR Chiba Bldg.	60,936,273	60,068,947	74,889,490	63,747,513	54,306,868	0.9%	△ 1.4%	24.7%	△ 14.9%	△ 14.8%	5.2%	5.1%	6.4%	5.4%	4.7%	
		JPR Yokohama Nihon Odori Bldg.	92,235,181	83,966,441	81,313,922	82,203,028	94,064,991	△ 0.7%	△ 9.0%	△ 3.2%	1.1%	14.4%	6.3%	5.7%	5.6%	5.6%	6.5%	
		Shinyokohama 2nd Center Bldg.	53,549,906	48,950,132	49,916,090	49,198,312	36,563,965	5.8%	△ 8.6%	2.0%	△ 1.4%	△ 25.7%	11.7%	10.6%	10.9%	10.6%	8.0%	
		Kawaguchi Center Bldg.	334,237,818	318,078,139	323,778,158	329,405,593	296,817,959	10.2%	△ 4.8%	1.8%	1.7%	△ 9.9%	8.3%	7.8%	8.1%	8.1%	7.4%	
		JPR Ueno East Bldg.	80,943,581	143,689,269	136,160,591	154,846,091	182,396,081	△ 32.7%	77.5%	△ 5.2%	13.7%	17.8%	5.0%	8.8%	8.4%	9.5%	11.3%	
		Tachikawa Business Center Bldg.	41,171,540	40,796,148	42,345,096	43,887,152	43,384,073	6.4%	△ 0.9%	3.8%	3.6%	△ 1.1%	9.3%	9.1%	9.6%	9.8%	9.9%	
		Tachikawa Business Center Bldg. (11th period additional acquisition)	67,852,743	60,002,150	48,531,326	51,560,643	50,688,913	9.1%	△ 11.6%	△ 19.1%	6.2%	△ 1.7%	5.9%	5.2%	4.3%	4.4%	4.4%	

Historical NOI (1)

Area	Type	Property	NOI (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%) (※)				
			13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6	13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6	13th period 2008/6	14th period 2008/12	15th period 2009/6	16th period 2009/12	17th period 2010/6
Greater Tokyo	Office	Rise Arena Bldg.	177,595,660	177,719,134	178,522,494	181,112,857	179,204,344	△ 9.0%	0.1%	0.5%	1.5%	△ 1.1%	6.1%	6.0%	6.2%	6.2%	6.2%
		Yume-ooka Office Tower	128,990,784	156,660,332	153,002,054	154,638,088	140,699,532	△ 30.8%	21.5%	△ 2.3%	1.1%	△ 9.0%	4.0%	4.8%	4.7%	4.7%	4.4%
		Olinas Tower			10,872,960	979,166,648	914,795,639				8905.5%	△ 6.6%	—	—	6.3%	6.2%	5.9%
	Retail	Tanashi ASTA	511,925,752	511,947,180	510,096,700	508,265,304	508,332,623	0.0%	0.0%	△ 0.4%	△ 0.4%	0.0%	10.1%	10.0%	10.1%	9.9%	10.0%
		Cupo-la Main Bldg.	72,799,594	74,466,161	75,171,633	75,171,867	75,096,021	△ 3.1%	2.3%	0.9%	0.0%	△ 0.1%	7.0%	7.0%	7.2%	7.1%	7.2%
		JPR Musashikosugi Bldg.	169,257,071	169,894,745	169,561,893	169,059,786	166,342,668	1.4%	0.4%	△ 0.2%	△ 0.3%	△ 1.6%	4.7%	4.6%	4.7%	4.6%	4.6%
		Musashiuwawa Shopping Square	111,578,323	111,552,408	111,704,740	111,796,318	111,867,689	△ 11.9%	△ 0.0%	0.1%	0.1%	0.1%	5.2%	5.1%	5.2%	5.1%	5.2%
Kawasaki Dice Bldg.	347,919,308	332,061,105	326,261,626	354,458,544	342,220,767	△ 4.9%	△ 4.6%	△ 1.7%	8.6%	△ 3.5%	4.6%	4.4%	4.4%	4.7%	4.6%		
Other Cities	Office	Niigata Ekinan Center Bldg.	87,724,553	78,746,012	86,050,902	86,252,441	90,252,202	1.6%	△ 10.2%	9.3%	0.2%	4.6%	8.2%	7.3%	8.1%	8.0%	8.5%
		Meiji Yasuda Life Osaka Umeda Bldg.	242,192,069	244,864,735	235,174,632			6.2%	1.1%	△ 4.0%			5.9%	5.9%	5.9%	—	—
		Tokyo Tatemono Honmachi Bldg.	170,699,137	180,700,249	184,484,957	181,173,609	185,021,460	△ 1.9%	5.9%	2.1%	△ 1.8%	2.1%	8.2%	8.6%	9.0%	8.7%	9.0%
		JPR Hakata Bldg.	111,661,042	109,656,738	108,786,469	111,207,286	105,068,066	0.5%	△ 1.8%	△ 0.8%	2.2%	△ 5.5%	7.7%	7.5%	7.6%	7.6%	7.3%
		JPR Naha Bldg.	69,205,093	78,099,966	53,173,872	70,787,539	69,805,444	2.3%	12.9%	△ 31.9%	33.1%	△ 1.4%	8.9%	9.9%	6.9%	9.0%	9.0%
		NORTH 33 Bldg.	92,491,968	63,628,836				18.7%	△ 31.2%				5.0%	5.2%	—	—	—
		Sompo Japan Sendai Bldg.	146,784,282	145,602,787	144,486,869	141,344,210	133,861,501	0.4%	△ 0.8%	△ 0.8%	△ 2.2%	△ 5.3%	9.3%	9.2%	9.2%	8.9%	8.6%
		Sompo Japan Wakayama Bldg.	81,540,030	77,830,946	82,093,043	81,544,862	78,124,626	△ 1.0%	△ 4.5%	5.5%	△ 0.7%	△ 4.2%	9.8%	9.2%	9.9%	9.7%	9.4%
		Tenjin 121 Bldg.	83,962,693	83,023,494	82,586,315	82,443,042	66,830,718	2.7%	△ 1.1%	△ 0.5%	△ 0.2%	△ 18.9%	6.0%	5.9%	5.9%	5.8%	4.8%
		JPR Nagoya Sakae Bldg.	148,533,310	155,974,214	153,437,628	148,965,761	61,976,775	3.2%	5.0%	△ 1.6%	△ 2.9%	△ 58.4%	6.5%	6.8%	6.8%	6.5%	6.1%
		JPR Dojima Bldg.	59,724,644	74,527,244	64,499,652	70,175,487	79,438,555	△ 9.9%	24.8%	△ 13.5%	8.8%	13.2%	5.6%	6.9%	6.1%	6.5%	7.5%
		JPR Hakata-chuo Bldg.	61,388,063	68,142,798	68,691,464	59,725,083	59,083,022	△ 2.8%	11.0%	0.8%	△ 13.1%	△ 1.1%	6.4%	7.0%	7.2%	6.2%	6.2%
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	132,199,083	132,767,935	97,110,342	114,001,043	129,214,853	△ 2.4%	0.4%	△ 26.9%	17.4%	13.3%	6.4%	6.4%	4.7%	5.5%	6.3%
		Retail	JPR Umeda Loft Bldg.	364,056,837	373,606,907	364,511,415	369,276,852	369,056,497	△ 1.6%	2.6%	△ 2.4%	1.3%	△ 0.1%	5.6%	5.7%	5.7%	5.6%
	Strasse Ichibancho		206,107,906	△ 14,672,537	145,661,065			86.2%					9.8%	△ 0.7%	7.2%	—	—
	Benetton Shinsaibashi Bldg.		112,346,424	111,958,036	111,922,319	107,420,765	104,920,058	△ 0.3%	△ 0.3%	△ 0.0%	△ 4.0%	△ 2.3%	4.1%	4.1%	4.2%	3.9%	3.9%
	Housing Design Center Kobe		206,293,727	215,453,561	210,038,206	209,507,227	202,365,546	1.9%	4.4%	△ 2.5%	△ 0.3%	△ 3.4%	5.7%	5.9%	5.9%	5.8%	5.7%
JPR Chayamachi Bldg.	108,038,604	111,826,465	98,719,109	111,981,670	108,511,282	△ 1.7%	3.5%	△ 11.7%	13.4%	△ 3.1%	3.6%	3.7%	3.3%	3.7%	3.6%		
Total			7,739,517,182	7,948,828,746	7,864,861,813	8,332,837,193	8,607,563,158	4.5%	2.7%	△ 1.1%	6.0%	3.3%	5.9%	5.6%	5.7%	5.5%	5.5%

Note 1: NOI yield is calculated using the investment period weighted average NOI as the annualized NOI, divided by the investment period weighted average acquisition price.

Note 2: A portion of the land at JPR Jingumae 432 was transferred as of June 1, 2010, and the NOI yield of the property after that date has been calculated after deducting the amount equivalent to the acquisition price of the transferred portion (185,000,000 yen) from the total acquisition price of the property.

Historical NOI (2)

		NOI (end of the period) (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%)				
		13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	17th period 2010/06
By Area	Tokyo CBDs Total	2,850,728,467	3,214,313,346	3,167,201,444	2,957,495,994	3,433,444,537	12.3%	12.8%	-1.5%	-6.6%	16.1%	5.3%	5.1%	5.0%	4.6%	4.7%
	Office	2,385,554,366	2,690,003,263	2,612,125,096	2,443,295,678	2,910,104,333	13.0%	12.8%	△ 2.9%	△ 6.5%	19.1%	5.5%	5.3%	5.1%	4.7%	4.8%
	Retail	465,174,101	524,310,083	555,076,348	514,200,316	523,340,204	8.9%	12.7%	5.9%	△ 7.4%	1.8%	4.7%	4.4%	4.5%	4.1%	4.3%
	Greater Tokyo Total	2,403,839,250	2,442,777,014	2,406,232,110	3,429,534,322	3,330,588,016	△ 3.8%	1.6%	△ 1.5%	42.5%	-2.9%	6.2%	6.2%	6.2%	6.2%	6.1%
	Office	1,190,359,202	1,242,855,415	1,213,435,518	2,210,782,503	2,126,728,248	△ 5.0%	4.4%	△ 2.4%	82.2%	-3.8%	6.1%	6.3%	6.2%	6.2%	6.1%
	Retail	1,213,480,048	1,199,921,599	1,192,796,592	1,218,751,819	1,203,859,768	△ 2.7%	△ 1.1%	△ 0.6%	2.2%	-1.2%	6.2%	6.1%	6.2%	6.2%	6.2%
	Other Cities Total	2,484,949,465	2,291,738,386	2,291,428,259	1,945,806,877	1,843,530,605	4.9%	△ 7.8%	△ 0.0%	△ 15.1%	-5.3%	6.3%	5.9%	6.2%	6.1%	6.2%
	Office	1,488,105,967	1,493,565,954	1,360,576,145	1,147,620,363	1,058,677,222	1.6%	0.4%	△ 8.9%	△ 15.7%	-7.8%	6.9%	7.1%	7.0%	7.3%	7.5%
	Retail	996,843,498	798,172,432	930,852,114	798,186,514	784,853,383	10.1%	△ 19.9%	16.6%	△ 14.3%	-1.7%	5.6%	4.4%	5.3%	5.0%	5.0%
By Type	Office	5,064,019,535	5,426,424,632	5,186,136,759	5,801,698,544	6,095,509,803	4.9%	7.2%	△ 4.4%	11.9%	5.1%	6.0%	5.9%	5.8%	5.6%	5.5%
	Retail	2,675,497,647	2,522,404,114	2,678,725,054	2,531,138,649	2,512,053,355	3.7%	△ 5.7%	6.2%	△ 5.5%	-0.8%	5.7%	5.1%	5.4%	5.3%	5.3%
By Office Building's Category	1	1,594,005,391	1,848,476,461	1,721,208,935	2,372,216,513	2,177,231,475	13.2%	16.0%	△ 6.9%	37.8%	-8.2%	5.4%	5.3%	5.0%	5.1%	4.8%
	2	2,042,793,506	2,005,130,486	1,941,486,003	1,886,931,334	1,787,985,519	3.3%	△ 1.8%	△ 3.2%	△ 2.8%	-5.2%	6.2%	6.1%	6.3%	6.0%	5.8%
	3	1,427,220,638	1,572,817,685	1,523,441,821	1,542,550,697	2,130,292,809	△ 1.1%	10.2%	△ 3.1%	1.3%	38.1%	6.5%	6.5%	6.2%	6.0%	6.3%
	4	0	0	0	0	0						-	-	-	-	-

(※) Percentages are rounded to the first decimal point.

Note: Definition of Office Building's Category

1	Site area: 30,000㎡ or more
2	Site area: 10,000㎡ to 30,000㎡
3	Site area: 3,000㎡ to 10,000㎡
4	Site area: less than 3,000㎡