



Japan Prime Realty Investment Corporation
15th Fiscal Period Property Data Book
(January 1, 2009 - June 30, 2009)

JPR 15th Fiscal Period Property Data Book

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Property Description (1)

As of June 30, 2009

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	Unit ownership / Co-ownership	---	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	---	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	---					
		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	---	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		
Retail	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	---	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	---	1.9 (2.1)	S · SRC	B4/20F	2007/10		
	Arca East	Sumida Ward, Tokyo	Co-ownership	41.1	Unit ownership	---	38.3	S · SRC	B3/19F	1997/03		
Greater Tokyo	Office	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	
		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 4)	Toshima Ward, Tokyo	Co-ownership	15.9	Unit ownership / Co-ownership	---	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 5)	Sumida Ward, Tokyo	Full ownership	100.0	Unit ownership	---	23.3	SRC · RC · S	B2/45F	2006/02			

Property Description (1)

Area	Type	Property	Location	Type of Ownership				Ownership Ratio (%)	Property description		
				Land	(%)	Building	(%)		Structure		Completion
Greater Tokyo	Retail	Tanashi ASTA	Nishi-Tokyo City, Tokyo	Co-ownership	42.1	Unit ownership / Co-ownership	---	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)	(Note 8)	(Note 8)	50.0	S	B1/4F	2005/10
		Kawasaki Dice Bldg.	Kawasaki City, Kanagawa	(Note 9)	(Note 9)	(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	---	72.0 (71.0)	SRC	B3/9F	1970/02
		JPR Hakata Bldg. (Note 6)	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	9F	1996/07
		JPR Nagoya Sakae Bldg. (Note 7)	Nagoya City, Aichi	Full ownership	100.0	Full ownership	100.0	100.0	S·SRC	13F	2000/07
		JPR Dojima Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	S	B1/11F	2003/01
		JPR Hakata-chuo Bldg.	Fukuoka City, Fukuoka	Full ownership	100.0	Full ownership	100.0	100.0	S	1F	1986/12
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya City, Aichi	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B2/9F	1993/10	
	JPR Umeda Loft Bldg.	Osaka City, Osaka	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	B1/9F	1991/03
		Benetton Shinsaibashi Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/8F	1990/04
		Housing Design Center Kobe	Kobe City, Hyogo	Full ownership	100.0	Full ownership	100.0	100.0	S	B2/10F	2003/02 2005/01
JPR Chayamachi Bldg.		Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	SRC·S	B2/11F	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: 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 5: 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 6: JPR Hakata Bldg. built a new multi-story parking lot in November 2003.

Note 7: JPR Nagoya Sakae Bldg. is comprised of: 1) an office and retail outlet building and 2) a parking lot located on a separate site.

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

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

Note 9: Land: Ownership(co-ownership ratio: 52.0%), 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, 2009

Area	Property	Type		Criteria		Office Building's Category			
		Office	Retail	Core Property	Value-up Property	1	2	3	4
Tokyo CBDs	Kanematsu Bldg.	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	Kanematsu Bldg. Annex	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	JPR Ningyo-cho Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Shin-Kojimachi Bldg. (Incl. additional acquisition)	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	JPR Crest Takebashi Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	MS Shibaura Bldg.	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	Gotanda First Bldg.	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	Fukuoka Bldg. (Incl. additional acquisition)	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	JPR Ichigaya Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Oval Court Ohsaki Mark West	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	Shinjuku Square Tower	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	BYGS Shinjuku Bldg.	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	Across Shinkawa Bldg. Annex	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Shinjuku Center Bldg.	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	Minami Azabu Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Shinagawa Canal Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	JPR Shibuya Tower Records Bldg.		<input type="radio"/>	/		/			
	JPR Daikanyama		<input type="radio"/>						
	JPR Jingumae 432		<input type="radio"/>						
	Shinjuku Sanchome East Bldg.		<input type="radio"/>						
Yurakucho Ekimae Bldg. (Yurakucho Itocia)		<input type="radio"/>							
Greater Tokyo	Arca East	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	JPR Chiba Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	JPR Yokohama Nihon Odori Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Shinyokohama 2nd Center Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Kawaguchi Center Bldg.	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	JPR Ueno East Bldg.	<input type="radio"/>		<input type="radio"/>				<input type="radio"/>	
	Tachikawa Business Center Bldg. (Incl. additional acquisition)	<input type="radio"/>		<input type="radio"/>			<input type="radio"/>		
	Rise Arena Bldg.	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	Yume-ooka Office Tower	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	Olinas Tower	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>			
	Tanashi ASTA		<input type="radio"/>	/		/			
	Cupo-la Main Bldg.		<input type="radio"/>						
	JPR Musashikosugi Bldg.		<input type="radio"/>						
	Musashiurawa Shopping Square		<input type="radio"/>						
Kawasaki Dice Bldg.		<input type="radio"/>							

Property Description (2)

Area	Property	Type		Criteria		Office Building's Category			
		Office	Retail	Core Property	Value-up Property	1	2	3	4
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 Nagoya Sakae 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.		○							
# of Properties	51	37	14	37	0	7	11	19	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)	15th period (as of Jun. 30, 2009)	
				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

Area	Type	Property	Structure (New seismic design)	15th period (as of Jun. 30, 2009)		
				PML (Note 1)	Earthquake Insurance (Note 2)	
Tokyo CBDs	Retail	JPR Shibuya Tower Records Bldg.	○	5.0%	uncovered	
		JPR Daikanyama	○	11.1%	uncovered	
		JPR Jungumae 432	○	3.0%	uncovered	
		Shinjuku Sanchoe East Bldg.	○	2.0%	uncovered	
		Yurakucho Ekimae Bldg. (Yurakucho Itocia)	○	2.3%	uncovered	
		Arca East	○	3.2%	uncovered	
Greater Tokyo	Office	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
			Musashiurawa Shopping Square	○	8.0%	uncovered
Kawasaki Dice Bldg.	○		4.0%	uncovered		

ER&PML

Area	Type	Property	Structure (New seismic design)	15th period (as of Jun. 30, 2009)	
				PML (Note 1)	Earthquake Insurance (Note 2)
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
		JPR Nagoya Sakae Bldg.	○	12.4%	uncovered

Area	Type	Property	Structure (New seismic design)	15th period (as of Jun. 30, 2009)	
				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	---	3.6%	---

(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 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 June 30, 2009)		③ Appraisal Value (as of June 30, 2009)		% 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	5.4%	15,149,244,689	5.2%	13,600,000,000	4.5%	83.6%	89.8%	△ 2,676,000,000	△ 1,549,244,689
		Kanematsu Bldg. Annex	2,874,000,000	1.0%	2,540,265,659	0.9%	2,800,000,000	0.9%	97.4%	110.2%	△ 74,000,000	259,734,341
		JPR Ningyo-cho Bldg.	2,100,000,000	0.7%	1,963,282,208	0.7%	2,540,000,000	0.8%	121.0%	129.4%	440,000,000	576,717,792
		Shin-Kojimachi Bldg.	1,670,000,000	0.6%	1,642,212,503	0.6%	2,048,800,000	0.7%	122.7%	124.8%	378,800,000	406,587,497
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	550,000,000	0.2%	570,266,058	0.2%	877,100,000	0.3%	159.5%	153.8%	327,100,000	306,833,942
		Shin-Kojimachi Bldg. (6th period additional acquisition)	200,000,000	0.1%	203,028,973	0.1%	304,100,000	0.1%	152.1%	149.8%	104,100,000	101,071,027
		JPR Crest Takebashi Bldg.	4,000,000,000	1.3%	3,638,300,710	1.2%	3,720,000,000	1.2%	93.0%	102.2%	△ 280,000,000	81,699,290
		MS Shibaura Bldg.	11,200,000,000	3.7%	11,108,711,515	3.8%	16,000,000,000	5.3%	142.9%	144.0%	4,800,000,000	4,891,288,485
		Gotanda First Bldg.	2,920,000,000	1.0%	2,751,545,469	0.9%	2,910,000,000	1.0%	99.7%	105.8%	△ 10,000,000	158,454,531
		Fukuoka Bldg.	1,800,000,000	0.6%	1,791,778,329	0.6%	2,125,000,000	0.7%	118.1%	118.6%	325,000,000	333,221,671
		Fukuoka Bldg. (7th period additional acquisition)	1,120,000,000	0.4%	1,151,237,667	0.4%	1,115,000,000	0.4%	99.6%	96.9%	△ 5,000,000	△ 36,237,667
		JPR Ichigaya Bldg.	5,100,000,000	1.7%	5,359,943,958	1.8%	5,280,000,000	1.8%	103.5%	98.5%	180,000,000	△ 79,943,958
		Oval Court Ohsaki Mark West	3,500,000,000	1.2%	3,324,691,282	1.1%	4,310,000,000	1.4%	123.1%	129.6%	810,000,000	985,308,718
		Shinjuku Square Tower	10,000,000,000	3.3%	9,409,065,216	3.2%	11,000,000,000	3.7%	110.0%	116.9%	1,000,000,000	1,590,934,784
		Shinjuku Square Tower (14th period additional acquisition)	180,000,000	0.1%	182,512,017	0.1%	155,000,000	0.1%	86.1%	84.9%	△ 25,000,000	△ 27,512,017
		BYGS Shinjuku Bldg.	11,821,000,000	3.9%	12,057,994,329	4.1%	11,100,000,000	3.7%	93.9%	92.1%	△ 721,000,000	△ 957,994,329
		Across Shinkawa Bldg. Annex	710,000,000	0.2%	650,657,609	0.2%	1,030,000,000	0.3%	145.1%	158.3%	320,000,000	379,342,391
		Shinjuku Center Bldg.	21,000,000,000	7.0%	21,250,188,164	7.3%	15,000,000,000	5.0%	71.4%	70.6%	△ 6,000,000,000	△ 6,250,188,164
	Minami Azabu Bldg.	3,760,000,000	1.3%	3,894,640,411	1.3%	3,070,000,000	1.0%	81.6%	78.8%	△ 690,000,000	△ 824,640,411	
	Shinagawa Canal Bldg.	1,870,000,000	0.6%	1,881,512,413	0.6%	1,800,000,000	0.6%	96.3%	95.7%	△ 70,000,000	△ 81,512,413	
Retail	JPR Shibuya Tower Records Bldg.	12,000,000,000	4.0%	11,726,806,335	4.0%	12,600,000,000	4.2%	105.0%	107.4%	600,000,000	873,193,665	
	JPR Daikanyama	2,160,000,000	0.7%	2,220,416,595	0.8%	1,350,000,000	0.4%	62.5%	60.8%	△ 810,000,000	△ 870,416,595	
	JPR Jungumae 432	4,460,000,000	1.5%	4,572,598,402	1.6%	4,300,000,000	1.4%	96.4%	94.0%	△ 160,000,000	△ 272,598,402	
	Shinjuku Sanchoe East Bldg.	2,740,000,000	0.9%	2,805,631,482	1.0%	2,380,000,000	0.8%	86.9%	84.8%	△ 360,000,000	△ 425,631,482	
	Yurachu Ekimae Bldg. (Yurakucho Itocia)	3,400,000,000	1.1%	3,420,986,829	1.2%	2,750,000,000	0.9%	80.9%	80.4%	△ 650,000,000	△ 670,986,829	
Greater Tokyo	Office	Arca East	5,880,000,000	2.0%	5,006,323,855	1.7%	6,620,000,000	2.2%	112.6%	132.2%	740,000,000	1,613,676,145
		JPR Chiba Bldg.	2,350,000,000	0.8%	2,514,110,148	0.9%	1,670,000,000	0.6%	71.1%	66.4%	△ 680,000,000	△ 844,110,148
		JPR Yokohama Nihon Odori Bldg.	2,927,000,000	1.0%	2,768,788,259	0.9%	2,550,000,000	0.8%	87.1%	92.1%	△ 377,000,000	△ 218,788,259
		Shinyokohama 2nd Center Bldg.	920,000,000	0.3%	876,222,224	0.3%	1,190,000,000	0.4%	129.3%	135.8%	270,000,000	313,777,776
		Kawaguchi Center Bldg.	8,100,000,000	2.7%	7,512,217,932	2.6%	9,480,000,000	3.2%	117.0%	126.2%	1,380,000,000	1,967,782,068
		JPR Ueno East Bldg.	3,250,000,000	1.1%	3,200,954,793	1.1%	5,290,000,000	1.8%	162.8%	165.3%	2,040,000,000	2,089,045,207

Valuation

Area	Type	Property	① Acquisition Price		② Book Value (as of June 30, 2009)		③ Appraisal Value (as of June 30, 2009)		% 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
Greater Tokyo	Office	Tachikawa Business Center Bldg.	888,000,000	0.3%	818,055,722	0.3%	1,230,000,000	0.4%	138.5%	150.4%	342,000,000	411,944,278
		Tachikawa Business Center Bldg. (11th period additional acquisition)	2,300,000,000	0.8%	2,257,150,378	0.8%	2,170,000,000	0.7%	94.3%	96.1%	△ 130,000,000	△ 87,150,378
		Rise Arena Bldg.	5,831,000,000	1.9%	5,749,414,276	2.0%	6,040,000,000	2.0%	103.6%	105.1%	209,000,000	290,585,724
		Yume-ooka Office Tower	6,510,000,000	2.2%	6,549,280,852	2.2%	5,870,000,000	2.0%	90.2%	89.6%	△ 640,000,000	△ 679,280,852
		Olinas Tower	31,300,000,000	10.5%	31,466,431,850	10.8%	31,400,000,000	10.4%	100.3%	99.8%	100,000,000	△ 66,431,850
	Retail	Tanashi ASTA	10,200,000,000	3.4%	8,377,039,718	2.9%	12,200,000,000	4.1%	119.6%	145.6%	2,000,000,000	3,822,960,282
		Cupo-la Main Bldg.	2,100,000,000	0.7%	2,011,357,720	0.7%	2,480,000,000	0.8%	118.1%	123.3%	380,000,000	468,642,280
		JPR Musashikosugi Bldg.	7,260,000,000	2.4%	7,385,845,666	2.5%	6,140,000,000	2.0%	84.6%	83.1%	△ 1,120,000,000	△ 1,245,845,666
		Musashiurawa Shopping Square	4,335,000,000	1.4%	4,322,750,176	1.5%	3,990,000,000	1.3%	92.0%	92.3%	△ 345,000,000	△ 332,750,176
		Kawasaki Dice Bldg.	15,080,000,000	5.0%	15,175,142,586	5.2%	14,664,000,000	4.9%	97.2%	96.6%	△ 416,000,000	△ 511,142,586
Other Cities	Office	Niigata Ekinan Center Bldg.	2,140,000,000	0.7%	1,793,690,973	0.6%	2,090,000,000	0.7%	97.7%	116.5%	△ 50,000,000	296,309,027
		Tokyo Tatemono Honmachi Bldg.	4,150,000,000	1.4%	4,168,038,440	1.4%	3,970,000,000	1.3%	95.7%	95.2%	△ 180,000,000	△ 198,038,440
		JPR Hakata Bldg.	2,900,000,000	1.0%	3,385,838,380	1.2%	3,020,000,000	1.0%	104.1%	89.2%	120,000,000	△ 365,838,380
		JPR Naha Bldg.	1,560,000,000	0.5%	1,518,775,756	0.5%	1,610,000,000	0.5%	103.2%	106.0%	50,000,000	91,224,244
		Sompo Japan Sendai Bldg.	3,150,000,000	1.1%	2,600,208,903	0.9%	3,680,000,000	1.2%	116.8%	141.5%	530,000,000	1,079,791,097
		Sompo Japan Wakayama Bldg.	1,670,000,000	0.6%	1,415,512,805	0.5%	1,830,000,000	0.6%	109.6%	129.3%	160,000,000	414,487,195
		Tenjin 121 Bldg.	2,810,000,000	0.9%	2,472,608,473	0.8%	2,730,000,000	0.9%	97.2%	110.4%	△ 80,000,000	257,391,527
		JPR Nagoya Sakae Bldg.	4,550,000,000	1.5%	4,473,848,810	1.5%	5,380,000,000	1.8%	118.2%	120.3%	830,000,000	906,151,190
		JPR Dojima Bldg.	2,140,000,000	0.7%	2,117,683,055	0.7%	2,680,000,000	0.9%	125.2%	126.6%	540,000,000	562,316,945
		JPR Hakata-chuo Bldg.	1,920,000,000	0.6%	1,843,339,983	0.6%	1,860,000,000	0.6%	96.9%	100.9%	△ 60,000,000	16,660,017
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	4,137,000,000	1.4%	4,200,279,614	1.4%	3,440,000,000	1.1%	83.2%	81.9%	△ 697,000,000	△ 760,279,614	
	Retail	JPR Umeda Loft Bldg.	13,000,000,000	4.3%	12,728,727,919	4.4%	15,200,000,000	5.1%	116.9%	119.4%	2,200,000,000	2,471,272,081
		Benetton Shinsaibashi Bldg.	5,430,000,000	1.8%	5,434,227,617	1.9%	4,650,000,000	1.5%	85.6%	85.6%	△ 780,000,000	△ 784,227,617
Housing Design Center Kobe		7,220,000,000	2.4%	7,082,385,487	2.4%	6,520,000,000	2.2%	90.3%	92.1%	△ 700,000,000	△ 562,385,487	
JPR Chayamachi Bldg.	6,000,000,000	2.0%	6,113,860,104	2.1%	4,700,000,000	1.6%	78.3%	76.9%	△ 1,300,000,000	△ 1,413,860,104		
Total			299,419,000,000	100.0%	292,607,631,296	100.0%	300,509,000,000	100.0%	100.4%	102.7%	1,090,000,000	7,901,368,704

*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 breakdown.

Occupancy Rate

Area	Type	Property	Vacancy floor space (end of the period) (㎡)					Occupancy rate (%)				
			11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06
Tokyo CBDs	Office	Kanematsu Bldg.	0.00	200.84	0.00	0.00	401.69	100.0%	97.5%	100.0%	100.0%	95.0%
		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	0.00	0.00	100.0%	100.0%	100.0%	100.0%	100.0%
		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	0.00	0.00	353.14	100.0%	100.0%	100.0%	100.0%	89.2%
		MS Shibaura Bldg.	0.00	0.00	0.00	0.00	145.45	100.0%	100.0%	100.0%	100.0%	99.0%
		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	0.00	0.00	994.16	493.30	100.0%	100.0%	100.0%	76.3%	88.3%
		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	0.00	402.65	379.44	397.61	772.31	100.0%	96.3%	96.5%	96.4%	93.0%
		Shinjuku Square Tower (14th period additional acquisition)				6.11	11.86	—	—	—	96.4%	93.0%
		BYGS Shinjuku Bldg.	181.42	167.83	330.55	490.92	906.50	98.4%	98.5%	97.1%	95.7%	92.0%
		Across Shinkawa Bldg. Annex	0.00	0.00	0.00	0.00	200.22	100.0%	100.0%	100.0%	100.0%	84.0%
		Shinjuku Center Bldg.			212.28	705.13	1,039.67	—	—	97.4%	91.2%	87.1%
	Minami Azabu Bldg.				0.00	0.00	—	—	—	100.0%	100.0%	
	Shinagawa Canal Bldg.				1,449.45	882.59	—	—	—	14.8%	48.1%	
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	0.00	153.01	182.74	0.00	0.00	100.0%	76.6%	72.1%	100.0%	100.0%	
	JPR Jungumae 432	137.74	0.00	0.00	0.00	0.00	86.6%	100.0%	100.0%	100.0%	100.0%	
	Shinjuku Sanhome 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	—	—	—	100.0%	100.0%	
Greater Tokyo	Office	Arca East	0.00	0.00	0.00	0.00	1,032.51	100.0%	100.0%	100.0%	100.0%	85.3%
		JPR Chiba Bldg.	333.82	492.84	608.01	776.76	955.04	94.0%	91.1%	89.1%	86.1%	82.8%
		JPR Yokohama Nihon Odori Bldg.	0.00	168.63	0.00	0.00	318.67	100.0%	97.2%	100.0%	100.0%	94.7%
		Shinyokohama 2nd Center Bldg.	0.00	0.00	0.00	164.61	164.61	100.0%	100.0%	100.0%	93.8%	93.8%
		Kawaguchi Center Bldg.	259.55	444.59	236.94	370.06	468.56	98.3%	97.1%	98.5%	97.6%	97.0%
		JPR Ueno East Bldg.	589.56	589.56	589.56	544.70	544.70	90.9%	90.9%	90.9%	91.6%	91.6%

Occupancy Rate

Area	Type	Property	Vacancy floor space (end of the period) (㎡)					Occupancy rate (%)				
			11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06
Greater Tokyo	Office	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)	0.00	115.22	301.80	747.01	666.49	100.0%	96.1%	89.9%	74.9%	77.6%
		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		1,073.70	655.21	912.45	1,334.04	—	91.1%	94.5%	92.4%	88.9%
		Olinas Tower					0.00	—	—	—	—	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	108.85	108.85	259.15	99.2%	99.2%	99.2%	99.2%	98.0%
Other Cities	Office	Niigata Ekinan Center Bldg.	0.00	0.00	92.71	153.97	0.00	100.0%	100.0%	98.2%	97.1%	100.0%
		Meiji Yasuda Life Osaka Umeda Bldg.	155.98	155.98	155.98	54.55		98.4%	98.4%	98.4%	99.4%	—
		Tokyo Tatemono Honmachi Bldg.	194.40	81.54	94.08	94.08	94.08	97.3%	98.9%	98.7%	98.7%	98.7%
		JPR Hakata Bldg.	0.00	260.33	148.50	148.50	205.05	100.0%	96.0%	97.7%	97.7%	96.9%
		JPR Naha Bldg.	243.75	0.00	94.39	81.57	163.16	93.8%	100.0%	97.6%	97.9%	95.9%
		NORTH 33 Bldg.	700.58	74.34	74.34			89.5%	98.9%	98.9%	—	—
		Sompo Japan Sendai Bldg.	7.42	7.42	0.00	221.32	0.00	99.9%	99.9%	100.0%	96.9%	100.0%
		Sompo Japan Wakayama Bldg.	157.58	157.58	410.96	406.94	168.65	96.8%	96.8%	91.6%	91.7%	96.5%
		Tenjin 121 Bldg.	0.00	0.00	0.00	55.19	0.00	100.0%	100.0%	100.0%	98.3%	100.0%
		JPR Nagoya Sakae Bldg.	0.00	665.52	0.00	254.71	254.71	100.0%	87.8%	100.0%	95.3%	95.3%
		JPR Dojima Bldg.	511.58	511.58	654.89	654.89	798.20	87.0%	87.0%	83.4%	83.4%	79.7%
		JPR Hakata-chuo Bldg.	0.00	250.06	250.06	0.00	0.00	100.0%	92.5%	92.5%	100.0%	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	0.00	0.00	4,136.95	4,136.95		100.0%	100.0%	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			3,582.23	6,082.07	9,718.24	13,930.49	12,634.35	99.0%	98.4%	97.5%	96.4%	96.8%

Net Cash Flow

Area	Type	Property	15th period (Jan. 1, 2009 – Jun. 30, 2009) (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.	494,832,477	126,875,433	367,957,044	85,680,478	282,276,566	0	367,957,044
		Kanematsu Bldg. Annex	108,286,963	25,504,371	82,782,592	24,031,203	58,751,389	3,751,000	79,031,592
		JPR Ningyo-cho Bldg.	109,791,607	31,652,136	78,139,471	9,679,898	68,459,573	2,131,000	76,008,471
		Shin-Kojimachi Bldg.	80,044,516	23,640,978	56,403,538	4,262,482	52,141,056	0	56,403,538
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	32,104,997	9,541,955	22,563,042	1,697,593	20,865,449	0	22,563,042
		Shin-Kojimachi Bldg. (6th period additional acquisition)	12,551,305	3,476,824	9,074,481	504,396	8,570,085	0	9,074,481
		JPR Crest Takebashi Bldg.	137,018,157	37,059,842	99,958,315	28,755,916	71,202,399	619,000	99,339,315
		MS Shibaura Bldg.	580,307,376	144,388,945	435,918,431	38,861,673	397,056,758	8,781,037	427,137,394
		Gotanda First Bldg.	139,361,056	40,961,114	98,399,942	11,105,868	87,294,074	4,665,000	93,734,942
		Fukuoka Bldg.	87,356,382	18,328,566	69,027,816	2,452,357	66,575,459	0	69,027,816
		Fukuoka Bldg. (7th period additional acquisition)	41,633,160	9,775,393	31,857,767	1,264,987	30,592,780	0	31,857,767
		JPR Ichigaya Bldg.	167,439,704	53,683,152	113,756,552	14,596,720	99,159,832	42,228,154	71,528,398
		Oval Court Ohsaki Mark West	177,498,725	61,970,088	115,528,637	29,911,604	85,617,033	0	115,528,637
		Shinjuku Square Tower	313,818,161	68,813,474	245,004,687	92,501,804	152,502,883	0	245,004,687
		Shinjuku Square Tower (14th period additional acquisition)	4,822,051	2,480,800	2,341,251	841,136	1,500,115	0	2,341,251
		BYGS Shinjuku Bldg.	492,437,984	160,510,837	331,927,147	28,738,982	303,188,165	11,161,500	320,765,647
		Across Shinkawa Bldg. Annex	49,594,374	13,827,147	35,767,227	11,154,068	24,613,159	3,640,000	32,127,227
		Shinjuku Center Bldg.	512,499,782	166,230,693	346,269,089	24,697,534	321,571,555	15,291,552	330,977,537
		Minami Azabu Bldg. *			70,387,124	12,939,613	57,447,511	3,531,000	66,856,124
		Shinagawa Canal Bldg.	15,932,109	16,871,166	△ 939,057	9,233,163	△ 10,172,220	609,757	△ 1,548,814
Retail	JPR Shibuya Tower Records Bldg.	345,576,000	38,061,363	307,514,637	21,482,381	286,032,256	4,274,000	303,240,637	
	JPR Daikanyama	44,343,385	5,620,913	38,722,472	3,087,550	35,634,922	947,000	37,775,472	
	JPR Jungumae 432	114,184,573	14,988,351	99,196,222	6,430,394	92,765,828	0	99,196,222	
	Shinjuku Sanchoe East Bldg.	78,306,186	25,682,812	52,623,374	11,034,533	41,588,841	0	52,623,374	
	Yurakucho Ekimae Bldg. * (Yurakucho Itocia)			57,019,643	6,206,225	50,813,418	0	57,019,643	
Greater Tokyo	Office	Arca East	250,184,413	136,081,076	114,103,337	57,294,070	56,809,267	0	114,103,337
		JPR Chiba Bldg.	128,335,986	53,446,496	74,889,490	25,878,805	49,010,685	3,286,000	71,603,490
		JPR Yokohama Nihon Odori Bldg.	143,642,531	62,328,609	81,313,922	22,674,576	58,639,346	66,625,924	14,687,998
		Shinyokohama 2nd Center Bldg.	70,775,812	20,859,722	49,916,090	7,905,729	42,010,361	1,191,576	48,724,514
		Kawaguchi Center Bldg.	476,925,941	153,147,783	323,778,158	95,401,005	228,377,153	3,016,140	320,762,018
		JPR Ueno East Bldg.	196,307,540	60,146,949	136,160,591	42,468,869	93,691,722	33,900,478	102,260,113

Net Cash Flow

Area	Type	Property	15th period (Jan. 1, 2009 – Jun. 30, 2009) (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	Tachikawa Business Center Bldg.	61,871,864	19,526,768	42,345,096	10,402,077	31,943,019	804,830	41,540,266
		Tachikawa Business Center Bldg. (11th period additional acquisition)	82,129,192	33,597,866	48,531,326	18,122,622	30,408,704	2,973,760	45,557,566
		Rise Arena Bldg.	240,564,061	62,041,567	178,522,494	27,277,743	151,244,751	0	178,522,494
		Yume-ooka Office Tower	334,336,510	181,334,456	153,002,054	97,060,539	55,941,515	5,716,000	147,286,054
		Olinas Tower	12,971,744	2,098,784	10,872,960	41,364,183	△ 30,491,223	0	10,872,960
	Retail	Tanashi ASTA	596,400,000	86,303,300	510,096,700	119,411,830	390,684,870	0	510,096,700
		Cupo-la Main Bldg. *			75,171,633	17,588,443	57,583,190	0	75,171,633
		JPR Musashikosugi Bldg. *			169,561,893	30,539,095	139,022,798	0	169,561,893
		Musashiurawa Shopping Square	129,061,584	17,356,844	111,704,740	36,883,957	74,820,783	0	111,704,740
		Kawasaki Dice Bldg.	479,848,348	153,586,722	326,261,626	110,389,179	215,872,447	7,742,800	318,518,826
Other Cities	Office	Niigata Ekinan Center Bldg.	135,015,962	48,965,060	86,050,902	24,602,731	61,448,171	0	86,050,902
		Meiji Yasuda Life Osaka Umeda Bldg.	373,465,728	138,291,096	235,174,632	71,776,638	163,397,994	12,212,886	222,961,746
		Tokyo Tatemono Honmachi Bldg.	245,999,832	61,514,875	184,484,957	19,902,384	164,582,573	2,320,118	182,164,839
		JPR Hakata Bldg.	163,071,952	54,285,483	108,786,469	29,930,535	78,855,934	83,145,804	25,640,665
		JPR Naha Bldg.	108,893,901	55,720,029	53,173,872	15,538,958	37,634,914	90,357,665	△ 37,183,793
		Sompo Japan Sendai Bldg.	205,693,657	61,206,788	144,486,869	45,618,701	98,868,168	12,194,119	132,292,750
		Sompo Japan Wakayama Bldg.	117,738,497	35,645,454	82,093,043	25,713,606	56,379,437	10,479,000	71,614,043
		Tenjin 121 Bldg.	119,210,586	36,624,271	82,586,315	25,649,747	56,936,568	0	82,586,315
		JPR Nagoya Sakae Bldg.	225,475,711	72,038,083	153,437,628	27,798,062	125,639,566	11,024,646	142,412,982
		JPR Dojima Bldg.	113,674,083	49,174,431	64,499,652	19,787,696	44,711,956	2,887,000	61,612,652
		JPR Hakata-chuo Bldg.	91,364,160	22,672,696	68,691,464	19,452,753	49,238,711	1,483,000	67,208,464
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	191,107,562	93,997,220	97,110,342	27,016,865	70,093,477	231,901,118	△ 134,790,776
	Retail	JPR Umeda Loft Bldg.	402,412,125	37,900,710	364,511,415	30,314,123	334,197,292	0	364,511,415
		Strasse Ichibancho	160,000,000	14,338,935	145,661,065	30,456,131	115,204,934	0	145,661,065
		Benetton Shinsaibashi Bldg. *			111,922,319	26,664,542	85,257,777	0	111,922,319
		Housing Design Center Kobe *			210,038,206	93,314,829	116,723,377	52,275,123	157,763,083
		JPR Chayamachi Bldg.	138,999,546	40,280,437	98,719,109	20,180,082	78,539,027	17,922,431	80,796,678
Total			11,030,526,765	3,165,664,952	7,864,861,813	1,795,533,663	6,069,328,150	755,090,418	7,109,771,395

* 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 information for the Minami Azabu Bldg., Yurakucho Ekimae Bldg.(Yurakucho Itocia), Cupo-la Main Bldg., JPR Musashikosugi Bldg., Benetton Shinsaibashi Bldg. and Housing Design Center Kobe has not been disclosed.

Historical NOI (1)

Area	Type	Property	NOI (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%) (※)				
			11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06
Tokyo CBDs	Office	Kanematsu Bldg.	328,728,599	344,443,280	338,672,184	349,379,639	367,957,044	1.1%	4.8%	△ 1.7%	3.2%	5.3%	4.1%	4.2%	4.2%	4.3%	4.6%
		Kanematsu Bldg. Annex	75,225,426	78,668,468	82,907,331	83,174,061	82,782,592	△ 1.6%	4.6%	5.4%	0.3%	△ 0.5%	5.3%	5.4%	5.8%	5.7%	5.8%
		JPR Ningyo-cho Bldg.	71,354,500	66,537,028	74,550,723	76,067,985	78,139,471	3.9%	△ 6.8%	12.0%	2.0%	2.7%	6.9%	6.3%	7.1%	7.2%	7.5%
		Shin-Kojimachi Bldg.	52,900,086	53,742,566	53,084,875	54,795,438	56,403,538	5.2%	1.6%	△ 1.2%	3.2%	2.9%	6.4%	6.4%	6.4%	6.5%	6.8%
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	17,959,764	22,782,196	22,461,362	22,777,791	22,563,042	/	26.9%	△ 1.4%	1.4%	△ 0.9%	6.6%	8.2%	8.2%	8.2%	8.3%
		Shin-Kojimachi Bldg. (6th period additional acquisition)	8,524,946	9,024,478	8,866,859	9,024,667	9,074,481	2.7%	5.9%	△ 1.7%	1.8%	0.6%	8.6%	9.0%	8.9%	9.0%	9.1%
		JPR Crest Takebashi Bldg.	97,214,386	101,188,683	105,259,450	108,795,180	99,958,315	15.4%	4.1%	4.0%	3.4%	△ 8.1%	4.9%	5.0%	5.3%	5.4%	5.0%
		MS Shibaura Bldg.	380,985,654	419,290,804	432,880,139	451,231,398	435,918,431	△ 2.0%	10.1%	3.2%	4.2%	△ 3.4%	6.9%	7.4%	7.8%	8.0%	7.8%
		Gotanda First Bldg.	93,144,597	92,771,737	100,575,704	91,170,329	98,399,942	5.8%	△ 0.4%	8.4%	△ 9.4%	7.9%	6.4%	6.3%	6.9%	6.2%	6.8%
		Fukuoka Bldg.	46,570,200	46,861,812	46,658,512	65,786,300	69,027,816	△ 0.2%	0.6%	△ 0.4%	41.0%	4.9%	5.2%	5.2%	5.2%	7.2%	7.7%
		Fukuoka Bldg. (7th period additional acquisition)	28,167,513	31,851,017	31,858,630	32,065,659	31,857,767	△ 0.0%	13.1%	0.0%	0.6%	△ 0.6%	5.1%	5.6%	5.7%	5.7%	5.7%
		JPR Ichigaya Bldg.	141,197,105	134,058,833	140,688,852	115,604,473	113,756,552	0.8%	△ 5.1%	4.9%	△ 17.8%	△ 1.6%	5.6%	5.2%	5.5%	4.5%	4.5%
		Oval Court Ohsaki Mark West	109,661,703	118,125,143	129,731,488	132,573,585	115,528,637	0.2%	7.7%	9.8%	2.2%	△ 12.9%	6.3%	6.7%	7.4%	7.5%	6.7%
		Shinjuku Square Tower	235,587,787	235,163,210	250,917,243	254,373,328	245,004,687	1.1%	△ 0.2%	6.7%	1.4%	△ 3.7%	4.8%	4.7%	5.0%	5.0%	4.9%
		Shinjuku Square Tower (14th period additional acquisition)	/	/	/	2,317,271	2,341,251	/	/	/	/	1.0%	-	-	-	4.8%	2.6%
		BYGS Shinjuku Bldg.	319,934,405	319,443,795	322,135,864	313,832,718	331,927,147	2.5%	△ 0.2%	0.8%	△ 2.6%	5.8%	5.5%	5.4%	5.5%	5.3%	5.7%
		Across Shinkawa Bldg. Annex	35,148,031	36,667,194	35,721,370	38,448,308	35,767,227	5.1%	4.3%	△ 2.6%	7.6%	△ 7.0%	10.0%	10.2%	10.1%	10.7%	10.2%
	Shinjuku Center Bldg.	/	/	208,583,780	408,385,540	346,269,089	/	/	/	95.8%	△ 15.2%	-	-	3.8%	3.9%	3.3%	
	Minami Azabu Bldg.	/	/	/	80,506,937	70,387,124	/	/	/	/	△ 12.6%	-	-	3.8%	4.6%	3.8%	
	Shinagawa Canal Bldg.	/	/	/	△ 307,344	△ 939,057	/	/	/	/	205.5%	-	-	3.8%	-0.5%	-0.1%	
Retail	JPR Shibuya Tower Records Bldg.	309,177,260	307,940,601	309,222,842	308,821,475	307,514,637	0.4%	△ 0.4%	0.4%	△ 0.1%	△ 0.4%	5.2%	5.1%	5.2%	5.1%	5.2%	
	JPR Daikanyama	41,341,487	37,074,724	44,628,968	33,043,408	38,722,472	△ 0.5%	△ 10.3%	20.4%	△ 26.0%	17.2%	3.9%	3.4%	4.1%	3.0%	3.6%	
	JPR Jingumae 432	78,437,711	68,295,724	83,152,129	82,707,887	99,196,222	△ 8.2%	△ 12.9%	21.8%	△ 0.5%	19.9%	3.5%	3.0%	3.7%	3.7%	4.5%	
	Shinjuku Sanchoe East Bldg.	8,167,367	13,691,085	28,170,162	55,614,243	52,623,374	/	67.6%	105.8%	97.4%	△ 5.4%	5.1%	5.0%	4.1%	4.0%	3.9%	
	Yurakucho Ekimae Bldg. (Yurkucho Itochia)	/	/	/	44,123,070	57,019,643	/	/	/	/	29.2%	5.1%	5.0%	4.1%	3.7%	3.4%	
Greater Tokyo	Office	Arca East	138,002,667	143,669,847	152,845,716	152,924,723	114,103,337	0.8%	4.1%	6.4%	0.1%	△ 25.4%	4.7%	4.8%	5.2%	5.2%	3.9%
		JPR Chiba Bldg.	77,905,146	60,391,523	60,936,273	60,068,947	74,889,490	2.7%	△ 22.5%	0.9%	△ 1.4%	24.7%	6.7%	5.1%	5.2%	5.1%	6.4%
		JPR Yokohama Nihon Odori Bldg.	83,291,193	92,877,483	92,235,181	83,966,441	81,313,922	△ 4.1%	11.5%	△ 0.7%	△ 9.0%	△ 3.2%	5.7%	6.3%	6.3%	5.7%	5.6%
		Shinyokohama 2nd Center Bldg.	54,221,281	50,623,526	53,549,906	48,950,132	49,916,090	11.0%	△ 6.6%	5.8%	△ 8.6%	2.0%	11.9%	10.9%	11.7%	10.6%	10.9%
		Kawaguchi Center Bldg.	307,755,536	303,193,176	334,237,818	318,078,139	323,778,158	△ 0.3%	△ 1.5%	10.2%	△ 4.8%	1.8%	7.7%	7.4%	8.3%	7.8%	8.1%
		JPR Ueno East Bldg.	130,707,087	120,212,291	80,943,581	143,689,269	136,160,591	△ 2.1%	△ 8.0%	△ 32.7%	77.5%	△ 5.2%	8.1%	7.3%	5.0%	8.8%	8.4%
	Office	Tachikawa Business Center Bldg.	39,623,398	38,680,729	41,171,540	40,796,148	42,345,096	6.2%	△ 2.4%	6.4%	△ 0.9%	3.8%	9.0%	8.6%	9.3%	9.1%	9.6%
		Tachikawa Business Center Bldg. (11th period additional acquisition)	43,563,415	62,207,346	67,852,743	60,002,150	48,531,326	/	42.8%	9.1%	△ 11.6%	△ 19.1%	5.6%	5.4%	5.9%	5.2%	4.3%
		Rise Arena Bldg.	35,379,599	195,200,881	177,595,660	177,719,134	178,522,494	/	451.7%	△ 9.0%	0.1%	0.5%	2.2%	6.6%	6.1%	6.0%	6.2%
		Yume-ooka Office Tower	/	186,434,256	128,990,784	156,660,332	153,002,054	/	/	/	△ 30.8%	21.5%	△ 2.3%	-	6.0%	4.0%	4.8%
Olinas Tower	/	/	/	/	10,872,960	/	/	/	/	/	-	-	-	-	6.3%		

Historical NOI (1)

Area	Type	Property	NOI (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%) (※)				
			11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06
Greater Tokyo	Retail	Tanashi ASTA	511,192,499	511,816,773	511,925,752	511,947,180	510,096,700	0.0%	0.1%	0.0%	0.0%	△ 0.4%	10.1%	10.0%	10.1%	10.0%	10.1%
		Tsurumi fuga 1	64,644,145					△ 43.6%	△ 100.0%				7.8%	—	—	—	—
		Cupo-la Main Bldg.	75,090,846	75,093,743	72,799,594	74,466,161	75,171,633	△ 10.6%	0.0%	△ 3.1%	2.3%	0.9%	7.2%	7.1%	7.0%	7.0%	7.2%
		JPR Musashikosugi Bldg.	169,405,061	166,960,941	169,257,071	169,894,745	169,561,893	69.3%	△ 1.4%	1.4%	0.4%	△ 0.2%	4.7%	4.6%	4.7%	4.6%	4.7%
		Musashirawa Shopping Square	72,400,470	126,658,794	111,578,323	111,552,408	111,704,740		74.9%	△ 11.9%	△ 0.0%	0.1%	5.9%	5.8%	5.2%	5.1%	5.2%
		Kawasaki Dice Bldg.	163,789,411	366,032,701	347,919,308	332,061,105	326,261,626		123.5%	△ 4.9%	△ 4.6%	△ 1.7%	5.0%	4.8%	4.6%	4.4%	4.4%
Other Cities	Office	Niigata Ekinan Center Bldg.	89,580,772	86,348,716	87,724,553	78,746,012	86,050,902	6.5%	△ 3.6%	1.6%	△ 10.2%	9.3%	8.4%	8.0%	8.2%	7.3%	8.1%
		Meiji Yasuda Life Osaka Umeda Bldg.	237,912,623	228,137,253	242,192,069	244,864,735	235,174,632	5.3%	△ 4.1%	6.2%	1.1%	△ 4.0%	5.8%	5.5%	5.9%	5.9%	5.9%
		Tokyo Tatemono Honmachi Bldg.	171,415,255	174,030,129	170,699,137	180,700,249	184,484,957	△ 5.0%	1.5%	△ 1.9%	5.9%	2.1%	8.3%	8.3%	8.2%	8.6%	9.0%
		JPR Takamatsu Bldg.	32,451,832					△ 30.2%	△ 100.0%				5.6%	—	—	—	—
		JPR Hakata Bldg.	101,538,081	111,082,195	111,661,042	109,656,738	108,786,469	17.5%	9.4%	0.5%	△ 1.8%	△ 0.8%	7.1%	7.6%	7.7%	7.5%	7.6%
		JPR Naha Bldg.	70,172,082	67,637,735	69,205,093	78,099,966	53,173,872	1.6%	△ 3.6%	2.3%	12.9%	△ 31.9%	9.1%	8.6%	8.9%	9.9%	6.9%
		NORTH 33 Bldg.	78,349,634	77,904,129	92,491,968	63,628,836		△ 17.0%	△ 0.6%	18.7%	△ 31.2%		4.3%	4.2%	5.0%	5.2%	—
		Sompo Japan Sendai Bldg.	146,195,935	146,217,113	146,784,282	145,602,787	144,486,869	△ 0.3%	0.0%	0.4%	△ 0.8%	△ 0.8%	9.4%	9.2%	9.3%	9.2%	9.2%
		Sompo Japan Wakayama Bldg.	84,303,002	82,366,242	81,540,030	77,830,946	82,093,043	3.6%	△ 2.3%	△ 1.0%	△ 4.5%	5.5%	10.2%	9.8%	9.8%	9.2%	9.9%
		Tenjin 121 Bldg.	82,120,333	81,788,715	83,962,693	83,023,494	82,586,315	6.3%	△ 0.4%	2.7%	△ 1.1%	△ 0.5%	5.9%	5.8%	6.0%	5.9%	5.9%
		JPR Nagoya Sakae Bldg.	150,243,328	143,941,716	148,533,310	155,974,214	153,437,628	△ 8.6%	△ 4.2%	3.2%	5.0%	△ 1.6%	6.7%	6.3%	6.5%	6.8%	6.8%
		JPR Dojima Bldg.	72,131,888	66,270,951	59,724,644	74,527,244	64,499,652	△ 15.1%	△ 8.1%	△ 9.9%	24.8%	△ 13.5%	6.8%	6.1%	5.6%	6.9%	6.1%
		JPR Hakata-chuo Bldg.	57,271,641	63,157,384	61,388,063	68,142,798	68,691,464	△ 5.4%	10.3%	△ 2.8%	11.0%	0.8%	6.0%	6.5%	6.4%	7.0%	7.2%
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	134,964,806	135,432,266	132,199,083	132,767,935	97,110,342	△ 1.1%	0.3%	△ 2.4%	0.4%	△ 26.9%	6.6%	6.5%	6.4%	6.4%	4.7%
	Retail	JPR Umeda Loft Bldg.	368,068,573	369,850,602	364,056,837	373,606,907	364,511,415	△ 0.5%	0.5%	△ 1.6%	2.6%	△ 2.4%	5.7%	5.6%	5.6%	5.7%	5.7%
		Strasse Ichibancho	113,005,937	110,717,216	206,107,906	△ 14,672,537	145,661,065	0.1%	△ 2.0%	86.2%			5.4%	5.2%	9.8%	-0.7%	7.2%
		Benetton Shinsaibashi Bldg.	112,712,096	112,716,932	112,346,424	111,958,036	111,922,319	0.0%	0.0%	△ 0.3%	△ 0.3%	△ 0.0%	4.2%	4.1%	4.1%	4.1%	4.2%
		Housing Design Center Kobe	203,747,094	202,433,980	206,293,727	215,453,561	210,038,206	△ 2.9%	△ 0.6%	1.9%	4.4%	△ 2.5%	5.7%	5.6%	5.7%	5.9%	5.9%
		JPR Chayamachi Bldg.	110,593,994	109,948,070	108,038,604	111,826,465	98,719,109	36.8%	△ 0.6%	△ 1.7%	3.5%	△ 11.7%	3.7%	3.6%	3.6%	3.7%	3.3%
Total			6,863,179,187	7,407,657,732	7,739,517,182	7,948,828,746	7,864,861,813	5.8%	7.9%	4.5%	2.7%	△ 1.1%	5.9%	5.8%	5.9%	5.6%	5.7%

(※) NOI yield is calculated using the investment period weighted average NOI as the annualized NOI, divided by the investment period weighted average acquisition price.

Historical NOI (2)

		NOI (end of the period) (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%)				
		11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	11th period 2007/06	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06
By Area	Tokyo CBDs Total	2,479,428,527	2,537,622,378	2,850,728,467	3,214,313,346	3,167,201,444	2.3%	2.3%	12.3%	12.8%	△ 1.5%	5.3%	5.3%	5.3%	5.1%	5.0%
	Office	2,042,304,702	2,110,620,244	2,385,554,366	2,690,003,263	2,612,125,096	2.7%	3.3%	13.0%	12.8%	△ 2.9%	5.4%	5.5%	5.5%	5.3%	5.1%
	Retail	437,123,825	427,002,134	465,174,101	524,310,083	555,076,348	0.5%	△ 2.3%	8.9%	12.7%	5.9%	4.7%	4.4%	4.7%	4.4%	4.5%
	Greater Tokyo Total	1,966,971,754	2,500,054,010	2,403,839,250	2,442,777,014	2,406,232,110	20.1%	27.1%	△ 3.8%	1.6%	△ 1.5%	6.7%	6.4%	6.2%	6.2%	6.2%
	Office	910,449,322	1,253,491,058	1,190,359,202	1,242,855,415	1,213,435,518	10.0%	37.7%	△ 5.0%	4.4%	△ 2.4%	6.3%	6.4%	6.1%	6.3%	6.2%
	Retail	1,056,522,432	1,246,562,952	1,213,480,048	1,199,921,599	1,192,796,592	30.5%	18.0%	△ 2.7%	△ 1.1%	△ 0.6%	7.0%	6.3%	6.2%	6.1%	6.2%
	Other Cities Total	2,416,778,906	2,369,981,344	2,484,949,465	2,291,738,386	2,291,428,259	△ 0.3%	△ 1.9%	4.9%	△ 7.8%	△ 0.0%	6.1%	6.0%	6.3%	5.9%	6.2%
	Office	1,508,651,212	1,464,314,544	1,488,105,967	1,493,565,954	1,360,576,145	△ 1.9%	△ 2.9%	1.6%	0.4%	△ 8.9%	6.9%	6.7%	6.9%	7.1%	7.0%
	Retail	908,127,694	905,666,800	996,843,498	798,172,432	930,852,114	2.5%	△ 0.3%	10.1%	△ 19.9%	16.6%	5.1%	5.0%	5.6%	4.4%	5.3%
By Type	Office	4,461,405,236	4,828,425,846	5,064,019,535	5,426,424,632	5,186,136,759	2.5%	8.2%	4.9%	7.2%	△ 4.4%	6.0%	6.1%	6.0%	5.9%	5.8%
	Retail	2,401,773,951	2,579,231,886	2,675,497,647	2,522,404,114	2,678,725,054	12.7%	7.4%	3.7%	△ 5.7%	6.2%	5.7%	5.4%	5.7%	5.1%	5.4%
By Office Building's Category	1	1,027,868,330	1,407,896,251	1,594,005,391	1,848,476,461	1,721,208,935	4.4%	37.0%	13.2%	16.0%	△ 6.9%	5.4%	5.9%	5.4%	5.3%	5.0%
	2	1,937,655,768	1,977,510,388	2,042,793,506	2,005,130,486	1,941,486,003	2.1%	2.1%	3.3%	△ 1.8%	△ 3.2%	6.0%	5.9%	6.2%	6.1%	6.3%
	3	1,495,881,138	1,443,019,207	1,427,220,638	1,572,817,685	1,523,441,821	1.6%	△ 3.5%	△ 1.1%	10.2%	△ 3.1%	6.6%	6.5%	6.5%	6.5%	6.2%
	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㎡