



Japan Prime Realty Investment Corporation  
16th Fiscal Period Property Data Book  
(July 1, 2009 - December 31, 2009)

# JPR 16th Fiscal Period Property Data Book

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Property Description (1)

As of December 31, 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 / 36.0	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	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		
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 Sanhome 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
		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	---	25.2	RC · SRC · S	B3/42F	2007/01		

## Property Description (1)

Area	Type	Property	Location	Type of Ownership				Ownership Ratio (%)	Property description		
				Land	(%)	Building	(%)		Structure		Completion
Greater Tokyo	Office	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	---	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 9)		(Note 9)		50.0	S	B1/4F	2005/10
		Kawasaki Dice Bldg.	Kawasaki City, Kanagawa	(Note10)		(Note10)		46.6	S·SRC·RC	B2/11F	2003/08
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata City, Nigata	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 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	9F	1996/07
		JPR Nagoya Sakae Bldg. (Note 8)	Nagoya City, Aichi	Full ownership	100.0	Full ownership	100.0	100.0	S	B1/11F	2003/01
		JPR Dojima Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	S	1F	1986/12
		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	
	JPR Umeda Loft Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	SRC	B1/9F	1991/03	
	Retail	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
		JPR Chayamachi Bldg.	Osaka City, Osaka	Full ownership	100.0	Full ownership	100.0	100.0	S	B2/10F	2005/01
				Full ownership	100.0	Full ownership	100.0	SRC·S	B2/11F	1994/06	
				Full ownership	100.0	Full ownership	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. and Ryoshin Harajuku 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: JPR Nagoya Sakae Bldg. is comprised of: 1) an office and retail outlet building and 2) a parking lot located on a separate site.

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

Note 9: Building: Unit ownership(co-ownership of trust beneficiary interests in real estate ownership ratio: 50.0%)

Note 10: 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 December 31, 2009

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.	○		○				○	
	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 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.		○							
Number of Properties		53	39	14	39	0	7	11	21	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 <sup>2</sup> or more
2	Site area: 10,000 m <sup>2</sup> to 30,000 m <sup>2</sup>
3	Site area: 3,000 m <sup>2</sup> to 10,000 m <sup>2</sup>
4	Site area: less than 3,000 m <sup>2</sup>

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)	16th period (as of Dec. 31, 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
		Rokubancho Bldg.	○	4.4%	uncovered
Ryoshin Harajuku Bldg.	○	7.1%	uncovered		

Area	Type	Property	Structure (New seismic design)	16th period (as of Dec. 31, 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 Sanchome 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)	16th period (as of Dec. 31, 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)	16th period (as of Dec. 31, 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 Dec. 31, 2009)		③ Appraisal Value (as of Dec. 31, 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	5.2%	15,125,863,372	5.0%	12,300,000,000	4.1%	75.6%	81.3%	△ 3,976,000,000	△ 2,825,863,372
		Kanematsu Bldg. Annex	2,874,000,000	0.9%	2,537,515,734	0.8%	2,330,000,000	0.8%	81.1%	91.8%	△ 544,000,000	△ 207,515,734
		JPR Ningyo-cho Bldg.	2,100,000,000	0.7%	1,954,129,721	0.6%	2,540,000,000	0.8%	121.0%	130.0%	440,000,000	585,870,279
		Shin-Kojimachi Bldg.	1,670,000,000	0.5%	1,637,950,021	0.5%	2,055,000,000	0.7%	123.1%	125.5%	385,000,000	417,049,979
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	550,000,000	0.2%	568,568,465	0.2%	880,000,000	0.3%	160.0%	154.8%	330,000,000	311,431,535
		Shin-Kojimachi Bldg. (6th period additional acquisition)	200,000,000	0.1%	202,524,577	0.1%	305,000,000	0.1%	152.5%	150.6%	105,000,000	102,475,423
		JPR Crest Takebashi Bldg.	4,000,000,000	1.3%	3,610,973,234	1.2%	3,640,000,000	1.2%	91.0%	100.8%	△ 360,000,000	29,026,766
		MS Shibaura Bldg.	11,200,000,000	3.6%	11,074,326,505	3.7%	14,700,000,000	4.9%	131.3%	132.7%	3,500,000,000	3,625,673,495
		Gotanda First Bldg.	2,920,000,000	0.9%	2,740,390,094	0.9%	2,850,000,000	0.9%	97.6%	104.0%	△ 70,000,000	109,609,906
		Fukuoka Bldg.	1,800,000,000	0.6%	1,789,325,972	0.6%	2,125,000,000	0.7%	118.1%	118.8%	325,000,000	335,674,028
		Fukuoka Bldg. (7th period additional acquisition)	1,120,000,000	0.4%	1,149,972,680	0.4%	1,115,000,000	0.4%	99.6%	97.0%	△ 5,000,000	△ 34,972,680
		JPR Ichigaya Bldg.	5,100,000,000	1.6%	5,366,743,766	1.8%	5,100,000,000	1.7%	100.0%	95.0%	0	△ 266,743,766
		Oval Court Ohsaki Mark West	3,500,000,000	1.1%	3,294,779,678	1.1%	4,320,000,000	1.4%	123.4%	131.1%	820,000,000	1,025,220,322
		Shinjuku Square Tower	10,000,000,000	3.2%	9,316,563,412	3.1%	9,660,000,000	3.2%	96.6%	103.7%	△ 340,000,000	343,436,588
		Shinjuku Square Tower (14th period additional acquisition)	180,000,000	0.1%	181,788,517	0.1%	135,000,000	0.0%	75.0%	74.3%	△ 45,000,000	△ 46,788,517
		BYGS Shinjuku Bldg.	11,821,000,000	3.8%	12,036,534,536	4.0%	10,900,000,000	3.6%	92.2%	90.6%	△ 921,000,000	△ 1,136,534,536
		Across Shinkawa Bldg. Annex	710,000,000	0.2%	639,441,198	0.2%	965,000,000	0.3%	135.9%	150.9%	255,000,000	325,558,802
		Shinjuku Center Bldg.	21,000,000,000	6.8%	21,391,732,705	7.1%	13,700,000,000	4.5%	65.2%	64.0%	△ 7,300,000,000	△ 7,691,732,705
		Minami Azabu Bldg.	3,760,000,000	1.2%	3,890,385,410	1.3%	3,000,000,000	1.0%	79.8%	77.1%	△ 760,000,000	△ 890,385,410
		Shinagawa Canal Bldg.	1,870,000,000	0.6%	1,872,251,688	0.6%	1,640,000,000	0.5%	87.7%	87.6%	△ 230,000,000	△ 232,251,688
	Rokubancho Bldg.	2,800,000,000	0.9%	2,910,142,708	1.0%	3,010,000,000	1.0%	107.5%	103.4%	210,000,000	99,857,292	
	Ryoshin Harajuku Bldg.	8,400,000,000	2.7%	8,678,863,199	2.9%	8,480,000,000	2.8%	101.0%	97.7%	80,000,000	△ 198,863,199	
	Retail	JPR Shibuya Tower Records Bldg.	12,000,000,000	3.9%	11,705,239,329	3.9%	12,600,000,000	4.2%	105.0%	107.6%	600,000,000	894,760,671
		JPR Daikanyama	2,160,000,000	0.7%	2,217,281,885	0.7%	1,310,000,000	0.4%	60.6%	59.1%	△ 850,000,000	△ 907,281,885
		JPR Jungmae 432	4,460,000,000	1.4%	4,569,684,026	1.5%	4,200,000,000	1.4%	94.2%	91.9%	△ 260,000,000	△ 369,684,026
Shinjuku Sanchoe East Bldg.		2,740,000,000	0.9%	2,794,596,949	0.9%	2,350,000,000	0.8%	85.8%	84.1%	△ 390,000,000	△ 444,596,949	
Yuraicho Ekimae Bldg. (Yurakucho Itocia)		3,400,000,000	1.1%	3,414,773,120	1.1%	2,660,000,000	0.9%	78.2%	77.9%	△ 740,000,000	△ 754,773,120	

## Valuation

Area	Type	Property	① Acquisition Price		② Book Value (as of Dec. 31, 2009)		③ Appraisal Value (as of Dec. 31, 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	Arca East	5,880,000,000	1.9%	4,949,029,785	1.6%	5,900,000,000	2.0%	100.3%	119.2%	20,000,000	950,970,215
		JPR Chiba Bldg.	2,350,000,000	0.8%	2,497,474,970	0.8%	1,620,000,000	0.5%	68.9%	64.9%	△ 730,000,000	△ 877,474,970
		JPR Yokohama Nihon Odori Bldg.	2,927,000,000	0.9%	2,779,554,686	0.9%	2,470,000,000	0.8%	84.4%	88.9%	△ 457,000,000	△ 309,554,686
		Shinyokohama 2nd Center Bldg.	920,000,000	0.3%	878,171,687	0.3%	925,000,000	0.3%	100.5%	105.3%	5,000,000	46,828,313
		Kawaguchi Center Bldg.	8,100,000,000	2.6%	7,514,344,490	2.5%	9,520,000,000	3.2%	117.5%	126.7%	1,420,000,000	2,005,655,510
		JPR Ueno East Bldg.	3,250,000,000	1.0%	3,188,413,234	1.1%	5,190,000,000	1.7%	159.7%	162.8%	1,940,000,000	2,001,586,766
		Tachikawa Business Center Bldg.	888,000,000	0.3%	814,735,010	0.3%	1,230,000,000	0.4%	138.5%	151.0%	342,000,000	415,264,990
		Tachikawa Business Center Bldg. (11th period additional acquisition)	2,300,000,000	0.7%	2,253,209,030	0.7%	2,160,000,000	0.7%	93.9%	95.9%	△ 140,000,000	△ 93,209,030
		Rise Arena Bldg.	5,831,000,000	1.9%	5,722,136,533	1.9%	6,020,000,000	2.0%	103.2%	105.2%	189,000,000	297,863,467
		Yume-ooka Office Tower	6,510,000,000	2.1%	6,463,700,751	2.1%	5,640,000,000	1.9%	86.6%	87.3%	△ 870,000,000	△ 823,700,751
	Olinas Tower	31,300,000,000	10.1%	31,304,267,230	10.3%	31,500,000,000	10.4%	100.6%	100.6%	200,000,000	195,732,770	
	Retail	Tanashi ASTA	10,200,000,000	3.3%	8,257,627,888	2.7%	12,200,000,000	4.0%	119.6%	147.7%	2,000,000,000	3,942,372,112
		Cupo-la Main Bldg.	2,100,000,000	0.7%	1,993,769,277	0.7%	2,480,000,000	0.8%	118.1%	124.4%	380,000,000	486,230,723
		JPR Musashikosugi Bldg.	7,260,000,000	2.3%	7,360,167,236	2.4%	5,940,000,000	2.0%	81.8%	80.7%	△ 1,320,000,000	△ 1,420,167,236
		Musashirawa Shopping Square	4,335,000,000	1.4%	4,285,866,219	1.4%	3,890,000,000	1.3%	89.7%	90.8%	△ 445,000,000	△ 395,866,219
Kawasaki Dice Bldg.		15,080,000,000	4.9%	15,066,016,003	5.0%	14,664,000,000	4.9%	97.2%	97.3%	△ 416,000,000	△ 402,016,003	
Other Cities	Office	Niigata Ekinan Center Bldg.	2,140,000,000	0.7%	1,769,088,242	0.6%	2,090,000,000	0.7%	97.7%	118.1%	△ 50,000,000	320,911,758
		Tokyo Tatemono Honmachi Bldg.	4,150,000,000	1.3%	4,150,579,135	1.4%	3,660,000,000	1.2%	88.2%	88.2%	△ 490,000,000	△ 490,579,135
		JPR Hakata Bldg.	2,900,000,000	0.9%	3,362,857,209	1.1%	2,970,000,000	1.0%	102.4%	88.3%	70,000,000	△ 392,857,209
		JPR Naha Bldg.	1,560,000,000	0.5%	1,505,508,175	0.5%	1,600,000,000	0.5%	102.6%	106.3%	40,000,000	94,491,825
		Sompo Japan Sendai Bldg.	3,150,000,000	1.0%	2,561,475,891	0.8%	3,460,000,000	1.1%	109.8%	135.1%	310,000,000	898,524,109
		Sompo Japan Wakayama Bldg.	1,670,000,000	0.5%	1,392,664,166	0.5%	1,820,000,000	0.6%	109.0%	130.7%	150,000,000	427,335,834
		Tenjin 121 Bldg.	2,810,000,000	0.9%	2,446,958,726	0.8%	2,590,000,000	0.9%	92.2%	105.8%	△ 220,000,000	143,041,274
		JPR Nagoya Sakae Bldg.	4,550,000,000	1.5%	4,448,639,132	1.5%	5,000,000,000	1.7%	109.9%	112.4%	450,000,000	551,360,868
		JPR Dojima Bldg.	2,140,000,000	0.7%	2,106,967,898	0.7%	2,450,000,000	0.8%	114.5%	116.3%	310,000,000	343,032,102
		JPR Hakata-chuo Bldg.	1,920,000,000	0.6%	1,831,787,241	0.6%	1,830,000,000	0.6%	95.3%	99.9%	△ 90,000,000	△ 1,787,241
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	4,137,000,000	1.3%	4,293,180,876	1.4%	3,420,000,000	1.1%	82.7%	79.7%	△ 717,000,000	△ 873,180,876	
	Retail	JPR Umeda Loft Bldg.	13,000,000,000	4.2%	12,701,288,641	4.2%	15,100,000,000	5.0%	116.2%	118.9%	2,100,000,000	2,398,711,359
		Benetton Shinsaibashi Bldg.	5,430,000,000	1.7%	5,407,592,910	1.8%	4,590,000,000	1.5%	84.5%	84.9%	△ 840,000,000	△ 817,592,910
		Housing Design Center Kobe	7,220,000,000	2.3%	7,016,864,087	2.3%	6,540,000,000	2.2%	90.6%	93.2%	△ 680,000,000	△ 476,864,087
JPR Chayamachi Bldg.		6,000,000,000	1.9%	6,094,186,233	2.0%	4,640,000,000	1.5%	77.3%	76.1%	△ 1,360,000,000	△ 1,454,186,233	
Total			310,619,000,000	100.0%	303,090,465,092	100.0%	301,979,000,000	100.0%	97.2%	99.6%	△ 8,640,000,000	△ 1,111,465,092

\*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 (%)				
			12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12
Tokyo CBDs	Office	Kanematsu Bldg.	200.84	0.00	0.00	401.69	1,205.07	97.5%	100.0%	100.0%	95.0%	84.9%
		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	124.95	100.0%	100.0%	100.0%	100.0%	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	0.00	353.14	353.14	100.0%	100.0%	100.0%	89.2%	89.2%
		MS Shibaura Bldg.	0.00	0.00	0.00	145.45	145.45	100.0%	100.0%	100.0%	99.0%	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	994.16	493.30	722.42	100.0%	100.0%	76.3%	88.3%	82.8%
		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	402.65	379.44	397.61	772.31	2,096.12	96.3%	96.5%	96.4%	93.0%	80.9%
		Shinjuku Square Tower (14th period additional acquisition)			6.11	11.86	32.20	—	—	96.4%	93.0%	80.9%
		BYGS Shinjuku Bldg.	167.83	330.55	490.92	906.50	665.03	98.5%	97.1%	95.7%	92.0%	94.1%
		Across Shinkawa Bldg. Annex	0.00	0.00	0.00	200.22	200.22	100.0%	100.0%	100.0%	84.0%	84.0%
		Shinjuku Center Bldg.		212.28	705.13	1,039.67	1,195.53	—	97.4%	91.2%	87.1%	85.1%
	Minami Azabu Bldg.			0.00	0.00	0.00	—	—	100.0%	100.0%	100.0%	
	Shinagawa Canal Bldg.			1,449.45	882.59	315.73	—	—	14.8%	48.1%	81.4%	
Rokubancho Bldg.					0.00	—	—	—	—	100.0%		
Ryoshin Harajuku Bldg.					0.00	—	—	—	—	100.0%		
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	153.01	182.74	0.00	0.00	0.00	76.6%	72.1%	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 Sanchoe 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	—	—	100.0%	100.0%	100.0%	
Greater Tokyo	Office	Arca East	0.00	0.00	0.00	1,032.51	0.00	100.0%	100.0%	100.0%	85.3%	100.0%
		JPR Chiba Bldg.	492.84	608.01	776.76	955.04	1,188.13	91.1%	89.1%	86.1%	82.8%	78.7%
		JPR Yokohama Nihon Odori Bldg.	168.63	0.00	0.00	318.67	165.16	97.2%	100.0%	100.0%	94.7%	97.3%
		Shinyokohama 2nd Center Bldg.	0.00	0.00	164.61	164.61	271.41	100.0%	100.0%	93.8%	93.8%	89.7%
		Kawaguchi Center Bldg.	444.59	236.94	370.06	468.56	462.95	97.1%	98.5%	97.6%	97.0%	97.0%
JPR Ueno East Bldg.	589.56	589.56	544.70	544.70	370.59	90.9%	90.9%	91.6%	91.6%	94.3%		

## Occupancy Rate

Area	Type	Property	Vacancy floor space (end of the period) (㎡)					Occupancy rate (%)				
			12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12
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)	115.22	301.80	747.01	666.49	555.85	96.1%	89.9%	74.9%	77.6%	81.4%
		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	1,643.20	91.1%	94.5%	92.4%	88.9%	86.3%
		Olinas Tower				0.00	0.00	—	—	—	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	108.85	259.15	108.85	99.2%	99.2%	99.2%	98.0%	99.2%
Other Cities	Office	Niigata Ekinan Center Bldg.	0.00	92.71	153.97	0.00	0.00	100.0%	98.2%	97.1%	100.0%	100.0%
		Meiji Yasuda Life Osaka Umeda Bldg.	155.98	155.98	54.55			98.4%	98.4%	99.4%	—	—
		Tokyo Tatemono Honmachi Bldg.	81.54	94.08	94.08	94.08	94.08	98.9%	98.7%	98.7%	98.7%	98.7%
		JPR Hakata Bldg.	260.33	148.50	148.50	205.05	224.53	96.0%	97.7%	97.7%	96.9%	96.6%
		JPR Naha Bldg.	0.00	94.39	81.57	163.16	243.75	100.0%	97.6%	97.9%	95.9%	93.8%
		NORTH 33 Bldg.	74.34	74.34				98.9%	98.9%	—	—	—
		Sompo Japan Sendai Bldg.	7.42	0.00	221.32	0.00	379.50	99.9%	100.0%	96.9%	100.0%	94.7%
		Sompo Japan Wakayama Bldg.	157.58	410.96	406.94	168.65	0.00	96.8%	91.6%	91.7%	96.5%	100.0%
		Tenjin 121 Bldg.	0.00	0.00	55.19	0.00	279.74	100.0%	100.0%	98.3%	100.0%	91.5%
		JPR Nagoya Sakae Bldg.	665.52	0.00	254.71	254.71	804.46	87.8%	100.0%	95.3%	95.3%	85.3%
		JPR Dojima Bldg.	511.58	654.89	654.89	798.20	266.82	87.0%	83.4%	83.4%	79.7%	93.2%
		JPR Hakata-chuo Bldg.	250.06	250.06	0.00	0.00	417.89	92.5%	92.5%	100.0%	100.0%	87.5%
		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	4,136.95	4,136.95			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			6,082.07	9,718.24	13,930.49	12,634.35	14,532.77	98.4%	97.5%	96.4%	96.8%	96.4%

## Net Cash Flow

Area	Type	Property	16th period (Jul. 31, 2009 – Dec. 31, 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.	459,969,573	145,416,953	314,552,620	51,135,744	263,416,876	26,801,627	287,750,993
		Kanematsu Bldg. Annex	98,353,159	28,919,342	69,433,817	14,471,505	54,962,312	11,721,580	57,712,237
		JPR Ningyo-cho Bldg.	106,580,254	30,310,098	76,270,156	9,428,724	66,841,432	276,237	75,993,919
		Shin-Kojimachi Bldg.	82,269,792	22,220,555	60,049,237	4,262,482	55,786,755	0	60,049,237
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	32,103,037	9,654,506	22,448,531	1,697,593	20,750,938	0	22,448,531
		Shin-Kojimachi Bldg. (6th period additional acquisition)	12,969,191	3,336,999	9,632,192	504,396	9,127,796	0	9,632,192
		JPR Crest Takebashi Bldg.	119,388,276	45,984,404	73,403,872	28,767,476	44,636,396	1,440,000	71,963,872
		MS Shibaura Bldg.	580,532,121	136,917,839	443,614,282	39,037,783	404,576,499	4,652,773	438,961,509
		Gotanda First Bldg.	137,042,034	41,611,189	95,430,845	11,155,375	84,275,470	0	95,430,845
		Fukuoka Bldg.	87,356,382	18,190,358	69,166,024	2,452,357	66,713,667	0	69,166,024
		Fukuoka Bldg. (7th period additional acquisition)	38,973,120	9,815,877	29,157,243	1,264,987	27,892,256	0	29,157,243
		JPR Ichigaya Bldg.	162,667,493	48,775,960	113,891,533	15,712,824	98,178,709	22,512,632	91,378,901
		Oval Court Ohsaki Mark West	182,138,935	61,697,813	120,441,122	29,911,604	90,529,518	0	120,441,122
		Shinjuku Square Tower	247,138,166	66,399,488	180,738,678	92,501,804	88,236,874	0	180,738,678
		Shinjuku Square Tower (14th period additional acquisition)	3,797,463	1,328,322	2,469,141	864,663	1,604,478	141,163	2,327,978
		BYGS Shinjuku Bldg.	466,698,075	156,139,286	310,558,789	29,078,871	281,479,918	7,619,078	302,939,711
		Across Shinkawa Bldg. Annex	44,792,134	12,896,737	31,895,397	11,216,411	20,678,986	0	31,895,397
		Shinjuku Center Bldg.	510,410,360	200,950,119	309,460,241	27,455,048	282,005,193	193,042,831	116,417,410
		Minami Azabu Bldg. *			62,356,401	13,125,649	49,230,752	10,262,448	52,093,953
		Shinagawa Canal Bldg.	36,755,794	15,853,226	20,902,568	9,260,725	11,641,843	0	20,902,568
	Rokubancho Bldg. *			18,584,968	1,665,876	16,919,092	0	18,584,968	
	Ryoshin Harajuku Bldg.	9,843,376	1,005,355	8,838,021	1,813,467	7,024,554	0	8,838,021	
	Retail	JPR Shibuya Tower Records Bldg.	345,576,000	38,066,091	307,509,909	21,567,006	285,942,903	0	307,509,909
JPR Daikanyama		41,822,351	5,384,814	36,437,537	3,134,710	33,302,827	0	36,437,537	
JPR Jungumae 432		88,581,222	27,362,333	61,218,889	6,438,076	54,780,813	388,000	60,830,889	
Shinjuku Sanchoe East Bldg.		78,306,186	26,293,157	52,013,029	11,034,533	40,978,496	0	52,013,029	
Yurakucho Ekimae Bldg. * (Yurakucho Itocia)				57,020,952	6,213,709	50,807,243	0	57,020,952	
Greater Tokyo	Office	Arca East	259,457,652	138,441,074	121,016,578	57,294,070	63,722,508	0	121,016,578
		JPR Chiba Bldg.	118,287,129	54,539,616	63,747,513	25,937,178	37,810,335	9,302,000	54,445,513
		JPR Yokohama Nihon Odori Bldg.	135,056,296	52,853,268	82,203,028	23,793,828	58,409,200	34,560,255	47,642,773
		Shinyokohama 2nd Center Bldg.	69,412,358	20,214,046	49,198,312	8,025,537	41,172,775	9,975,000	39,223,312
		Kawaguchi Center Bldg.	473,357,535	143,951,942	329,405,593	94,341,053	235,064,540	96,467,611	232,937,982
		JPR Ueno East Bldg.	206,812,431	51,966,340	154,846,091	23,468,633	131,377,458	10,827,074	144,019,017

## Net Cash Flow

Area	Type	Property	16th period (Jul. 31, 2009 – Dec. 31, 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.	62,153,787	18,266,635	43,887,152	10,446,463	33,440,689	7,125,751	36,761,401	
		Tachikawa Business Center Bldg. (11th period additional acquisition)	83,977,640	32,416,997	51,560,643	18,240,915	33,319,728	14,299,567	37,261,076	
		Rise Arena Bldg.	242,751,418	61,638,561	181,112,857	27,277,743	153,835,114	0	181,112,857	
		Yume-ooka Office Tower	320,643,901	166,005,813	154,638,088	97,206,101	57,431,987	11,626,000	143,012,088	
		Olinas Tower	1,178,783,315	199,616,667	979,166,648	248,386,026	730,780,622	0	979,166,648	
	Retail	Tanashi ASTA	596,400,000	88,134,696	508,265,304	119,411,830	388,853,474	0	508,265,304	
		Cupo-la Main Bldg. *			75,171,867	17,588,443	57,583,424	0	75,171,867	
		JPR Musashikosugi Bldg. *			169,059,786	27,892,430	141,167,356	2,214,000	166,845,786	
		Musashiurawa Shopping Square	129,061,584	17,265,266	111,796,318	36,883,957	74,912,361	0	111,796,318	
		Kawasaki Dice Bldg.	478,422,447	123,963,903	354,458,544	110,421,384	244,037,160	1,294,801	353,163,743	
Other Cities	Office	Niigata Ekinan Center Bldg.	133,216,449	46,964,008	86,252,441	24,602,731	61,649,710	0	86,252,441	
		Tokyo Tatemono Honmachi Bldg.	247,626,208	66,452,599	181,173,609	20,003,340	161,170,269	2,544,035	178,629,574	
		JPR Hakata Bldg.	160,079,324	48,872,038	111,207,286	31,471,171	79,736,115	8,490,000	102,717,286	
		JPR Naha Bldg.	105,108,907	34,321,368	70,787,539	17,910,415	52,877,124	4,642,834	66,144,705	
		Sompo Japan Sendai Bldg.	201,173,184	59,828,974	141,344,210	45,837,303	95,506,907	7,104,291	134,239,919	
		Sompo Japan Wakayama Bldg.	123,169,850	41,624,988	81,544,862	25,800,639	55,744,223	2,952,000	78,592,862	
		Tenjin 121 Bldg.	122,218,161	39,775,119	82,443,042	25,649,747	56,793,295	0	82,443,042	
		JPR Nagoya Sakae Bldg.	223,563,107	74,597,346	148,965,761	28,010,678	120,955,083	2,801,000	146,164,761	
		JPR Dojima Bldg.	113,168,697	42,993,210	70,175,487	19,912,538	50,262,949	9,197,381	60,978,106	
		JPR Hakata-chuo Bldg.	87,554,017	27,828,934	59,725,083	13,488,742	46,236,341	1,936,000	57,789,083	
		Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	189,817,160	75,816,117	114,001,043	34,192,535	79,808,508	127,093,797	△ 13,092,754	
		Retail	JPR Umeda Loft Bldg.	402,423,375	33,146,523	369,276,852	30,374,278	338,902,574	2,935,000	366,341,852
			Benetton Shinsaibashi Bldg. *			107,420,765	26,634,707	80,786,058	0	107,420,765
	Housing Design Center Kobe *				209,507,227	94,060,345	115,446,882	28,538,945	180,968,282	
JPR Chayamachi Bldg.	141,970,468		29,988,798	111,981,670	20,374,871	91,606,799	701,000	111,280,670		
Total			11,493,470,257	3,160,633,064	8,332,837,193	1,850,113,029	6,482,724,164	675,486,711	7,657,350,482	

\* 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) (%) (※)					
			12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	
Tokyo CBDs	Office	Kanematsu Bldg.	344,443,280	338,672,184	349,379,639	367,957,044	314,552,620	4.8%	△ 1.7%	3.2%	5.3%	△ 14.5%	4.2%	4.2%	4.3%	4.6%	3.8%	
		Kanematsu Bldg. Annex	78,668,468	82,907,331	83,174,061	82,782,592	69,433,817	4.6%	5.4%	0.3%	△ 0.5%	△ 16.1%	5.4%	5.8%	5.7%	5.8%	4.8%	
		JPR Ningyo-cho Bldg.	66,537,028	74,550,723	76,067,985	78,139,471	76,270,156	△ 6.8%	12.0%	2.0%	2.7%	△ 2.4%	6.3%	7.1%	7.2%	7.5%	7.2%	
		Shin-Kojimachi Bldg.	53,742,566	53,084,875	54,795,438	56,403,538	60,049,237	1.6%	△ 1.2%	3.2%	2.9%	6.5%	6.4%	6.4%	6.5%	6.8%	7.1%	
		Shin-Kojimachi Bldg. (2nd period additional acquisition)	22,782,196	22,461,362	22,777,791	22,563,042	22,448,531	26.9%	△ 1.4%	1.4%	△ 0.9%	△ 0.5%	8.2%	8.2%	8.2%	8.3%	8.1%	
		Shin-Kojimachi Bldg. (6th period additional acquisition)	9,024,478	8,866,859	9,024,667	9,074,481	9,632,192	5.9%	△ 1.7%	1.8%	0.6%	6.1%	9.0%	8.9%	9.0%	9.1%	9.6%	
		JPR Crest Takebashi Bldg.	101,188,683	105,259,450	108,795,180	99,958,315	73,403,872	4.1%	4.0%	3.4%	△ 8.1%	△ 26.6%	5.0%	5.3%	5.4%	5.0%	3.6%	
		MS Shibaura Bldg.	419,290,804	432,880,139	451,231,398	435,918,431	443,614,282	10.1%	3.2%	4.2%	△ 3.4%	1.8%	7.4%	7.8%	8.0%	7.8%	7.9%	
		Gotanda First Bldg.	92,771,737	100,575,704	91,170,329	98,399,942	95,430,845	△ 0.4%	8.4%	△ 9.4%	7.9%	△ 3.0%	6.3%	6.9%	6.2%	6.8%	6.5%	
		Fukuoka Bldg.	46,861,812	46,658,512	65,786,300	69,027,816	69,166,024	0.6%	△ 0.4%	41.0%	4.9%	0.2%	5.2%	5.2%	7.2%	7.7%	7.6%	
		Fukuoka Bldg. (7th period additional acquisition)	31,851,017	31,858,630	32,065,659	31,857,767	29,157,243	13.1%	0.0%	0.6%	△ 0.6%	△ 8.5%	5.6%	5.7%	5.7%	5.7%	5.2%	
		JPR Ichigaya Bldg.	134,058,833	140,688,852	115,604,473	113,756,552	113,891,533	△ 5.1%	4.9%	△ 17.8%	△ 1.6%	0.1%	5.2%	5.5%	4.5%	4.5%	4.4%	
		Oval Court Ohsaki Mark West	118,125,143	129,731,488	132,573,585	115,528,637	120,441,122	7.7%	9.8%	2.2%	△ 12.9%	4.3%	6.7%	7.4%	7.5%	6.7%	6.8%	
		Shinjuku Square Tower	235,163,210	250,917,243	254,373,328	245,004,687	180,738,678	△ 0.2%	6.7%	1.4%	△ 3.7%	△ 26.2%	4.7%	5.0%	5.0%	4.9%	3.6%	
		Shinjuku Square Tower (14th period additional acquisition)			2,317,271	2,341,251	2,469,141					1.0%	5.5%	—	—	4.8%	2.6%	2.7%
		BYGS Shinjuku Bldg.	319,443,795	322,135,864	313,832,718	331,927,147	310,558,789	△ 0.2%	0.8%	△ 2.6%	5.8%	△ 6.4%	5.4%	5.5%	5.3%	5.7%	5.2%	
		Across Shinkawa Bldg. Annex	36,667,194	35,721,370	38,448,308	35,767,227	31,895,397	4.3%	△ 2.6%	7.6%	△ 7.0%	△ 10.8%	10.2%	10.1%	10.7%	10.2%	8.9%	
		Shinjuku Center Bldg.		208,583,780	408,385,540	346,269,089	309,460,241				95.8%	△ 15.2%	△ 10.6%	—	3.8%	3.9%	3.3%	2.9%
		Minami Azabu Bldg.			80,506,937	70,387,124	62,356,401					△ 12.6%	△ 11.4%	—	—	4.6%	3.8%	3.3%
		Shinagawa Canal Bldg.			△ 307,344	△ 939,057	20,902,568					205.5%	△ 2,325.9%	—	—	-0.5%	-0.1%	2.2%
Rokubancho Bldg.					18,584,968							—	—	—	—	8.1%		
Ryoshin Harajuku Bldg.					8,838,021							—	—	—	—	5.5%		
Retail	JPR Shibuya Tower Records Bldg.	307,940,601	309,222,842	308,821,475	307,514,637	307,509,909	△ 0.4%	0.4%	△ 0.1%	△ 0.4%	△ 0.0%	5.1%	5.2%	5.1%	5.2%	5.1%		
	JPR Daikanyama	37,074,724	44,628,968	33,043,408	38,722,472	36,437,537	△ 10.3%	20.4%	△ 26.0%	17.2%	△ 5.9%	3.4%	4.1%	3.0%	3.6%	3.3%		
	JPR Jingumae 432	68,295,724	83,152,129	82,707,887	99,196,222	61,218,889	△ 12.9%	21.8%	△ 0.5%	19.9%	△ 38.3%	3.0%	3.7%	3.7%	4.5%	2.7%		
	Shinjuku Sanchoe East Bldg.	13,691,085	28,170,162	55,614,243	52,623,374	52,013,029	67.6%	105.8%	97.4%	△ 5.4%	△ 1.2%	5.0%	4.1%	4.0%	3.9%	3.8%		
	Yurakucho Ekimae Bldg. (Yurkucho Itochia)			44,123,070	57,019,643	57,020,952					29.2%	0.0%	—	—	3.7%	3.4%	3.3%	
Greater Tokyo	Office	Arca East	143,669,847	152,845,716	152,924,723	114,103,337	121,016,578	4.1%	6.4%	0.1%	△ 25.4%	6.1%	4.8%	5.2%	5.2%	3.9%	4.1%	
		JPR Chiba Bldg.	60,391,523	60,936,273	60,068,947	74,889,490	63,747,513	△ 22.5%	0.9%	△ 1.4%	24.7%	△ 14.9%	5.1%	5.2%	5.1%	6.4%	5.4%	
		JPR Yokohama Nihon Odori Bldg.	92,877,483	92,235,181	83,966,441	81,313,922	82,203,028	11.5%	△ 0.7%	△ 9.0%	△ 3.2%	1.1%	6.3%	6.3%	5.7%	5.6%	5.6%	
		Shinyokohama 2nd Center Bldg.	50,623,526	53,549,906	48,950,132	49,916,090	49,198,312	△ 6.6%	5.8%	△ 8.6%	2.0%	△ 1.4%	10.9%	11.7%	10.6%	10.9%	10.6%	
		Kawaguchi Center Bldg.	303,193,176	334,237,818	318,078,139	323,778,158	329,405,593	△ 1.5%	10.2%	△ 4.8%	1.8%	1.7%	7.4%	8.3%	7.8%	8.1%	8.1%	
		JPR Ueno East Bldg.	120,212,291	80,943,581	143,689,269	136,160,591	154,846,091	△ 8.0%	△ 32.7%	77.5%	△ 5.2%	13.7%	7.3%	5.0%	8.8%	8.4%	9.5%	
	Office	Tachikawa Business Center Bldg.	38,680,729	41,171,540	40,796,148	42,345,096	43,887,152	△ 2.4%	6.4%	△ 0.9%	3.8%	3.6%	8.6%	9.3%	9.1%	9.6%	9.8%	
		Tachikawa Business Center Bldg. (11th period additional acquisition)	62,207,346	67,852,743	60,002,150	48,531,326	51,560,643	42.8%	9.1%	△ 11.6%	△ 19.1%	6.2%	5.4%	5.9%	5.2%	4.3%	4.4%	
		Rise Arena Bldg.	195,200,881	177,595,660	177,719,134	178,522,494	181,112,857	451.7%	△ 9.0%	0.1%	0.5%	1.5%	6.6%	6.1%	6.0%	6.2%	6.2%	
		Yume-ooka Office Tower	186,434,256	128,990,784	156,660,332	153,002,054	154,638,088		△ 30.8%	21.5%	△ 2.3%	1.1%	6.0%	4.0%	4.8%	4.7%	4.7%	
				10,872,960	979,166,648						8905.5%	—	—	—	6.3%	6.2%		



### Historical NOI (1)

Area	Type	Property	NOI (JPY)					Change from previous period (%)					NOI yield (annualized NOI / acquisition price) (%) (※)				
			12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12
Greater Tokyo	Retail	Tanashi ASTA	511,816,773	511,925,752	511,947,180	510,096,700	508,265,304	0.1%	0.0%	0.0%	△ 0.4%	△ 0.4%	10.0%	10.1%	10.0%	10.1%	9.9%
		Cupo-la Main Bldg.	75,093,743	72,799,594	74,466,161	75,171,633	75,171,867	0.0%	△ 3.1%	2.3%	0.9%	0.0%	7.1%	7.0%	7.0%	7.2%	7.1%
		JPR Musashikosugi Bldg.	166,960,941	169,257,071	169,894,745	169,561,893	169,059,786	△ 1.4%	1.4%	0.4%	△ 0.2%	△ 0.3%	4.6%	4.7%	4.6%	4.7%	4.6%
		Musashirawa Shopping Square	126,658,794	111,578,323	111,552,408	111,704,740	111,796,318	74.9%	△ 11.9%	△ 0.0%	0.1%	0.1%	5.8%	5.2%	5.1%	5.2%	5.1%
		Kawasaki Dice Bldg.	366,032,701	347,919,308	332,061,105	326,261,626	354,458,544	123.5%	△ 4.9%	△ 4.6%	△ 1.7%	8.6%	4.8%	4.6%	4.4%	4.4%	4.7%
Other Cities	Office	Niigata Ekinan Center Bldg.	86,348,716	87,724,553	78,746,012	86,050,902	86,252,441	△ 3.6%	1.6%	△ 10.2%	9.3%	0.2%	8.0%	8.2%	7.3%	8.1%	8.0%
		Meiji Yasuda Life Osaka Umeda Bldg.	228,137,253	242,192,069	244,864,735	235,174,632		△ 4.1%	6.2%	1.1%	△ 4.0%		5.5%	5.9%	5.9%	5.9%	—
		Tokyo Tatemono Honmachi Bldg.	174,030,129	170,699,137	180,700,249	184,484,957	181,173,609	1.5%	△ 1.9%	5.9%	2.1%	△ 1.8%	8.3%	8.2%	8.6%	9.0%	8.7%
		JPR Hakata Bldg.	111,082,195	111,661,042	109,656,738	108,786,469	111,207,286	9.4%	0.5%	△ 1.8%	△ 0.8%	2.2%	7.6%	7.7%	7.5%	7.6%	7.6%
		JPR Naha Bldg.	67,637,735	69,205,093	78,099,966	53,173,872	70,787,539	△ 3.6%	2.3%	12.9%	△ 31.9%	33.1%	8.6%	8.9%	9.9%	6.9%	9.0%
		NORTH 33 Bldg.	77,904,129	92,491,968	63,628,836			△ 0.6%	18.7%	△ 31.2%			4.2%	5.0%	5.2%	—	—
		Sompo Japan Sendai Bldg.	146,217,113	146,784,282	145,602,787	144,486,869	141,344,210	0.0%	0.4%	△ 0.8%	△ 0.8%	△ 2.2%	9.2%	9.3%	9.2%	9.2%	8.9%
		Sompo Japan Wakayama Bldg.	82,366,242	81,540,030	77,830,946	82,093,043	81,544,862	△ 2.3%	△ 1.0%	△ 4.5%	5.5%	△ 0.7%	9.8%	9.8%	9.2%	9.9%	9.7%
		Tenjin 121 Bldg.	81,788,715	83,962,693	83,023,494	82,586,315	82,443,042	△ 0.4%	2.7%	△ 1.1%	△ 0.5%	△ 0.2%	5.8%	6.0%	5.9%	5.9%	5.8%
		JPR Nagoya Sakae Bldg.	143,941,716	148,533,310	155,974,214	153,437,628	148,965,761	△ 4.2%	3.2%	5.0%	△ 1.6%	△ 2.9%	6.3%	6.5%	6.8%	6.8%	6.5%
		JPR Dojima Bldg.	66,270,951	59,724,644	74,527,244	64,499,652	70,175,487	△ 8.1%	△ 9.9%	24.8%	△ 13.5%	8.8%	6.1%	5.6%	6.9%	6.1%	6.5%
	JPR Hakata-chuo Bldg.	63,157,384	61,388,063	68,142,798	68,691,464	59,725,083	10.3%	△ 2.8%	11.0%	0.8%	△ 13.1%	6.5%	6.4%	7.0%	7.2%	6.2%	
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	135,432,266	132,199,083	132,767,935	97,110,342	114,001,043	0.3%	△ 2.4%	0.4%	△ 26.9%	17.4%	6.5%	6.4%	6.4%	4.7%	5.5%	
	Retail	JPR Umeda Loft Bldg.	369,850,602	364,056,837	373,606,907	364,511,415	369,276,852	0.5%	△ 1.6%	2.6%	△ 2.4%	1.3%	5.6%	5.6%	5.7%	5.7%	5.6%
		Strasse Ichibancho	110,717,216	206,107,906	△ 14,672,537	145,661,065		△ 2.0%	86.2%				5.2%	9.8%	-0.7%	7.2%	—
		Benetton Shinsaibashi Bldg.	112,716,932	112,346,424	111,958,036	111,922,319	107,420,765	0.0%	△ 0.3%	△ 0.3%	△ 0.0%	△ 4.0%	4.1%	4.1%	4.1%	4.2%	3.9%
Housing Design Center Kobe		202,433,980	206,293,727	215,453,561	210,038,206	209,507,227	△ 0.6%	1.9%	4.4%	△ 2.5%	△ 0.3%	5.6%	5.7%	5.9%	5.9%	5.8%	
JPR Chayamachi Bldg.		109,948,070	108,038,604	111,826,465	98,719,109	111,981,670	△ 0.6%	△ 1.7%	3.5%	△ 11.7%	13.4%	3.6%	3.6%	3.7%	3.3%	3.7%	
Total			7,407,657,732	7,739,517,182	7,948,828,746	7,864,861,813	8,332,837,193	7.9%	4.5%	2.7%	△ 1.1%	6.0%	5.8%	5.9%	5.6%	5.7%	5.5%

(※) 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) (%)				
		12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12	12th period 2007/12	13th period 2008/06	14th period 2008/12	15th period 2009/06	16th period 2009/12
By Area	Tokyo CBDs Total	2,537,622,378	2,850,728,467	3,214,313,346	3,167,201,444	2,957,495,994	2.3%	12.3%	12.8%	△ 1.5%	△ 6.6%	5.3%	5.3%	5.1%	5.0%	4.6%
	Office	2,110,620,244	2,385,554,366	2,690,003,263	2,612,125,096	2,443,295,678	3.3%	13.0%	12.8%	△ 2.9%	△ 6.5%	5.5%	5.5%	5.3%	5.1%	4.7%
	Retail	427,002,134	465,174,101	524,310,083	555,076,348	514,200,316	△ 2.3%	8.9%	12.7%	5.9%	△ 7.4%	4.4%	4.7%	4.4%	4.5%	4.1%
	Greater Tokyo Total	2,500,054,010	2,403,839,250	2,442,777,014	2,406,232,110	3,429,534,322	27.1%	△ 3.8%	1.6%	△ 1.5%	42.5%	6.4%	6.2%	6.2%	6.2%	6.2%
	Office	1,253,491,058	1,190,359,202	1,242,855,415	1,213,435,518	2,210,782,503	37.7%	△ 5.0%	4.4%	△ 2.4%	82.2%	6.4%	6.1%	6.3%	6.2%	6.2%
	Retail	1,246,562,952	1,213,480,048	1,199,921,599	1,192,796,592	1,218,751,819	18.0%	△ 2.7%	△ 1.1%	△ 0.6%	2.2%	6.3%	6.2%	6.1%	6.2%	6.2%
	Other Cities Total	2,369,981,344	2,484,949,465	2,291,738,386	2,291,428,259	1,945,806,877	△ 1.9%	4.9%	△ 7.8%	△ 0.0%	△ 15.1%	6.0%	6.3%	5.9%	6.2%	6.1%
	Office	1,464,314,544	1,488,105,967	1,493,565,954	1,360,576,145	1,147,620,363	△ 2.9%	1.6%	0.4%	△ 8.9%	△ 15.7%	6.7%	6.9%	7.1%	7.0%	7.3%
	Retail	905,666,800	996,843,498	798,172,432	930,852,114	798,186,514	△ 0.3%	10.1%	△ 19.9%	16.6%	△ 14.3%	5.0%	5.6%	4.4%	5.3%	5.0%
By Type	Office	4,828,425,846	5,064,019,535	5,426,424,632	5,186,136,759	5,801,698,544	8.2%	4.9%	7.2%	△ 4.4%	11.9%	6.1%	6.0%	5.9%	5.8%	5.6%
	Retail	2,579,231,886	2,675,497,647	2,522,404,114	2,678,725,054	2,531,138,649	7.4%	3.7%	△ 5.7%	6.2%	△ 5.5%	5.4%	5.7%	5.1%	5.4%	5.3%
By Office Building's Category	1	1,407,896,251	1,594,005,391	1,848,476,461	1,721,208,935	2,372,216,513	37.0%	13.2%	16.0%	△ 6.9%	37.8%	5.9%	5.4%	5.3%	5.0%	5.1%
	2	1,977,510,388	2,042,793,506	2,005,130,486	1,941,486,003	1,886,931,334	2.1%	3.3%	△ 1.8%	△ 3.2%	△ 2.8%	5.9%	6.2%	6.1%	6.3%	6.0%
	3	1,443,019,207	1,427,220,638	1,572,817,685	1,523,441,821	1,542,550,697	△ 3.5%	△ 1.1%	10.2%	△ 3.1%	1.3%	6.5%	6.5%	6.5%	6.2%	6.0%
	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㎡