

**SUMMARY OF FINANCIAL RESULTS (REIT)**  
**For the 3rd Fiscal Period Ended August 31, 2014**

October 14, 2014

REIT securities issuer: Nomura Real Estate Master Fund, Inc. (“NMF”)      Stock exchange listing: Tokyo Stock Exchange  
 Securities code: 3285      URL: <http://www.nre-mf.co.jp/>  
 Representative: Takashi Kataoka, Executive Director

Asset management company: Nomura Real Estate Asset Management Co., Ltd.  
 Representative: Yasuaki Fukui, President and Chief Executive Officer  
 Inquiries: Motomi Uki, General Manager, NMF Investment Management      TEL: +81-3-3365-8767

Scheduled date of filing of securities report: November 28, 2014  
 Scheduled date of commencement of distribution payout: November 19, 2014  
 Preparation for supplementary materials on financial results: Yes  
 Holding of briefing session on financial results: Yes (for institutional investors and analyst)

[Amounts are rounded down to the nearest million yen]

1. Financial Results for the Fiscal Period Ended August 31, 2014 (3rd period) (from March 1, 2014 to August 31, 2014)

(1) Operating Results [% figures are the ratio of increase (decrease) compared with the previous period]

	Operating Revenues		Operating Profit		Ordinary Income		Net Income	
	million yen	%	million yen	%	million yen	%	million yen	%
Period ended								
August 31, 2014	9,468	(3.2)	4,638	(△13.3)	4,081	(△16.1)	4,079	(△16.1)
February 28, 2014	9,176	(149.1)	5,348	(156.0)	4,861	(287.9)	4,860	(288.4)

	Net Income per Unit	Return on Unitholders' Equity	Ratio of Ordinary Income to Total Assets	Ratio of Ordinary Income to Operating Revenue
Period ended	yen	%	%	%
August 31, 2014	2,450	2.5	1.6	43.1
February 28, 2014	2,918	3.0	1.9	53.0

(2) Distributions

	Distribution per Unit (excluding distribution in excess of earnings)	Total Distributions (excluding distribution in excess of earnings)	Distribution in excess of Net Income per Unit	Total Distributions in Excess of Net Income	Distribution Payout Ratio	Ratio of Distributions to Net Assets
Period ended	yen	million yen	yen	million yen	%	%
August 31, 2014	2,450	4,079	0	0	99.9	2.5
February 28, 2014	2,919	4,860	0	0	100.0	3.0

(3) Financial Position

	Total Assets	Net Assets	Net Assets to Total Assets	Net Assets per Unit
Period ended	million yen	million yen	%	yen
August 31, 2014	257,040	165,201	64.3	99,204
February 28, 2014	261,582	165,982	63.5	99,673

(4) Status of Cash Flows

	Net Cash Provided by (used in) Operating Activities	Net Cash Provided by (used in) Investing Activities	Net Cash Provided by (used in) Financing Activities	Cash and Cash Equivalents at End of Period
Period ended	million yen	million yen	million yen	million yen
August 31, 2014	5,658	△1,141	△8,878	16,627
February 28, 2014	11,122	△11,328	4,734	20,988

2. Earnings Forecasts for the Fiscal Period Ending February 28, 2015 (4th period) (from September 1, 2014 to February 28, 2015) and August 31, 2015 (5th period) (from March 1, 2015 to August 31, 2015)

[% figures are the ratio of increase (decrease) compared with the previous period]

Period ending	Operating Revenues		Operating Profits		Ordinary Income		Net Income	
	million yen	(%)	million yen	(%)	million yen	(%)	million yen	(%)
February 28, 2015	9,953	(5.1)	4,648	(0.2)	4,031	(△1.2)	4,030	(△1.2)
August 31, 2015	10,146	(1.9)	4,658	(0.2)	4,031	(0.0)	4,030	(0.0)

Period ending	Distribution per Unit (excluding distribution in excess of earnings)		Distribution in Excess of Earnings per Unit	
	yen		yen	
February 28, 2015	2,420		-	
August 31, 2015	2,420		-	

(Reference) Forecast net income per unit for the fiscal period ending February 28, 2015: 2,420 yen  
for the fiscal period ending August 31, 2015: 2,420 yen

\*Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates and Retrospective Restatement

- |                                                                                         |      |
|-----------------------------------------------------------------------------------------|------|
| ① Changes in accounting policies accompanying amendments to accounting standards, etc.: | None |
| ② Changes in accounting policies other than in ①:                                       | None |
| ③ Changes in accounting estimates:                                                      | None |
| ④ Retrospective restatement:                                                            | None |

(2) Number of Investment Units Issued and Outstanding

- ① Number of investment units issued (including treasury investment units)
- |                          |                 |
|--------------------------|-----------------|
| As of August 31, 2014:   | 1,665,260 units |
| As of February 28, 2014: | 1,665,260 units |
- ② Number of treasury investment units
- |                          |         |
|--------------------------|---------|
| As of August 31, 2014:   | - units |
| As of February 28, 2014: | - units |

(Note) For the number of investment units used as the basis for calculation of net income per unit, please refer to "Notes on Per Unit Information" on page 25.

- \* Presentation of the status of implementation of audit procedures  
At the time of disclosure of this report, audit procedures for financial statements pursuant to the Financial Instruments and Exchange Act (Act No. 25 of 1948) have not been completed.
- \* Explanation of the appropriate use of the forecast for management status, and other matters of special note  
The outlook for management status and other forward-looking statements contained in this report are based on information currently available to and certain assumptions deemed reasonable by NMF. Accordingly, actual management status, etc. may differ materially due to a variety of factors. In addition, the forecast is not a guarantee of the amount of distributions. For the matters to note in the use of the assumptions underlying the forecast for management status and the forecast for management status, etc., please refer to "2. Management Policy and Management Status; (2) Management Status" on page 3.

This is an English language translation of the original Japanese announcement of the financial statements ("Kessan Tanshin"). This translation is provided for information purpose only. Should there be any discrepancy between this translation and the Japanese original, the Japanese original shall prevail.

## Attachment

### 1. Related Corporations of the Investment Corporation

Disclosure is omitted, since there are no significant changes from the “Structure of the Investment Corporation” presented in the securities report (filed on May 29, 2014).

### 2. Management Policy and Management Status

#### (1) Management Policy

Disclosure is omitted, since there are no significant changes from the “Investment Policy,” “Investment Targets” and “Distribution Policy” presented in the securities report (filed on May 29, 2014).

#### (2) Management Status

##### ① Outline of Fiscal Period under Review

NMF was incorporated on January 31, 2013 by Nomura Real Estate Asset Management Co., Ltd. under the Act on Investment Trusts and Investment Corporations, and listed on the Real Estate Investment Trust Securities Market of Tokyo Stock Exchange, Inc. on June 12, 2013 (securities code: 3285).

NMF adopts the basic asset management policy of investing mainly in specified assets of real estate, etc. and real estate backed securities to secure stable income and steady growth of assets under management over the medium- to long-term. NMF has set primarily logistics facilities and retail facilities as main investment targets to achieve the basic policy described above. Both types of facilities are regarded as being essential to economic activities, with logistics facilities as industrial infrastructure and retail facilities as infrastructure supporting consumption activities.

Based on an investment strategy of building a balanced portfolio of logistics facilities and retail facilities and also focusing on the Greater Tokyo area, where strong demand is expected, NMF will aim to secure stable income over the medium to long term.

(Note) The Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951) is hereinafter referred to as the “Investment Trusts Act.”

“Assets under management” refers to assets that belong to NMF.

For the purposes of this report, real estate includes rights of lease and superficies of real estate. Unless otherwise stated, the same applies hereinafter.

“Real estate, etc.” refers to assets defined in Article 29, Paragraph 1 (1) or (2) of NMF’s Articles of Incorporation, and “real estate backed securities” refers to assets defined in Article 29, Paragraph 1 (3) of NMF’s Articles of Incorporation.

“Real estate, etc.” and “real estate backed securities” are hereinafter collectively referred to as “real estate related assets.”

Real estate and the underlying real estate of real estate related assets are together referred to as the “real estate under management” or the “property.”

“Greater Tokyo area” refers to Tokyo, Kanagawa, Chiba and Saitama prefectures.

#### A. Investment Environment and Management Performance

The Japanese economy continued to be on a moderate recovery trend backed by various measures by the Japanese Government and Bank of Japan despite the effect from the last-minute surge in demand associated with the consumption tax hike and the ensuing backlash. In addition, with the gradual increase in capital investments in line with improvements in corporate earnings and steady improvement of the employment environment, personal consumption was robust including the purchasing of homes.

Backed by expectations for improvement in real estate revenue and a favorable financing environment with the improvement in the business sentiment as described above, there were continuous active property acquisitions accompanying new J-REIT listings and capital increases through public offering by existing J-REITs. The J-REIT market was also strong and marked the highest level of market capitalization as a whole.

Concerning logistics facilities market trends, supported by demand from e-commerce and internet mail-order and the fashion/apparel industry, as well as demand from the accompanying third-party logistics (Note 1) business expansion, supply-demand is tight and the vacancy rate of large logistics facilities continues to be at a low level. In addition, backed by an active appetite among convenience stores to set up stores and promotion of the omni-channel strategy (Note 2) by major retailers, the construction of an efficient delivery network and demand for highly-functional logistics facilities are expected to continue.

Concerning the environment surrounding retail facilities, improvement in consumer confidence was seen due to such factors as wage increases centering on large companies, expectation for improvement in the income and employment environment from the improved supply-demand balance of the workforce, etc. in addition to the Japanese economy’s upward momentum despite the temporary slowdown in consumption caused by the consumption tax hike. According to the Ministry of Economy, Trade and Industry’s “Current Survey of Commerce,” retail sales value has been on an improving trend after hitting bottom in April 2014 driven by an increase in food and beverages retail. Going forward, as the rebound

from the rush demand associated with the consumption tax hike eases, a pickup in the economy is expected amid the improving employment and income environment.

In the real estate investment market, acquisition competition for prime properties became active due to a favorable financing environment in both debt and equity as well as the number of market participants being on the rise.

Under such circumstances, NMF acquired an equity interest in a silent partnership (tokumeikumiai) (investment amount of 500 million yen) operated by Ryoke Capital G.K. and an accompanying preferential negotiation right to trust beneficiary interest in mainly NIPPON EXPRESS CO., LTD. North Tokyo Distribution Center on March 25, 2014. The number of properties held by NMF (excluding an equity interest in a silent partnership) at the end of the 3rd fiscal period was 55 properties (total acquisition price of 238,023 million yen), investment ratio in the Greater Tokyo area accounted for 84.6% and gross leasable area was 897,406.28m<sup>2</sup>. In addition, the occupancy rate of the entire portfolio at the end of the 3rd fiscal period was stable at a high level of 99.9%.

In addition, on September 30, 2014 subsequent to the end of the 3rd fiscal period (end of August 2014), NMF acquired a retail facility, Universal CityWalk Osaka (acquisition price of 15,500 million yen).

(Note 1) Third-party logistics (3PL) refers to logistics services outsourced by shippers for part or all of their logistics functions.

(Note 2) Omni-channel strategy refers to customer management, inventory management and delivery route consolidation across brick-and-mortar, e-commerce and other channels, creating an environment to offer a seamless shopping experience across all sales channels.

#### B. Status of Fund Procurement

During the period under review, NMF refinanced existing loans of 16,500 million yen with borrowings of 5,500 million yen and 7,000 million yen conducted on March 26, 2014 and May 26, 2014 respectively. The difference was repaid using cash on hand. NMF entered into interest-rate swap agreements on March 24, 2014 and on May 22, 2014 to hedge risks of interest rate fluctuations for those borrowings. As a result, the balance of loans outstanding was 80,393 million yen and the ratio of interest-bearing liabilities to total assets (LTV) was 31.3% at the end of the 2nd fiscal period.

The following is the rating obtained by NMF as at the end of the 3rd fiscal period. The rating is not a rating of NMF investment units. Concerning NMF investment units, there are no credit ratings that credit rating agencies have provided or made available for inspection and there are no credit ratings that credit rating agencies are scheduled to provide or make available for inspection at the request of NMF.

Credit rating agency	Rating description	Note
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating: AA-	Rating outlook: Stable

#### C. Business Performance and Distributions

As a result of the management described above, business performance for the 3rd fiscal period was as follows: operating revenue of 9,468 million yen, operating income of 4,638 million yen, ordinary income of 4,081 million yen and net income of 4,079 million yen.

Concerning distributions in the 3rd fiscal period, in order to have the maximum amount of distributions of earnings included in deductible expenses by applying special measures for the tax treatment (Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957)), NMF decided to distribute almost the entire amount of unappropriated retained earnings, excluding fractions of the distribution per investment unit that are less than 1 yen. Accordingly, NMF declared distribution per investment unit of 2,450 yen.

## ② Outlook for Next Fiscal Period

### A. Future Management Policy and Challenges

The Japanese economy ahead is anticipated to see the moderate recovery trend continue, as evidenced by such factors as the recovery in corporate earnings and pickup in capital investment leading to improvement in the employment and income environments. The effects of the rebound from the last-minute surge in demand in association with the consumption tax hike are also expected to gradually ease.

In addition, in the J-REIT market, with Bank of Japan's monetary easing policies leading to favorable supply of funds to the real estate market as well as the ongoing stable level of TSE REIT Index, the favorable financial and capital environment is anticipated to continue. On the other hand, with transaction participants showing a strong acquisition appetite backed by the favorable financial and capital environment, the environment for acquiring prime properties is forecast to become harsh.

Based on such recognition, NMF will engage in management based on the following policy in order to secure stable income and steady growth of assets under management over the medium to long term.

#### (a) Expand asset size based on clear investment strategy

NMF will aim to secure stable income over the medium- to long-term based on an investment strategy of focusing on the Greater Tokyo area, where strong demand is expected.

NMF will expand asset size in this manner and thereby diversify real estate under management to reduce risks of income fluctuation and lower operational management costs through economies of scale.

In view of making selective and effective investment in prime properties when investing in new properties, NMF will work to obtain property sale information early and promote negotiated transactions through further expansion of independent property sourcing routes and collaboration with the Nomura Real Estate Group, as well as conduct adequate due diligence to identify investment risks.

#### (b) Property operations from the medium- to long-term perspective

The logistics facilities and retail facilities located in residential areas that NMF invests in are regarded as having the potential to generate stable cash flows from long-term lease agreements with tenants, while retail facilities located near train stations are regarded as having internal cash flow growth potential. When operating logistics facilities and retail facilities located in residential areas, NMF will operate with income stability in mind by striving to make the lease agreement a long-term agreement at the time of agreement renewal. In addition, when operating retail facilities located near train stations, NMF will operate with sights set on enhancing income by increasing the rent amount, etc. through, among others, renewal of agreements and replacement of tenants in the economic recovery phase based on an accurate grasp of the market environment.

Moreover, NMF will make utmost use of the Nomura Real Estate Group's leasing, operation, building management and other management capabilities and strive to achieve a high and stable level of occupancy rate and maintain and enhance the rent level in pursuit of stable portfolio income over the medium- to long-term.

#### (c) Maintain and enhance stable financial base

When borrowing funds and issuing investment corporation bonds, NMF will conduct fund procurement, taking into consideration the fund procurement flexibility and financial stability. In addition, while closely monitoring financial market trends, use of interest-rate swaps, etc. for conversion of the interest rate to a fixed rate, extension of the loan period, procurement with diversified repayment dates will be positioned at the core of the financial strategy and these will be executed to build a stable financial base.

## ③ Significant Subsequent Events

Not applicable.

(Reference)

A. Acquisition of the asset

The Fund completed the acquisition of “Universal CityWalk Osaka” on September 30, 2014, after the end of 3rd fiscal period (August 31, 2014).

Type of asset	Beneficial Interest in Real Estate Trust	
Property Name	Universal CityWalk Osaka	
Location (Note 1)	(Registry) 6-429, Shimaya, Konohana-ku, Osaka-shi, Osaka, and 4 others (Street) 6-2-61, Shimaya, Konohana-ku, Osaka-shi, Osaka	
Structure (Note 1)	S/SRC, 5F	
Land Area (Note 1)	1) 8,785.43 m <sup>2</sup> (2,657.59 tsubo), 2) 8,788.67 m <sup>2</sup> (2,658.57 tsubo)	
Building Area (Note 1)	Total floor space of the whole building 86,888.64 m <sup>2</sup> (26,283.81 tsubo)	
	Exclusive elements that NMF acquired 17,769.42 m <sup>2</sup> (5,375.24 tsubo)	
Type of Ownership	Land	1) Ownership (co-ownership) 2) Leasehold interest of the land (quasi co-ownership)
	Building	Compartmentalized ownership
Completion Date (Note 1)	June, 2001	
Acquisition Price (Note 2)	15,500 million yen	
Date of Agreement	August 8, 2014 (date of execution of the purchase and sale agreement)	
Date of Acquisition	September 30, 2014 (date of delivery of beneficial interest in real estate)	
Seller (Note 3)	Undisclosed	
Financing	Own fund and borrowings	

(Note 1) “Location (registry)”, “Structure”, “Land Area”, “Building Area” and “Completion Date” are based on the information in the real estate registry.

(Note 2) The Acquisition Price is the amount set forth in the relevant purchase agreement and does not include expenses such as brokers’ commission or taxes.

(Note 3) As the Seller does not approve disclosure, this information is not disclosed.

B. Agenda Items Scheduled to be Proposed at 2nd General Meeting of Unitholders

At the 2nd General Meeting of Unitholders scheduled to be held on November 27, 2014, the agenda items scheduled to be proposed are as follows: Selection of one Executive Director, one Substitute Executive Director, two Supervisory Directors and one Substitute Supervisory Director; Revision in accordance with amendment of the Investment Trust Act (establishment of new rules on investment corporation’s acquisition of its own investment equity, revision of rules for omitting public notices in the convocation procedures for general meetings of unitholders, establishment of new rules on the record date of voting at general meetings of unitholders, establishment of rules to enable extension, shortening of the term of office of the executive directors and supervisory directors at a limit ruled by laws etc.); Revision to stipulate managing assets mainly for investing in real estate and such in an aim to align with that defined in the Ordinance for Enforcement of the Act on Investment Trusts and Investment Corporations, pursuant to revision the revision of Ordinance for Enforcement of the Act on Investment Trusts and Investment Corporations; deletion of rules that no longer need to exist; Other partial amendments of the Articles of Incorporation necessary from the viewpoint of aligning expressions.

**Assumptions Underlying Earnings Forecasts for the Fiscal Period Ending February 28, 2015 (4th period)  
 and August 31, 2015 (5th period)**

Item	Assumption
Calculation period	<ul style="list-style-type: none"> <li>• 4th fiscal period: from September 1, 2014 to February 28, 2015</li> <li>• 5th fiscal period: from March 1, 2015 to August 31, 2015</li> </ul>
Assets under management	<ul style="list-style-type: none"> <li>• The Fund assumes that the investment portfolio consisting of 55 properties owned by the Fund as at the end of the 3rd fiscal period (ending August 31, 2014) (the “Acquired Properties as of the end of the 3rd fiscal period”), Ryoke Capital Godo Kaisha Silent Partnership Equity Interest (together with the Acquired Properties as of the end of the 3rd fiscal period, “Acquired Assets as of the 3rd fiscal period”), and Universal CityWalk Osaka (the “Acquired Assets during the 4th fiscal period”) will remain unchanged (with no assets acquired or disposed of) thereafter until the end of the 5th fiscal period (August 31, 2015).</li> <li>• In practice, the investment portfolio is subject to potential change.</li> </ul>
Operating revenue	<ul style="list-style-type: none"> <li>• The forecast of operating revenues is based upon the operating revenues from Acquired Assets as of the end of the 3rd fiscal period and Acquired Assets during the 4th fiscal period.</li> <li>• The forecast of the level of the rent and vacancy rates are based on the trend of tenants, competing buildings in the neighborhood, and the recent real estate market trend, etc.</li> <li>• Assumed that there is no rent in arrears and nonpayment of the rent.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>• In general, the fixed asset taxes and city planning taxes imposed on the properties in the tax year (including the date) of transaction are distributed to the seller and the purchaser on a daily pro-rata basis and settled at the time of acquisition, and such taxes are deemed as the acquisition costs rather than expenses.</li> <li>• Taxes and dues, relating to the Acquired Properties at the end of the 3rd fiscal period are calculated as rental expenses, estimated amount of ¥731 million for the 4th fiscal period (ending February 28, 2015), relating to the Acquired Properties as of the end of the 3rd fiscal period and the Acquired Assets during the 4th fiscal period are ¥753 million for the 5th fiscal period (ending August 31, 2015).</li> <li>• Outsourcing expenses are estimated at ¥688 million for the 4rd fiscal period (ending February 28, 2015) and ¥617 million for the 5th fiscal period (ending August 31, 2015).</li> <li>• As for the repair and maintenance, the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) estimates the required amounts for the respective properties for each of the fiscal periods based on the medium- and long-term repair plans. However, it is possible that the actual repair expenses for the fiscal periods may differ significantly from the estimates since (i) an unforeseeable event might cause serious damage to a building requiring emergent repair expenditure, (ii) amounts might vary year by year, and (iii) certain types of repair expenses are not required every year.</li> <li>• Rental profits are estimated at ¥5,594 million for the 4rd fiscal period (ending February 28, 2015) and ¥5,650 million for the 5th fiscal period (ending August 31, 2015).</li> <li>• Depreciation costs are estimated at ¥1,696 million for the 4th fiscal period (ending February 28, 2015) and ¥1,705 million for the 5th fiscal period (ending August 31, 2015).</li> <li>• The operating expenses other than the rental expenses (including asset management fees, asset custody fees and general administration fees) are estimated at ¥945 million for the 4th fiscal period (ending February 28, 2015) and ¥992 million for the 5th fiscal period (ending August 31, 2015).</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>• Interest payable and other borrowing related expenses are estimated at ¥616 million for the 4th fiscal period (ending February 28, 2015) and ¥626 million for the 5th fiscal period (ending August 31, 2015).</li> </ul>
Interest-bearing liabilities	<ul style="list-style-type: none"> <li>• The amount of the Fund’s interest-bearing debts outstanding as of the date of this report is ¥97,093 million.</li> <li>• Concerning the borrowings of ¥85 million, which will be due by the last business day of the 5th fiscal period (ending August 31, 2015), the Fund assumes the scheduled repayment of ¥85 million using cash on hand.</li> <li>• The Fund assumes that there will be no changes in the interest-bearing debts outstanding other than the changes in amount stated above.</li> </ul>
Investment units	<ul style="list-style-type: none"> <li>• The Fund assumes that there will be no changes in the number of investment units issued and outstanding as of the date of this report of 1,665,260 units and there will be no additional issues of new investments units by the end of the 5th fiscal period (ending August 31, 2015).</li> </ul>

Item	Assumption
Distribution per unit	<ul style="list-style-type: none"> <li>• Distribution per unit is calculated according to the Fund's distribution policy outlined in its Articles of Incorporation.</li> <li>• Distribution per unit may vary due to various factors, including changes in the investment portfolio, changes in rent income caused by tenant replacements, and unforeseen repairs.</li> </ul>
Distribution per unit in excess of earnings per unit	<ul style="list-style-type: none"> <li>• The Fund does not currently plan for any distributions in excess of earnings per unit.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• The Fund assumes that there will be no amendments in legislation, taxation, Japanese GAAP, listing requirements and Investment Trusts Association regulations, which will affect the above forecasts.</li> <li>• The Fund assumes that there will be no material changes in general economic conditions and real estate markets.</li> </ul>



### 3. Financial Statements

#### (1) Balance Sheet

Thousands of Yen

	As of February 28, 2014	As of August 31, 2014
Assets		
Current assets		
Cash and bank deposits	8,271,101	11,339,370
Cash and bank deposits in trust	12,717,717	5,288,296
Rental receivables	107,910	219,442
Prepaid expenses	198,092	237,283
Deferred tax assets	12	29
Income taxes receivable	163	654
Other	62,368	73,663
Total current assets	21,357,367	17,158,740
Noncurrent assets		
Property and equipment		
Buildings	3,476,850	3,493,865
Less accumulated depreciation	(43,777)	(103,535)
Buildings, net	3,433,073	3,390,329
Structures	28,859	28,932
Less accumulated depreciation	(1,564)	(3,144)
Structures, net	27,294	25,787
Land	10,917,067	10,923,206
Buildings in trust	93,389,065	94,083,812
Less accumulated depreciation	(2,038,387)	(3,433,914)
Buildings in trust, net	91,350,677	90,649,898
Structures in trust	865,458	866,233
Less accumulated depreciation	(112,347)	(189,473)
Structures in trust, net	753,111	676,760
Tools, furniture and fixtures in trust	11,618	14,789
Less accumulated depreciation	(248)	(1,547)
Tools, furniture and fixtures in trust, net	11,370	13,242
Land in trust	128,699,981	128,699,981
Construction in progress	23,225	3,305
Total property and equipment	235,215,801	234,382,512
Intangible assets		
Leasehold rights in trust	3,829,099	3,828,713
Other	11,389	12,693
Total intangible assets	3,840,489	3,841,406
Investments and other assets		
Investment securities	—	487,473
Long-term prepaid expenses	613,881	614,601
Long-term deposits	39,205	39,205
Security deposits	516,126	516,126
Total investments and other assets	1,169,214	1,657,406
Total noncurrent assets	240,225,504	239,881,325
Total assets	261,582,872	257,040,065

Thousands of Yen

	As of February 28, 2014		As of August 31, 2014	
Liabilities				
Current liabilities				
Trade accounts payable		330,137		408,449
Short-term debt	*1	16,500,000	*1	—
Current portion of long-term debt		85,600		85,600
Other accounts payable		207,946		267,880
Accrued expenses		10,053		24,489
Accrued income taxes		651		716
Accrued consumption taxes		179,119		275,528
Rent received in advance		1,459,897		1,482,281
Other current liabilities		939		1,463
Total current liabilities		18,774,345		2,546,408
Long-term liabilities				
Long-term debt		67,850,200		80,307,400
Security deposits from tenants		525,160		539,430
Security deposits from tenants in trust		8,451,011		8,445,574
Total long-term liabilities		76,826,372		89,292,405
Total liabilities		95,600,717		91,838,814
Net assets				
Unitholders' equity				
Unitholders' capital		161,120,405		161,120,405
Surplus				
Retained earnings		4,861,749		4,080,846
Total surplus		4,861,749		4,080,846
Total unitholders' equity		165,982,154		165,201,251
Total net assets	*2	165,982,154	*2	165,201,251
Total liabilities and net assets		261,582,872		257,040,065

(2) Statement of Income and Retained Earnings

	Thousands of Yen			
	Previous period from Sep. 1, 2013 to Feb. 28, 2014		Current period from Mar. 1, 2014 to Aug. 31, 2014	
Operating revenues				
Rental revenues	*1	8,478,425	*1	8,663,942
Other rental revenues	*1	697,965	*1	800,373
Gain on investments in silent partnership		—		4,150
Total operating revenues		9,176,390		9,468,466
Operating expenses				
Real estate rental expenses	*1	2,918,848	*1	3,872,940
Asset management fees		750,575		791,954
Asset custody fee		14,248		14,756
Administrative service fees		64,036		63,232
Directors' compensations		4,800		4,800
Other operating expenses		75,471		82,579
Total operating expenses		3,827,980		4,830,263
Operating profit		5,348,409		4,638,203
Non-operating revenues				
Interest income		1,873		1,708
Interest on refund		22,210		—
Other non-operating revenues		11		13
Total non-operating revenues		24,096		1,722
Non-operating expenses				
Interest expenses		398,386		443,425
Loan arrangement fees		108,656		114,227
Other non-operating expenses		3,750		1,041
Total non-operating expenses		510,792		558,695
Ordinary income		4,861,713		4,081,230
Income before income taxes		4,861,713		4,081,230
Income taxes-current		868		1,256
Income taxes-deferred		35		(16)
Total income taxes		904		1,239
Net income		4,860,808		4,079,991
Retained earnings brought forward		940		855
Retained earnings at end of period		4,861,749		4,080,846

(3) Statement of Changes in Net Assets

Previous period (from September 1, 2013 to February 28, 2014)

(Unit: thousand yen)

	Unitholders' equity				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Retained earnings	Total surplus		
Balance at the beginning of current period	161,120,405	1,251,550	1,251,550	162,371,955	162,371,955
Changes of items during the period					
Cash distribution paid		(1,250,610)	(1,250,610)	(1,250,610)	(1,250,610)
Net income		4,860,808	4,860,808	4,860,808	4,860,808
Total changes of items during the period	—	3,610,198	3,610,198	3,610,198	3,610,198
Balance at the end of current period	*1 161,120,405	4,861,749	4,861,749	165,982,154	165,982,154

Current period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

	Unitholders' equity				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Retained earnings	Total surplus		
Balance at the beginning of current period	161,120,405	4,861,749	4,861,749	165,982,154	165,982,154
Changes of items during the period					
Cash distribution paid		(4,860,893)	(4,860,893)	(4,860,893)	(4,860,893)
Net income		4,079,991	4,079,991	4,079,991	4,079,991
Total changes of items during the period	—	(780,902)	(780,902)	(780,902)	(780,902)
Balance at the end of current period	*1 161,120,405	4,080,846	4,080,846	165,201,251	165,201,251

(4) Statement of Cash Distributions

	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
I. Retained earnings at end of period	4,861,749,480 yen	4,080,846,607 yen
II. Amount of distributions	4,860,893,940 yen	4,079,887,000 yen
[Amount of distributions per investment unit]	[2,919 yen]	[2,450 yen]
III. Retained earnings brought forward	855,540 yen	959,607 yen

Calculating method for distribution amount	<p>Pursuant to the policy that “distributions shall be in excess of an amount equivalent to 90% of NMF’s amount of earnings available for distribution as prescribed in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation” as provided in Article 36, Paragraph 1, Item 2 of NMF’s Articles of Incorporation, NMF decided to distribute almost the entire amount of retained earnings. Accordingly, NMF declared distributions of earnings of 4,860,893,940 yen. NMF will not distribute cash in excess of earnings as provided in Article 36, Paragraph 2 of the Articles of Incorporation.</p>	<p>Pursuant to the policy that “distributions shall be in excess of an amount equivalent to 90% of NMF’s amount of earnings available for distribution as prescribed in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation” as provided in Article 36, Paragraph 1, Item 2 of NMF’s Articles of Incorporation, NMF decided to distribute almost the entire amount of retained earnings. Accordingly, NMF declared distributions of earnings of 4,079,887,000 yen. NMF will not distribute cash in excess of earnings as provided in Article 36, Paragraph 2 of the Articles of Incorporation.</p>
--------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(5) Statement of Cash Flows

	Thousands of Yen	
	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
Cash flows from operating activities		
Income before income taxes	4,861,713	4,081,230
Depreciation	1,499,067	1,537,049
Interest income	(1,873)	(1,708)
Interest expenses	398,386	443,425
Decrease (increase) in rental receivables	30,301	(111,532)
Decrease (increase) in prepaid expenses	30,880	(39,190)
Decrease (increase) in consumption taxes receivable	4,713,348	—
Decrease (increase) in long-term prepaid expenses	34,719	(719)
Decrease (increase) in long-term deposits	(104)	—
Increase (decrease) in trade accounts payable	67,549	78,312
Increase (decrease) in other accounts payable	(327,789)	7,575
Increase (decrease) in accrued consumption taxes	179,119	96,409
Increase (decrease) in rent received in advance	124,471	22,383
Other	(88,137)	(25,457)
Subtotal	11,521,651	6,087,777
Interest received	1,873	1,708
Interest paid	(398,990)	(428,989)
Income taxes paid	(1,903)	(1,682)
Net cash provided by (used in) operating activities	11,122,630	5,658,814
Cash flows from investing activities		
Payments for purchase of property and equipment	(10,873,920)	(23,225)
Payments for purchase of property and equipment in trust	(743,476)	(651,166)
Payments for purchase of intangible assets	(5,350)	(2,677)
Payments for purchase of intangible assets in trust	(9,155)	(423)
Purchases of investment securities	—	(511,356)
Proceeds from withdrawal of investment securities	—	23,883
Reimbursement of security deposits to tenants	(11,364)	(175)
Proceeds from security deposits from tenants	368,763	14,445
Reimbursement of security deposits to tenants in trust	(103,402)	(78,994)
Proceeds from security deposits from tenants in trust	49,652	88,243
Payments for security deposits	(200)	—
Net cash provided by (used in) investing activities	(11,328,454)	(1,141,448)
Cash flows from financing activities		
Proceeds from short-term debt	5,000,000	—
Repayment of short-term debt	(5,000,000)	(16,500,000)
Proceeds from long-term debt	6,000,000	12,500,000
Repayment of long-term debt	(42,800)	(42,800)
Distributions to unitholders	(1,222,645)	(4,835,718)
Net cash provided by (used in) financing activities	4,734,554	(8,878,518)
Net increase (decrease) in cash and cash equivalents	4,528,730	(4,361,152)
Cash and cash equivalents at beginning of period	16,460,088	20,988,819
Cash and cash equivalents at end of period	*1 20,988,819	*1 16,627,667

(6) Notes Concerning the Going Concern Assumption  
 Not applicable.

(7) Notes Concerning Significant Accounting Policies

1. Investment securities	<p>Non-marketable securities classified as other securities are carried at cost. Cost of securities sold is determined by the moving average method. For equity interests in a silent partnership, NMF adopts the method of factoring in the net amount of silent partnership income (loss) in proportion to its equity interests.</p>
2. Depreciation of noncurrent assets	<p>① Property and equipment (including trust assets)              The straight-line method is adopted.              The useful lives of major property and equipment are as follows:              Buildings 3~70 years              Structures 2~20 years              Tools, furniture and fixtures 2~10 years</p> <p>② Intangible assets              The straight-line method is adopted.</p> <p>③ Long-term prepaid expenses              The straight-line method is adopted.</p>
3. Revenue and expenses recognition	<p>Accounting for fixed asset tax, etc.              Of the tax amount assessed and determined for fixed asset tax, city planning tax, depreciable asset tax, etc. on real estate, etc. held, the method of charging the amount corresponding to the concerned fiscal period to expenses as expenses related to rent business is adopted.              The amount equivalent to fixed asset tax, etc. for the fiscal year including the acquisition date paid to the seller as reimbursement upon acquisition of real estate or trust beneficiary interests in real estate is included in the cost of acquisition of the concerned real estate and not recorded as expenses. The amount equivalent to fixed asset tax, etc. included in the cost of acquisition of real estate, etc. in the previous period is 1,493 thousand yen. No capitalized property related taxes were incurred in the fiscal period under review..</p>
4. Hedge accounting	<p>① Method of hedge accounting              Deferred hedge accounting is adopted. For interest-rate swap transactions meet the requirements for special treatment, special treatment is adopted.</p> <p>② Hedging instruments and hedged items              Hedging instruments              Interest-rate swap transactions              Hedged items              Interest on loans</p> <p>③ Hedging policy              NMF conducts derivative transactions for the purpose of hedging risks prescribed in the Articles of Incorporation in accordance with the Basic Policy on Risk Management.</p> <p>④ Method for assessing effectiveness of hedging              The effectiveness of hedging is assessed by the correlation between changes in the fair value of hedging instruments and hedged items.</p>
5. Cash and cash equivalents as stated in the Statement of Cash Flows	<p>Cash and cash equivalents in the statement of cash flows consist of cash on hand and cash in trust; deposits and deposits in trust that can be withdrawn at any time; and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.</p>

6. Other significant matters forming basis for preparation of financial statements	<p>① Accounting for trust beneficiary interests in real estate, etc.                  Concerning trust beneficiary interests in real estate, etc. held, all accounts of assets and liabilities within trust assets as well as all accounts of revenue and expenses incurred from the trust assets are recorded in the relevant account item of the balance sheet and statement of income and retained earnings.                  The following material items of the trust assets recorded in the relevant account item are separately listed on the balance sheet.</p> <p>(1) Cash and bank deposits in trust                  (2) Buildings in trust; structures in trust; tools, furniture and fixtures in trust; and land in trust                  (3) Leasehold rights in trust                  (4) Security deposits from tenants in trust</p> <p>② Accounting for consumption taxes                  Concerning accounting for consumption tax and local consumption tax, these taxes are not included.</p>
------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(8) Notes to Financial Statements

(Notes to Balance Sheet)

\*1. Commitment line agreement

NMF is concluding a commitment line agreement with 3 lending financial institutions.

	Previous period (Feb. 28, 2014)	Current period (Aug. 31, 2014)
Committed line of credit	10,000,000 thousand yen	10,000,000 thousand yen
Balance of used line	— thousand yen	— thousand yen
Balance of unused line	10,000,000 thousand yen	10,000,000 thousand yen

\*2. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

	Previous period (Feb. 28, 2014)	Current period (Aug. 31, 2014)
	50,000 thousand yen	50,000 thousand yen



(Notes to Statement of Income and Retained Earnings)

\*1. Breakdown of real estate rental revenues and expenses

	(Unit: thousand yen)			
	Previous period from Sep. 1, 2013 to Feb. 28, 2014		Current period from Mar. 1, 2014 to Aug. 31, 2014	
A. Property related revenues				
Rental revenues				
Rent revenues	8,228,546		8,428,399	
Common area charges	249,878	8,478,425	235,542	8,663,942
Other rental revenues				
Parking revenues	78,086		73,750	
Incidental income	578,563		631,826	
Other miscellaneous revenues	41,315	697,965	94,797	800,373
Property related revenues		9,176,390		9,464,316
B. Property related expenses				
Real estate rental expenses				
Property management costs	337,140		355,167	
Property management fees	152,886		213,769	
Property and other taxes	—		731,211	
Utility expenses	518,251		596,790	
Casualty insurance	18,116		18,434	
Repairs and maintenance	185,676		216,187	
Land rents	71,656		71,963	
Depreciation	1,497,862		1,535,760	
Other rental expenses	137,257	2,918,848	133,655	3,872,940
Property related expenses		2,918,848		3,872,940
C. Real estate rental profits [A—B]		6,257,542		5,591,375

(Notes to Statement of Changes in Net Assets)

	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
*1. Total number of investment units authorized and total number of investment units issued and outstanding		
Total number of investment units authorized	20,000,000 units	20,000,000 units
Total number of investment units issued and outstanding	1,665,260 units	1,665,260 units

(Notes to Statement of Cash Flows)

\*1. Reconciliation of cash and cash equivalents at end of period to balance sheet accounts

	(Unit: thousand yen)	
	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
Cash and bank deposits	8,271,101	11,339,370
Cash and bank deposits in trust	12,717,717	5,288,296
Cash and cash equivalents	20,988,819	16,627,667

(Notes on Lease Transactions)  
 Operating lease transactions (as lessor)  
 Future lease payments receivable

(Unit: thousand yen)

	Previous period (Feb. 28, 2014)	Current period (Aug. 31, 2014)
Due within 1 year	13,530,102	12,763,044
Due after 1 year	44,418,969	41,764,248
Total	57,949,072	54,527,292

(Notes on Financial Instruments)

1. Matters concerning status of financial instruments

(1) Policy for handling financial instruments

NMF procures funds through debt financing, issuance of investment corporation bonds, issuance of investment units, etc. upon acquisition of real estate related assets. In procuring funds through interest-bearing liabilities, NMF adopts the basic financial policy of procuring funds with due consideration for extending the loan period, converting the interest rate to a fixed rate and laddering the repayment dates, etc. for interest-bearing liabilities.

NMF enters into derivative transactions for the purpose of hedging risks of future interest rates rising and adopts the policy of not engaging in speculative transactions.

(2) Description of financial instruments and associated risks, and risk management structure

Funds from debts and investment corporation bonds are primarily used to fund the acquisition of real estate related assets and to fund the repayment of debts and redemption of investment corporation bonds. These are exposed to liquidity risks of failure to procure alternative funds at the time of repayment or redemption. NMF controls and limits the concerned risks by diversifying the lending financial institutions, as well as considering and implementing effective use of surplus funds, procurement of funds from the capital market through issuance of investment units, etc. and other various procurement of funds. In addition, floating interest rates debts are exposed to risks of the interest rate payable rising. NMF limits the impact that the interest rate payable rising has on NMF's operations by keeping LTV (ratio of interest-bearing liabilities to total assets) at a low level and keeping the ratio of borrowings that are long-term and fixed-rate borrowings at a high level. Furthermore, derivative transactions (interest-rate swap transactions, etc.) are available as a hedging instrument for hedging risks of floating interest rates rising and converting the interest expenses to a fixed payment.

Deposits are those for investing NMF's surplus funds and are exposed to risks of failure of the financial institutions that are holding the deposits and other credit risks, but NMF limits the risks by diversifying the financial institutions that are holding the deposits.

(3) Supplementary explanation on matters concerning fair value, etc. of financial instruments

The fair value of financial instruments, aside from values based on market price, includes values based on reasonable calculation when there is no market price. Certain assumptions are adopted in the calculation of the concerned values. Accordingly, there may be cases where the concerned values will vary when different assumptions are adopted. In addition, concerning the contract amount, etc. of derivative transactions presented in "Notes on Derivative Transactions" later in this report, the amount itself does not represent the market risk involved in these derivative transactions.

2. Matters concerning fair value, etc. of financial instruments

The following are the carrying amount and fair value as of February 28, 2014, and the difference between these amounts.

(Unit: thousand yen)

	Carrying amount (Note 1)	Fair value (Note 1)	Amount of difference
(1) Cash and bank deposits	8,271,101	8,271,101	—
(2) Cash and bank deposits in trust	12,717,717	12,717,717	—
(3) Short-term debt	[16,500,000]	[16,500,000]	—
(4) Current portion of long-term debt	[85,600]	[86,550]	950
(5) Long-term debt	[67,850,200]	[68,906,632]	1,056,432
(6) Derivative transactions	—	—	—

The following are the carrying amount and fair value as of August 31, 2014, and the difference between these amounts.

(Unit: thousand yen)

	Carrying amount (Note 1)	Fair value (Note 1)	Amount of difference
(1) Cash and bank deposits	11,339,370	11,339,370	—
(2) Cash and bank deposits in trust	5,288,296	5,288,296	—
(3) Short-term debt	—	—	—
(4) Current portion of long-term debt	[85,600]	[86,597]	997
(5) Long-term debt	[80,307,400]	[82,146,817]	1,839,417
(6) Derivative transactions	—	—	—

(Note 1) Items that are charged to liabilities are shown in brackets [ ].

(Note 2) Matters concerning method for calculating fair value of financial instruments and derivative transactions

(1) Cash and bank deposits; (2) Cash and bank deposits in trust, (3) Short-term debt

As these are settled within a short period of time, the fair value is approximately the same as the book value and is thus stated at that book value.

(4) Current portion of long-term debt; (5) Long-term debt

As long-term debt with floating interest rates reflect market interest rates within a short period of time, the fair value is thought to be approximately the same as the book value and is thus stated at that book value (However, the fair value of long-term debt with floating interest rates that are subject to special treatment for interest-rate swaps (please refer to “Notes on Derivative Transactions” later in this report) is based on the method of calculating by discounting the sum total amount of principal and interest accounted for as one transaction together with the concerned interest-rate swap by the interest rate that is reasonably estimated as being applicable in the event of drawdown of a similar debt financing.). In addition, the fair value of long-term debt with fixed interest rates is calculated based on the method of calculating by discounting the sum total amount of principal and interest by the interest rate that is reasonably estimated as being applicable in the event of drawdown of a similar debt financing.

(6) Derivative transactions

Please refer to “Notes on Derivative Transactions” later in this report.

(Note 3) Financial instruments for which fair value is deemed extremely difficult to determine

(Unit: thousand yen)

Type of asset	Carrying amount
Investment securities	487,473

\*Investment securities (ownership interests in an anonymous association) do not have a readily available market price and reasonable estimates of cash flows from the underlying properties cannot be made, so the fair value is deemed extremely difficult to determine. Accordingly, they are excluded from fair value disclosures.

(Note 4) Amount of redemption of monetary claims scheduled to be due after the date of settlement of accounts (February 28, 2014)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, within 2 years	Due after 2 years, within 3 years	Due after 3 years, within 4 years	Due after 4 years, within 5 years	Due after 5 years
Cash and bank deposits	8,271,101	—	—	—	—	—
Cash and bank deposits in trust	12,717,717	—	—	—	—	—
Total	20,988,819	—	—	—	—	—

Amount of redemption of monetary claims scheduled to be due after the date of settlement of accounts (August 31, 2014)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, within 2 years	Due after 2 years, within 3 years	Due after 3 years, within 4 years	Due after 4 years, within 5 years	Due after 5 years
Cash and bank deposits	11,339,370	—	—	—	—	—
Cash and bank deposits in trust	5,288,296	—	—	—	—	—
Total	16,627,667	—	—	—	—	—

(Note 5) Amount of repayment of long-term debt and other interest-bearing liabilities scheduled to be due after the date of settlement of accounts (February 28, 2014)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, within 2 years	Due after 2 years, within 3 years	Due after 3 years, within 4 years	Due after 4 years, within 5 years	Due after 5 years
Short-term debt	16,500,000	—	—	—	—	—
Long-term debt	85,600	85,600	13,085,600	85,600	16,285,600	38,307,800
Total	16,585,600	85,600	13,085,600	85,600	16,285,600	38,307,800

Amount of repayment of long-term debt and other interest-bearing liabilities scheduled to be due after the date of settlement of accounts (August 31, 2014)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, within 2 years	Due after 2 years, within 3 years	Due after 3 years, within 4 years	Due after 4 years, within 5 years	Due after 5 years
Short-term debt	—	—	—	—	—	—
Long-term debt	85,600	85,600	14,085,600	12,285,600	14,085,600	39,765,000
Total	85,600	85,600	14,085,600	12,285,600	14,085,600	39,765,000

(Notes on securities)

Previous period (As of February 28, 2014)

Not applicable.

Current period (As of August 31, 2014)

Not applicable.

(Notes on Derivative Transactions)

1. Transactions not subject to hedge accounting

Previous period (As of February 28, 2014)

Not applicable.

Current period (As of August 31, 2014)

Not applicable.

2. Transactions subject to hedge accounting

Previous period (As of February 28, 2014)

The following is the contract amount or the amount equivalent to the principal provided in the contract, etc. as of the date of settlement of accounts for each method of hedge accounting.

(Unit: thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Fair value	Method for calculating fair value
				Due after 1 year		
Special treatment for interest-rate swaps	Interest-rate swap transaction Floating receivable Fixed payable	Long-term debt	59,167,900	59,125,100	*	

\* Since derivative transactions qualifying for special treatment for interest-rate swaps are accounted for as one transaction together with their hedged item, long-term debt, the fair value of these is included in the fair value of “(4) Current portion of long-term debt” and “(5) Long-term debt” in “Notes on Financial Instruments; 2. Matters concerning fair value, etc. of financial instruments” earlier in this report.

Current period (As of August 31, 2014)

The following is the contract amount or the amount equivalent to the principal provided in the contract, etc. as of the date of settlement of accounts for each method of hedge accounting.

(Unit: thousand yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Fair value	Method for calculating fair value
				Due after 1 year		
Special treatment for interest-rate swaps	Interest-rate swap transaction Floating receivable Fixed payable	Long-term debt	68,646,500	68,603,700	*	

\* Since derivative transactions qualifying for special treatment for interest-rate swaps are accounted for as one transaction together with their hedged item, long-term debt, the fair value of these is included in the fair value of “(4) Current portion of long-term debt” and “(5) Long-term debt” in “Notes on Financial Instruments; 2. Matters concerning fair value, etc. of financial instruments” earlier in this report.

(Notes on retirement benefit plans)

Previous period (As of February 28, 2014)

Not applicable.

Current period (As of August 31, 2014)

Not applicable.

(Notes on Tax Effect Accounting)

1. Breakdown of main causes for occurrence of deferred tax assets and deferred tax liabilities (Unit: thousand yen)

	Previous period (Feb. 28, 2014)	Current period (Aug. 31, 2014)
Deferred tax assets		
Non-deductible accrued enterprise tax	12	29
Amortization of leasehold right in trust	—	132
Subtotal deferred tax assets	12	161
Valuation allowance	—	(132)
Total deferred tax assets	12	29
Net deferred tax assets	12	29

2. Breakdown of major components that caused significant differences between statutory tax rate and effective tax rate after application of tax effect accounting

	Previous period (Feb. 28, 2014)	Current period (Aug. 31, 2014)
Statutory tax rate	36.59%	36.59%
(Adjustments)		
Deductible cash distributions	(36.58%)	(36.57%)
Other	0.01%	0.01%
Effective tax rate after application of tax effect accounting	0.02%	0.03%

(Notes on equity method income and retained earnings, etc.)

Previous period (from September 1, 2013 to February 28, 2014)

Not applicable.

Current period (from March 1, 2014 to August 31, 2014)

Not applicable.

(Notes on Transactions with Related Parties)

1. Parent company and major corporate unitholders  
Previous period (from September 1, 2013 to February 28, 2014)  
Not applicable.  
  
Current period (from March 1, 2014 to August 31, 2014)  
Not applicable.
2. Subsidiaries and affiliates  
Previous period (from September 1, 2013 to February 28, 2014)  
Not applicable.  
  
Current period (from March 1, 2014 to August 31, 2014)  
Not applicable.
3. Fellow subsidiaries  
Previous period (from September 1, 2013 to February 28, 2014)  
Not applicable.  
  
Current period (from March 1, 2014 to August 31, 2014)  
Not applicable.
4. Directors and major individual unitholders  
Previous period (from September 1, 2013 to February 28, 2014)  
Not applicable.  
  
Current period (from March 1, 2014 to August 31, 2014)  
Not applicable.

(Notes on asset retirement obligations)

Previous period (from September 1, 2013 to February 28, 2014)

Not applicable.

Current period (from March 1, 2014 to August 31, 2014)

Not applicable.

(Notes on Investment and Rental Properties)

NMF owns leasable logistics facilities and leasable retail facilities (including land) in Greater Tokyo area and other areas for the purpose of earning revenue from leasing.

The following are the carrying amount, amount of increase (decrease) during the fiscal period and fair value of these investment and rental properties at the end of the fiscal period.

(Unit: thousand yen)

	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
Carrying amount		
Balance at beginning of period	229,489,317	239,044,901
Amount of increase (decrease) during period	9,555,584	(836,981)
Balance at end of period	239,044,901	238,207,919
Fair value at end of period	252,818,000	257,123,000

(Note 1) Carrying amount is the amount of cost of acquisition, less accumulated depreciation.

(Note 2) Of the amount of increase (decrease) in investment and rental properties, the amount of increase during previous period is mainly attributable to acquisition of Recipe SHIMOKITA (10,880,665 thousand yen) and decrease during previous period is depreciation (1,497,812 thousand yen). The amount of decrease during current period is depreciation (1,535,675 thousand yen).

(Note 3) Fair value at the end of the period is the appraisal value or investigation value found by an outside real estate appraiser.

The income (loss) in the previous period and the current period for investment and rental properties is as presented in “Notes to Statement of Income and Retained Earnings” earlier in this report.

(Notes on Segment Information)

(Segment Information)

Since the Fund has been engaged in the real estate leasing business as a single segment, segment information has been omitted.

(Related Information)

Previous period (from September 1, 2013 to February 28, 2014)

1. Information by product and service

Disclosure is omitted, since revenues from external customers of a single product/service category is more than 90% of the operating revenues on statement of income and retained earnings.

2. Information by geographical area

(1) Revenues

Disclosure is omitted, since revenues from external customers in Japan is more than 90% of the operating revenues on statement of income and retained earnings.

(2) Property and equipment

Disclosure is omitted, since the amount of property and equipment located in Japan is more than 90% of the amount of property and equipment on balance sheet.

3. Information by major customer

Since no single external client represents 10% or more of the Fund's total operating revenues, information about major customer has been omitted.

Current period (from March 1, 2014 to August 31, 2014)

1. Information by product and service

Disclosure is omitted, since revenues from external customers of a single product/service category is more than 90% of the operating revenues on statement of income and retained earnings.

2. Information by geographical area

(1) Revenues

Disclosure is omitted, since revenues from external customers in Japan is more than 90% of the operating revenues on statement of income and retained earnings.

(2) Property and equipment

Disclosure is omitted, since the amount of property and equipment located in Japan is more than 90% of the amount of property and equipment on balance sheet.

3. Information by major customer

Since no single external client represents 10% or more of the Fund's total operating revenues, information about major customer has been omitted.



(Notes on Per Unit Information)

	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
Net assets per unit	99,673 yen	99,204 yen
Net income per unit	2,918 yen	2,450 yen

(Note 1) Net income per unit is calculated by dividing net income by the average number of investment units during the period.  
 In addition, the diluted net income per unit is not stated, since there are no diluted investment units.

(Note 2) The following is the basis for calculation of net income per unit.

	Previous period from Sep. 1, 2013 to Feb. 28, 2014	Current period from Mar. 1, 2014 to Aug. 31, 2014
Net income (thousand yen)	4,860,808	4,079,991
Amount not attributable to ordinary unitholders (thousand yen)	—	—
Net income attributable to ordinary investment units (thousand yen)	4,860,808	4,079,991
Average number of investment units during period (units)	1,665,260	1,665,260

(Notes on Significant Subsequent Events)

Not applicable.

(9) Increase (Decrease) in Total Number of Investment Units Issued and Outstanding

There were no changes in the total number of investment units issued and outstanding during the current fiscal period (from March 1, 2014 to August 31, 2014). The following is the increase (decrease) in unitholders' capital and total number of investment units issued and outstanding during the period from the date of incorporation of NMF through the end of the current fiscal period (August 31, 2014).

Date	Description	Unitholders' capital (million yen)		Total number of investment units issued and outstanding (units)		Note
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
January 31, 2013	Incorporation through private placement	200	200	2,000	2,000	(Note 1)
June 11, 2013	Capital increase through public offering	160,920	161,120	1,663,260	1,665,260	(Note 2)

(Note 1) Investment units were issued at an issue price (paid-in amount) of 100,000 yen per unit upon incorporation of NMF.

(Note 2) New investment units were additionally issued through a public offering at an offer price of 100,000 yen (paid-in amount: 96,750 yen) per unit for the purpose of procuring funds for acquisition of new properties, and thereby management of assets was commenced.

#### 4. Changes in Directors

##### (1) Changes in NMF Directors

Timely disclosure of changes in directors will be made at the time that details are determined.

There were no changes in directors during the 3rd fiscal period. NMF is scheduled to propose election of one Executive Director, one Substitute Executive Director, two Supervisory Directors, and one Substitute Supervisory director in the 2nd General Unitholders Meeting scheduled on November 27, 2014. For the details, please refer to “Notice of Amendments of Articles of Incorporation and Appointment of Directors” dated October 14, 2014.

##### (2) Changes in Asset Management Company Directors and Statutory Auditors

Timely disclosure of changes in directors and statutory auditors will be made at the time that details are determined.

The following is the status of directors and statutory auditors of the Asset Management Company as of the date of this report.

Position	Name	Brief personal history	Number of shares held
Representative Director, President and Chief Executive Officer	Yasuaki Fukui	Apr. 1976 Nomura Securities Co., Ltd. June 1990 Head of the Syndicate & New Product & Swap Department of Nomura Securities International, Inc. (NSI) June 1995 General Manager of the Investment Trust Department of Nomura Securities Co., Ltd. June 1997 General Manager of the Marketing and Sales Promotion Department June 1998 General Manager based at the Head Office Jan. 1999 Executive Managing Director of The Nomura Fundnet Securities Co., Ltd. June 2000 Job Categories Headquarter and Investment Trust & DC Headquarter of Nomura Securities Co., Ltd. June 2000 Director, Job Categories Headquarter and Investment Trust & DC Headquarter Aug. 2001 Director, Job Categories Headquarter and Investment Trust & Pension Fund Business Headquarter Apr. 2005 President and Executive Officer of Nomura Funds Research and Technologies Co., Ltd. (NFRT) Apr. 2005 Chairman of Nomura Funds Research and Technologies America, Inc. (NFRTA) Oct. 2007 Director of Private Equity Funds Research and Investments Co., Ltd. (PEFRI) Oct. 2007 President and Executive Officer of Nomura Funds Research and Technologies Co., Ltd., and Chairman of Nomura Funds Research and Technologies America, Inc. Apr. 2010 Audit & Supervisory Board Member of Nomura Real Estate Development Co., Ltd. June 2010 Audit & Supervisory Board Member of Nomura Real Estate Holdings, Inc. June 2010 Audit & Supervisory Board Member of Megalos Co., Ltd. Apr. 2012 Representative Director, President of Nomura Real Estate Asset Management Co., Ltd. May 2012 Currently serves as Executive Officer, in charge of asset management, of Nomura Real Estate Holdings, Inc. Oct. 2012 Representative Director, President and Chief Executive Officer of Nomura Real Estate Asset Management Co., Ltd. Apr. 2013 Representative Director, President and Chief Executive Officer, in charge of the Investment Performance Analysis Section Oct. 2013 Representative Director, President and Chief Executive Officer, in charge of the Investment Performance Analysis Section and the Investment Management Department Apr. 2014 Currently serves as Representative Director, President and Chief Executive Officer	-

Position	Name	Brief personal history	Number of shares held
Representative Director, Vice President and Executive Officer  Manager of the Finance Department, the Client Relations & Marketing Department, the Investment Management Department, and the Product Management Department	Norio Ambe	Apr. 1980 Nomura Securities Co., Ltd. July 2001 Managing Director of the Institutional Sales Department Dec. 2005 Managing Director of the Financial Institution Marketing Department of Nomura Asset Management Co., Ltd. Apr. 2006 Senior Managing Director of the Financial Institution Marketing Department, and in charge of the Product Services Department and the Financial Institution Marketing Department Apr. 2008 Senior Managing Director of Nomura Asset Management Co., Ltd. Apr. 2008 Chairman of Nomura Asset Management Singapore Limited Apr. 2008 Chairman of Nomura Asset Management Hong Kong Limited Apr. 2009 Senior Corporate Managing Director of Nomura Asset Management Co., Ltd. Apr. 2013 Executive Vice President, Manager of the Institutional Clients Division and the Overseas Clients Division Apr. 2014 Representative Director, Vice President and Executive Officer of Nomura Real Estate Asset Management Co., Ltd., Manager of the Client Relations & Marketing Department, the Investment Management Department, the New Products & Marketing Department, and the Finance Department Oct. 2014 Currently Serves as Representative Director, Vice President and Executive Officer, Manager of the Finance Department, the Client Relations & Marketing Department, the Investment Management Department, and the Product Management Department	-

Position	Name	Brief personal history	Number of shares held
Representative Director, Vice President and Executive Officer  Manager of the Corporate Planning Department, the Compliance Department, the Internal Audit Department, and the Accounting Department In charge of the Investment Performance Analysis Section and Discretionary Investment Management Section	Kenichi Shinbashi	Apr. 1978 Nomura Securities Co., Ltd. June 1997 General Manager of Public Relations Department June 1999 General Manager of General Coordination and Policy Planning Department Apr. 2002 Director, in charge of Risk Management Department and System Planning Department Apr. 2003 Director, in charge of Job Categories Headquarter and Investment Trust & Pension Fund Business Headquarter June 2003 Executive Officer, in charge of Job Categories Headquarter and Investment Trust & Pension Fund Business Headquarter Apr. 2004 Director July 2006 General Manager of the Policy Making Headquarters of Japan Securities Dealers Association July 2010 Corporate Advisor of Nomura Land and Building Co., Ltd. Apr. 2012 Representative Director, Vice President of Nomura Real Estate Asset Management Co., Ltd. May 2012 Representative Director, Vice President, General Manager of the Finance & Accounting Headquarters Oct. 2012 Representative Director, Vice President and Executive Officer, Manager of the Fund Management Department, of the Investment Officers, the Investment Advisory Section, the Finance Department, the Accounting Department, the Internal Audit Department, the Compliance Department, the Corporate Planning Department and the Business Promotion Division Apr. 2013 Representative Director, Vice President and Executive Officer, Manager of the Fund Management Department, of the Investment Officers, the Finance Department, the Accounting Department, the Internal Audit Department, the Compliance Department and the Corporate Planning Department Apr. 2014 Representative Director, Vice President and Executive Officer, Manager of the Corporate Planning Department, the Compliance Department, the Internal Audit Department, and the Accounting Department, and in charge of the Investment Performance Analysis Section Oct. 2014 Currently serves as Representative Director, Vice President and Executive Officer, Manager of the Corporate Planning Department, the Compliance Department, the Internal Audit Department, and the Accounting Department, and in charge of the Investment Performance Analysis Section and Discretionary Investment Management Section	—

Position	Name	Brief personal history	Number of shares held
Representative Director and Executive Managing Officer  Manager of the Acquisitions Department, the NOF Investment Management Department, the NRF Investment Management Department, the NMF Investment Management Department, and the NPR Investment Management Department  In charge of the the Research & Analysis Section  Chief Strategy Officer and General Manager of the Investment Management Planning Section and	Masaomi Katayama	Apr. 1989 Nomura Real Estate Development Co., Ltd. Apr. 2006 General Manager of the Public Relations Department Apr. 2006 General Manager of the Corporate Communications & Investor Relations Department of Nomura Real Estate Holdings, Inc. Apr. 2010 General Manager of the Human Resources Department of Nomura Real Estate Development Co., Ltd. Apr. 2012 Executive Officer, General Manager of the Human Resources Department May 2012 Executive Officer, in charge of the Group Human Resources Department, General Manager of the Group Human Resources Department of Nomura Real Estate Holdings, Inc. Apr. 2013 Representative Director and Executive Managing Officer, Manager of the Client Relations & Marketing Department, the Asset Management Department, the Investment Management Department and the Investment Management Planning Section and in charge of the Acquisitions Department and the Research & Analysis Section, of Nomura Real Estate Asset Management Co., Ltd. Oct. 2013 Representative Director and Executive Managing Officer, Manager of the Client Relations & Marketing Department, the Asset Management Department and the Investment Management Planning Section and in charge of the Acquisitions Department and the Research & Analysis Section, Chief Strategy Officer Apr. 2014 Representative Director and Executive Managing Officer, Manager of the Fund Management Department, the Acquisitions Department, the Asset Management Department and Investment Officers, and in charge of the Investment Management Planning Section and the Research & Analysis Section, Chief Strategy Officer Oct. 2014 Currently serves as Representative Director and Executive Managing Officer, Manager of the Acquisitions Department, the NOF Investment Management Department, the NRF Investment Management Department, the NMF Investment Management Department, and the NPR Investment Management Department, and in charge of the Research & Analysis Section, Chief Strategy Officer and General Manager of the Investment Management Planning Section	–
Director and Executive Officer  In charge of the Compliance Department  General Manager of the Internal Audit Department	Yasuhiko Furuse	Apr. 1984 Nomura Securities Co., Ltd. June 1995 Chief of the Archives Division of the Legal Department Apr. 2003 Chief of the Administrative Division of the Wealth Management Business Department Dec. 2009 General Manager of the Corporate Legal Section of Nomura Asset Management Co., Ltd. Oct. 2012 Director and Executive Officer, in charge of the Compliance Department, of Nomura Real Estate Asset Management Co., Ltd. Apr. 2014 Currently serves as Director and Executive Officer, in charge of the Compliance Department, General Manager of the Internal Audit Department	–

Position	Name	Brief personal history	Number of shares held
Director and Executive Officer General Manager of the NOF Investment Management Department	Shoji Yoshihara	<p>Apr. 1987 Nomura Real Estate Development Co., Ltd.</p> <p>Apr. 2001 Chief of the Development Section-I of the Development Business Department of the Tokyo Residential Business Headquarter</p> <p>Apr. 2005 Assistant General Manager and Chief of the Development Planning Division of Development Business Department-II of the Residential Company</p> <p>Apr. 2009 General Manager of the Business Group Development Department-III of the Residential Company</p> <p>Apr. 2010 General Manager of the Corporate Secretariat Section</p> <p>Oct. 2012 Director and Executive Officer, in charge of the Fund Management Department, of Nomura Real Estate Asset Management Co., Ltd.</p> <p>Jan. 2013 Director and Executive Officer, and General Manager of the Fund Management Department</p> <p>Oct. 2014 Currently serves as Director and Executive Officer, and General Manager of the NOF Investment Management Department</p>	-
Director and Executive Officer General Manager of the NMF Investment Management Department	Motomi Uki	<p>Apr. 1991 Nomura Real Estate Development Co., Ltd.</p> <p>Apr. 1998 Business Planning Department</p> <p>Apr. 2000 Asset Management Business Department</p> <p>Feb. 2002 Real Estate Investment Business Department of Nomura Real Estate Investment Management Co., Ltd.</p> <p>Apr. 2006 Leader of the Real Estate Investment Group of the Residential Management Headquarter of Nomura Real Estate Asset Management Co., Ltd.</p> <p>Oct. 2008 General Manager of the JOFI Management Section of Nomura Real Estate Investment Management Co., Ltd.</p> <p>Apr. 2009 General Manager of the Project Planning Department</p> <p>June 2010 General Manager of the Fund Management Department</p> <p>Oct. 2011 General Manager of the Client Relations &amp; Marketing Department of Nomura Real Estate Asset Management Co., Ltd.</p> <p>Apr. 2012 Director, General Manager of the Sales Headquarter</p> <p>Oct. 2012 Director and Executive Officer in charge of the Client Relations &amp; Marketing Department</p> <p>Apr. 2013 Director and Executive Officer in charge of the Client Relations &amp; Marketing Department and Overseas Client Relations &amp; Marketing Department</p> <p>July 2013 Director and Executive Officer in charge of the Client Relations &amp; Marketing Department</p> <p>Apr. 2014 Director and Executive Officer, and General Manager of the Asset Management Department</p> <p>Oct. 2014 Currently serves as Director and Executive Officer, and General Manager of the NMF Investment Management Department</p>	-
Director and Executive Officer General Manager of the Planning Department, the Accounting Department, and the Finance Department	Masato Yamauchi	<p>Apr. 1991 Nomura Real Estate Development Co., Ltd.</p> <p>June 2003 Chief of Management Division of Building Development Department</p> <p>Apr. 2005 Chief of Wages and Welfare Division of Human Resource Department</p> <p>Oct. 2008 Manager of Planning Section of Asset Management Company</p> <p>Oct. 2009 Leader of the Asset Management Group of the Office Management Headquarter of Nomura Real Estate Asset Management Co., Ltd.</p> <p>Oct. 2011 General Manager of the Finance Department</p> <p>Oct. 2012 Executive Officer, General Manager of the Finance Department</p> <p>Apr. 2014 Executive Officer, General Manager of the Finance Department and the Accounting Department</p> <p>Oct. 2014 Currently serves as Director and Executive Officer, General Manager of the Planning Department, the Accounting Department, and the Finance Department</p>	-

Position	Name	Brief personal history	Number of shares held
Director and Executive Officer In charge of the Product Management Department	Seiichiro Wada	Apr. 1986 Nomura Securities Co., Ltd. July 2008 Managing Director, Head of the Real Estate Investment Management July 2009 Managing Director, Head of the Asset Finance Strategy Apr. 2013 General Manger of the Overseas Client Relations & Marketing Department of Nomura Real Estate Asset Managemet Co., Ltd. July 2013 General Manger of the New Products & Marketing Department Apr. 2014 Executive Officer, General Manger of the New Products & Marketing Department Oct. 2014 Currety serves as Director and Executive Officer, in charge of the Product Management Department	—
Audit & Supervisory Board Member	Takahiko Nagaki	Apr. 1980 Nomura Real Estate Development Co., Ltd. June 2001 Gereranl Manager of the IT Strategy Promotion Section Jan. 2003 General Manager of the Planning Section of the Corporate Company Apr. 2011 General Manager of the Planning Section of the Asset Management Company Oct. 2011 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Asset Management Co., Ltd.	—
Audit & Supervisory Board Member	Tadanao Takagoshi	Apr. 1981 Nomura Real Estate Development Co., Ltd. June 1997 Branch Chief of the Sapporo Branch June 2002 Director of Nomura Real Estate Urban Net Co., Ltd. Apr. 2006 Executive Managing Director, Assistant General Manager of the Sales Headquarter of Megalos Co., Ltd. Apr. 2007 Executive Managing Director, in charge of Sales Headquater and Business Development Headquater Jan. 2009 Executive Managing Director, in charge of Sales Headquater, and General Manager of the Business Development Headquater June 2009 Executive Managing Director, and General Manager of the Administrative Headquater June 2012 Executive Managing Director, in charge of Sales Headquater, and General Manager of the Business Headquater Sep. 2013 Executive Managing Director, General Manager of the Business Headquater Apr. 2014 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Asset Management Co., Ltd.	—
Audit & Supervisory Board Member (part-time)	Shigeaki Yoshioka	Apr. 1979 Nomura Real Estate Development Co., Ltd. June 1998 General Manager of the Human Resources Department Apr. 2001 General Manager of the General Affairs Department June 2003 Director, General Manager of the General Affairs Department Apr. 2007 Executive Managing Director, in charge of the General Affairs Department, the General Affairs Inquiry Section, and the Nomura Home Service Department Apr. 2008 Corporate Advisor June 2008 Audit & Supervisory Board Member June 2008 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Holdings, Inc. Oct. 2011 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Asset Management Co., Ltd. June 2012 Currently serves as Audit & Supervisory Board Member of Megalos Co., Ltd.	—

Position	Name	Brief personal history	Number of shares held
Audit & Supervisory Board Member (part-time)	Shigeki Fujitani	Apr. 1981 Nomura Securities Co., Ltd. Apr. 2008 Senior Managing Director of Nomura Asset Management Co., Ltd. Oct. 2008 Senior Managing Director of Nomura Holdings, Inc., in charge of the Transision Group Apr. 2009 Senior Managing Director, Deputy CFO, deputy in charge of Corporate Planning Apr. 2011 Senior Managing Director, Deputy CFO Apr. 2012 Senior Managing Director, Co-Deputy CFO Apr. 2013 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Development Co., Ltd. June 2013 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Urban Net Co., Ltd. June 2013 Audit & Supervisory Board Member of Nomura Living Support Co., Ltd. June 2013 Currently serves as Audit & Supervisory Board Member of Nomura Building Management Co., Ltd. June 2013 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Holdings, Inc. Apr. 2014 Currently serves as Audit & Supervisory Board Member of Prime X Co. Ltd. June 2014 Currently serves as Audit & Supervisory Board Member of NREG Toshiba Building Co., Ltd. June 2014 Currently serves as Audit & Supervisory Board Member of Nomura Real Estate Asset Management Co., Ltd.	-



## 5. Reference Information

### (1) Investment Status

Type of asset	Use	Area (Note 1)	2nd fiscal period As of February 28, 2014		3rd fiscal period As of August 31, 2014	
			Total amount held (million yen) (Note 2)	As a percentage of total amount of assets (%) (Note 3)	Total amount held (million yen) (Note 2)	As a percentage of total amount of assets (%) (Note 3)
Real estate	Retail properties	Greater Tokyo area	14,400	5.5	14,339	5.6
		Subtotal	14,400	5.5	14,339	5.6
Real estate in trust	Logistics properties	Greater Tokyo area	115,508	44.2	114,581	44.6
		Other areas	6,520	2.5	6,429	2.5
		Subtotal	122,029	46.7	121,011	47.1
	Retail properties	Greater Tokyo area	72,399	27.7	72,650	28.3
		Kinki area	23,881	9.1	23,916	9.3
		Other areas	6,334	2.4	6,290	2.4
Subtotal	102,614	39.2	102,857	40.0		
Subtotal			239,044	91.4	238,207	92.7
Silent Partnership Equity Interest (Note 4)			-	-	487	0.2
Deposits and other assets			22,537	8.6	18,344	7.1
Total amount of assets			261,582	100.0	257,040	100.0

	2nd fiscal period As of February 28, 2014		3rd fiscal period As of August 31, 2014	
	Amount (million yen) (Note 5)	As a percentage of total amount of assets (%) (Note 3)	Amount (million yen) (Note 5)	As a percentage of total amount of assets (%) (Note 3)
Total amount of liabilities	95,600	36.5	91,838	35.7
Total amount of net assets	165,982	63.5	165,201	64.3

(Note 1) “Greater Tokyo area” refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture. “Kinki area” refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture and Nara Prefecture. “Chukyo area” refers to Aichi Prefecture, Gifu Prefecture and Mie Prefecture. “Other areas” refers to cabinet-order-designated cities, prefectural capitals, and cities with a population of 100,000 persons or more as well as surrounding areas of these cities, that are not included in the Greater Tokyo area, Kinki area and Chukyo area (hereinafter the same).

(Note 2) Total amount held is the carrying amount (in the case of real estate and real estate in trust, the sum total amount of book value, after depreciation).

(Note 3) The figures are rounded off to first decimal place. Accordingly, the sum total may not add up to 100.0%.

(Note 4) Ryoke Capital Godo Kaisha Silent Partnership Equity Interest.

(Note 5) Total amount of liabilities and total amount of net assets are the amounts as stated in the balance sheet as total liabilities and total net assets.

### (2) Investment Assets

#### ① Major Issue of Investment Securities

The following summarizes the investment securities held as of August 31, 2014 (end of the 3rd fiscal period) by NMF.

Name	Type of asset	Units	Book value		Market value (Note 1)		Unrealized gain/loss (million yen)	Remarks
			Unit price	Total price (million yen)	Unit price	Total price (million yen)		
Ryoke Capital Godo Kaisha Silent Partnership Equity Interest (Note 2)	Silent partnership equity interest	—	—	487	—	487	—	—
Total	—	—	—	487	—	487	—	—

(Note 1) Book value is noted as market value..

(Note 2) Investing in real estate in trust beneficiary interest as NIPPON EXPRESS CO., LTD. North Tokyo Distribution Center for main trust asset

② Investment Real Estate Properties

Real estate are all presented together with real estate trust beneficiary interests in “③ Other Major Investment Assets”

③ Other Major Investment Assets

The following summarizes the real estate, etc. (55 properties) held as of August 31, 2014 (end of the 3rd fiscal period) by NMF (the real estate, and the beneficiary interests of trusts in which real estate properties are the principal trust properties or the real estate that are the underlying assets thereof, are hereinafter referred to as the “assets held at the end of the 3rd fiscal period”). Unless otherwise stated, the figures in the tables below are the figures as of August 31, 2014.

A. Overview of Portfolio and Leasing Status, and Changes in Occupancy Rate, Etc.

(a) Overview of Portfolio and Leasing Status

The following is an overview of the portfolio and leasing status for the assets held at the end of the 3rd fiscal period.

Number of properties		55
Acquisition price (thousand yen) (Note 1) (As a percentage of total acquisition price (%))	Total	238,023,141 (100.0)
	Logistics total	122,020,000 (51.3)
	Greater Tokyo area	115,440,000
	Other areas	6,580,000
	Retail total	116,003,141 (48.7)
	Greater Tokyo area	85,847,000
	Kinki area	23,816,141
	Other areas	6,340,000
Total of opinion of value at end of period (thousand yen) (Note 2)		257,123,000
Gross leasable area (m <sup>2</sup> ) (B) (Note 3)		897,406.28
Gross leased area (m <sup>2</sup> ) (A) (Note 4)		896,217.18
Portfolio occupancy rate (%) (A)÷(B) (Note 5)		99.9
Total number of tenants (Note 6)		243
Total of all contracted rent (thousand yen) (Note 7)		1,429,898
Total of all security deposits, etc. (thousand yen) (Note 8)		8,918,808

(Note 1) “Acquisition price” is the amount excluding transaction brokerage commission, real estate taxes and the other various expenses required for the acquisition of the real estate, etc. (the amount at which the real estate, etc. is transacted as stated in the real estate sale and purchase contract or trust beneficiary interest sale and purchase contract, etc. (“sale and purchase agreement, etc.”)). Percentage figures as presented in a percentage of the sum total of acquisition price is rounded to first decimal place.

(Note 2) “Opinion of value at end of period” is the appraisal value or investigation value provided by the respective real estate appraiser. For the opinion of value at the end of the period for real estate, please refer to (Note 1) of “D. Overview of Opinion of Value at End of Period” below in this report.

(Note 3) The sum total of “leasable area” of each of the assets held at the end of the 3rd fiscal period. “Leasable area” is the sum total area of logistics properties or retail properties, etc. leasable in each asset (including the area of common-use space, etc., if leased). “Leasable area” is calculated based not on that presented in the registry, but based on the area stated in the lease contract and the area calculated based on building completion drawings, etc. Accordingly, the leasable area may not be the same as the floor area based on that presented in the registry and may possibly exceed the floor area. In the case of land with leasehold right, the land area based on that presented in the registry is shown as contracted area.

(Note 4) The sum total of “leased area” of each of the assets held at the end of the 3rd fiscal period. “Leased area” is the area that is actually leased to an end-tenant (The area stated in the lease contract; provided, however, that such be limited to the area of logistics properties or retail properties (if all of rental units are collectively leased, then the area of the entire rental units) and not include the leased area of parking space, etc. However, if the master lessee has a rent-guaranteed master lease for some or all rental units, the space is included in leased area regardless of whether or not there is a lease agreement with an end-tenant.) in each asset. In the case of land with leasehold right, the leased area of the land is shown.

(Note 5) Gross leased area as a percentage of leasable area (rounded to first decimal place).

(Note 6) The sum total of “total number of tenants” of each of the assets held at the end of the 3rd fiscal period. In the calculation of “number of tenants,” when some or all rental units are collectively leased for the purpose of subleasing and the lessee in the lease agreement (master

lease agreement) has concluded an agreement with an end-tenant (sublessee that is the actual user) for subleasing the rental units, the lessee of the master lease agreement is counted as one tenant. However, in the case of assets with a so-called pass-through master lease agreement where the rent received from the lessee in the master lease agreement is the same amount as the rent that the lessee receives from the end-tenant, the total number of end-tenants is shown. In addition, if multiple rental units in a specific asset are leased to a specific tenant, this is counted as one tenant for the asset and, if multiple assets are leased to a specific tenant, these are counted separately and the total of that number of tenants is shown.

(Note 7) The total amount of “total contracted rent” for August 2014 of each of the assets held at the end of the 3rd fiscal period (rounded down to the nearest thousand yen). “Total contracted rent” for August 2014 refers to the sum total of monthly rent and common area charges in lease agreements actually concluded with end-tenants that are valid as of the last day of August 2014 (If common-use space, etc. is leased based on the lease agreement, the rent for such is included and, if rent includes the amount equivalent to the fee for use of parking space, such amount is included. In addition, if the master lessee has a rent-guaranteed master lease for some or all rental units, the rent for the space is based on the rent, etc. in the lease agreement concluded with the master lessee.). Furthermore, regarding tenants who have been exempt from rent payment for a certain period of time in their agreements, such exemption period is not considered in the table above and the rent is calculated based on the monthly rent and common area charges payable immediately after the exemption period ends. In addition, the standard level of rent is used for tenants with sales-based rent.

(Note 8) The total amount of “all security deposits, etc.” of each of the assets held at the end of the 3rd fiscal period (rounded down to the nearest thousand yen). “All security deposits, etc.” is the sum total amount of the balance of leasehold and security deposits stated in the respective lease contract with end-tenants of each asset as of August 31, 2014 (rounded down to the nearest thousand yen). Accordingly, the sum total of “leasehold and security deposits” of the respective property may not add up to the amount shown in the total columns.

(b) Changes in Occupancy Rate, Etc.

The following is the changes in the occupancy rate, etc. of real estate under management held by NMF.

	August 31, 2013 (end of 1st fiscal period)	February 28, 2014 (end of 2nd fiscal period)	August 31, 2014 (end of 3rd fiscal period)
Number of properties	54	55	55
Total number of tenants	241	251	243
Gross leasable area (m <sup>2</sup> )	890,795.63	897,089.54	897,406.28
Portfolio occupancy rate (at end of fiscal period) (%)	99.8	99.8	99.9

B. Price and Investment Share

The following is an overview of the assets held at the end of the 3rd fiscal period (acquisition price, carrying amount, opinion of value at end of period, investment share and appraiser).

Use	Area	Property name	Acquisition price (million yen) (Note 1)	Carrying amount (million yen) (Note 2)	Opinion of value at end of period (million yen) (Note 3)	Investment share (%) (Note 4)	Appraiser
Logistics	Greater Tokyo area	Landport Urayasu	17,400	17,253	19,100	7.4	The Tanizawa Sogo Appraisal Co., Ltd.
		Landport Itabashi	15,710	15,606	17,300	6.7	The Tanizawa Sogo Appraisal Co., Ltd.
		Landport Kawagoe	13,700	13,502	14,600	5.7	Japan Real Estate Institute
		Landport Atsugi	11,410	11,202	12,500	4.9	The Tanizawa Sogo Appraisal Co., Ltd.
		Sagamihara Tana Logistics Center	10,600	10,877	11,300	4.4	Daiwa Real Estate Appraisal Co., Ltd.
		Sagamihara Onodai Logistics Center	8,700	8,600	9,530	3.7	Japan Real Estate Institute
		Landport Hachioji	8,250	8,131	8,720	3.4	Japan Real Estate Institute
		Landport Kasukabe	7,340	7,205	8,050	3.1	Japan Real Estate Institute
		Funabashi Logistics Center	4,660	4,677	5,060	2.0	Japan Real Estate Institute
		Atsugi Minami Logistics Center B Tower	4,590	4,533	4,960	1.9	The Tanizawa Sogo Appraisal Co., Ltd.
		Hanyu Logistics Center	3,810	3,736	4,250	1.7	Daiwa Real Estate Appraisal Co., Ltd.
		Kawaguchi Logistics Center B Tower	3,750	3,743	4,150	1.6	Daiwa Real Estate Appraisal Co., Ltd.
		Kawaguchi Logistics Center A Tower	2,830	2,835	3,150	1.2	Daiwa Real Estate Appraisal Co., Ltd.
	Atsugi Minami Logistics Center A Tower	2,690	2,675	3,030	1.2	The Tanizawa Sogo Appraisal Co., Ltd.	
	Other areas	Ota Nitta Logistics Center	3,430	3,347	3,690	1.4	Daiwa Real Estate Appraisal Co., Ltd.
Ota Higashishinmachi Logistics Center		2,170	2,121	2,390	0.9	Daiwa Real Estate Appraisal Co., Ltd.	
Ota Kiyohara Logistics Center		650	632	704	0.3	Daiwa Real Estate Appraisal Co., Ltd.	
Chiyodamachi Logistics Center		330	328	356	0.1	Daiwa Real Estate Appraisal Co., Ltd.	
Logistics subtotal			122,020	121,011	132,840	51.7	
Retail	Greater Tokyo area	Morisia Tsudanuma	16,600	16,841	17,300	6.7	Daiwa Real Estate Appraisal Co., Ltd.
		Yokosuka More's City	13,640	13,737	14,700	5.7	The Tanizawa Sogo Appraisal Co., Ltd.
		Recipe SHIMOKITA	10,407	10,814	10,600	4.1	Japan Valuers Co., Ltd.
		EQUINIA Shinjuku	4,260	4,297	4,340	1.7	Daiwa Real Estate Appraisal Co., Ltd.
		Kawasaki More's	4,000	4,067	4,300	1.7	The Tanizawa Sogo Appraisal Co., Ltd.
		EQUINIA Ikebukuro	3,990	4,013	4,200	1.6	Daiwa Real Estate Appraisal Co., Ltd.
		covirna machida	3,440	3,624	4,090	1.6	Japan Real Estate Institute
		Nitori Makuhari	3,080	3,039	3,320	1.3	Japan Real Estate Institute
		Konami Sports Club Fuchu	2,730	2,712	3,110	1.2	Daiwa Real Estate Appraisal Co., Ltd.
		FESTA SQUARE	2,600	2,562	2,810	1.1	Japan Real Estate Institute
		GEMS Shibuya	2,490	2,506	2,520	1.0	Daiwa Real Estate Appraisal Co., Ltd.
		Sundai Azamino	1,700	1,678	1,820	0.7	Japan Real Estate Institute
		EQUINIA Aobadai	1,560	1,571	1,720	0.7	Japan Real Estate Institute
		Megalos Kanagawa	1,000	1,018	1,230	0.5	Japan Real Estate Institute
	Kinki area	Izumiya Senrioka	8,930	8,878	10,100	3.9	The Tanizawa Sogo Appraisal Co., Ltd.
		Merad Owada	6,640	6,642	7,060	2.7	Daiwa Real Estate Appraisal Co., Ltd.
		Izumiya Yao	4,406	4,367	4,830	1.9	The Tanizawa Sogo Appraisal Co., Ltd.
		Izumiya Obayashi	3,020	3,198	3,510	1.4	The Tanizawa Sogo Appraisal Co., Ltd.

Use	Area	Property name	Acquisition price (million yen) (Note 1)	Carrying amount (million yen) (Note 2)	Opinion of value at end of period (million yen) (Note 3)	Investment share (%) (Note 4)	Appraiser
Retail	Other areas	Ichibancho stear	4,700	4,688	5,040	2.0	The Tanizawa Sogo Appraisal Co., Ltd.
		EQUINIA Aobadori	1,640	1,602	1,790	0.7	The Tanizawa Sogo Appraisal Co., Ltd.
Retail (land with leasehold right)	Greater Tokyo area	Mitsubishi Motors Meguro	2,740	2,764	2,810	1.1	Japan Real Estate Institute
		Mitsubishi Motors Chofu	1,760	1,776	1,840	0.7	Daiwa Real Estate Appraisal Co., Ltd.
		Mitsubishi Motors Shibuya	1,570	1,586	1,740	0.7	Daiwa Real Estate Appraisal Co., Ltd.
		Mitsubishi Motors Nerima	1,240	1,251	1,270	0.5	Japan Real Estate Institute
		Mitsubishi Motors Kawasaki	950	959	1,020	0.4	The Tanizawa Sogo Appraisal Co., Ltd.
		Mitsubishi Motors Takaido	850	859	898	0.3	Daiwa Real Estate Appraisal Co., Ltd.
		Mitsubishi Motors Katsushika	800	808	816	0.3	Japan Real Estate Institute
		Mitsubishi Motors Higashikurume	800	808	823	0.3	Japan Real Estate Institute
		Mitsubishi Motors Setagaya	770	779	784	0.3	Japan Real Estate Institute
		Mitsubishi Motors Suginami	740	748	804	0.3	The Tanizawa Sogo Appraisal Co., Ltd.
		Mitsubishi Motors Sekimachi	600	606	614	0.2	Japan Real Estate Institute
		Mitsubishi Motors Higashiyamato	450	455	490	0.2	The Tanizawa Sogo Appraisal Co., Ltd.
		Mitsubishi Motors Motosumiyoshi	370	375	376	0.1	Japan Real Estate Institute
		Mitsubishi Motors Kawagoe	350	355	361	0.1	The Tanizawa Sogo Appraisal Co., Ltd.
		Mitsubishi Motors Edogawa	200	204	210	0.1	Daiwa Real Estate Appraisal Co., Ltd.
		Mitsubishi Motors Sayama	160	163	167	0.1	The Tanizawa Sogo Appraisal Co., Ltd.
		Kinki area	Mitsubishi Motors Ibaraki Maintenance Center	820	829	870	0.3
Retail subtotal			116,003	117,196	124,283	48.3	
Total			238,023	238,207	257,123	100.0	

(Note 1) “Acquisition price” is the amount excluding transaction brokerage commission, real estate taxes and the other various expenses required for the acquisition of the real estate, etc. (the amount at which the real estate, etc. is transacted as stated in the sale and purchase agreement, etc.).

(Note 2) “Carrying amount” is the sum total amount of the acquisition value (including various expenses required for the acquisition) of land, buildings, structures, tools, furniture and fixtures, and leasehold rights (including these assets in trust), less accumulated depreciation.

(Note 3) “Opinion of value at end of period” is the appraisal or investigation value provided by the respective real estate appraiser (the value calculated by the respective real estate appraiser with the date of the 3rd fiscal period-end (August 31, 2014) as the effective date of value and the value indicated by the income approach as a standard) in accordance with NMF’s Articles of Incorporation and the Regulations Concerning Accounting of Investment Corporations (Cabinet Office Ordinance No. 47 of 2006). For the opinion of value at the end of the period for real estate, please refer to (Note 1) of “D. Overview of Opinion of Value at End of Period” below in this report.

(Note 4) “Investment share,” which is based on the opinion of value at the end of the period, is the opinion of value at the end of the period of the respective asset as a percentage of the total amount of the opinion of value at the end of the period of the entire portfolio (55 properties in total). The figures are rounded to first decimal place. Accordingly, the sum total may not add up to 100.0%.

C. Overview of Buildings, Etc.

The following is an overview of the buildings, etc. of the assets held at the end of the 3rd fiscal period (use, area, property name, location, construction completion, leasable area, leased area, occupancy rate, number of tenants, operating revenue from property leasing and that as a percentage of total operating revenue from property leasing, and leasehold and security deposits).

Use	Area	Property name	Location	Construction completion	Leasable area (m <sup>2</sup> ) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Operating revenue from property leasing (million yen) (Note 5)	As a percentage of total operating revenue from property leasing (%) (Note 6)	Leasehold and security deposits (million yen) (Note 7)
Logistics	Greater Tokyo area	Landport Urayasu	Urayasu-shi, Chiba	May 2008	70,045.85	70,045.85	100.0	2	(Note 8)	(Note 8)	(Note 8)
		Landport Itabashi	Itabashi-ku, Tokyo	January 2008	52,794.55	52,794.55	100.0	2	(Note 8)	(Note 8)	(Note 8)
		Landport Kawagoe	Kawagoe-shi, Saitama	May 2009	71,569.89	71,569.89	100.0	2	(Note 8)	(Note 8)	(Note 8)
		Landport Atsugi	Atsugi-shi, Kanagawa	March 2007	47,995.23	47,995.23	100.0	2	(Note 8)	(Note 8)	(Note 8)
		Sagamihara Tana Logistics Center	Sagamihara-shi, Kanagawa	October 2007	50,450.00	50,450.00	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Sagamihara Onodai Logistics Center	Sagamihara-shi, Kanagawa	August 2000	57,448.03	57,448.03	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Landport Hachioji	Hachioji-shi, Tokyo	November 2008	34,896.32	34,896.32	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Landport Kasukabe	Kasukabe-shi, Saitama	June 2009	29,630.48	29,630.48	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Funabashi Logistics Center	Funabashi-shi, Chiba	September 1991	30,641.98	30,641.98	100.0	2	(Note 8)	(Note 8)	(Note 8)
		Atsugi Minami Logistics Center B Tower	Atsugi-shi, Kanagawa	May 2005	24,909.96	24,909.96	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Hanyu Logistics Center	Hanyu-shi, Saitama	February 2006	24,850.80	24,850.80	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Kawaguchi Logistics Center B Tower	Kawaguchi-shi, Saitama	April 1996	13,648.70	13,648.70	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Kawaguchi Logistics Center A Tower	Kawaguchi-shi, Saitama	September 1991	12,003.57	12,003.57	100.0	1	(Note 8)	(Note 8)	(Note 8)
	Atsugi Minami Logistics Center A Tower	Atsugi-shi, Kanagawa	October 2003	9,825.52	9,825.52	100.0	1	(Note 8)	(Note 8)	(Note 8)	
	Other areas	Ota Nitta Logistics Center	Ota-shi, Gunma	March 2003	42,328.00	42,328.00	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Ota Higashishinmachi Logistics Center	Ota-shi, Gunma	August 2008	23,584.72	23,584.72	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Ota Kiyohara Logistics Center	Ota-shi, Gunma	May 2004	9,397.38	9,397.38	100.0	1	(Note 8)	(Note 8)	(Note 8)
Chiyodamachi Logistics Center		Ora-gun, Gunma	January 1999	4,592.00	4,592.00	100.0	1	(Note 8)	(Note 8)	(Note 8)	
Logistics subtotal			-	-	610,612.98	610,612.98	100.0	23	4,389	46.4	3,847
Retail	Greater Tokyo area	Morisia Tsudanuma	Narashino-shi, Chiba	Low-rise retail building: October 1978 Parking building: November 1987	39,624.63	39,061.04	98.6	106	1,155	12.2	839
		Yokosuka More's City	Yokosuka-shi, Kanagawa	July 1997	29,383.65	29,383.65	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Recipe SHIMOKITA	Setagaya-ku, Tokyo	July 2011	6,295.22	6,264.31	99.5	10	320	3.4	368
		EQUINIA Shinjuku	Shinjuku-ku, Tokyo	March 1988	3,611.59	3,189.94	88.3	12	160	1.7	238
		Kawasaki More's	Kawasaki-shi, Kanagawa	August 1980	14,446.48	14,446.48	100.0	1	(Note 8)	(Note 8)	(Note 8)

Use	Area	Property name	Location	Construction completion	Leasable area (m <sup>2</sup> ) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Operating revenue from property leasing (million yen) (Note 5)	As a percentage of total operating revenue from property leasing (%) (Note 6)	Leasehold and security deposits (million yen) (Note 7)
Retail	Greater Tokyo area	EQUINIA Ikebukuro	Toshima-ku, Tokyo	October 1973	2,693.93	2,693.93	100.0	14	152	1.6	234
		covirna machida	Machida-shi, Tokyo	September 1981	2,891.32	2,891.32	100.0	7	168	1.8	124
		Nitori Makuhari	Chiba-shi, Chiba	November 2007	14,367.98	14,367.98	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Konami Sports Club Fuchu	Fuchu-shi, Tokyo	February 2000	12,385.18	12,385.18	100.0	1	(Note 8)	(Note 8)	(Note 8)
		FESTA SQUARE	Saitama-shi, Saitama	September 2008	7,480.63	7,480.63	100.0	1	(Note 8)	(Note 8)	(Note 8)
		GEMS Shibuya	Shibuya-ku, Tokyo	September 2012	1,791.34	1,791.34	100.0	10	94	1.0	127
		Sundai Azamino	Yokohama-shi, Kanagawa	November 2008	2,286.47	2,286.47	100.0	1	(Note 8)	(Note 8)	(Note 8)
		EQUINIA Aobadai	Yokohama-shi, Kanagawa	November 1982	2,457.36	2,284.41	93.0	7	81	0.9	128
		Megalos Kanagawa	Yokohama-shi, Kanagawa	May 2002	6,217.85	6,217.85	100.0	1	(Note 8)	(Note 8)	(Note 8)
	Kinki area	Izumiya Senrioka	Suita-shi, Osaka	Annex: July 1999 Main building: June 2000	24,399.12	24,399.12	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Merad Owada	Osaka-shi, Osaka	Store: September 1994 Logistics: July 2000	14,941.54 5,856.50	14,941.54 5,856.50	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Izumiya Yao	Yao-shi, Osaka	Newly built: July 2003 Expansion: April 2012	34,198.01	34,198.01	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Izumiya Obayashi	Takarazuka-shi, Hyogo	Newly built: September 1973 Expansion: October 1977 Expansion: January 2001	11,714.36	11,714.36	100.0	1	(Note 8)	(Note 8)	(Note 8)
	Other areas	Ichibancho stear	Sendai-shi, Miyagi	February 2006	4,582.81	4,582.81	100.0	7	237	2.5	311
		EQUINIA Aobadori	Sendai-shi, Miyagi	June 2008	4,030.37	4,030.37	100.0	19	165	1.7	255
Retail (land with leasehold right)	Greater Tokyo area	Mitsubishi Motors Meguro	Meguro-ku, Tokyo	-	3,381.19	3,381.19	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Chofu	Chofu-shi, Tokyo	-	4,183.63	4,183.63	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Shibuya	Shibuya-ku, Tokyo	-	1,421.31	1,421.31	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Nerima	Nerima-ku, Tokyo	-	1,725.61	1,725.61	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Kawasaki	Kawasaki-shi, Kanagawa	-	3,057.02	3,057.02	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Takaido	Suginami-ku, Tokyo	-	1,923.64	1,923.64	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Katsushika	Katsushika-ku, Tokyo	-	1,930.05	1,930.05	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Higashikurume	Higashikurume-shi, Tokyo	-	4,105.00	4,105.00	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Setagaya	Setagaya-ku, Tokyo	-	1,305.78	1,305.78	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Suginami	Suginami-ku, Tokyo	-	1,831.00	1,831.00	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Sekimachi	Nerima-ku, Tokyo	-	989.77	989.77	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Higashiyamato	Higashiyamato-shi, Tokyo	-	2,783.79	2,783.79	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Motsumiyoshi	Kawasaki-shi, Kanagawa	-	1,646.97	1,646.97	100.0	1	(Note 8)	(Note 8)	(Note 8)



Use	Area	Property name	Location	Construction completion	Leasable area (m <sup>2</sup> ) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Operating revenue from property leasing (million yen) (Note 5)	As a percentage of total operating revenue from property leasing (%) (Note 6)	Leasehold and security deposits (million yen) (Note 7)
Retail (land with leasehold right)	Greater Tokyo area	Mitsubishi Motors Kawagoe	Kawagoe-shi, Saitama	-	2,462.40	2,462.40	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Edogawa	Edogawa-ku, Tokyo	-	892.56	892.56	100.0	1	(Note 8)	(Note 8)	(Note 8)
		Mitsubishi Motors Sayama	Sayama-shi, Saitama	-	1,793.00	1,793.00	100.0	1	(Note 8)	(Note 8)	(Note 8)
	Kinki area	Mitsubishi Motors Ibaraki Maintenance Center	Ibaraki-shi, Osaka	-	5,704.24	5,704.24	100.0	1	(Note 8)	(Note 8)	(Note 8)
Retail subtotal			-	-	286,793.30	285,604.20	99.6	220	5,074	53.6	5,071
Total			-	-	897,406.28	896,217.18	99.9	243	9,464	100.0	8,918

(Note 1) “Leasable area” is the sum total area of logistics properties or retail properties, etc. leasable in each asset (including the area of common-use space, etc., if leased). The leasable area is calculated based not on that presented in the registry, but based on the area stated in the lease contract and the area calculated based on building completion drawings, etc. Accordingly, the leasable area may not be the same as the floor area based on that presented in the registry and may possibly exceed the floor area. In the case of land with leasehold right, the land area based on that presented in the registry is shown as contracted area.

(Note 2) “Leased area” is the area that is actually leased to an end-tenant (The area stated in the lease contract; provided, however, that such be limited to the area of logistics properties or retail properties (if all of rental units are collectively leased, then the area of the entire rental units) and not include the leased area of parking space, etc. However, if the master lessee has a rent-guaranteed master lease for some or all rental units, the space is included in leased area regardless of whether or not there is a lease agreement with an end-tenant.) in each asset. In the case of land with leasehold right, the leased area of the land is shown.

(Note 3) “Occupancy rate” is the leased area as a percentage of leasable area in each asset (rounded to first decimal place).

(Note 4) In the calculation of “number of tenants,” when some or all rental units are collectively leased for the purpose of subleasing and the lessee in the lease agreement (master lease agreement) has concluded an agreement with an end-tenant (sublessee that is the actual user) for subleasing the rental units, the lessee of the master lease agreement is counted as one tenant. However, in the case of assets with a so-called pass-through master lease agreement where the rent received from the lessee in the master lease agreement is the same amount as the rent that the lessee receives from the end-tenant, the total number of end-tenants is shown. In addition, if multiple rental units in a specific asset are leased to a specific tenant, this is counted as one tenant for the asset and, if multiple assets are leased to a specific tenant, these are counted separately and the total of that number of tenants is shown in the subtotal and total columns.

(Note 5) “Operating revenue from property leasing” is the operating revenue from property leasing in the 3rd fiscal period (for the property acquired during the 3rd fiscal period, the operating revenue from property leasing for on and after the date of acquisition).

(Note 6) “As a percentage of total operating revenue from property leasing” is the operating revenue from property leasing of each asset as a percentage of the sum total of operating revenue from property leasing (total operating revenue from property leasing). The figures are rounded to first decimal place. Accordingly, the sum total may not add up to 100.0%.

(Note 7) “Leasehold and security deposits” is the sum total amount of the balance of leasehold and security deposits stated in the respective lease contract with end-tenants of each asset as of August 31, 2014 (rounded down to the nearest million yen). Accordingly, the sum total of “leasehold and security deposits” of the respective property may not add up to the amount shown in the respective subtotal and total columns.

(Note 8) Not disclosed, because consent has not been obtained from the tenant. Logistics subtotal, Retail subtotal and Total figures are the sum of the figures including not disclosed, since consent has not been obtained from the tenant.

D. Overview of Opinion of Value at End of Period

The following is an overview of the opinion of value at the end of the period (① opinion of value at end of period, ② value by income approach and capitalization rate using direct capitalization approach, ③ value by income approach, discount rate and terminal capitalization rate using DCF approach, ④ NOI, and ⑤ NOI yield (NOI / acquisition price)).

Use	Property name	Opinion of value at end of period (million yen) (Note 1)	Direct capitalization approach		DCF approach			NOI (million yen) (Note 2)	NOI yield (NOI / acquisition price) (%) (Note 3)
			Value by income approach (million yen)	Cap rate (%)	Value by income approach (million yen)	Discount rate (%)	Terminal cap rate (%)		
Logistics	Landport Urayasu	19,100	19,300	4.6	19,000	4.7 4.8 (Note 4)	4.8	893	5.1
	Landport Itabashi	17,300	17,400	4.8	17,200	4.8 4.9 (Note 5)	5.0	834	5.3
	Landport Kawagoe	14,600	14,700	5.2	14,400	4.9	5.4	778	5.7
	Landport Atsugi	12,500	12,500	5.0	12,500	4.9 5.1 (Note 6)	5.2	629	5.5
	Sagamihara Tana Logistics Center	11,300	11,400	5.2	11,300	5.1	5.5	607	5.7
	Sagamihara Onodai Logistics Center	9,530	9,540	5.3	9,520	4.9	5.5	525	6.0
	Landport Hachioji	8,720	8,760	5.2	8,670	4.9	5.4	457	5.5
	Landport Kasukabe	8,050	8,110	5.1	7,990	4.7	5.4	414	5.6
	Funabashi Logistics Center	5,060	5,120	5.2	4,990	4.9	5.5	289	6.2
	Atsugi Minami Logistics Center B Tower	4,960	4,970	5.1	4,950	5.0 5.2 (Note 7)	5.3	252	5.5
	Hanyu Logistics Center	4,250	4,280	5.9	4,240	5.7	6.1	257	6.8
	Kawaguchi Logistics Center B Tower	4,150	4,170	5.2	4,140	5.0	5.4	221	5.9
	Kawaguchi Logistics Center A Tower	3,150	3,150	5.5	3,150	5.3	5.7	173	6.1
	Atsugi Minami Logistics Center A Tower	3,030	3,040	5.1	3,020	5.0 5.2 (Note 8)	5.3	156	5.8
	Ota Nitta Logistics Center	3,690	3,700	6.4	3,690	6.2	6.6	242	7.1
	Ota Higashishinmachi Logistics Center	2,390	2,400	6.3	2,380	6.1	6.5	154	7.1
Ota Kiyohara Logistics Center	704	703	6.3	704	6.1	6.5	46	7.1	
Chiyodamachi Logistics Center	356	355	6.2	357	6.0	6.4	25	7.6	
Logistics subtotal		132,840	—	—	—	—	—	6,958	5.7
Retail	Morisia Tsudanuma	17,300	16,900	5.5	17,400	5.3	5.7	1,103	6.6
	Yokosuka More's City	14,700	14,800	5.6	14,700	5.6	5.8	881	6.5
	Recipe SHIMOKITA	10,600	10,700	4.3	10,400	4.1	4.5	454	4.4
	EQUINIA Shinjuku	4,340	4,290	4.3	4,360	4.1	4.5	197	4.6
	Kawasaki More's	4,300	4,280	4.9	4,310	4.9	5.1	258	6.5
	EQUINIA Ikebukuro	4,200	4,140	4.6	4,230	4.4	4.8	195	4.9
	covirna machida	4,090	4,090	5.5	4,080	5.0	5.4	229	6.7
	Nitori Makuhari	3,320	3,350	5.7	3,280	5.5	6.0	191	6.2
	Konami Sports Club Fuchu	3,110	3,110	5.7	3,110	5.5	5.9	169	6.2
	FESTA SQUARE	2,810	2,820	6.0	2,800	5.7	6.2	168	6.5
	GEMS Shibuya	2,520	2,520	4.9	2,520	4.7	5.1	122	4.9
	Sundai Azamino	1,820	1,830	5.9	1,810	5.5	6.2	108	6.4

Use	Property name	Opinion of value at end of period (million yen) (Note 1)	Direct capitalization approach		DCF approach			NOI (million yen) (Note 2)	NOI yield (NOI / acquisition price) (%) (Note 3)
			Value by income approach (million yen)	Cap rate (%)	Value by income approach (million yen)	Discount rate (%)	Terminal cap rate (%)		
Retail	EQUINIA Aobadai	1,720	1,730	5.9	1,700	5.7	6.1	109	7.0
	Megalos Kanagawa	1,230	1,240	6.4	1,220	6.1	6.8	84	8.4
	Izumiya Senrioka	10,100	10,000	5.7	10,200	5.5 5.9 (Note 9)	5.9	586	6.6
	Merad Owada	7,060	7,020	6.3	7,080	6.1	6.5	460	6.9
	Izumiya Yao	4,830	4,890	6.0	4,810	5.8 6.2 (Note 10)	6.2	308	7.0
	Izumiya Obayashi	3,510	3,520	6.0	3,500	5.8	6.2	230	7.6
	Ichibancho stear	5,040	4,950	5.0	5,080	5.0 5.2 (Note 11)	5.2	246	5.2
	EQUINIA Aobadori	1,790	1,610	5.6	1,860	5.8	5.8	100	6.1
Retail (land with leasehold right)	Mitsubishi Motors Meguro	2,810	—	—	2,810	5.5	—	155	5.7
	Mitsubishi Motors Chofu	1,840	—	—	1,840	5.2	—	93	5.3
	Mitsubishi Motors Shibuya	1,740	—	—	1,740	5.0	—	86	5.5
	Mitsubishi Motors Nerima	1,270	—	—	1,270	5.6	—	70	5.7
	Mitsubishi Motors Kawasaki	1,020	—	—	1,020	6.8	7.2	73	7.7
	Mitsubishi Motors Takaido	898	—	—	898	5.1	—	44	5.3
	Mitsubishi Motors Katsushika	816	—	—	816	5.5	—	44	5.6
	Mitsubishi Motors Higashikurume	823	—	—	823	7.0	—	55	6.9
	Mitsubishi Motors Setagaya	784	—	—	784	5.6	—	43	5.7
	Mitsubishi Motors Suginami	804	—	—	804	5.1	5.5	39	5.3
	Mitsubishi Motors Sekimachi	614	—	—	614	5.6	—	34	5.8
	Mitsubishi Motors Higashiyamato	490	—	—	490	8.3	8.7	42	9.5
	Mitsubishi Motors Motsumiyoshi	376	—	—	376	6.0	—	22	6.0
	Mitsubishi Motors Kawagoe	361	—	—	361	6.0	6.4	22	6.4
	Mitsubishi Motors Edogawa	210	—	—	210	5.5	—	10	5.2
	Mitsubishi Motors Sayama	167	—	—	167	8.6	9.0	14	9.2
Mitsubishi Motors Ibaraki Maintenance Center	870	—	—	870	6.1	—	48	6.0	
	Retail subtotal	124,283	—	—	—	—	—	7,108	6.1
	Total	257,123	—	—	—	—	—	14,067	5.9

(Note 1) “Opinion of value at end of period” is the appraisal or investigation value provided by the respective real estate appraiser (the value calculated by the respective real estate appraiser with the date of the 3rd fiscal period-end (August 31, 2014) as the effective date of value and the value indicated by the income approach as a standard) listed in “B. Price and Investment Share” earlier in this report in accordance with NMF’s Articles of Incorporation and the Regulations Concerning Accounting of Investment Corporations.

The appraisal or investigation value of real estate is no more than an indication of the opinion of the value of the appraised real estate at the time of appraisal by the respective real estate appraiser, etc. conducted in accordance with the Act on Real Estate Appraisal (Act No. 152 of 1963), real estate appraisal standards, etc. Reappraisal of the same real estate may result in a different appraisal or investigation value, depending on the real estate appraiser conducting the appraisal and the method or timing of the appraisal. In addition, the appraisal of real estate is not a guarantee or promise of the possibility of transactions at present or in the future at the appraised value.

Furthermore, the cost approach and income approach (direct capitalization approach and discounted cash flow approach) are used in appraisal calculations. The appraisal value is determined by the income approach if the subject real estate’s price is based on an emphasis on investment profitability in the market and it is seen as an investment target for qualified institutional investors, etc. The value indicated by the cost approach is used as an index to verify the value indicated by the income approach.

“Direct capitalization approach” is a method where the net revenue in a certain period is capitalized by the capitalization rate, among methods of seeking the value indicated by the income approach (a method of seeking the estimated value of real estate by seeking the sum of the present value of the net revenue the real estate is expected to generate in the future).

“Discounted cash flow (DCF) approach” is a method where the net income and terminal value arising in multiple successive periods are discounted to

present value according to their periods and totaled, among methods of seeking the value indicated by the income approach.

- (Note 2) “NOP” is, in the case of properties other than properties on land with leasehold right, the net operating income using the direct capitalization approach stated in the appraisal report or investigation report and, in the case of properties on land with leasehold right, the constant-year net operating income using the DCF approach stated in the appraisal report or investigation report (rounded down to the nearest million yen). Accordingly, the sum total of “NOP” of the respective property may not add up to the amount shown in the respective subtotal and total columns.
- (Note 3) “NOI yield (NOI / acquisition price)” is the amount NOI divided by the acquisition price (rounded to first decimal place). Logistics subtotal, Retail subtotal and Total figures are the sum of NOI divided by the sum of acquisition price for the properties in each categories, held at the end of 3rd fiscal period (rounded to first decimal place).
- (Note 4) The discount rate of “Landport Urayasu” is 4.7% for the 1st to 2nd year and 4.8% for the 3rd to 11th year since the effective date of value.
- (Note 5) The discount rate of “Landport Itabashi” is 4.8% for the 1st to 2nd year and 4.9% for the 3rd to 11th year since the effective date of value.
- (Note 6) The discount rate of “Landport Atsugi” is 4.9% for the 1st to 3rd year and 5.1% for the 4th to 11th year since the effective date of value.
- (Note 7) The discount rate of “Atsugi Minami Logistics Center B Tower” is 5.0% for the 1st year and 5.2% for the 2nd to 11th year since the effective date of value.
- (Note 8) The discount rate of “Atsugi Minami Logistics Center A Tower” is 5.0% for the 1st to 9th year and 5.2% for the 10th to 11th year after the effective date of value.
- (Note 9) The discount rate of “Izumiya Senrioka” is 5.5% for the 1st to 9th year and 5.9% for the 10th to 11th year after the effective date of value.
- (Note 10) The discount rate of “Izumiya Yao” is 5.8% for the 1st to 9th year and 6.2% for the 10th to 11th year after the effective date of value.
- (Note 11) The discount rate of “Ichibancho stear” is 5.0% for the 1st year and 5.2% for the 2nd to 11th year after the effective date of value.

### E. Overview of Trust Beneficiary Interests

The following is an overview of the trust of individual assets of the assets held at the end of the 3rd fiscal period (name of trustee and trust period). The entry for the respective item is “—” in the case of each asset of which NMF has acquired the real estate itself.

Hereafter, concerning assets for which the trust period is due to expire, whether to continue the trust or to hold the real estate itself by being issued the real estate in trust in kind upon the end of the trust will be determined based on a comprehensive consideration of the economic rationality and other factors.

Name of property subject to trust	Name of trustee	Trust period	
		Date of setting	Date of expiration
Landport Urayasu	Sumitomo Mitsui Trust Bank, Limited	2007/6/29	2023/6/30
Landport Itabashi	Mitsubishi UFJ Trust and Banking Corporation	2008/1/31	2023/6/30
Landport Kawagoe	Mitsubishi UFJ Trust and Banking Corporation	2007/9/21	2023/6/30
Landport Atsugi	Sumitomo Mitsui Trust Bank, Limited	2005/12/14	2023/6/30
Sagamihara Tana Logistics Center	Sumitomo Mitsui Trust Bank, Limited	2013/4/26	2023/7/31
Sagamihara Onodai Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2003/3/31	2023/6/30
Landport Hachioji	Sumitomo Mitsui Trust Bank, Limited	2007/3/29	2023/6/30
Landport Kasukabe	Mitsubishi UFJ Trust and Banking Corporation	2009/7/29	2023/6/30
Funabashi Logistics Center	Sumitomo Mitsui Trust Bank, Limited	2005/9/29	2023/6/30
Atsugi Minami Logistics Center B Tower	Mitsubishi UFJ Trust and Banking Corporation	2006/3/30	2023/6/30
Hanyu Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2005/8/26	2023/6/30
Kawaguchi Logistics Center B Tower	Mizuho Trust & Banking Co., Ltd.	2004/1/29	2023/6/30
Kawaguchi Logistics Center A Tower	Mizuho Trust & Banking Co., Ltd.	2004/1/29	2023/6/30
Atsugi Minami Logistics Center A Tower	Mitsubishi UFJ Trust and Banking Corporation	2006/3/30	2023/6/30
Ota Nitta Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2006/12/27	2023/6/30
Ota Higashishinmachi Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2008/12/19	2023/6/30
Ota Kiyohara Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2006/12/27	2023/6/30
Chiyodamachi Logistics Center	Mitsubishi UFJ Trust and Banking Corporation	2006/9/27	2023/6/30
Morisia Tsudanuma	Sumitomo Mitsui Trust Bank, Limited	2006/8/30	2023/6/30
Yokosuka More's City	Mitsubishi UFJ Trust and Banking Corporation	2006/5/31	2023/6/30
Recipe SHIMOKITA	—	—	—
EQUINIA Shinjuku	Mitsubishi UFJ Trust and Banking Corporation	2006/3/24	2023/6/30
Kawasaki More's	Mitsubishi UFJ Trust and Banking Corporation	2006/9/28	2023/6/30
EQUINIA Ikebukuro	Mitsubishi UFJ Trust and Banking Corporation	2003/2/14	2023/6/30
covirna machida	Sumitomo Mitsui Trust Bank, Limited	2004/6/1	2023/6/30
Nitori Makuhari	Sumitomo Mitsui Trust Bank, Limited	2008/4/24	2023/6/30
Konami Sports Club Fuchu	Mitsubishi UFJ Trust and Banking Corporation	Building : 2008/9/25 Land : 2009/11/27	2023/6/30
FESTA SQUARE	Sumitomo Mitsui Trust Bank, Limited	2008/10/29	2023/6/30
GEMS Shibuya	—	—	—
Sundai Azamino	Mitsubishi UFJ Trust and Banking Corporation	2008/11/28	2023/6/30
EQUINIA Aobadai	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30

Name of property subject to trust	Name of trustee	Trust period	
		Date of setting	Date of expiration
Megalos Kanagawa	—	—	—
Izumiya Senrioka	Sumitomo Mitsui Trust Bank, Limited	2005/8/11	2023/6/30
Merad Owada	Mizuho Trust & Banking Co., Ltd.	Retail : 2001/3/29 Logistics:2007/9/28	2023/6/30
Izumiya Yao	Sumitomo Mitsui Trust Bank, Limited	2005/8/11	2023/6/30
Izumiya Obayashi	Sumitomo Mitsui Trust Bank, Limited	2005/8/30	2023/6/30
Ichibancho stear	Mizuho Trust & Banking Co., Ltd.	2005/1/31	2023/6/30
EQUINIA Aobadori	Sumitomo Mitsui Trust Bank, Limited	2008/6/30	2023/6/30
Mitsubishi Motors Meguro	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Chofu	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Shibuya	Mitsubishi UFJ Trust and Banking Corporation	2004/3/31	2023/6/30
Mitsubishi Motors Nerima	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Kawasaki	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Takaido	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Katsushika	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Higashikurume	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Setagaya	Mitsubishi UFJ Trust and Banking Corporation	2004/3/31	2023/6/30
Mitsubishi Motors Suginami	Mitsubishi UFJ Trust and Banking Corporation	2004/3/31	2023/6/30
Mitsubishi Motors Sekimachi	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Higashiyamato	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Motosumiyoshi	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Kawagoe	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Edogawa	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Sayama	Mitsubishi UFJ Trust and Banking Corporation	2002/3/27	2023/6/30
Mitsubishi Motors Ibaraki Maintenance Center	Mitsubishi UFJ Trust and Banking Corporation	2004/3/31	2023/6/30

(Note) The following is a breakdown of the assets held at the end of the 3rd fiscal period.

- Properties of which real estate itself is held 3 properties
- Properties of which are subject to trust 52 properties

F. Leasing Summary and Income/Loss Status

The status of income/loss in the 3rd fiscal period is stated in accordance with “Notes Concerning Significant Accounting Policies” in “3. Financial Statements” presented above in this report. NOI, which stands for net operating income, refers to the amount of total operating revenue from property leasing, less total operating expenses from property leasing (excluding depreciation).

These figures do not represent or guarantee figures in the future.

Amounts are rounded down to the nearest thousand yen. Accordingly, the figures shown may not necessarily add up to the total figure.

3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Landport Urayasu	Landport Itabashi	Landport Kawagoe	Landport Atsugi	Sagamihara Tana Logistics Center
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expenses	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	457,411	425,502	381,415	332,287	314,996
④ Depreciation	110,479	93,102	135,101	123,838	97,142
⑤ Real estate rental profits (③-④)	346,932	332,399	246,313	208,449	217,854

3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Sagamihara Onodai Logistics Center	Landport Hachioji	Landport Kasukabe	Funabashi Logistics Center	Atsugi Minami Logistics Center B Tower
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expences	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	259,992	286,353	200,035	144,722	126,577
④ Depreciation	75,640	78,061	78,445	30,175	39,617
⑤ Real estate rental profits (③-④)	184,351	208,291	121,589	114,546	86,959

(Unit: thousand yen)

Property name	Hanyu Logistics Center	Kawaguchi Logistics Center B Tower	Kawaguchi Logistics Center A Tower	Atsugi Minami Logistics Center A Tower	Ota Nitta Logistics Center
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expences	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	126,958	111,342	86,244	78,194	122,394
④ Depreciation	43,101	17,289	10,335	16,387	46,828
⑤ Real estate rental profits (③-④)	83,857	94,053	75,909	61,807	75,565



3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Ota Higashishinmachi Logistics Center	Ota Kiyohara Logistics Center	Chiyodamachi Logistics Center	Morisia Tsudanuma	Yokosuka More's City
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues				853,809	
Other rental revenues				301,659	
① Property related revenues	(Note)	(Note)	(Note)	1,155,469	(Note)
Property management costs				146,064	
Property management fees				82,969	
Property and other taxes				65,568	
Utility expenses				252,823	
Casualty insurance				2,833	
Repairs and maintenance				86,025	
Land rents				—	
Other rental expenses				68,572	
② Property related expenses	(Note)	(Note)	(Note)	704,856	(Note)
③ NOI (①-②)	75,576	23,097	11,479	450,613	435,412
④ Depreciation	28,638	10,916	3,985	87,927	45,417
⑤ Real estate rental profits (③-④)	46,937	12,180	7,494	362,685	389,994

(Unit: thousand yen)

Property name	Recipe SHIMOKITA	EQUINIA Shinjuku	Kawasaki More's	EQUINIA Ikebukuro	covirna machida
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues	267,736	136,618		134,098	139,210
Other rental revenues	53,121	24,146		18,006	29,532
① Property related revenues	320,857	160,764	(Note)	152,105	168,742
Property management costs	26,465	10,583		4,665	12,575
Property management fees	3,274	5,444		3,650	4,015
Property and other taxes	15,619	17,206		8,576	9,034
Utility expenses	41,020	18,629		12,433	21,840
Casualty insurance	271	201		124	141
Repairs and maintenance	—	12,373		2,372	12,866
Land rents	—	—		—	—
Other rental expenses	6,460	1,862		1,533	7,309
② Property related expenses	93,111	66,300	(Note)	33,358	67,783
③ NOI (①-②)	227,746	94,463	134,832	118,747	100,959
④ Depreciation	44,460	7,614	9,084	5,713	9,482
⑤ Real estate rental profits (③-④)	183,286	86,849	125,747	113,033	91,477

3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Nitori Makuhari	Konami Sports Club Fuchu	FESTA SQUARE	GEMS Shibuya	Sundai Azamino
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues				75,042	
Other rental revenues				19,763	
① Property related revenues	(Note)	(Note)	(Note)	94,806	(Note)
Property management costs				4,858	
Property management fees				4,401	
Property and other taxes				5,633	
Utility expenses				18,669	
Casualty insurance				76	
Repairs and maintenance				287	
Land rents				—	
Other rental expenses				3,321	
② Property related expences	(Note)	(Note)	(Note)	37,247	(Note)
③ NOI (①-②)	100,274	84,035	84,310	57,558	54,237
④ Depreciation	27,849	19,441	25,524	10,923	15,403
⑤ Real estate rental profits (③-④)	72,425	64,593	58,785	46,635	38,833

(Unit: thousand yen)

Property name	EQUINIA Aobadai	Megalos Kanagawa	Izumiya Senrioka	Merad Owada	Izumiya Yao
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues	72,397				
Other rental revenues	9,041				
① Property related revenues	81,438	(Note)	(Note)	(Note)	(Note)
Property management costs	6,397				
Property management fees	2,015				
Property and other taxes	4,956				
Utility expenses	8,514				
Casualty insurance	103				
Repairs and maintenance	3,313				
Land rents	—				
Other rental expenses	2,360				
② Property related expences	27,661	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	53,777	43,361	316,108	242,724	153,678
④ Depreciation	5,277	5,953	53,570	25,251	38,010
⑤ Real estate rental profits(③-④)	48,499	37,408	262,537	217,472	115,667

3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Izumiya Obayashi	Ichibancho stear	EQUINIA Aobadori	Mitsubishi Motors Meguro	Mitsubishi Motors Chofu
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues		209,127	138,566		
Other rental revenues		28,118	27,013		
① Property related revenues	(Note)	237,245	165,580	(Note)	(Note)
Property management costs		6,778	7,743		
Property management fees		3,650	2,659		
Property and other taxes		13,627	5,156		
Utility expenses		26,702	16,328		
Casualty insurance		209	210		
Repairs and maintenance		1,492	333		
Land rents		—	34,767		
Other rental expenses		8,671	1,165		
② Property related expences	(Note)	61,132	68,362	(Note)	(Note)
③ NOI (①-②)	87,292	176,112	97,217	77,541	46,494
④ Depreciation	13,721	22,962	23,080	—	—
⑤ Real estate rental profits(③-④)	73,570	153,150	74,137	77,541	46,494

(Unit: thousand yen)

Property name	Mitsubishi Motors Shibuya	Mitsubishi Motors Nerima	Mitsubishi Motors Kawasaki	Mitsubishi Motors Takaido	Mitsubishi Motors Katsushika
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expences	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	43,201	35,298	36,699	22,197	22,250
④ Depreciation	—	—	—	—	—
⑤ Real estate rental profits(③-④)	43,201	35,298	36,699	22,197	22,250

3rd fiscal period (from March 1, 2014 to August 31, 2014)

(Unit: thousand yen)

Property name	Mitsubishi Motors Higashikurume	Mitsubishi Motors Setagaya	Mitsubishi Motors Suginami	Mitsubishi Motors Sekimachi	Mitsubishi Motors Higashiyamato
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expenses	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	27,597	21,735	19,461	17,150	21,148
④ Depreciation	—	—	—	—	—
⑤ Real estate rental profits(③-④)	27,597	21,735	19,461	17,150	21,148

(Unit: thousand yen)

Property name	Mitsubishi Motors Motosumiyoshi	Mitsubishi Motors Kawagoe	Mitsubishi Motors Edogawa	Mitsubishi Motors Sayama	Mitsubishi Motors Ibaraki Maintenance Center
Number of business days during the 3rd fiscal period	184	184	184	184	184
Rental revenues					
Other rental revenues					
① Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property management costs					
Property management fees					
Property and other taxes					
Utility expenses					
Casualty insurance					
Repairs and maintenance					
Land rents					
Other rental expenses					
② Property related expenses	(Note)	(Note)	(Note)	(Note)	(Note)
③ NOI (①-②)	10,689	11,098	5,099	7,199	24,226
④ Depreciation	—	—	—	—	—
⑤ Real estate rental profits(③-④)	10,689	11,098	5,099	7,199	24,226

(Note) Not disclosed, because consent has not been obtained from the tenant.

### G. Overview of Engineering Report and Earthquake Risk Analysis

Upon acquisition of assets under management (excluding properties on land with leasehold right), NMF entrusts a building investigation to and obtains a report of the concerned investigation (“engineering report”) from an independent outside investigator with no vested interest. The following is the repair expenses, etc. stated in the engineering reports for each of the assets held at the end of the 3rd fiscal period. However, the content of the reports is no more than an opinion of the preparers of the engineering reports stated below and there is no guarantee as to the accuracy of the content.

In addition, the following estimated amounts are as of the date of preparation of the engineering report and not as of the date of this report.

Furthermore, inflation rates and consumption taxes are not taken into account in the calculation of future repair and renewal expenses.

The portfolio PML for the assets held at the end of the 3rd fiscal period, excluding properties on land with leasehold right, to total 38 properties was 2.68% and the PML for each of the assets held at the end of the 3rd fiscal period is as follows. PML in the table below refers to the probable maximum loss that a property will experience in the assumed scheduled use period (50 years = useful life of a general building) due to an earthquake event of the assumed maximum scale (large earthquake with a probability of occurring once in 475 years = large earthquake with a 10% probability of occurrence in 50 years), expressed as the estimated cost associated with restoring a property damaged in connection with such an earthquake event to its condition prior to that event as a percentage of the replacement cost associated with the property, based on the report prepared by Sompo Japan Nipponkoa Risk Management Inc.

Please note that, as of the date of this report, no earthquake insurance has been or is scheduled to be taken out.

Use	Property name	Preparer of engineering report	Preparation date	Emergency repair expenses (million yen) (Note 1)	Short-term repair expenses (million yen) (Note 2)	Long-term repair expenses (million yen) (Note 3)	PML (%) (Note 4)
Logistics	Landport Urayasu	Shimizu Corporation	February 2013	—	—	292	4.16
	Landport Itabashi	Shimizu Corporation	February 2013	—	—	176	6.42
	Landport Kawagoe	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	—	—	310	3.73
	Landport Atsugi	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	101	6.15
	Sagamihara Tana Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	—	—	162	4.32
	Sagamihara Onodai Logistics Center	Shimizu Corporation	February 2013	—	—	427	7.30
	Landport Hachioji	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	83	5.79
	Landport Kasukabe	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	78	5.90
	Funabashi Logistics Center	Shimizu Corporation	February 2013	—	—	425	3.40
	Atsugi Minami Logistics Center B Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	10	6.15
	Hanyu Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	84	2.72
	Kawaguchi Logistics Center B Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	155	2.92
	Kawaguchi Logistics Center A Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	193	2.92
	Atsugi Minami Logistics Center A Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	87	5.36

Use	Property name	Preparer of engineering report	Preparation date	Emergency repair expenses (million yen) (Note 1)	Short-term repair expenses (million yen) (Note 2)	Long-term repair expenses (million yen) (Note 3)	PML (%) (Note 4)
Logistics	Ota Nitta Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	113	1.40
	Ota Higashishinmachi Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	56	1.35
	Ota Kiyohara Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	22	1.03
	Chiyodamachi Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	53	3.76
Logistics subtotal		—	—	—	—	2,835	3.03
Retail	Morisia Tsudanuma	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	—	2,540	4.70
	Yokosuka More's City	Shimizu Corporation	February 2013	—	144	814	6.89
	Recipe SHIMOKITA	Tokio Marine & Nichido Risk Consulting Co., Ltd.	September 2013	—	—	29	4.38
	EQUINIA Shinjuku	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	221	5.81
	Kawasaki More's	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	1	731	7.39
	EQUINIA Ikebukuro	Shimizu Corporation	February 2013	0	0	144	8.36
	covirna machida	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	300	120	10.85
	Nitori Makuhari	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	77	3.90
	Konami Sports Club Fuchu	Shimizu Corporation	February 2013	—	—	204	2.76
	FESTA SQUARE	Shimizu Corporation	February 2013	—	—	43	5.40
	GEMS Shibuya	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	—	—	14	4.18
	Sundai Azamino	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	31	4.89
	EQUINIA Aobadai	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	137	9.33
	Megalos Kanagawa	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	94	9.06
	Izumiya Senrioka	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	239	5.43
	Merad Owada	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	270	3.33
	Izumiya Yao	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	168	3.97
	Izumiya Obayashi	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	236	3.89
	Ichibancho stear	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	66	2.42
EQUINIA Aobadori	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	—	—	81	1.57	
Retail subtotal		—	—	0	445	6,268	3.06
Total		—	—	0	445	9,103	2.68

(Note 1) Emergency repair expenses are the repair expenses for items having failures that will functionally hinder daily operations or items that are legally instructed for improvement but are yet to be renovated (rounded down to the nearest million yen). However, for the properties that have been estimated for emergency repair expenses in the engineering reports stated above (Morisia Tsudanuma, Kawasaki More's and EQUINIA Ikebukuro), the repairs for the estimated items have been already completed as of the date of this report.

(Note 2) Short-term repair expenses are the repair expenses required within one year, such as for items for which early renovation is desirable due to deterioration progressing and items for which failure is thought to arise if left unattended, other than expenses associated with standard repairs or renewal of interior finishing and equipment (rounded down to the nearest million yen).

(Note 3) The estimated amount of long-term repair expenses is the sum total amount of the long-term repair expenses projection (12-year period) (rounded down to the nearest million yen).

(Note 3) With Sampo Japan Nipponkoa Risk Management Inc. having introduced new earthquake risk analysis technique, PML was updated on October 1, 2014.

## H. Status of Capital Expenditures

### (i) Schedule of Capital Expenditures

Of the scheduled amount of capital expenditures associated with renovation work, etc. planned (or completed) to the date of this report for the assets held at the end of the 3rd fiscal period, the following are the major capital expenditures. Please note that the scheduled construction amount below includes the portion charged to expenses in accounting.

Name of real estate, etc. (Location)	Purpose	Scheduled period	Scheduled construction amount (thousand yen)		
			Total amount	Amount paid during period	Total amount already paid
Yokosuka More's City (Yokosuka-shi, Kanagawa)	Renwal of the exterior package 2nd phase	From May 2014 To Mar. 2015	108,005	-	-
Atsugi Minami Logistics Center B Tower (Atsugi-shi, Kanagawa)	Installation of LED lighting	From Nov. 2014 To Jan. 2015	99,000	-	-
Morisia Tsudanuma (Narashino-shi, Chiba)	Installation of LED lighting	From Dec. 2014 To Feb. 2015	44,000	-	-
Morisia Tsudanuma (Narashino-shi, Chiba)	Exterior wall signature installation	From Feb. 2015 To Feb. 2015	20,000	-	-
Morisia Tsudanuma (Narashino-shi, Chiba)	Renewal of the central monitoring local board	From Sep. 2014 To Sep. 2014	16,000	-	-

### (ii) Capital Expenditures During the Fiscal Period

The following is an overview of the major construction work falling under the category of capital expenditures that were conducted during the 3rd fiscal period for the assets held as of the end of the 3rd fiscal period. Capital expenditures during the 3rd fiscal period were 698,693 thousand yen and, when combined with the 216,187 thousand yen repair expenses charged to expenses during the 3rd fiscal period, a total of 914,881 thousand yen in construction was implemented.

Name of real estate, etc. (Location)	Purpose	Construction period	Construction amount (thousand yen)
covirna machida (Machida-shi, Tokyo)	Renewal of the air-conditioning system	From Oct. 2013 To Apr. 2014	168,622
Morisia Tsudanuma (Narashino-shi, Chiba)	Store Renewal	From Mar. 2014 To June 2014	159,244
Izumiya Obayashi (Takarazuka-shi, Hyogo)	Seismic strengthening	From Dec. 2013 To Mar. 2014	157,393
Yokosuka More's City (Yokosuka-shi, Kanagawa)	Renwal of the exterior package 1st phase	From Apr. 2014 To Aug. 2014	97,599
Other Properties	Improvement of features	From Mar. 2013 To Aug. 2014	115,834
Total			698,693

(iii) Cash Reserved for Long-Term Repair Plans (Reserve for Repairs)

Based on long-term repair plans formed for each property, NMF sets aside the cash reserves to provide for medium- to long-term future large-scale repairs, etc. from cash flows during the period.

However, NMF have not made cash reserve during the 1st fiscal period.

(millions of Yen)

	1st fiscal period from Jan. 31, 2013 to Aug. 31, 2013	2nd fiscal period from Sep. 1, 2013 to Feb. 28, 2014	3rd fiscal period from Mar. 1, 2014 to Aug. 31, 2014
Reserve for the beginning of the period	—	—	396
Reserve for the current fiscal period	—	396	667
Reversal of reserve for the current fiscal period	—	—	—
Reserve brought forward	—	396	1,064

I. Status of Major Tenants

The following is the leasing status of those tenants of the assets held at the end of the 3rd fiscal period of which a tenant's leased area (in the case where a single tenant occupies several assets of the assets held at the end of the 3rd fiscal period, the sum total of the leased area thereof) at August 31, 2014 accounts for 10% or more of the leased area of all of the assets held as of the same date.

Tenant name (Note 1)	Business type	Property name	Annual rent (Note 2)	Leased area (m <sup>2</sup> )	Contract termination date	Leasehold and security deposits (Note 2)	Other relevant info (contract extension method, etc.) (Note 2)
Fukuyama Transporting Co., Ltd.	Land transportation	Landport Urayasu	Not disclosed	34,941.45	April 30, 2019	Not disclosed	Not disclosed
		Sagamihara Onodai Logistics Center	Not disclosed	57,448.03	March 31, 2023	Not disclosed	Not disclosed

(Note 1) In the case of assets with a so-called pass-through master lease agreement where the rent received from the lessee in the master lease agreement is the same amount as the rent that the lessee receives from the end-tenant, only the end-tenant is shown as the tenant and the master lessee is not shown as the tenant.

(Note 2) "Annual rent," "leasehold and security deposits" and "other relevant info (contract extension method, etc.)" are not disclosed, due to unavoidable circumstances.



## J. Top 10 Tenants by Leased Area

The following are those tenants of the assets held at the end of the 3rd fiscal period of which rank in the top ten when a tenant's leased area is expressed as a percentage of the sum total of the leased area of the entire portfolio as at August 31, 2014.

No	Tenant name (Note 1)	Use	Property name	Total leased area (m <sup>2</sup> )	Share (%) (Note 2)
1	Fukuyama Transporting Co., Ltd.	Logistics	Landport Urayasu Sagamihara Onodai Logistics Center	92,389.48	10.3
2	Izumiya Co., Ltd.	Retail	Izumiya Senrioka Izumiya Yao Izumiya Obayashi	70,311.49	7.8
3	Amazon Japan Logistics K.K.	Logistics	Landport Kawagoe	56,377.76	6.3
4	Neovia Logistics Services, LLC	Logistics	Sagamihara Tana Logistics Center	50,450.00	5.6
5	Yokohama Okadayama Co., Ltd.	Retail	Yokosuka More's City Kawasaki More's	43,830.13	4.9
6	Mitsui-Soko Logistics Co., Ltd.	Logistics	Ota Nitta Logistics Center	42,328.00	4.7
7	Not disclosed	Retail (land with leasehold right)	Total for 17 Mitsubishi Motors properties	41,136.96	4.6
8	ASKUL Corporation	Logistics	Landport Itabashi	37,276.71	4.2
9	Otsuka Warehouse Co., Ltd.	Logistics	Landport Urayasu	35,104.40	3.9
10	Shinkai Transport Systems, Ltd.	Logistics	Landport Hachioji	34,896.32	3.9
Total for top 10 tenants				504,101.25	56.2

(Note 1) In the case of assets with a so-called pass-through master lease agreement where the rent received from the lessee in the master lease agreement is the same amount as the rent that the lessee receives from the end-tenant, end-tenants is shown as a tenant, and lessee is not shown as a tenant. "Tenant name" is not disclosed for some tenants, due to unavoidable circumstances.

(Note 2) "Share" is the sum total of leased area of the respective tenant as a percentage of the sum total of leased area of the entire portfolio of assets held by NMF at the end of this fiscal period.

## K. Status of Major Properties

Not applicable.

## L. Overview of Leasing to Interested Parties

Tenant name	Property name	Leased area (m <sup>2</sup> )
Megalos Co., Ltd.	Megalos Kanagawa	6,217.85
Geo Akamatsu Co., Ltd.	Morisia Tsudanuma	39,624.63
	GEMS Shibuya	1,791.34

## M. Collateral

Not applicable.