

Nomura Real Estate Master Fund 1st Fiscal Period (Feb.2016) Presentation Material

Mt.Fuji

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April 19, 2016



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Highlights for 1st Fiscal Period (FP)

Assets

Property acquisition & disposition

Determination of first round of "SPR"

Disposition ▼ 8 prop. 5.35 bln 25.3 yrs. old NOI: 3.7%

Acquisition ▲ 3 prop. 5.62 bln 10.9 yrs. old NOI: 5.2%

Completion of 7 properties (totaling 23.1 bln) with first round of sponsor support

- ▶ Acquired Sponsor developed properties, PMO, PROUD FLAT, GEMS, etc.

Asset management

Office: Promote internal growth

Office Rent Level ↗ Comparison with Ended Apr.30,2015 **+0.2%**

Office Renewal ↗ Rent Change **+0.9%**

- ▶ Office unit rent bottomed out for the first time in 6 years and 6 months
Rate of rent change due to lease renewal also turned positive

Retail: Increase of sales at UCW, Morisia

Residential: Increase renewal rate, key money

Debt

Continuous stable financing

Refinance 25.2 bln Duration: 5.8 years Interest rate: 0.64%

New Borrowings 93.0 bln Duration: 8.4 years Interest rate: 0.94%

- ▶ Improvement of the credit through the merger and reduction of financial costs due to decreased basic interest rates
- ▶ Executed new borrowings of 2.2 bln with duration of 15 years, longest among J-REIT
- ▶ Concluded a commitment line agreement for 10 bln over three years (from March 31, 2016)

Equity

DPU: The actual result settled above the forecast

Ended Feb.29,2016 2,219 yen per unit (comparison with forecast +5.7%)

Unit Price: The price fluctuated rather largely due to index events, etc. after the merger

- ▶ Although underperformed the REIT index during the fiscal period, the price is currently steady

Highlights for 1st Fiscal Period (FP)

Net income increased due to increase in rental revenues, reduction in repairs and maintenance expenses, utility expenses and other charges as well as reduction of financial costs, etc.

As for decrease in distribution of profit due to deferred loss on hedge, it has no impact on dividends since a distribution in excess of net income was conducted

Operating highlights (¥mln)

	Ended Feb.29,2016(1st FP)		Differences	
	Forecasts (A)	(B) Result	(B)-(A)	(%)
Operating Revenues	24,288	24,313	25	0.1%
Real Estate Rental Revenues etc.	24,288	24,313	25	0.1%
Operating Expenses	18,015	17,830	-184	-1.0%
Real Estate Rental Profits	11,717	11,546	-170	-1.5%
Repairs and maintenance	1,587	1,555	-31	-2.0%
Depreciation	3,322	3,471	148	4.5%
Taxes and duties	2,113	2,114	1	0.1%
Impairment loss	-	79	79	-
Asset management fees	1,510	1,505	-4	-0.3%
Merger expenses	2,597	2,590	-6	-0.3%
Amortization of goodwill	1,591	1,622	31	2.0%
Other operating expenses	599	486	-112	-18.8%
Operating profit	6,273	6,483	210	3.3%
Non-operating revenues	-	10	10	-
Non-operating expenses	2,637	2,442	-194	-7.4%
Financial cost (incl. Interest expenses, etc.)	2,157	2,000	-157	-7.3%
Other non-operating expenses	479	442	-37	-7.8%
Ordinary income	3,636	4,050	414	11.4%
Net income	3,635	4,048	413	11.4%

DPU(¥)

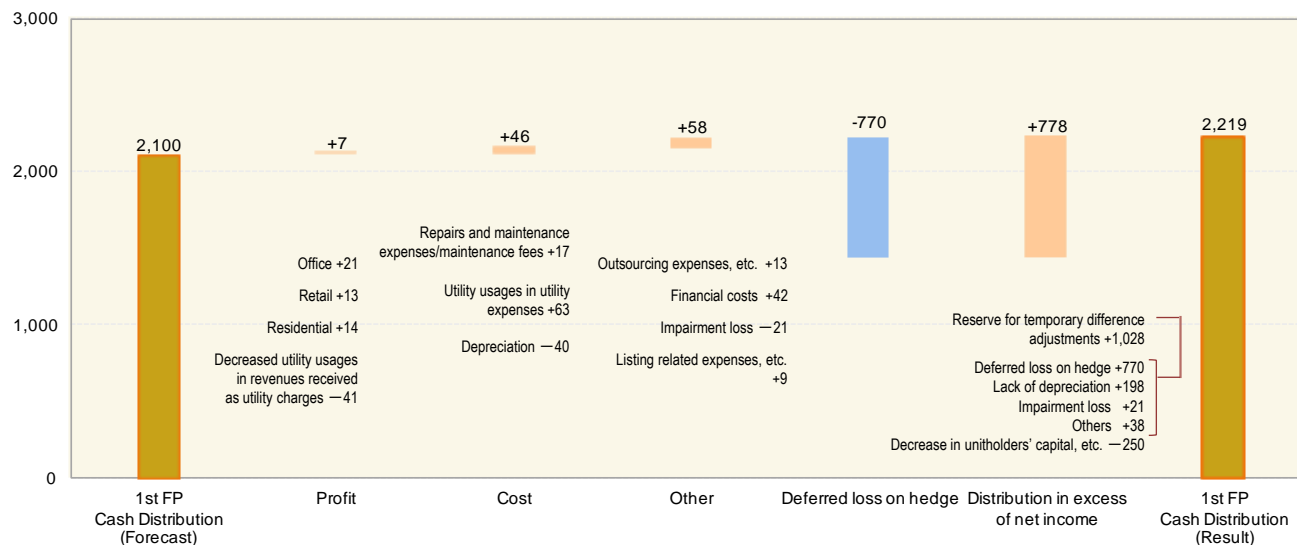
	Ended Feb.29,2016(1st FP)		Differences	
	Forecasts (A)	(B) Result	(B)-(A)	(%)
DPU	2,100	2,219	119	5.7%
Distributions of earnings	976	317	-659	-67.5%
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences]	621	1,649	1,028	165.5%
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings]	503	253	-250	-49.7%

Other statistics (¥mln)

Total Assets	929,031	928,297	-734	-0.1%
Acquisition price	794,018	792,658	-1,360	-0.2%
Liabilities	403,664	403,164	-500	-0.1%
LTV	43.5%	43.4%	-0	-0.2%
Capex	2,736	2,335	-401	-14.7%
Market Capitalization	-	582,866	-	-
NOI	15,890	16,237	346	2.2%
FFO	8,550	9,143	593	6.9%

Difference in DPU(¥)

(yen/unit)



1

Draw up Mid- to Long-term Management Strategy

Determination of First Round of
Strategic Property Replacement (SPR)

2

3

Internal Growth Centering on Office Sector
with Upside Potential



Overview of Mid- to Long-term Management Strategy

3~5 years

Quality

SPR (Strategic Property Replacement)*

→ Enhancement of portfolio quality

Internal growth

→ Rent increase centering on investment sectors with upside potential

Implement first public offering

→ Improvement of the evaluation from unitholders

Establishment of a strong fund brand

Growth

External growth

→ Focused investment in sponsor developed properties

Internal growth

→ Strengthen property brands through maximization of management pipeline

Finance

→ Public offering in line with the equity market

Growth that maintains high Quality

10 years after

Master

Sustainability

Asset size

→ A high and stable level of various management indices including asset size

Fund brand

→ High evaluation based on its Quality and Growth

Become a representative J-REIT brand

Launched strategic program of "Quality" phase

* SPR means Strategic Property Replacement.

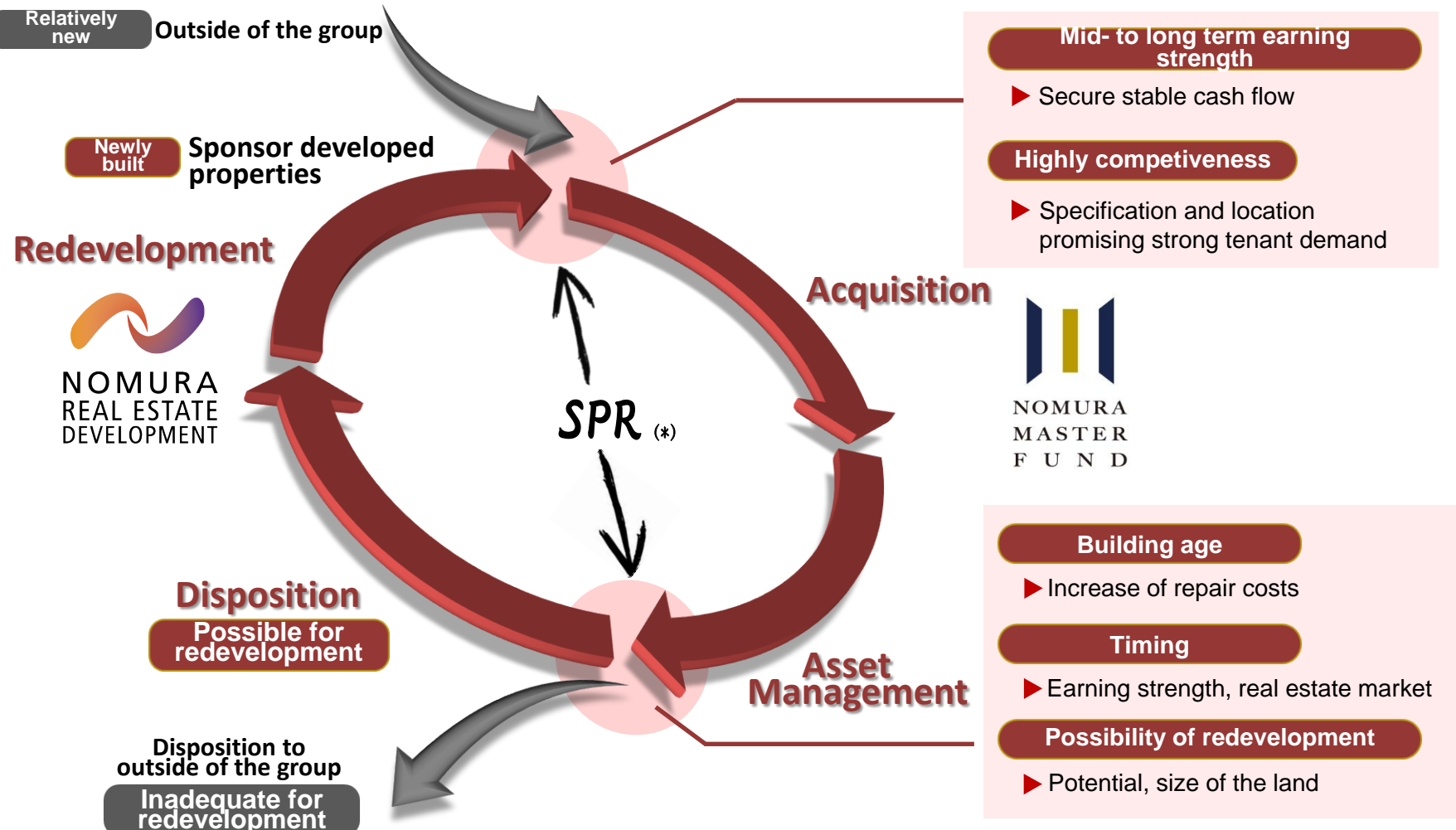


Strategic Property Replacement (SPR)



Portfolio NMF aims for

Aiming for construction of sustainable portfolio utilizing the strength of having a general developer as a sponsor and making quality and performance highly stable through asset replacement cycle



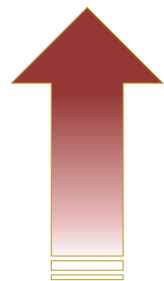
* Based on Mid- to Long-term Management Strategy disclosed by "Brief session regarding the Investment Principles presentation" held on November 9, 2015

About SPR

Denotes Strategic Property Replacement that enhances the portfolio quality, the main axis of NMF's mid- to long- term management strategy(*)

Target

- ✓ **Improvement of portfolio quality**
- ✓ **Management of DPU (profit & loss from disposition and periodic profit)**



Replacement goal



Point

- ✓ **Crossover deals**
- ✓ **Optimization of sector timing**
- ✓ **Utilization of the sponsor pipeline**

Started SPR utilizing the merits of a diversified REIT and enhanced stability from a larger scale strategy

Points of first shot at SPR



1. Improvement of portfolio quality
 - ▶ Disposed aging properties and acquired recently constructed properties
2. Management of DPU level
 - ▶ Exercised preferential negotiating rights coupled with disposition (Hirakata Kuzuha LC)
3. Crossover deals
 - ▶ Disposed office & residential properties, acquired logistics & residential properties

Corresponded to increase of repair costs and lowering competitiveness

New acquisition considering size and earning strength of disposed assets

Cross asset type transaction utilizing the merits of a diversified REIT

Overview of replacement

	Number of properties	Asset type	Price	Building age	NOI yield
Disposition	8	 Office, Residential	5,350 mln	25.3 years ^(*1)	3.7% ^(*2)
Acquisition	3	 Logistics, Residential	5,628 mln	10.9 years ^(*1)	5.2% ^(*3)

Changes in portfolio

Reducing of average building age

- 0.1 years ^(*1)
(Average 19.2 years)

Difference between disposition price and book value

+363 mln ^(*4)

Reducing of repair expense

Estimated long term repair plans
- 293 mln ^(*5)

(*1) Building age are as of March 29, 2016

(*2) NOI of most recent 2FYof each REIT before the merger divided by NMF's acquisition price.

(*3) NOI yield obtained using NOI of direct capitalization approach on the appraisal report for the acquisition price.

(*4) Indicates disposition price minus book value as of Feb. 29, 2016, and differs from accounting transfer profit.

For Toho Edpgawabashi Building, PRIME URBAN Ochiai, and PRIME URBAN Urayasu II, the amount for the loss from the transaction has been recorded as write off loss.

(*5) Compared forecast of long-term repair costs (12years) written in the Engineering Report of the Property

List of disposed properties



Small

Old

Low growth

Bidding process & bulk transaction



Central Shintomicho bldg Toho Edogawabashi bldg Toshin Meguro bldg



PU Ochiai

PU Nakano

PU Ekoda

PU Urayasu II

PU Yamahana

Property Name	Sector	Acquisition Price	Sales Price (A)	Book Value (B) ^{(*)1}	(A)-(B) ^{(*)2}	Appraisal Value (C)	(C)-(B)	NOI yield ^{(*)3}	Building Age
Central Shintomicho Building	Office	1,330		1,329		1,330	1	3.1%	26.0
Toho Edogawabashi Building	Office	1,140		1,095		1,090	-5	2.5%	23.1
Toshin Meguro Building	Office	858		855		858	3	1.5%	26.5
PRIME URBAN Ochiai	Residential	338	(*4)	337	(*4)	340	3	5.6%	30.0
PRIME URBAN Nakano	Residential	489		468		489	21	5.6%	31.1
PRIME URBAN Ekoda	Residential	409		409		409	0	5.6%	26.8
PRIME URBAN Urayasu II	Residential	227		219		229	10	5.6%	23.0
PRIME URBAN Yamahana	Residential	273		272		274	2	7.6%	11.1
Total 8 properties		5,064	5,350	4,986	363	5,019	35	3.7%	25.3

List of acquired properties



Relatively new

Stable

Utilized bridge fund & 1 on 1 negotiations

Property Name	Sector	Acquisition Price(A)	Appraisal Value(B)	(A)/(B)	NOI yield ^{(*)5}	Building Age	Date Acquired
Hirakata Kuzuha Logistics Center	Logistics	3,460	3,690	93.8%	5.4%	13.0	April 27, 2016
PRIME URBAN Meguro Mita	Residential	1,058	1,080	98.0%	4.5%	7.7	April 25, 2016
PRIME URBAN Aoi II	Residential	1,110	1,130	98.2%	5.1%	7.6	April 5, 2016
Total 3 properties		5,628	5,900	95.4%	5.2%	10.9	

(*1) For Toho Edogawabashi Building, PRIME URBAN Ochiai, and PRIME URBAN Urayasu II, the amount for the loss from the transaction has been recorded as write off loss.

(*2) Indicates disposition price minus book value as of Feb. 29, 2016, and differs from accounting transfer profit.

(*3) NOI of most recent 2FY of each REIT before the merger divided by NMF's acquisition price.

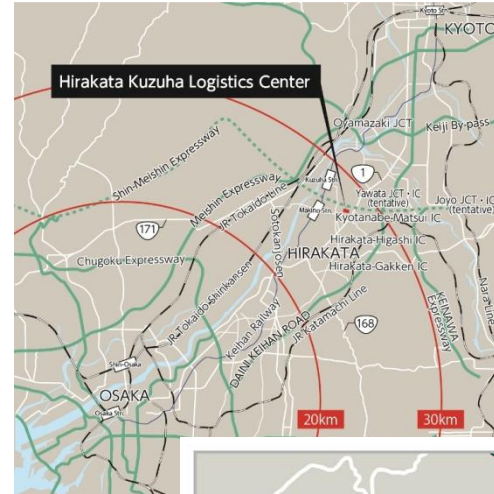
(*4) The purchase price of each property is not disclosed as the assignee's consent to the disclosure thereof has not been obtained..

(*5) NOI yield obtained using NOI of direct capitalization approach on the appraisal report for the acquisition price.



Hirakata Kuzuha Logistics Center

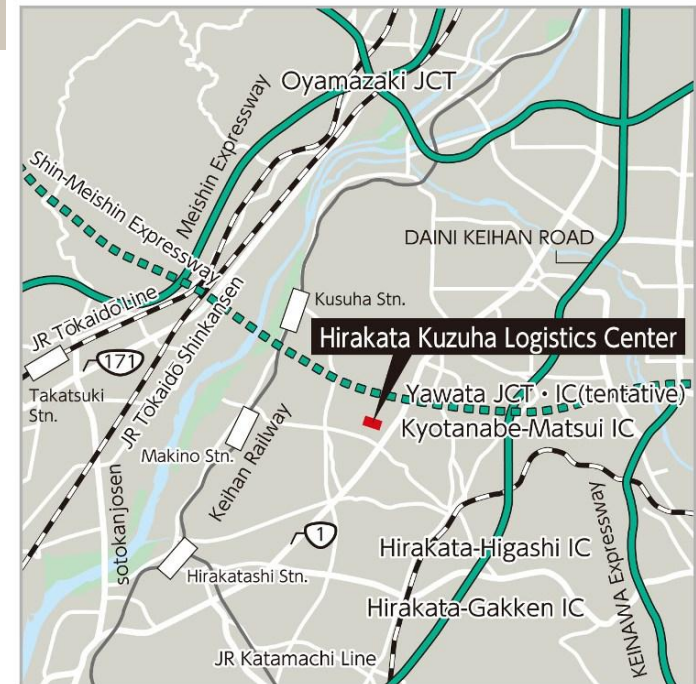
Utilized bridge fund



Acquisition Date	April 27, 2016	Address	7 Shodai-Tachika, Hirakata City, Osaka
Completion date	Apr 2003	Gross Floor area	19,807.18㎡
Acquisition Price(A)	¥3,460mln.	Number of Tenants /Main Tenant	1 tenant / Itochu Logistics
Appraisal Value(B)	¥3,690mln.	(A)/(B)	93.8%

Investment highlights

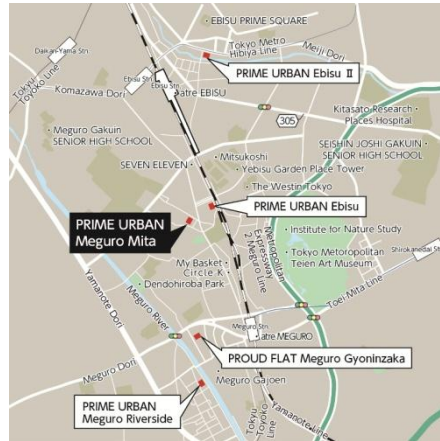
- ✓ Located on scarce place that covers two largest consuming markets of Kansai-area (Osaka, Kyoto), enables 24-hour operation, and easy to find labor force.
- ✓ Stable cash flow from long-term lease contract and room for continuous internal growth from stage rent.
- ✓ Room for internal growth utilizing 7.5m effective height under lower beam (mezzanine floor, etc.)
Possibility of redevelopment using undigested floor area ratio (142%/200%)
- ✓ Preceded investment on March, 2015 utilizing bridge fund.
Investment without competition, exercising preferential negotiation right on the same timing with this property replacement.





PRIME URBAN Meguro Mita

1 on 1
negotiation



Acquisition Date	April 25, 2016	Address	2-7-9 Mita, Meguro-ku, Tokyo
Completion date	Jul 2008	Gross Floor area	1,106.71㎡
Acquisition Price(A)	¥1,058mln.	Number of Unit	28units
Appraisal Value(B)	¥1,080mln.	(A)/(B)	98.0%

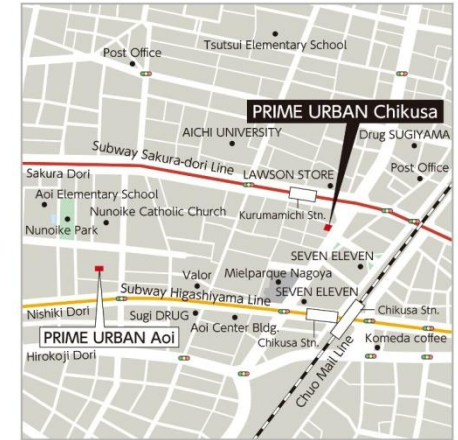
Investment highlights

- ✓ Located on "Ebisu" area ranked as No.1 for "Where to live ranking."(*)
Scarce location enabling to use both Ebisu Station and Meguro Station with flat approach despite locating in quiet residential area next to Ebisu Garden Place.
- ✓ Wide range type of rooms from studio to duplex type 1LDK.
Accomplished façade titillates tenant needs.
- ✓ Obtained property information through own route of the asset management company.
Realization of negotiation basis transaction without bidding process.



PRIME URBAN Chikusa

1 on 1
negotiation

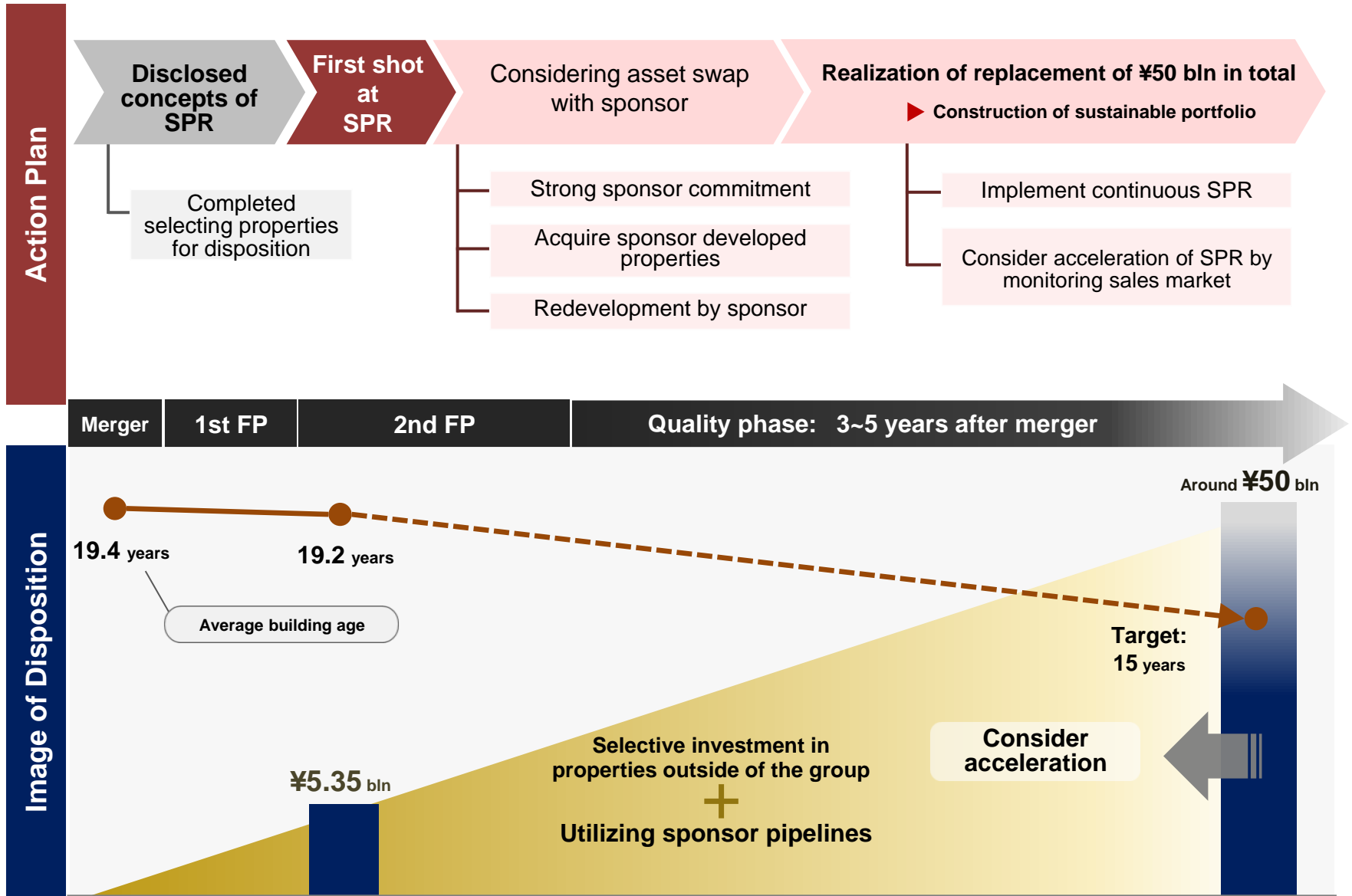


Acquisition Date	April 5, 2016	Address	3-9-8 Aoi, Higashi-ku, Nagoya City
Completion date	Aug 2008	Gross Floor area	2,287.07㎡
Acquisition Price(A)	¥1,110mln.	Number of Unit	60units/Retail 1unit
Appraisal Value(B)	¥1,130mln.	(A)/(B)	98.2%

Investment highlights

- ✓ Located on the most prestigious residential area "Chikusa" within Nagoya City.
Located on adjacent to central Nagoya and the most traffic convenient location enabling to use 2 stations and 3 lines.
Brand location where local lord's townhouse used to exist.
- ✓ Mainly with wider 1K type. Room layout composition matched to singles and employees transferred without family.
- ✓ Obtained property information through own route of the asset management company.
Realization of negotiation basis transaction without bidding process.

(*) The questionnaire carried out for approximately 720,000 who are intended to purchase condominium in Japan carried out by portal site "MAJOR 7" (MAJOR 7= Sumitomo Realty & Development, Daikyo, Tokyu Land, Tokyo Tatemono, Nomura Real Estate Development, Mitsui Fudosan Residential, and Mitsubishi Jisho Residence)





Conditions of Internal Growth



Office

- **Renewed rents bottomed out for the first time in 6 years and 6 months (16,628 yen/tsubo as of the end of the fiscal period, increased 0.2 pts from the fiscal period ended April 30, 2015). Rate of rent change due to lease renewal also turned positive (+0.9%)**
- Needs for expansion of floor space within the same building has settled down (Fiscal period ended April 30, 2015: 27.7% → Current fiscal period: 9.3%)
On the other hand, move-out areas are also on a decreasing trend due to decrease in move-out destinations (Previous peak in the fiscal period ended October 31, 2013: 6.4 thousand tsubos → Current fiscal period: 3.2 thousand tsubos)
- Rent gap shrunk due to increase in asking rent (as of the end of the current fiscal period: 1.8%, decreased 3.5 pts from the fiscal period ended April 30, 2015)

Status of individual properties

- Shinjuku Nomura Building: Substantial increase in contract rent level (+20~30% year-on-year). Although received floor cancellation notices from several tenants totaling over 800 tsubos, it is acting as a driver for internal growth.
- SORA Shin-Osaka 21: Completed contracting with new tenants for a unit cancelled by a large tenant (960 tsubos) at increased rents by taking in needs to improve and consolidate location from several tenants.
- Tennozu Park Side Building: Contracted leasing over 60% of the units cancelled during the current fiscal period (490 tsubos). Vacancy rates of the area are on a decreasing trend but rent levels remain flat.
- NOF Shinagawa Konan Building: A large tenant has cancelled (680 tsubos, expired on March 31, 2016). Leasing activities underway (informally decided succeeding tenants for around 60% of the floor).

Retail

- Retail (near stations): Increase in sales at stores in UCW and Morisia Tsudanuma

Status of individual properties

- Universal City Walk:
Implemented re-tenanting for floors equivalent to over 15% of the leasable area (2 tenants, commenced in March 2016). Entire rents of the both tenants are override rents.
- Morisia Tsudanuma:
Commenced construction work on newly establishing escalators for enhancement of route to attract people from neighboring redevelopment area.
- Yokosuka More's City and Kawasaki More's:
Negotiations on rent revisions are underway
- Retail (residential area): Continued stable management

Logistics

- Continued stable management. Even succeeded in rent increases in contract renewals and rent revisions

Status of individual property

- Landport Kawagoe: Agreed upon extension of contract period and rent increase with one tenant (January 2016)
- **Hanyu Logistics Center: Fixed-term lease agreement expected to be expired (at the end of October 2016) and commence leasing activities**

Residential

- Renewal rate increased (88.7%. 2.2pt increase from the fiscal period ended November 2015). Cases of rent increase from tenant turnover/contract renewals also increased

Status of individual property

- PRIME URBAN Shinyurigaoka: A corporate tenant who leased the entire building moved out at the end of January 2006. Leasing activities underway by turning it into multi-tenant type (expected occupancy rate at the end of March: 77.5%). Obtained key money of the amount exceeding expectations.

Synergy effects from the merger

Reduction in depreciation

Decrease of costs due to change in appraisal on buildings, etc.

Reduction in expenses common among the three previous REITs (outsourcing expenses, directors fee, etc.)

Reduce overlapping works concerning institutional administration, administrative services, asset custody, auditing fees, etc. among the three REITs

Reduction in selling and administrative expenses

Making efficient and reduce overlapping works concerning lawyer compensation, tax accountant compensation, Appraisal fee, IR costs, operation of general meetings, etc. among the three REITs

Reduction in insurance expenses

Decrease in insurance premium rate concerning assets under management through improved risk diversification



Cost reduction of around ¥ 500 mln in total through merger when cost reductions mentioned above and partial increase in costs (asset management fees) are combined

Mid to long-term Effects

Reduction in interest expense

Reduce difference in interest rates by improved credibility

Others

Reduction in financial cost

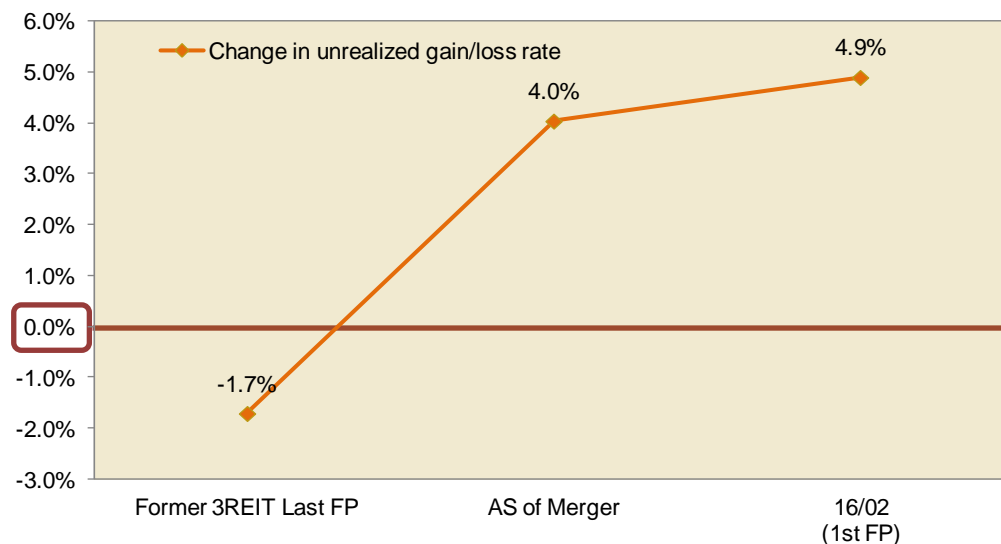
Decrease in basic interest rates due to monetary easing

Appraisal Value Status as of Feb.29, 2016

Appraisal Value	829,072
Book Value	790,306
Unrealized Loss/Gain	38,765
Book to market ratio	4.9%

NAV per Unit (inc. goodwill)	138,733
End-of-period Closing Unit Price	156,600
P-NAV	1.13

Change in unrealized gain/loss rate (*)



Status of appraisal value by use

	Feb.2016 Fiscal Period End					
	Number of Properties	Book Value (mln.)	Appraisal Value (mln.)	NOI yield (%)	Unrealized Loss/Gain (mln.)	Book to market ratio (%)
Office	55	356,830	357,298	4.9%	467	0.1%
Retail	39	141,105	155,165	6.0%	14,059	10.0%
Logistics	19	128,975	150,586	5.6%	21,610	16.8%
Residential	148	163,395	166,023	5.1%	2,627	1.6%
合計	261	790,306	829,072	5.3%	38,765	4.9%

(*) NOI yield obtained using NOI of direct capitalization approach on the appraisal report for the acquisition price.



Financial Status



New Funding & Repayment during 1st FP

New Borrowings

New Funding Overview	
New funding total	¥9,300mln.
Average interest rate	0.94%
Average maturity	8.5years

Refinance

Repayment Overview (*1)	
Repayment total	¥25,700mln.
Average interest rate	1.42%
Average maturity	6.5years

New Funding Overview	
New funding total	¥25,200mln.
Average interest rate	0.64%
Average maturity	5.8years

Topics

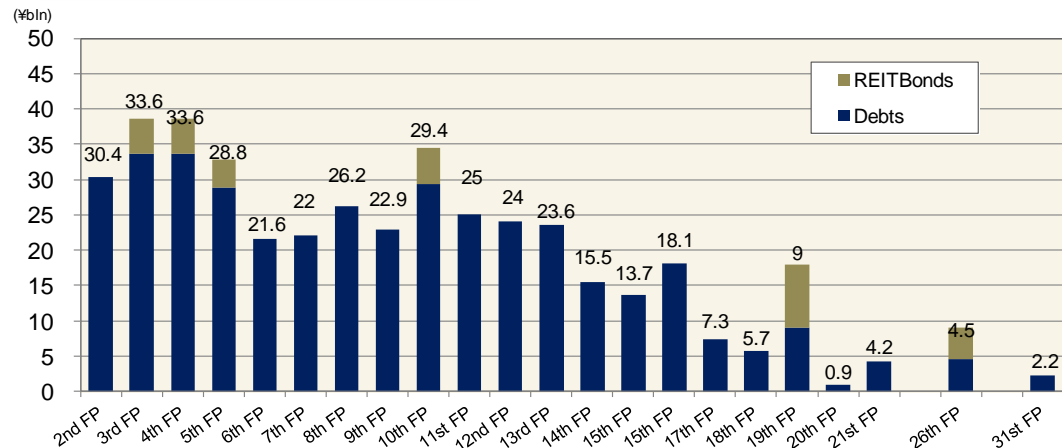
- ▶ Improved credibility through the merger and reduction of financial costs due to decreased basic interest rates
- ▶ Executed new borrowings of 2.2 bln with duration of 15 years, longest for a J-REIT
- ▶ Concluded a commitment line agreement for 10 bln over three years (from March 31, 2016)

Interest-Bearing Debt

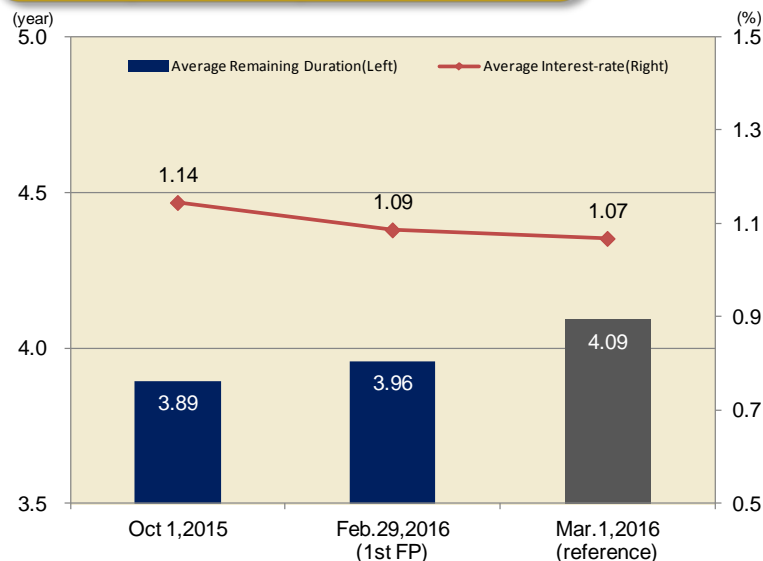
Total Interest-bearing debt	¥403,164 mln.
Average remaining duration	4.0 years
Average interest rate	1.09%
Ratio of long-term debt	84.1%
Ratio of fixed-rate debt	91.4%
LTV	43.4%

(*1) Excluding amortization repayment.

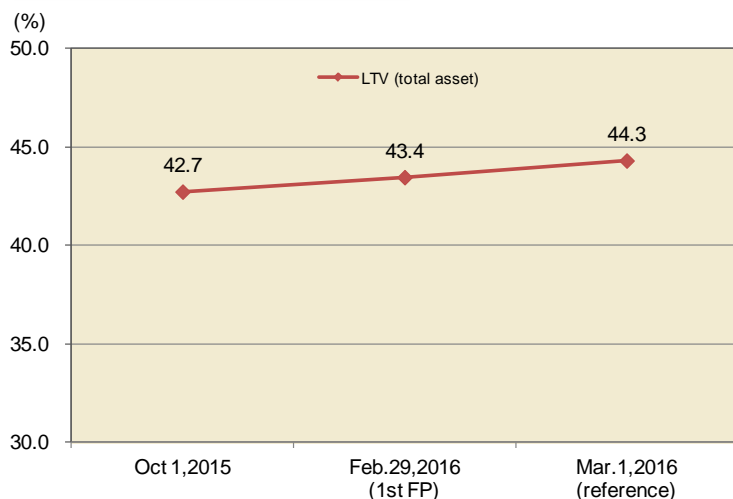
Maturity diversification



Average Remaining Duration and Weighted Average Interest Rate



Change in LTV



(*) Excluding amortization repayment.

Planned Repayment(*1) during 2nd FP

Repayment Overview	
Total Repayment	¥30,330mln.
Average interest rate	1.11%
Average remaining duration	4.42years

Credit ratings

Rating agency	LT issuer rating	Outlook
JCR	AA	Stable
R&I	A+	Stable
S&P	A	Stable

Commitment Line(*2)

	Commitment line 1	Commitment line 2
Loan limit	10 bln. yen (one year)	30 bln. yen (one year)
Participating financial institutions	Tokyo-Mitsubishi UFJ, Sumitomo Mitsui, Mizuho	Tokyo-Mitsubishi UFJ, Sumitomo Mitsui, Mizuho, Mitsubishi UFJ Trust, Sumitomo mitsui Trust

(*2) Apart from the above commitment line, a line of credit loan of 20 bln yen (one year) is established to ensure flexible and stable funding facility

(*2) Described in previous page, Concluded a commitment line agreement for 10 bln over three years (from March 31, 2016)



Forecast



DPU is expected to be ¥2,760 from fiscal period (5 months → 6 months), contribution of entire fiscal period of newly acquired properties, internal growth, and management by SPR.

Operating highlights (¥mln)

	Ended	Ending	Differences	
	Feb.29,2016(1st FP) (5 months)	Aug.31, 2016 (6 months)	(B)-(A)	(%)
	Result (A)	Forecast (B)		
Operating Revenues	24,313	30,062	5,748	23.6%
Real Estate Rental Revenues etc.	24,313	29,929	5,615	-
Real Estate Disposition Revenues	-	132	132	-
Operating Profit	17,830	19,346	1,516	8.5%
Real Estate Rental Profits	11,546	14,166	2,620	22.7%
Repairs and maintenance	1,555	1,756	200	12.9%
Depreciation	3,471	4,237	766	22.1%
Taxes and duties	2,114	2,328	213	10.1%
Impairment loss	79	-	-79	-
Asset management fees	1,505	2,599	1,094	72.7%
Merger expenses	2,590	-	-2,590	-
Amortization of goodwill	1,622	1,946	324	20.0%
Other operating expenses	486	633	146	30.0%
Operating profit	6,483	10,715	4,232	65.3%
Non-operating revenues	10	0	-10	-100.0%
Non-operating expenses	2,442	2,384	-57	-2.3%
Financial cost (incl. Interest expenses, etc.)	2,000	2,377	376	18.8%
Other non-operating expenses	442	7	-434	-98.2%
Ordinary income	4,050	8,330	4,280	105.7%
Net income	4,048	8,329	4,281	105.8%

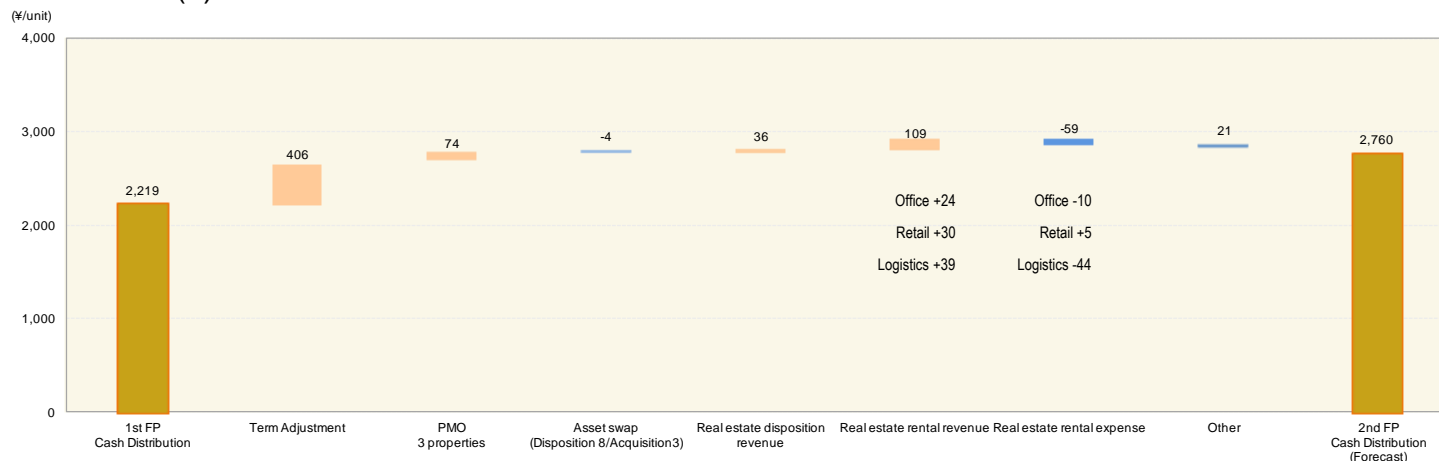
DPU(¥)

	Ended	Ending	Differences	
	Feb.29,2016(1st FP) (5 months)	Aug.31, 2016 (6 months)	(B)-(A)	(%)
	Result (A)	Forecast (B)		
DPU	2,219	2,760	541	24.4%
Distributions of earnings	317	2,237	1,920	605.7%
Distributions in excess of retained earnings per unit [allowance for adjustment of temporary differences]	1,649	0	-1,649	-100.0%
Distributions in excess of retained earnings per unit [other distributions in excess of net earnings]	253	523	270	106.7%

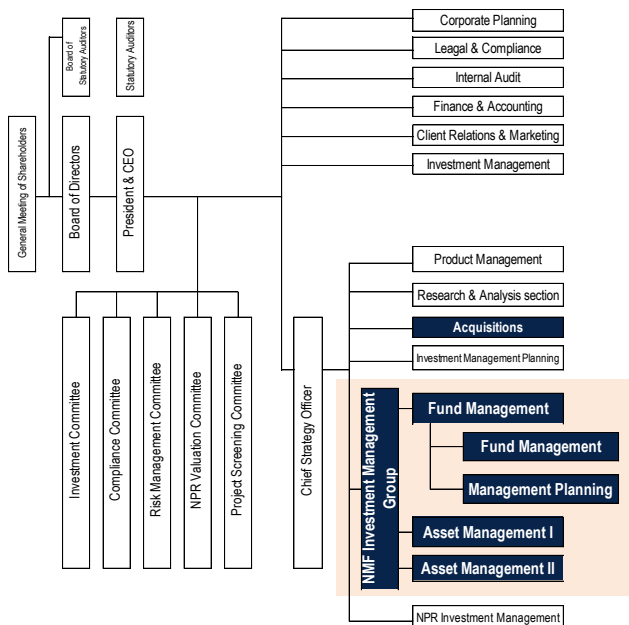
Other statistics (¥mln)

Total Assets	928,297	-	-	-
Acquisition price	792,658	807,302	14,644	1.8%
Liabilities	403,164	417,772	14,608	3.6%
LTV	43.4%	-	-	-
Capex	2,335	3,739	1,404	60.1%
Market Capitalization	582,866	-	-	-
NOI	16,237	19,999	3,762	23.2%
FFO	9,143	14,513	5,370	58.7%

Difference in DPU(¥)



Organization



Investor Relations



Added time lapse video of Shinjuku Nomura building to top page in official home page



Participation in several seminars for individuals



Landport Kashiwa shonan 1



GEMS Daimon

We held property tour with Nomura Real Estate Holdings to introduce developing properties by sponsor to institutional investor

Member of Acquisition Team

Enhancement acquisition activity, thinking hard and moving around



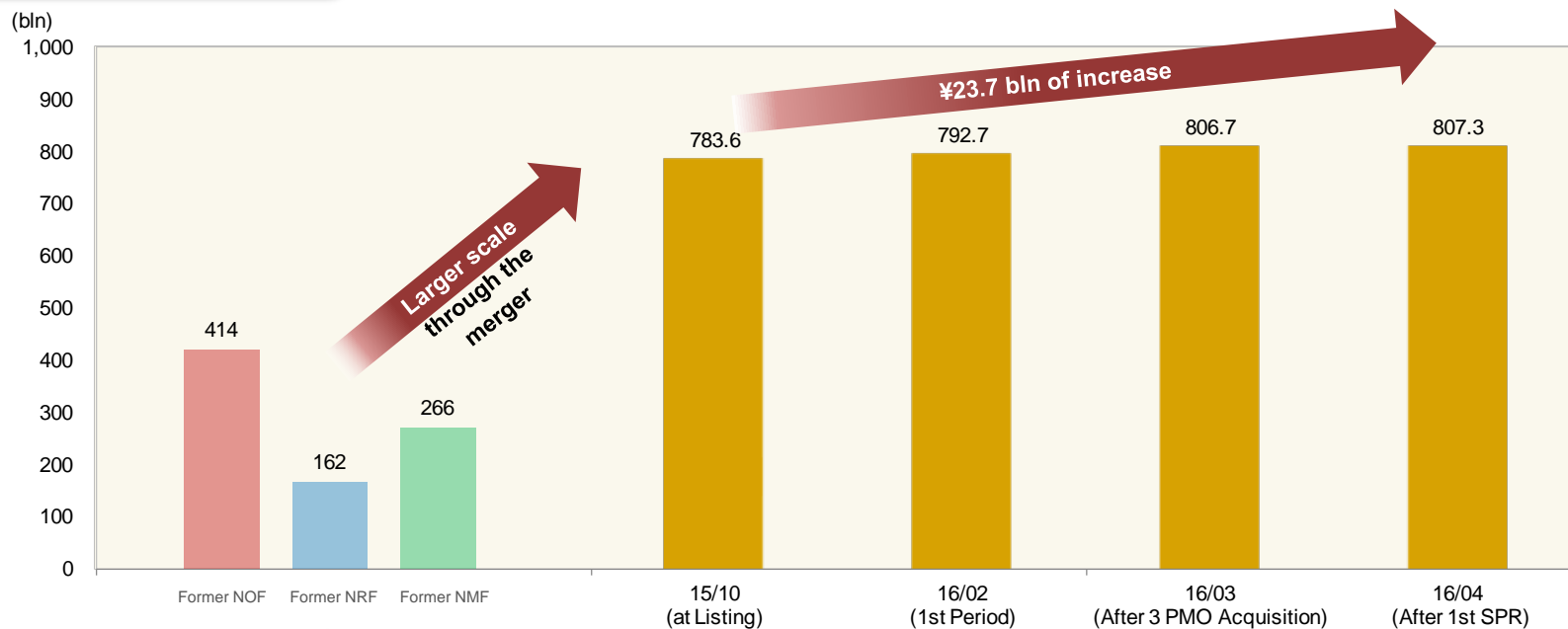
- Participation in conference for foreign investor
NOMURA Global Real Estate Forum 2016/CLSA JAPAN FORUM 2016/
Nikko Property Conference Tokyo 2015
- We held property tour for foreign investor
- We held “Investment Principles Presentation” for institutional investor (Nov.9, 2016)
- We held property tour with Nomura Real Estate Holdings for institutional investor
- Participation in seminar that was held by each security companies for individuals
- Participation in J-REIT Fair 2015 and J-REIT Fun 2016 for individuals



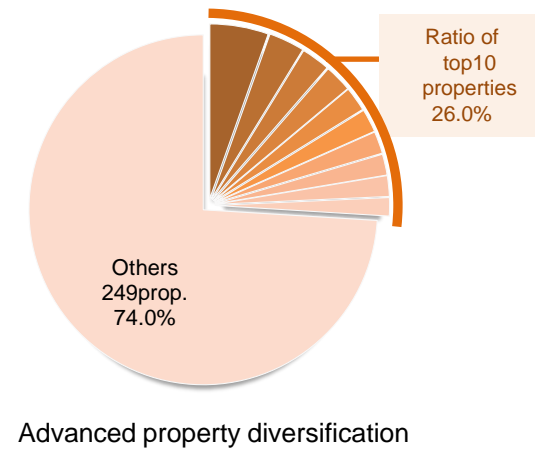
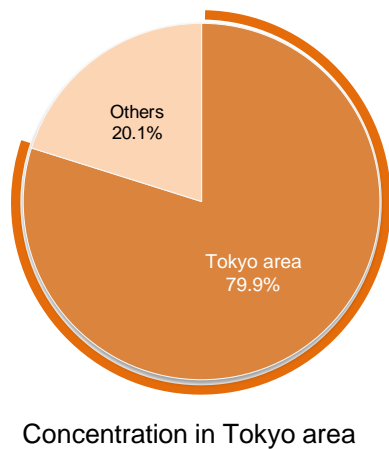
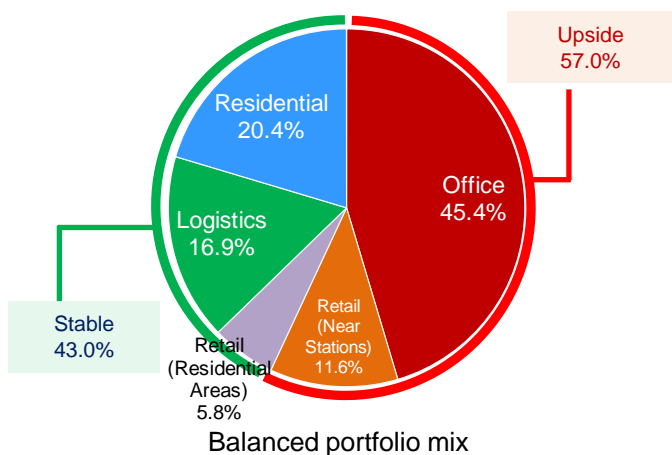
APPENDIX



Difference in asset size

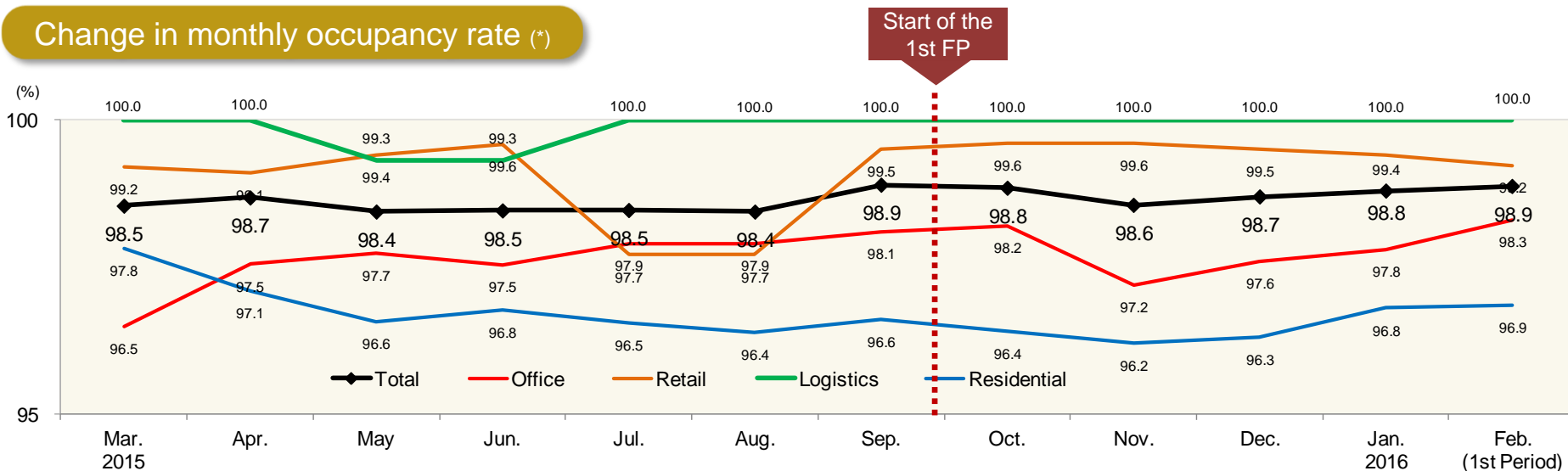


Portfolio summary

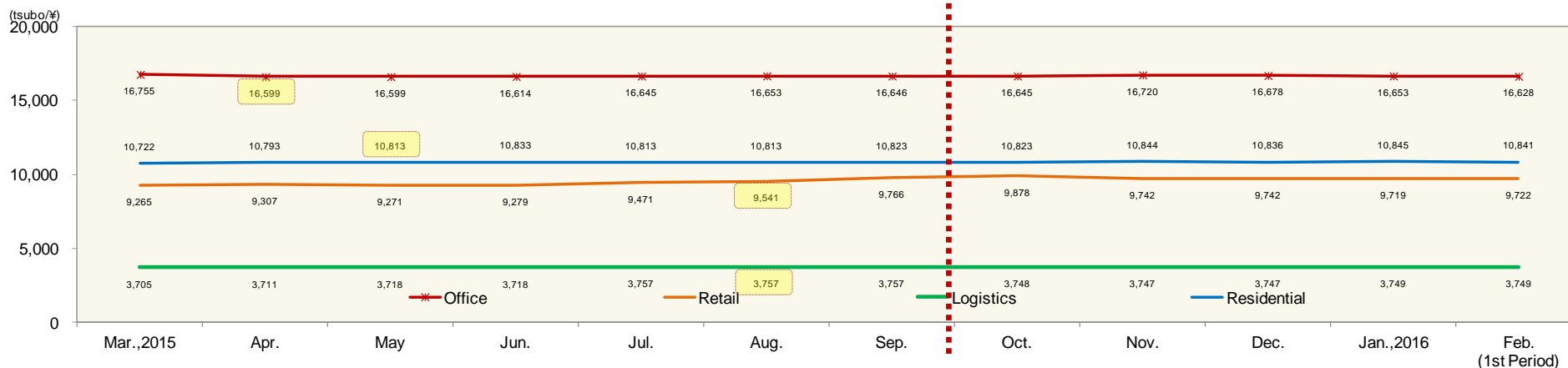


Leasing activities are generally favorable. Average rents increased especially in office, logistics and residence from the final fiscal periods of previous REITs.

Change in monthly occupancy rate (%)

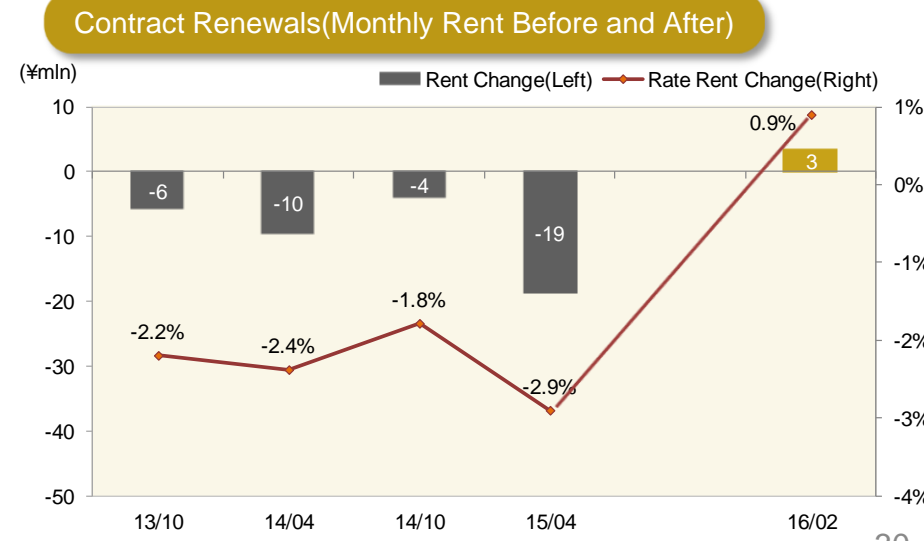
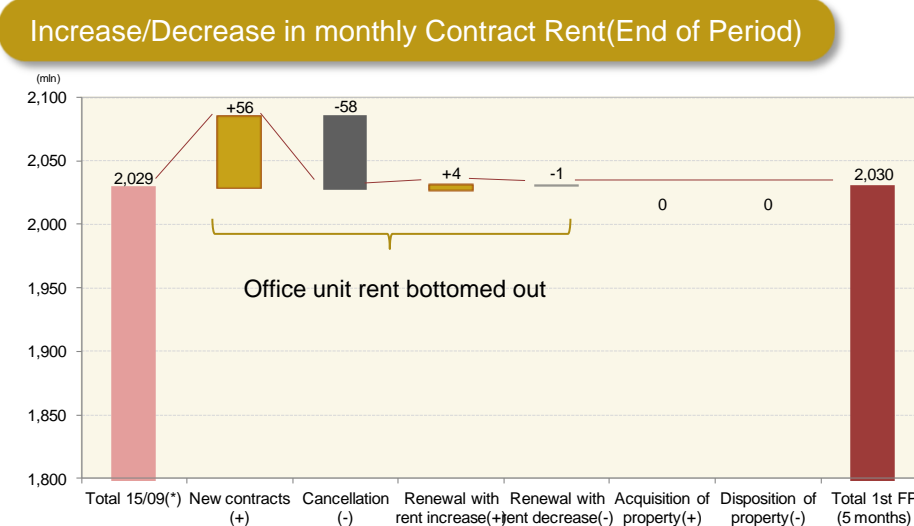
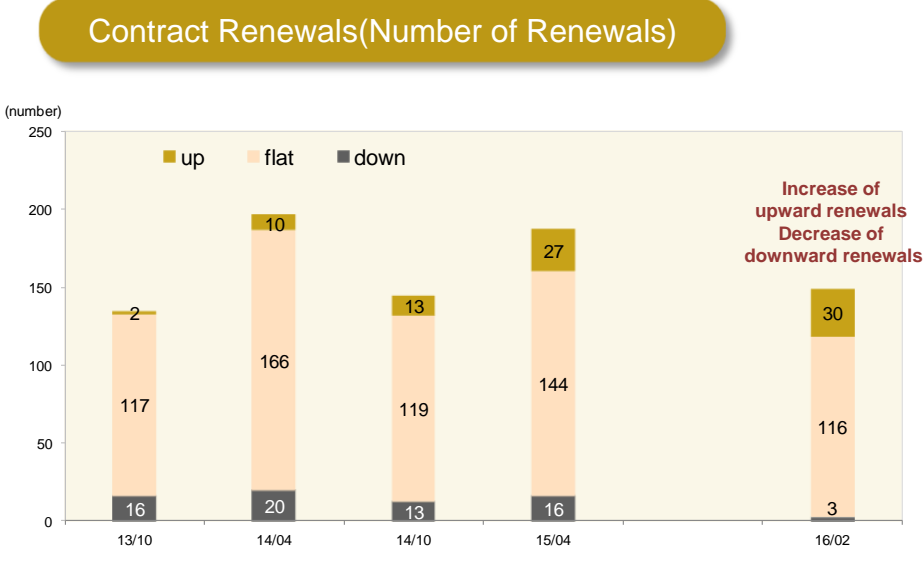
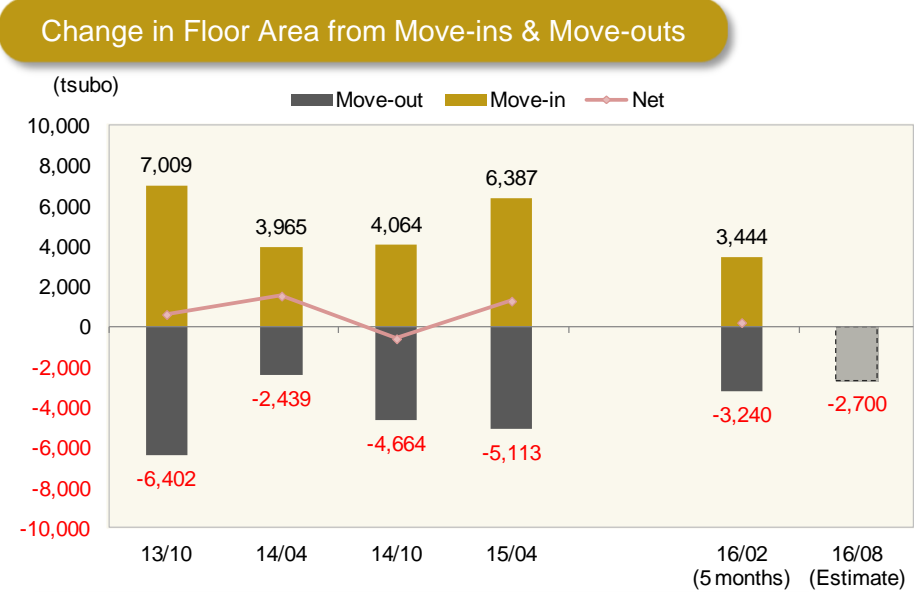


Change in monthly average rent (¥)



(*) Reference figures of the REITs before the merger for the figures for March 2015 to September 2015.

Favorable management environment. Aggressively trying to attract new tenants at increased rent and to implement contract renewals with rent increases in an aim to achieve further internal growth.

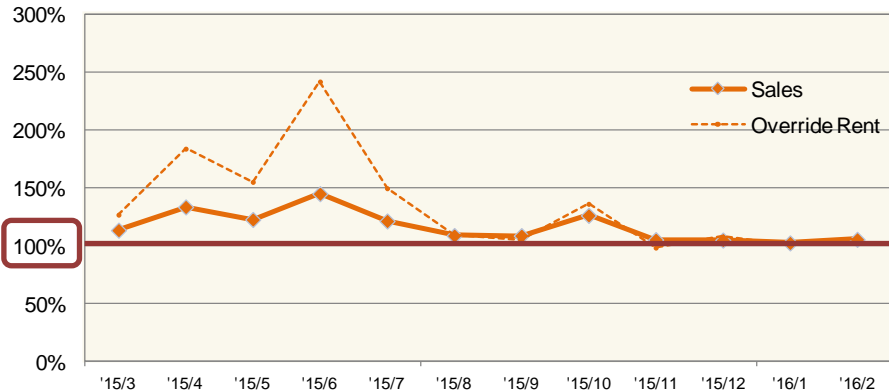


(*) Reference figures based on figures for the REITs before the merger for the period October, 2013 to April, 2015 and September 2015.

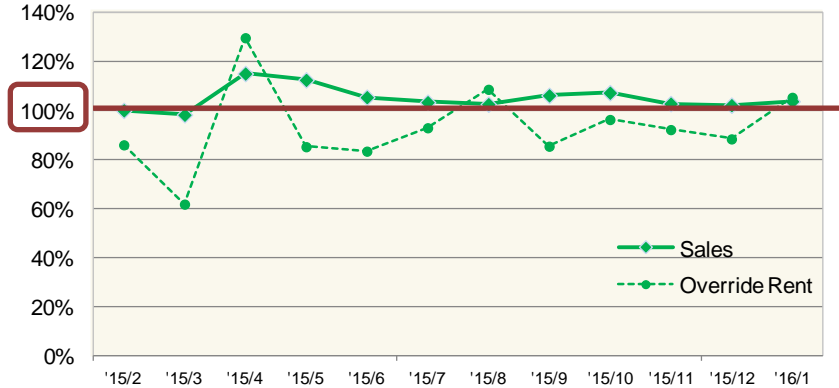
Sales at flagship properties generally maintain year-on-year increase trend. Two More's properties are at the final stages of contract renewal negotiations.

Change in Monthly Sales(yoy)

Universal CityWalk Osaka™



Morisia Tsudanuma



Rent Renewals(*)

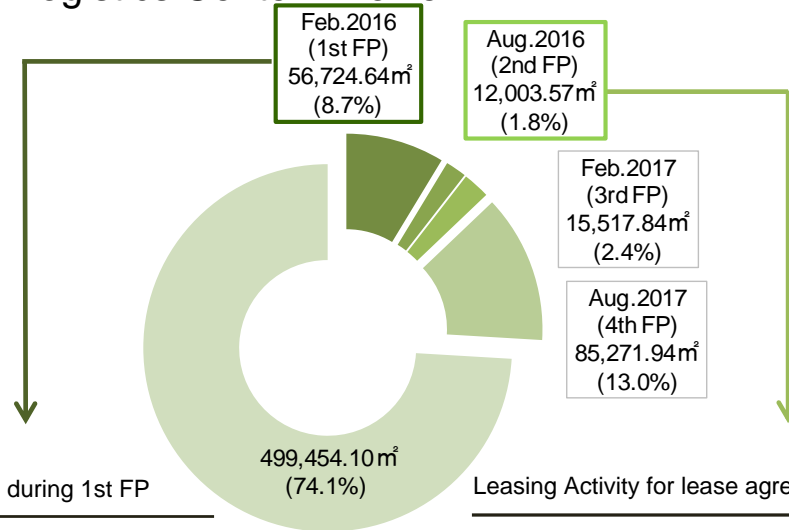
■ Timing of Rent Renewal

Property Name	Tenant Name	Rent Type	2016		2017		Remarks
			Feb.	Aug.	Feb.	Aug.	
Yokosuka More's	Yokohama Okadaya	Fixed		■			Negotiating
Kawasaki More's(Area 1)	Yokohama Okadaya	Fixed			■		Negotiating
Kawasaki More's(Area 2)	Yokohama Okadaya	Fixed			■		Negotiating
Kawasaki More's(Area 3)	Yokohama Okadaya	Fixed			■		Negotiating

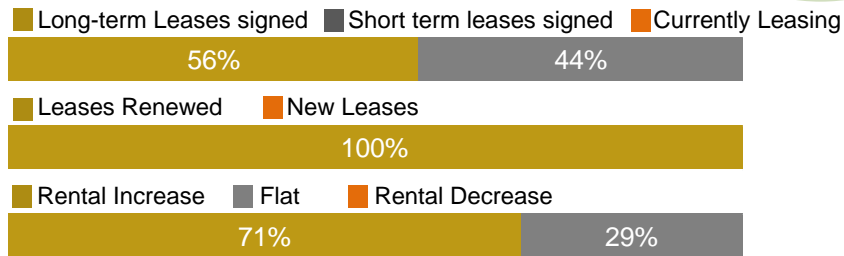
(*) Statuses of tenants which contracts will be renewed by the end of the 4th fiscal period ending August 2017 are indicated.

Continued stable management. Succeeded in rent increase at contract or rent renewals. No concerns over move-outs at Kawaguchi Logistics Center A Tower.

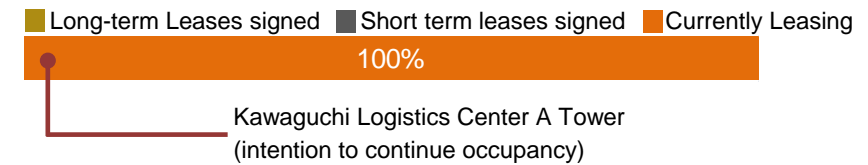
Contract Renewal^(*)



Leasing Activity for lease agreements expired during 1st FP



Leasing Activity for lease agreements expired during 2nd FP



Rent Renewals^(*)

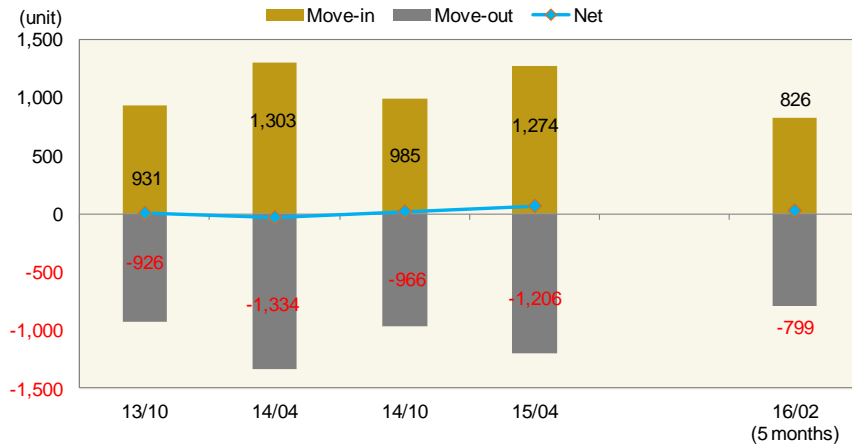
■ Timing of Rent Renewal

Property Name	Tenant Name	Rent Type	2016		2017		Remarks
			Feb.	Aug.	Feb.	Aug.	
Landport Urayasu	Fukuyama Transporting	Fixed		■			Flat estimated
Sagamihara Onodai LC	Fukuyama Transporting	Fixed		■			Rental Increase agreed
Ota Kiyohara LC	Ota International Cargo Terminal	Fixed		■			Negotiating
Chiyodamachi LC	ITOCHU-SHOKUJIN	Fixed			■		Negotiating
Ota Nitta LC	Vantec	Fixed				■	Negotiating

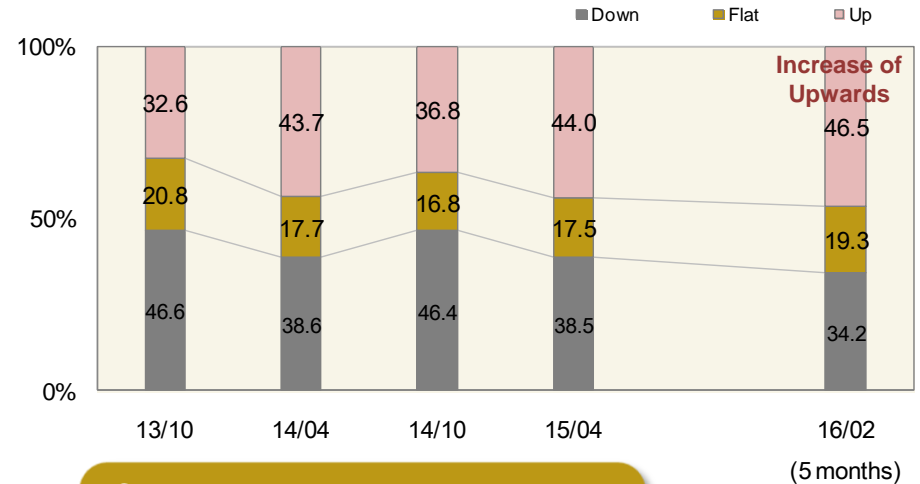
(*) Statuses of tenants which contracts will be renewed by the end of the 4th fiscal period ending August 2017 are indicated.

Renewal rate increased (88.7%, 2.2 pt increase from the fiscal period ended November 2015) and cancellation decreased. Implemented steady rent increase (tenant turnover/contract renewal).

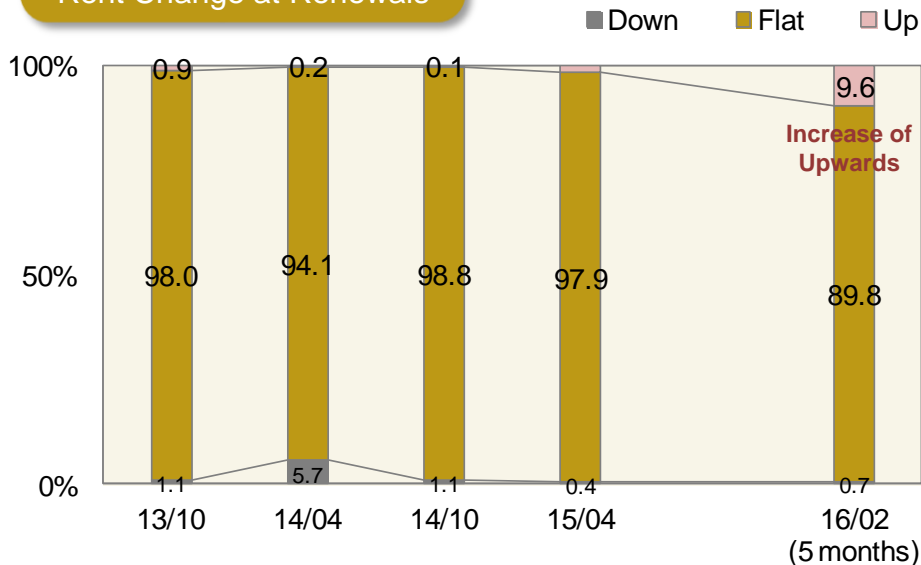
Change in Move-ins & Move-outs



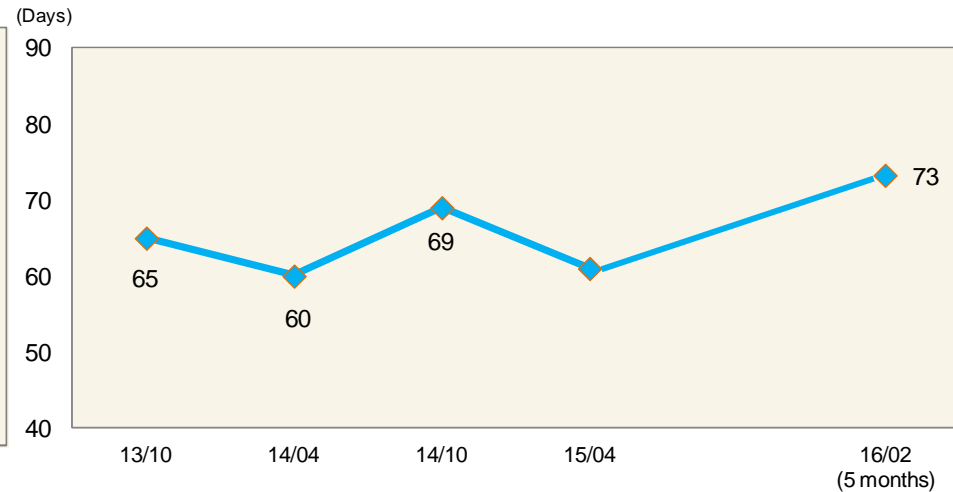
Rent Change Before Move-ins & Move-outs



Rent Change at Renewals



Change in Average Vacancy Period



Top 10 Tenants (by leased space)

Tenant	Property Name	Leased space (㎡)	Weight in portfolio (%)
1 Nomura Real Estate Partners Co., Ltd.	PROUD FLAT Shirokane Takanawa etc.	178,878.94	10.9%
2 Fukuyama Transporting Co., Ltd.	Landport Urayasu	34,941.45	5.6%
	Sagamihara Onodai Logistics Center	57,448.03	
3 Izumiya Co., Ltd.	Izumiya Senrioka	24,399.12	4.3%
	Izumiya Yao	34,198.01	
	Izumiya Obayashi	11,714.36	
4 Nippon Express Co., Ltd.	Hanyu Logistics Center	24,850.80	4.1%
	Kawaguchi Ryoke Logistics Center	42,840.91	
5 Amazon Japan Logistics K.K.	Landport Kawagoe	56,377.76	3.4%
6 Neovia Logistics Services, LLC	Sagamihara Tana Logistics Center	50,450.00	3.1%
7 Yokohama Okada Co., Ltd.	Yokosuka More's City	29,383.65	2.9%
	Kawasaki More's	18,810.31	
8 Mitsui-Soko Logistics Co., Ltd.	Ota Nitta Logistics Center	42,328.00	2.6%
9 ASKUL Corporation	Landport Itabashi	37,276.71	2.3%
10 Not disclosed	Mitsubishi Motors Meguro	3,381.19	2.2%
	Mitsubishi Motors Chofu	4,183.63	
	Mitsubishi Motors Shibuya	1,421.31	
	Mitsubishi Motors Nerima	1,725.61	
	Mitsubishi Motors Kawasaki	3,057.02	
	Mitsubishi Motors Takaido	1,923.64	
	Mitsubishi Motors Katsushika	1,930.05	
	Mitsubishi Motors Higashikurume	4,105.00	
	Mitsubishi Motors Setagaya	1,305.78	
	Mitsubishi Motors Suginami	1,831.00	
	Mitsubishi Motors Sekimachi	989.77	
	Mitsubishi Motors Higashiyamato	2,783.79	
	Mitsubishi Motors Motosumiyoshi	1,646.97	
	Mitsubishi Motors Kawagoe	2,462.40	
	Mitsubishi Motors Edogawa	892.56	
	Mitsubishi Motors Sayama	1,793.00	
Total for top 10 tenants		679,330.77	41.4%

#	Area	Sector	Property Name	Acquisition Price	Book Value at 1st Period End	Appraisal Value at 1st Period End	Difference	Appraisal Value at Former REIT last Period End	Difference between 1st and Former REIT last Period		Leasable Floor Space	Occupancy Rate
				(¥ mln)	(¥ mln)	(¥ mln)	(¥ mln)	(¥ mln)	(¥ mln)	(¥ mln)	Change	(㎡)
Of-T-001	Tokyo	Office	Shinjuku Nomura Building	43,900	44,615	44,900	284	43,900	1,000	2.3%	31,500.89	97.4%
Of-T-002	Tokyo	Office	NRE Tennozu Building	20,500	20,509	20,500	-9	20,500	0	-	25,127.12	100.0%
Of-T-003	Tokyo	Office	Kojimachi Millennium Garden	26,700	26,714	26,700	-14	26,700	0	-	16,384.19	99.5%
Of-T-004	Tokyo	Office	NOF Nihonbashi Honcho Building	21,400	21,358	21,300	-58	21,400	-100	-0.5%	19,157.05	98.9%
Of-T-005	Tokyo	Office	Tennozu Park Side Building	12,700	12,684	12,000	-684	12,700	-700	-5.5%	18,051.60	90.9%
Of-T-006	Tokyo	Office	NOF Shinjuku Minamiguchi Building	10,000	10,002	10,300	297	10,000	300	3.0%	6,709.22	96.0%
Of-T-007	Tokyo	Office	NOF Shibuya Koen-dori Building	10,400	10,420	10,400	-20	10,400	0	-	3,489.09	100.0%
Of-T-008	Tokyo	Office	Secom Medical Building	11,100	11,076	11,100	23	11,100	0	-	8,821.24	100.0%
Of-T-009	Tokyo	Office	NOF Shiba Building	7,040	7,035	7,090	54	7,040	50	0.7%	8,165.10	100.0%
Of-T-010	Tokyo	Office	Nishi-Shinjuku Showa Building	8,140	8,141	7,930	-211	8,140	-210	-2.6%	5,686.89	95.9%
Of-T-011	Tokyo	Office	NRE Shibuya Dogenzaka Building	5,310	5,323	5,320	-3	5,310	10	0.2%	3,358.00	100.0%
Of-T-012	Tokyo	Office	NOF Tameike Building	4,810	4,806	4,480	-326	4,810	-330	-6.9%	4,715.20	100.0%
Of-T-013	Tokyo	Office	Iwamoto-cho Toyo Building	4,050	4,071	4,060	-11	4,050	10	0.2%	4,117.26	100.0%
Of-T-014	Tokyo	Office	NOF Shinagawa Konan Building	3,460	3,461	3,310	-151	3,460	-150	-4.3%	7,378.55	87.4%
Of-T-015	Tokyo	Office	NOF Surugadai Plaza Building	4,690	4,681	4,700	18	4,690	10	0.2%	4,160.94	100.0%
Of-T-016	Tokyo	Office	PMO Nihonbashi Honcho	4,320	4,303	4,520	216	4,320	200	4.6%	2,450.06	100.0%
Of-T-017	Tokyo	Office	PMO Nihonbashi Kayabacho	5,010	4,996	5,140	143	5,010	130	2.6%	3,472.70	100.0%
Of-T-018	Tokyo	Office	Otemachi Tatemono Gotanda Building	4,430	4,593	4,670	76	4,430	240	5.4%	5,545.13	96.5%
Of-T-019	Tokyo	Office	NRE Higashi-nihonbashi Building	3,570	3,573	3,350	-223	3,570	-220	-6.2%	4,554.98	93.0%
Of-T-020	Tokyo	Office	PMO Akihabara	4,240	4,222	4,580	357	4,240	340	8.0%	3,037.37	100.0%
Of-T-021	Tokyo	Office	Hatchobori NF Building	2,480	2,475	2,480	4	2,480	0	-	2,854.83	100.0%
Of-T-022	Tokyo	Office	NOF Kanda Iwamoto-cho Building	4,160	4,194	4,160	-34	4,160	0	-	4,076.38	100.0%
Of-T-023	Tokyo	Office	NOF Takanawa Building	2,830	2,832	2,820	-12	2,830	-10	-0.4%	3,361.48	100.0%
Of-T-024	Tokyo	Office	PMO Hatchobori	2,880	2,878	3,050	171	2,880	170	5.9%	2,074.66	100.0%
Of-T-025	Tokyo	Office	NOF Minami Shinjuku Building	2,210	2,215	2,210	-5	2,210	0	-	2,464.71	100.0%
Of-T-026	Tokyo	Office	PMO Nihonbashi Odenmachi	2,210	2,201	2,310	108	2,210	100	4.5%	2,054.21	100.0%
Of-T-027	Tokyo	Office	Central Shintomicho Building	1,330	1,329	1,330	0	1,330	0	-	2,465.86	100.0%
Of-T-028	Tokyo	Office	PMO Higashi-nihonbashi	1,690	1,691	1,810	118	1,690	120	7.1%	1,859.43	100.0%
Of-T-029	Tokyo	Office	NRE Ueno Building	6,470	6,471	6,470	-1	6,470	0	-	4,869.81	92.7%
Of-T-030	Tokyo	Office	NOF Technoport Kamata Center Building	4,780	4,781	4,570	-211	4,780	-210	-4.4%	13,847.84	97.7%
Of-T-031	Tokyo	Office	NF Hongo Building	4,890	4,880	5,000	119	4,890	110	2.2%	3,820.09	100.0%
Of-T-032	Tokyo	Office	Toho Edogawabashi Building	1,140	1,095	1,090	-5	1,140	-50	-4.4%	2,058.95	100.0%
Of-T-033	Tokyo	Office	Toshin Meguro Building	858	855	858	2	858	0	-	1,341.17	100.0%
Of-T-034	Tokyo	Office	Crystal Park Building	3,390	3,387	3,400	12	3,390	10	0.3%	3,900.85	98.6%
Of-T-035	Tokyo	Office	NOF Kichijoji Honcho Building	1,780	1,798	1,820	21	1,780	40	2.2%	1,936.40	100.0%
Of-T-036	Tokyo	Office	Faret Tachikawa Center Square	3,850	3,849	3,950	100	3,850	100	2.6%	6,851.48	100.0%
Of-T-037	Tokyo	Office	NOF Kawasaki Higashiguchi Building	7,830	7,853	7,930	76	7,830	100	1.3%	8,266.67	100.0%
Of-T-038	Tokyo	Office	NOF Yokohama Nishiguchi Building	5,460	5,472	5,720	247	5,460	260	4.8%	6,866.60	100.0%
Of-T-039	Tokyo	Office	NOF Shin-Yokohama Building	2,620	2,808	2,840	31	2,620	220	8.4%	8,074.83	100.0%
Of-T-040	Tokyo	Office	Yokohama Odori Koen Building	1,810	1,810	1,800	-10	1,810	-10	-0.6%	4,234.62	100.0%

#	Area	Sector	Property Name	Acquisition Price (¥ mln)	Book Value at 1st Period End (¥ mln)	Appraisal Value at 1st Period End (¥ mln)	Difference (¥ mln)	Difference between 1st and Former REIT last Period		Leasable Floor Space (㎡)	Occupancy Rate (%)	
								Appraisal Value at Former REIT last Period End (¥ mln)	Change			
Of-S-001	Other	Office	Sapporo North Plaza	6,250	6,295	6,480	184	6,250	230	3.7%	13,642.16	98.6%
Of-S-002	Other	Office	NRE Sapporo Building	4,140	4,110	4,250	139	4,140	110	2.7%	6,559.34	100.0%
Of-S-003	Other	Office	JCB Sapporo Higashi Building	3,270	3,262	3,260	-2	3,270	-10	-0.3%	9,062.04	100.0%
Of-S-004	Other	Office	NOF Sendai Aoba-dori Building	2,030	2,038	2,080	41	2,030	50	2.5%	6,033.70	98.2%
Of-S-005	Other	Office	NOF Utsunomiya Building	2,320	2,370	2,250	-120	2,320	-70	-3.0%	5,882.20	100.0%
Of-S-006	Other	Office	NOF Nagoya Fushimi Building	2,240	2,223	2,160	-63	2,240	-80	-3.6%	3,282.90	100.0%
Of-S-007	Other	Office	NOF Nagoya Yanagibashi Building	2,280	2,275	2,280	4	2,280	0	-	4,655.74	100.0%
Of-S-008	Other	Office	Omron Kyoto Center Building	18,300	18,277	18,300	22	18,300	0	-	34,616.84	100.0%
Of-S-009	Other	Office	SORA Shin-Osaka 21	12,100	12,117	12,100	-17	12,100	0	-	21,171.04	91.4%
Of-S-010	Other	Office	NRE Osaka Building	6,100	6,184	6,030	-154	6,100	-70	-1.1%	16,977.79	100.0%
Of-S-011	Other	Office	NRE Nishi-Umeda Building	3,450	3,463	3,450	-13	3,450	0	-	5,213.02	100.0%
Of-S-012	Other	Office	NRE Yotsubashi Building	4,000	4,008	3,920	-88	4,000	-80	-2.0%	11,558.68	100.0%
Of-S-013	Other	Office	NRE Hiroshima Building	2,280	2,279	2,320	40	2,280	40	1.8%	7,828.17	100.0%
Of-S-014	Other	Office	NOF Hakata Ekimae Building	4,210	4,226	4,280	53	4,210	70	1.7%	7,520.72	98.6%
Of-S-015	Other	Office	NOF Tenjin-Minami Building	2,230	2,219	2,170	-49	2,230	-60	-2.7%	3,769.34	100.0%
Total Office				355,638	356,830	357,298	467	355,638	1,660	0.5%	430,937.13	98.3%
Rt-T-001	Tokyo	Retail	Morisia Tsudanuma	16,600	17,141	17,500	358	17,400	100	0.6%	39,736.87	97.3%
Rt-T-002	Tokyo	Retail	Yokosuka More's City	13,640	13,737	15,400	1,662	15,100	300	2.0%	29,383.65	100.0%
Rt-T-003	Tokyo	Retail	Recipe SHIMOKITA	10,407	10,701	10,700	-1	10,700	0	-	6,295.22	100.0%
Rt-T-004	Tokyo	Retail	Kawasaki More's	6,080	6,228	7,370	1,141	7,240	130	1.8%	18,810.31	100.0%
Rt-T-005	Tokyo	Retail	EQUINIA Shinjuku	4,260	4,289	4,570	280	4,560	10	0.2%	3,611.59	100.0%
Rt-T-006	Tokyo	Retail	EQUINA Ikebukuro	3,990	4,027	4,330	302	4,320	10	0.2%	2,693.93	100.0%
Rt-T-007	Tokyo	Retail	covirna machida	3,440	3,683	4,260	576	4,250	10	0.2%	2,891.32	100.0%
Rt-T-008	Tokyo	Retail	Nitori Makuhari	3,080	2,956	3,560	603	3,490	70	2.0%	14,367.98	100.0%
Rt-T-009	Tokyo	Retail	Konami Sports Club Fuchu	2,730	2,653	3,240	586	3,230	10	0.3%	12,385.18	100.0%
Rt-T-010	Tokyo	Retail	FESTA SQUARE	2,600	2,485	3,010	524	2,960	50	1.7%	7,480.63	100.0%
Rt-T-011	Tokyo	Retail	GEMS Shibuya	2,490	2,473	2,640	166	2,640	0	-	1,791.34	100.0%
Rt-T-012	Tokyo	Retail	Sundai Azamino	1,700	1,631	1,960	328	1,920	40	2.1%	2,286.47	100.0%
Rt-T-013	Tokyo	Retail	EQUINIA Aobadai	1,560	1,584	1,820	235	1,810	10	0.6%	2,457.36	100.0%
Rt-T-014	Tokyo	Retail	Megalos Kanagawa	1,000	1,001	1,340	338	1,320	20	1.5%	6,217.85	100.0%
Rt-T-015	Tokyo	Retail	Mitsubishi Motors Meguro	2,740	2,764	2,940	175	2,880	60	2.1%	3,381.19	100.0%
Rt-T-016	Tokyo	Retail	Mitsubishi Motors Chofu	1,760	1,776	1,850	73	1,840	10	0.5%	4,183.63	100.0%
Rt-T-017	Tokyo	Retail	Mitsubishi Motors Shibuya	1,570	1,586	1,760	173	1,740	20	1.1%	1,421.31	100.0%
Rt-T-018	Tokyo	Retail	Mitsubishi Motors Nerima	1,240	1,251	1,320	68	1,310	10	0.8%	1,725.61	100.0%
Rt-T-019	Tokyo	Retail	Mitsubishi Motors Kawasaki	950	959	1,050	90	1,040	10	1.0%	3,057.02	100.0%
Rt-T-020	Tokyo	Retail	Mitsubishi Motors Takaido	850	859	906	46	898	8	0.9%	1,923.64	100.0%
Rt-T-021	Tokyo	Retail	Mitsubishi Motors Katsushika	800	808	844	35	837	7	0.8%	1,930.05	100.0%
Rt-T-022	Tokyo	Retail	Mitsubishi Motors Higashikurume	800	808	831	22	828	3	0.4%	4,105.00	100.0%
Rt-T-023	Tokyo	Retail	Mitsubishi Motors Setagaya	770	779	831	51	810	21	2.6%	1,305.78	100.0%
Rt-T-024	Tokyo	Retail	Mitsubishi Motors Suginami	740	748	847	98	827	20	2.4%	1,831.00	100.0%

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									Change			
Rt-T-025	Tokyo	Retail	Mitsubishi Motors Sekimachi	600	606	635	28	627	8	1.3%	989.77	100.0%
Rt-T-026	Tokyo	Retail	Mitsubishi Motors Higashiyamato	450	455	499	43	496	3	0.6%	2,783.79	100.0%
Rt-T-027	Tokyo	Retail	Mitsubishi Motors Motosumiyoshi	370	375	378	2	377	1	0.3%	1,646.97	100.0%
Rt-T-028	Tokyo	Retail	Mitsubishi Motors Kawagoe	350	355	371	15	369	2	0.5%	2,462.40	100.0%
Rt-T-029	Tokyo	Retail	Mitsubishi Motors Edogawa	200	204	212	7	211	1	0.5%	892.56	100.0%
Rt-T-030	Tokyo	Retail	Mitsubishi Motors Sayama	160	163	171	7	169	2	1.2%	1,793.00	100.0%
Rt-T-031	Tokyo	Retail	NRE Kichijoji Building	5,310	5,333	5,460	126	-	-	-	2,042.08	100.0%
Rt-T-032	Tokyo	Retail	GEMS Ichigaya	2,080	2,106	2,130	23	-	-	-	1,277.06	100.0%
Rt-S-001	Other	Retail	Universal CityWalk Osaka	15,500	15,676	16,300	623	16,600	-300	-1.8%	9,733.28	88.7%
Rt-S-002	Other	Retail	Izumiya Senrioka	8,930	8,718	10,700	1,981	10,500	200	1.9%	24,399.12	100.0%
Rt-S-003	Other	Retail	Merad Owada	6,640	6,576	7,270	693	7,280	-10	-0.1%	20,798.04	100.0%
Rt-S-004	Other	Retail	Izumiya Yao	4,406	4,256	5,110	853	5,010	100	2.0%	34,198.01	100.0%
Rt-S-005	Other	Retail	Izumiya Obayashi	3,020	3,167	3,650	482	3,590	60	1.7%	11,714.36	100.0%
Rt-S-006	Other	Retail	Ichibancho stear	4,700	4,634	5,510	875	5,450	60	1.1%	4,627.35	100.0%
Rt-S-007	Other	Retail	EQUINIA Aobadori	1,640	1,535	1,890	354	1,860	30	1.6%	4,030.37	97.7%
Total Retail				140,153	141,105	155,165	14,059	146,489	8,676	5.9%	298,662.09	99.2%
Lg-T-001	Tokyo	Logistics	Landport Urayasu	17,400	16,923	20,100	3,176	19,800	300	1.5%	70,045.85	100.0%
Lg-T-002	Tokyo	Logistics	Landport Itabashi	15,710	15,328	18,000	2,671	17,800	200	1.1%	52,794.55	100.0%
Lg-T-003	Tokyo	Logistics	Landport Kawagoe	13,700	13,097	15,700	2,602	15,500	200	1.3%	71,569.89	100.0%
Lg-T-004	Tokyo	Logistics	Landport Atsugi	11,410	10,834	11,700	865	12,100	-400	-3.3%	47,995.23	100.0%
Lg-T-005	Tokyo	Logistics	Sagamihara Tana Logistics Center	10,600	10,585	11,900	1,314	11,700	200	1.7%	50,450.00	100.0%
Lg-T-006	Tokyo	Logistics	Sagamihara Onodai Logistics Center	8,700	8,374	10,200	1,825	9,930	270	2.7%	57,448.03	100.0%
Lg-T-007	Tokyo	Logistics	Landport Hachioji	8,250	7,958	9,350	1,391	9,150	200	2.2%	34,837.65	100.0%
Lg-T-008	Tokyo	Logistics	Landport Kasukabe	7,340	6,968	8,550	1,581	8,370	180	2.2%	29,630.48	100.0%
Lg-T-009	Tokyo	Logistics	Funabashi Logistics Center	4,660	4,640	5,440	799	5,320	120	2.3%	30,328.41	100.0%
Lg-T-010	Tokyo	Logistics	Atsugi Minami Logistics Center B Tower	4,590	4,495	5,260	764	5,130	130	2.5%	24,931.11	100.0%
Lg-T-011	Tokyo	Logistics	Hanyu Logistics Center	3,810	3,607	4,210	602	4,310	-100	-2.3%	24,888.68	100.0%
Lg-T-012	Tokyo	Logistics	Kawaguchi Logistics Center B Tower	3,750	3,701	4,410	708	4,320	90	2.1%	13,648.70	100.0%
Lg-T-013	Tokyo	Logistics	Kawaguchi Logistics Center A Tower	2,830	2,811	3,330	518	3,270	60	1.8%	12,003.57	100.0%
Lg-T-014	Tokyo	Logistics	Atsugi Minami Logistics Center A Tower	2,690	2,628	3,220	591	3,160	60	1.9%	9,825.52	100.0%
Lg-T-015	Tokyo	Logistics	Kawaguchi Ryoke Logistics Center	10,790	10,859	11,900	1,040	11,600	300	2.6%	42,840.91	100.0%
Lg-S-001	Other	Logistics	Ota Nitta Logistics Center	3,430	3,206	3,760	553	3,760	0	-	42,328.00	100.0%
Lg-S-002	Other	Logistics	Ota Higashishinmachi Logistics Center	2,170	2,034	2,460	425	2,420	40	1.7%	23,584.72	100.0%
Lg-S-003	Other	Logistics	Ota Kiyohara Logistics Center	650	600	728	127	715	13	1.8%	9,397.38	100.0%
Lg-S-004	Other	Logistics	Chiyodamachi Logistics Center	330	320	368	47	361	7	1.9%	4,592.00	100.0%
Total Logistics				132,810	128,975	150,586	21,610	148,716	1,870	1.3%	653,140.68	100.0%
Rs-T-001	Tokyo	Residential	PROUD FLAT Shirokane Takanawa	3,400	3,388	3,480	91	3,400	80	2.4%	2,950.11	98.4%
Rs-T-002	Tokyo	Residential	PROUD FLAT Yoyogi Uehara	989	990	1,010	19	989	21	2.1%	1,151.34	98.1%
Rs-T-003	Tokyo	Residential	PROUD FLAT Hatsudai	713	711	729	17	713	16	2.2%	958.98	100.0%
Rs-T-004	Tokyo	Residential	PROUD FLAT Shibuya Sakuragaoka	750	747	750	2	750	0	-	638.70	100.0%

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									Change			
Rs-T-005	Tokyo	Residential	PROUD FLAT Gakugei Daigaku	746	743	762	18	746	16	2.1%	934.39	100.0%
Rs-T-006	Tokyo	Residential	PROUD FLAT Meguro Gyoninzaka	939	937	964	26	939	25	2.7%	855.23	97.5%
Rs-T-007	Tokyo	Residential	PROUD FLAT Sumida Riverside	2,280	2,267	2,360	92	2,280	80	3.5%	3,055.21	94.5%
Rs-T-008	Tokyo	Residential	PROUD FLAT Kagurazaka	1,590	1,582	1,650	67	1,590	60	3.8%	1,793.43	100.0%
Rs-T-009	Tokyo	Residential	PROUD FLAT Waseda	1,110	1,104	1,140	35	1,110	30	2.7%	1,450.91	96.9%
Rs-T-010	Tokyo	Residential	PROUD FLAT Shinjuku Kawadacho	947	942	888	-54	947	-59	-6.2%	1,102.20	98.1%
Rs-T-011	Tokyo	Residential	PROUD FLAT Sangen Jaya	1,190	1,183	1,200	16	1,190	10	0.8%	1,277.82	96.4%
Rs-T-012	Tokyo	Residential	PROUD FLAT Kamata	1,160	1,152	1,180	27	1,160	20	1.7%	1,541.64	97.3%
Rs-T-013	Tokyo	Residential	PROUD FLAT Kamata II	3,320	3,299	3,390	90	3,320	70	2.1%	4,051.72	97.5%
Rs-T-014	Tokyo	Residential	PROUD FLAT Shinotsuka	623	618	621	2	623	-2	-0.3%	752.09	97.2%
Rs-T-015	Tokyo	Residential	PROUD FLAT Kiyosumi Shirakawa	928	922	947	24	928	19	2.0%	1,209.56	100.0%
Rs-T-016	Tokyo	Residential	PROUD FLAT Monzen Nakacho II	652	648	652	3	652	0	-	830.55	100.0%
Rs-T-017	Tokyo	Residential	PROUD FLAT Monzen Nakacho I	1,030	1,023	1,040	16	1,030	10	1.0%	1,191.08	100.0%
Rs-T-018	Tokyo	Residential	PROUD FLAT Fujimidai	1,470	1,463	1,530	66	1,470	60	4.1%	2,222.05	100.0%
Rs-T-019	Tokyo	Residential	PROUD FLAT Asakusa	1,920	1,906	1,970	63	1,920	50	2.6%	2,685.39	100.0%
Rs-T-020	Tokyo	Residential	PROUD FLAT Yokohama	2,090	2,076	2,090	13	2,090	0	-	3,118.12	97.5%
Rs-T-021	Tokyo	Residential	PROUD FLAT Kamioooka	2,710	2,693	2,710	16	2,710	0	-	4,872.17	100.0%
Rs-T-022	Tokyo	Residential	PROUD FLAT Tsurumi II	1,650	1,639	1,690	50	1,650	40	2.4%	2,219.74	97.4%
Rs-T-023	Tokyo	Residential	PRIME URBAN Azabu Juban	1,100	1,100	1,110	9	1,100	10	0.9%	1,222.13	94.6%
Rs-T-024	Tokyo	Residential	PRIME URBAN Akasaka	938	937	939	1	938	1	0.1%	1,062.05	95.2%
Rs-T-025	Tokyo	Residential	PRIME URBAN Tamachi	972	970	994	23	972	22	2.3%	1,107.36	100.0%
Rs-T-026	Tokyo	Residential	PRIME URBAN Shibaura	1,830	1,822	1,890	67	1,830	60	3.3%	1,905.39	93.2%
Rs-T-027	Tokyo	Residential	PRIME URBAN Hatagaya	469	470	472	1	469	3	0.6%	650.60	100.0%
Rs-T-028	Tokyo	Residential	PRIME URBAN Yoyogi	359	357	362	4	359	3	0.8%	439.56	94.2%
Rs-T-029	Tokyo	Residential	PRIME URBAN Ebisu II	1,140	1,138	1,200	61	1,140	60	5.3%	1,184.81	100.0%
Rs-T-030	Tokyo	Residential	PRIME URBAN Bancho	1,090	1,087	1,100	12	1,090	10	0.9%	1,277.04	100.0%
Rs-T-031	Tokyo	Residential	PRIME URBAN Chiyoda Fujimi	679	676	685	8	679	6	0.9%	793.87	100.0%
Rs-T-032	Tokyo	Residential	PRIME URBAN Iidabashi	2,040	2,031	2,090	58	2,040	50	2.5%	2,087.70	98.9%
Rs-T-033	Tokyo	Residential	PRIME URBAN Ebisu	1,260	1,258	1,270	11	1,260	10	0.8%	1,444.40	100.0%
Rs-T-034	Tokyo	Residential	PRIME URBAN Naka Meguro	1,410	1,407	1,420	12	1,410	10	0.7%	1,302.42	98.0%
Rs-T-035	Tokyo	Residential	PRIME URBAN Gakugei Daigaku	775	771	789	17	775	14	1.8%	1,008.39	100.0%
Rs-T-036	Tokyo	Residential	PRIME URBAN Senzoku	474	472	475	2	474	1	0.2%	655.27	100.0%
Rs-T-037	Tokyo	Residential	PRIME URBAN Meguro Riverside	414	411	423	11	414	9	2.2%	453.77	100.0%
Rs-T-038	Tokyo	Residential	PRIME URBAN Meguro Ohashi Hills	2,970	2,959	2,870	-89	2,970	-100	-3.4%	2,955.74	98.3%
Rs-T-039	Tokyo	Residential	PRIME URBAN Meguro Aobadai	1,310	1,306	1,360	53	1,310	50	3.8%	1,464.14	100.0%
Rs-T-040	Tokyo	Residential	PRIME URBAN Gakugei Daigaku II	1,080	1,077	1,110	32	1,080	30	2.8%	1,109.87	97.3%
Rs-T-041	Tokyo	Residential	PRIME URBAN Naka Meguro II	2,850	2,850	2,880	29	2,850	30	1.1%	2,393.45	93.3%
Rs-T-042	Tokyo	Residential	PRIME URBAN Kachidoki	2,570	2,573	2,580	6	2,570	10	0.4%	4,524.00	94.0%
Rs-T-043	Tokyo	Residential	PRIME URBAN Shinkawa	2,100	2,095	2,150	54	2,100	50	2.4%	3,600.61	96.5%
Rs-T-044	Tokyo	Residential	PRIME URBAN Nihonbashi Yokoyamacho	4,220	4,197	4,280	82	4,220	60	1.4%	5,926.17	97.6%

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									Change			
Rs-T-045	Tokyo	Residential	PRIME URBAN Nihonbashi Hamacho	1,550	1,544	1,600	55	1,550	50	3.2%	2,026.44	92.5%
Rs-T-046	Tokyo	Residential	PRIME URBAN Hongo Ikizaka	557	554	563	8	557	6	1.1%	662.58	96.3%
Rs-T-047	Tokyo	Residential	PRIME URBAN Hakusan	866	860	889	28	866	23	2.7%	1,069.82	100.0%
Rs-T-048	Tokyo	Residential	PRIME URBAN Yotsuya Gaien Higashi	1,490	1,489	1,520	30	1,490	30	2.0%	1,759.11	100.0%
Rs-T-049	Tokyo	Residential	PRIME URBAN Ochiai	338	337	340	2	338	2	0.6%	517.53	96.6%
Rs-T-050	Tokyo	Residential	PRIME URBAN Nishi Shinjuku I	1,090	1,084	1,110	25	1,090	20	1.8%	1,459.86	100.0%
Rs-T-051	Tokyo	Residential	PRIME URBAN Nishi Shinjuku II	885	879	905	25	885	20	2.3%	1,162.55	97.8%
Rs-T-052	Tokyo	Residential	PRIME URBAN Shinjuku Naitomachi	430	428	438	9	430	8	1.9%	578.18	100.0%
Rs-T-053	Tokyo	Residential	PRIME URBAN Nishi Waseda	421	418	431	12	421	10	2.4%	507.11	100.0%
Rs-T-054	Tokyo	Residential	PRIME URBAN Shinjuku Ochiai	594	594	604	9	594	10	1.7%	1,053.39	96.1%
Rs-T-055	Tokyo	Residential	PRIME URBAN Mejiro	1,430	1,429	1,460	30	1,430	30	2.1%	1,755.52	97.1%
Rs-T-056	Tokyo	Residential	PRIME URBAN Kagurazaka	2,900	2,888	2,920	31	2,900	20	0.7%	2,853.82	97.9%
Rs-T-057	Tokyo	Residential	PRIME URBAN Sangen Jaya III	718	718	733	14	718	15	2.1%	1,018.72	97.0%
Rs-T-058	Tokyo	Residential	PRIME URBAN Chitose Karasuyama	717	717	731	13	717	14	2.0%	1,774.01	96.2%
Rs-T-059	Tokyo	Residential	PRIME URBAN Sangen Jaya II	483	484	488	3	483	5	1.0%	810.98	100.0%
Rs-T-060	Tokyo	Residential	PRIME URBAN Sangen Jaya	724	720	740	19	724	16	2.2%	874.15	100.0%
Rs-T-061	Tokyo	Residential	PRIME URBAN Minami Karasuyama	667	664	678	13	667	11	1.6%	1,049.73	100.0%
Rs-T-062	Tokyo	Residential	PRIME URBAN Karasuyama Galleria	549	546	551	4	549	2	0.4%	835.05	94.0%
Rs-T-063	Tokyo	Residential	PRIME URBAN Karasuyama Court	338	336	343	6	338	5	1.5%	576.20	100.0%
Rs-T-064	Tokyo	Residential	PRIME URBAN Kamikitazawa	597	597	601	3	597	4	0.7%	1,384.45	88.8%
Rs-T-065	Tokyo	Residential	PRIME URBAN Chitose Funabashi	746	742	756	13	746	10	1.3%	1,027.44	97.6%
Rs-T-066	Tokyo	Residential	PRIME URBAN Yoga	1,390	1,384	1,450	65	1,390	60	4.3%	1,773.05	96.1%
Rs-T-067	Tokyo	Residential	PRIME URBAN Shinagawa Nishi	494	493	504	10	494	10	2.0%	961.25	97.9%
Rs-T-068	Tokyo	Residential	PRIME URBAN Osaka	1,860	1,858	1,900	41	1,860	40	2.2%	2,106.16	94.9%
Rs-T-069	Tokyo	Residential	PRIME URBAN Omachi II	1,040	1,039	1,060	20	1,040	20	1.9%	1,794.85	99.1%
Rs-T-070	Tokyo	Residential	PRIME URBAN Yukigaya	951	952	959	6	951	8	0.8%	1,536.59	97.9%
Rs-T-071	Tokyo	Residential	PRIME URBAN Omori	905	900	922	21	905	17	1.9%	1,190.70	98.1%
Rs-T-072	Tokyo	Residential	PRIME URBAN Denenchofu Minami	774	769	781	11	774	7	0.9%	1,100.17	98.1%
Rs-T-073	Tokyo	Residential	PRIME URBAN Nagahara Kamiokedai	1,720	1,715	1,730	14	1,720	10	0.6%	2,282.62	91.7%
Rs-T-074	Tokyo	Residential	PRIME URBAN Nakano	489	468	489	20	489	0	-	801.30	92.9%
Rs-T-075	Tokyo	Residential	PRIME URBAN Nakano Kamitakada	498	495	508	12	498	10	2.0%	818.75	100.0%
Rs-T-076	Tokyo	Residential	PRIME URBAN Takaido	1,060	1,059	1,080	20	1,060	20	1.9%	1,746.20	100.0%
Rs-T-077	Tokyo	Residential	PRIME URBAN Nishi Ogikubo	414	412	423	10	414	9	2.2%	543.09	95.1%
Rs-T-078	Tokyo	Residential	PRIME URBAN Nishi Ogikubo II	1,790	1,786	1,810	23	1,790	20	1.1%	2,225.33	98.8%
Rs-T-079	Tokyo	Residential	PRIME URBAN Otsuka	730	725	745	19	730	15	2.1%	944.99	91.5%
Rs-T-080	Tokyo	Residential	PRIME URBAN Komagome	437	436	442	5	437	5	1.1%	991.94	96.1%
Rs-T-081	Tokyo	Residential	PRIME URBAN Ikebukuro	3,800	3,783	3,850	66	3,800	50	1.3%	4,376.95	99.3%
Rs-T-082	Tokyo	Residential	PRIME URBAN Monzen Nakacho	2,420	2,410	2,470	59	2,420	50	2.1%	3,207.92	94.2%
Rs-T-083	Tokyo	Residential	PRIME URBAN Kameido	779	773	794	20	779	15	1.9%	1,117.34	97.9%
Rs-T-084	Tokyo	Residential	PRIME URBAN Sumiyoshi	632	627	639	11	632	7	1.1%	813.52	100.0%

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								Appraisal Value at Former REIT last Period End (¥ mln)	Change	Change		
Rs-T-085	Tokyo	Residential	PRIME URBAN Mukojima	528	526	530	3	528	2	0.4%	1,108.91	96.4%
Rs-T-086	Tokyo	Residential	PRIME URBAN Kinshi Koen	1,290	1,281	1,310	28	1,290	20	1.6%	1,886.50	97.4%
Rs-T-087	Tokyo	Residential	PRIME URBAN Kinshicho	758	754	773	18	758	15	2.0%	991.62	100.0%
Rs-T-088	Tokyo	Residential	PRIME URBAN Hirai	722	716	737	20	722	15	2.1%	1,095.91	98.1%
Rs-T-089	Tokyo	Residential	PRIME URBAN Kasai	640	635	641	5	640	1	0.2%	905.81	95.6%
Rs-T-090	Tokyo	Residential	PRIME URBAN Kasai II	981	972	989	16	981	8	0.8%	1,437.84	98.5%
Rs-T-091	Tokyo	Residential	PRIME URBAN Kasai East	1,140	1,132	1,160	27	1,140	20	1.8%	1,884.62	98.7%
Rs-T-092	Tokyo	Residential	PRIME URBAN Ekoda	409	409	409	0	409	0	-	872.49	94.8%
Rs-T-093	Tokyo	Residential	PRIME URBAN Itabashi Kuyakushomae	1,080	1,073	1,100	26	1,080	20	1.9%	1,742.64	100.0%
Rs-T-094	Tokyo	Residential	PRIME URBAN Asakusa	384	387	393	5	384	9	2.3%	876.70	90.5%
Rs-T-095	Tokyo	Residential	PRIME URBAN Machiya South Court	1,910	1,903	1,980	76	1,910	70	3.7%	4,141.56	99.0%
Rs-T-096	Tokyo	Residential	PRIME URBAN Musashi Koganei	1,910	1,912	1,910	-2	1,910	0	-	5,999.80	96.0%
Rs-T-097	Tokyo	Residential	PRIME URBAN Musashino Hills	1,280	1,281	1,280	-1	1,280	0	-	2,961.06	98.2%
Rs-T-098	Tokyo	Residential	PRIME URBAN Koganei Honcho	791	788	807	18	791	16	2.0%	1,604.72	97.4%
Rs-T-099	Tokyo	Residential	PRIME URBAN Kumegawa	1,520	1,508	1,530	21	1,520	10	0.7%	2,610.05	100.0%
Rs-T-100	Tokyo	Residential	PRIME URBAN Musashi Kosugi comodo	1,940	1,939	2,000	60	1,940	60	3.1%	3,692.44	100.0%
Rs-T-101	Tokyo	Residential	PRIME URBAN Kawasaki	962	960	986	25	962	24	2.5%	1,706.46	94.7%
Rs-T-102	Tokyo	Residential	PRIME URBAN Shinyurigaoka	1,020	1,014	1,040	25	1,020	20	2.0%	1,708.19	57.5%
Rs-T-103	Tokyo	Residential	PRIME URBAN Tsurumi Teraya	493	491	495	3	493	2	0.4%	952.06	94.4%
Rs-T-104	Tokyo	Residential	PRIME URBAN Urayasu II	227	219	229	9	227	2	0.9%	437.94	92.6%
Rs-T-105	Tokyo	Residential	PRIME URBAN Urayasu	804	800	826	25	804	22	2.7%	1,264.84	96.7%
Rs-T-106	Tokyo	Residential	PRIME URBAN Gyotoku I	633	629	643	13	633	10	1.6%	1,151.36	96.2%
Rs-T-107	Tokyo	Residential	PRIME URBAN Gyotoku II	730	726	750	23	730	20	2.7%	1,244.00	100.0%
Rs-T-108	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae	488	484	490	5	488	2	0.4%	778.19	97.3%
Rs-T-109	Tokyo	Residential	PRIME URBAN Gyotoku Ekimae II	469	467	470	2	469	1	0.2%	927.33	82.6%
Rs-T-110	Tokyo	Residential	PRIME URBAN Gyotoku III	747	744	749	4	747	2	0.3%	1,766.47	93.5%
Rs-T-111	Tokyo	Residential	PRIME URBAN Nishi Funabashi	761	753	772	18	761	11	1.4%	1,237.80	90.0%
Rs-T-112	Tokyo	Residential	PRIME URBAN Kawaguchi	1,580	1,572	1,610	37	1,580	30	1.9%	2,477.11	98.4%
Rs-T-113	Tokyo	Residential	PROUD FLAT Hatchobori	920	958	952	-6	-	-	-	992.75	97.5%
Rs-T-114	Tokyo	Residential	PROUD FLAT Itabashi Honcho	720	762	756	-6	-	-	-	1,192.07	100.0%
Rs-S-001	Other	Residential	PROUD FLAT Itsutsubashi	652	645	664	18	652	12	1.8%	1,861.56	98.7%
Rs-S-002	Other	Residential	PROUD FLAT Kawaramachi	735	727	650	-77	735	-85	-11.6%	1,967.54	88.5%
Rs-S-003	Other	Residential	PROUD FLAT Shin Osaka	1,620	1,605	1,630	24	1,620	10	0.6%	2,990.68	94.5%
Rs-S-004	Other	Residential	PRIME URBAN Yamahana	273	272	274	1	273	1	0.4%	1,518.58	97.7%
Rs-S-005	Other	Residential	PRIME URBAN Kita Juyo Jo	274	272	277	4	274	3	1.1%	1,155.60	96.8%
Rs-S-006	Other	Residential	PRIME URBAN Odori Koen I	502	498	511	12	502	9	1.8%	1,850.20	100.0%
Rs-S-007	Other	Residential	PRIME URBAN Odori Koen II	334	331	340	8	334	6	1.8%	1,148.72	100.0%
Rs-S-008	Other	Residential	PRIME URBAN Kita Juichi Jo	547	542	557	14	547	10	1.8%	1,851.39	98.3%
Rs-S-009	Other	Residential	PRIME URBAN Miyanosawa	475	470	487	16	475	12	2.5%	2,114.53	89.8%
Rs-S-010	Other	Residential	PRIME URBAN Odori Higashi	394	391	398	6	394	4	1.0%	1,494.36	100.0%

#	Area	Sector	Property Name	Acquisition Price (¥ mln)	Book Value at 1st Period End (¥ mln)	Appraisal Value at 1st Period End (¥ mln)	Difference (¥ mln)	Difference between 1st and Former REIT last Period		Leasable Floor Space (㎡)	Occupancy Rate (%)	
								Appraisal Value at Former REIT last Period End (¥ mln)	Change			
Rs-S-011	Other	Residential	PRIME URBAN Chiji Kokan	249	246	254	7	249	5	2.0%	1,007.30	100.0%
Rs-S-012	Other	Residential	PRIME URBAN Maruyama	229	227	232	4	229	3	1.3%	911.07	85.3%
Rs-S-013	Other	Residential	PRIME URBAN Kita Nijuyo Jo	437	433	445	11	437	8	1.8%	1,773.90	100.0%
Rs-S-014	Other	Residential	PRIME URBAN Sapporo Idaimae	616	610	625	14	616	9	1.5%	2,439.90	95.0%
Rs-S-015	Other	Residential	PRIME URBAN Sapporo Riverfront	4,480	4,444	4,560	115	4,480	80	1.8%	15,552.59	97.3%
Rs-S-016	Other	Residential	PRIME URBAN Kita Sanjo Dori	1,730	1,714	1,780	65	1,730	50	2.9%	5,094.29	98.0%
Rs-S-017	Other	Residential	PRIME URBAN Nagamachi Icchome	1,140	1,131	1,010	-121	1,140	-130	-11.4%	3,411.24	100.0%
Rs-S-018	Other	Residential	PRIME URBAN Yaotome Chuo	466	460	417	-43	466	-49	-10.5%	1,380.21	95.6%
Rs-S-019	Other	Residential	PRIME URBAN Tsutsumidori Amamiya	949	950	843	-107	949	-106	-11.2%	4,251.91	95.9%
Rs-S-020	Other	Residential	PRIME URBAN Aoi	712	706	724	17	712	12	1.7%	1,571.04	98.1%
Rs-S-021	Other	Residential	PRIME URBAN Kanayama	553	548	571	22	553	18	3.3%	1,391.02	100.0%
Rs-S-022	Other	Residential	PRIME URBAN Tsurumai	1,020	1,010	1,050	39	1,020	30	2.9%	2,502.11	91.3%
Rs-S-023	Other	Residential	PRIME URBANKamimaezu	1,590	1,578	1,610	31	1,590	20	1.3%	3,541.43	98.1%
Rs-S-024	Other	Residential	PRIME URBAN Izumi	3,770	3,741	3,870	128	3,770	100	2.7%	7,543.10	95.9%
Rs-S-025	Other	Residential	PRIME URBAN Esaka I	652	646	657	10	652	5	0.8%	1,189.12	97.9%
Rs-S-026	Other	Residential	PRIME URBAN Esaka II	794	786	809	22	794	15	1.9%	1,392.00	93.1%
Rs-S-027	Other	Residential	PRIME URBAN Esaka III	1,190	1,180	1,200	19	1,190	10	0.8%	2,151.67	94.2%
Rs-S-028	Other	Residential	PRIME URBANTamatsukuri	1,020	1,013	1,040	26	1,020	20	2.0%	2,373.10	94.3%
Rs-S-029	Other	Residential	PRIME URBANSakaisuji Honmachi	1,810	1,796	1,820	23	1,810	10	0.6%	3,909.90	94.5%
Rs-S-030	Other	Residential	PRIME URBAN Hakata	588	583	589	5	588	1	0.2%	2,176.23	100.0%
Rs-S-031	Other	Residential	PRIME URBAN Yakuin Minami	265	262	269	6	265	4	1.5%	897.84	97.2%
Rs-S-032	Other	Residential	PRIME URBAN Kashii	398	394	326	-68	398	-72	-18.1%	1,222.34	100.0%
Rs-S-033	Other	Residential	PRIME URBAN Hakata Higashi	622	616	515	-101	622	-107	-17.2%	1,854.13	98.3%
Rs-S-034	Other	Residential	PRIME URBAN Chihaya	604	599	543	-56	604	-61	-10.1%	1,740.70	98.1%
Total Residential				164,057	163,395	166,023	2,627	162,417	1,898	1.2%	275,401.07	96.9%
Grand Total				792,658	790,306	829,072	38,765	813,260	14,104	1.7%	1,658,140.97	98.9%

(A)

(B)

Difference between Book Value and Appraisal Value

¥38,765 mln

(B) - (A)

Four properties newly acquired DBJ Green Building certification from the Development Bank of Japan Inc. (DBJ). Properties with the certification expanded to 13 properties in total.

Landport Urayasu



Landport Atsugi



Atsugi Minami Logistics Center B Tower



Realizing the generation of energy by implementing large-scale photovoltaic power generation

Realizing energy-saving by introducing LED lighting in the entire building



Morisia Tsudanuma

Plans and conducts events to revitalize communities in collaboration with the local merchants association, local government, universities, etc.



Recipe SHIMOKITA

Revitalizing local communities as a community-based facility by providing space for holding local festivals and events free of charge, etc.

What's DBJ Green Building?

In the DBJ Green Building Certification System, DBJ rates real estate properties based on its originally developed scoring model and selects superior properties that demonstrate sufficient consideration to the needs of the times, with the aim of promoting "Green Buildings" that can respond to the social demands of diversified stakeholders, including environmental performance, anticrime and disaster-prevention measures.

Office

PMO
PREMIUM MIDSIZE OFFICE



PMO Hirakawacho



PMO Hirakawacho
Entrance



PMO Shibadaimon



PMO Nihonbashi
Mitsukoshimae PJ

Name	Location	Completion (plan) period
PMO Shibadaimon	Minato-ku, Tokyo	Completed 2014
PMO Hirakawacho	Chiyoda-ku, Tokyo	Completed 2016
PMO Nihonbashi Mitsukoshimae PJ.	Chuo-ku, Tokyo	May.2016
PMO Nihonbashi Edo-dori PJ. ^(*1)	Chuo-ku, Tokyo	Jun.2016
PMO Shin-Nihonbashi PJ.	Chuo-ku, Tokyo	Nov.2016
PMO Iwamotocho II PJ.	Chiyoda-ku, Tokyo	Dec.2016
PMO Nishi-Shinbashi PJ.	Minato-ku, Tokyo	Feb.2017
PMO Shibuya Itchome PJ.	Shibuya-ku, Tokyo	May.2017
PMO Tamachi IIPJ.	Minato-ku, Tokyo	Jan.2018
PMO Uchi-kanda PJ.	Chiyoda-ku, Tokyo	Feb.2018
PMO Higashi-Shinbashi Nichome PJ.	Minato-ku, Tokyo	Jun.2018
PMO Kita-Otemachi PJ.	Chiyoda-ku, Tokyo	Jul.2018
PMO Ochanomizu PJ.	Chiyoda-ku, Tokyo	Jun.2019
PMO Hatchobori PJ.	Chuo-ku, Tokyo	Apr.2018

*1: Joint Venture PJ.

*2: NMF is not scheduled to acquire the properties stated above as of today

Residential

PROUD FLAT



Proud Flat Sangenjaya II



Proud Flat Omori III



Proud Flat Sangenjaya II

Name	Location	Completion (plan) period
Proud Flat Sangenjaya II	Setagaya-ku, Tokyo	Completed 2014
Proud Flat Omori III	Shinagawa-ku, Tokyo	Completed 2014
Proud Flat Kinshicho	Sumida-ku, Tokyo	Completed 2015
Proud Flat Higashi-Nakano	Nakano-ku, Tokyo	Completed 2015
Proud Flat Kagurazaka III	Shinjuku-ku, Tokyo	Completed 2015
Proud Flat Higashi-Kanda	Chiyoda-ku, Tokyo	Completed 2015
Proud Flat Gakugei Daigaku II	Meguro-ku, Tokyo	Completed 2015
Proud Flat Mitsukoshi-mae	Chuo-ku, Tokyo	Completed 2015
Proud Flat Sugamo III	Toshima-ku, Tokyo	Completed 2015
Proud Flat Yoyogi Hachiman	Shibuya-ku, Tokyo	Completed 2016
Proud Flat Ochanomizu	Chiyoda-ku, Tokyo	May 2016
Proud Flat Noborito	Kawasaki-shi, Kanagawa	May 2016
Proud Flat Nakaochiai	Shinjuku-ku, Tokyo	Dec. 2016
Proud Flat Asakusabashi	Taito-ku, Tokyo	Feb. 2017
Proud Flat Monzen Nakacho V	Koto-ku, Tokyo	Oct. 2017

*1: Joint Venture PJ.

*2: NMF is not scheduled to acquire the properties stated above as of today



Logistics

Landport



Landport Kashiwa Shonan I



Landport Kashiwa Shonan I -Building interior-



Landport Hachioji II PJ.



Landport Kashiwa Shonan I - Cafeteria-



Landport Iwatsuki PJ.



Landport Kashiwa Shonan I

Name	Location	Completion (plan) period
Landport Kashiwa Shonan I	Kashiwa-shi, Chiba	Completed 2016
Landport Kashiwa Shonan II PJ.	Kashiwa-shi, Chiba	Apr.2016
Landport Iwatsuki PJ.	Saitama-shi, Saitama	May 2016
Landport Hachioji II PJ.	Hachioji-shi, Tokyo	Sep.2016
Landport Komaki PJ. ^(*1)	Komaki-shi, Aichi	Jan.2017
Landport Takatsuki PJ.	Takatsuki-shi, Osaka	Jun.2017
Landport Shinonome PJ.	Koto-ku, Tokyo	Aug.2018

*1: Joint Venture PJ.

*2: NMF is not scheduled to acquire the properties stated above as of today

Retail



GEMS Daimon



GEMS Kanda PJ.



GEMS Ebisu PJ.

Name	Location	Completion (plan) period
NRE Kichijoji Building	Musashino-shi, Tokyo	Completed 2014
GEMS Daimon	Minato-ku, Tokyo	Completed 2016
GEMS Kanda PJ.	Chiyoda-ku, Tokyo	Jun.2016
GEMS Ebisu PJ.	Shibuya-ku, Tokyo	Aug.2017
GEMS Jingu-mae PJ.	Shibuya-ku, Tokyo	Planning
GEMS Tamachi PJ.	Minato-ku, Tokyo	Planning
GEMS Nishi-Shinjuku PJ.	Shinjuku-ku, Tokyo	Planning
GEMS Kayabacho PJ.	Chuo-ku, Tokyo	Planning

*1: Joint Venture PJ.

*2: NMF is not scheduled to acquire the properties stated above as of today

	Ended Feb.29,2016(1st FP) From Oct.1, 2015 To Feb.29, 2016		Result - Forecast	
	Forecast	Result	Difference (¥ 000)	Difference Ratio(%)
	Amount (¥ 000)	Amount (¥ 000)		
Operating Revenue	24,288,156	24,313,678	25,521	0.1
Real Estate Rental Business Revenues	24,288,156	24,313,678	25,521	0.1
Rental Business Revenues	22,072,208	22,286,435	214,227	1.0
Other Rental Business Revenues ※	2,215,948	2,027,242	(188,705)	(8.5)
Operating Expense	18,015,062	17,830,501	(184,561)	(1.0)
Real Estate Rental Business Expenses	11,717,024	11,546,708	(170,315)	(1.5)
Repair Expenses	1,587,390	1,555,616	(31,773)	(2.0)
Tax and Public Dues	2,113,618	2,114,885	1,266	0.1
Depreciation and Amortization	3,322,495	3,471,461	148,966	4.5
Other Rental Business Expenses	4,693,518	4,404,744	(288,774)	(6.2)
Impairment loss	-	79,019	79,019	-
Asset management fees	1,510,078	1,505,234	(4,844)	(0.3)
Merger expenses	2,597,075	2,590,275	(6,800)	(0.3)
Amortization of goodwill	1,591,328	1,622,397	31,069	2.0
Other operating expenses	599,556	486,865	(112,691)	(18.8)
Operating profit	6,273,094	6,483,176	210,082	3.3
Non-operating revenues	-	10,085	10,085	-
Non-operating expenses	2,637,001	2,442,925	(194,075)	(7.4)
Interest Expenses and other financial costs	2,157,281	2,000,706	(156,575)	(7.3)
Other Non-Operating Expenses	479,719	442,218	(37,500)	(7.8)
Ordinary Income	3,636,092	4,050,336	414,243	11.4
Net Income Before Tax	3,636,092	4,050,336	414,243	11.4
Corporate Income Tax, etc.	1,000	2,058	1,058	105.8
Net Income	3,635,092	4,048,278	413,185	11.4
Transfer of unappropriated retained earnings by merger	-	629	629	-
Retained Earnings at Fiscal Period End	3,635,092	4,048,907	413,814	11.4

※including gain on investments in silent partnership

Assets

	1st Fiscal Period as of Feb. 29, 2016	
	Amount (¥ 000)	Ratio (%)
Current Assets	59,777,237	6.4
Cash and Cash Equivalents	47,139,232	5.1
Cash and Cash Equivalent in Trust	11,185,928	1.2
Other Current Assets	1,452,077	0.2
Fixed Assets	868,496,366	93.6
Tangible Fixed Assets ※	781,823,844	84.2
Real Estate	273,210,518	29.4
Building	101,347,783	10.9
Land	171,862,734	18.5
Real Estate in Trust	508,177,305	54.7
Building in Trust	156,356,887	16.8
Land in Trust	351,799,272	37.9
Leased assets	21,145	0.0
Construction in progress	436,020	0.0
Intangible Fixed Assets	84,771,328	9.1
Goodwill	76,252,702	8.2
Leasehold rights	951,943	0.1
Leasehold rights in trust	7,541,282	0.8
Other	25,399	0.0
Investment and Other Assets	1,901,193	0.2
Investment securities	91,430	0.0
Long-term Repaid Expenses	742,792	0.1
Long-term deposits	89,385	0.0
Security Deposits	977,583	0.1
Deferred Assets	23,782	0.0
Investment Corporation Bond Issuing Expenses	23,782	0.0
Total Assets	928,297,387	100.0

※ Tangible Fixed Assets

	Acquisition Price	Accumulated Depreciation	(Depreciation for current FP)	Book Value at FP end
Real Estate, etc.	792,766	10,942	(3,470)	781,823
Building	102,942	1,594	(1,354)	101,347
Land	171,862	—	—	171,862
Building in Trust	165,700	9,344	(2,112)	156,356
Land in Trust	351,799	—	—	351,799
Leased assets	24	3	(3)	21
Construction in progress	436	—	—	436

Liabilities and Net Assets

	1st Fiscal Period as of Feb. 29, 2016	
	Amount (¥ 000)	Ratio (%)
Current liabilities	73,743,504	7.9
Trade Accounts Payable	2,162,600	0.2
Short-term debt ※	9,100,000	1.0
Current portion of investment corporation	5,000,000	0.5
Current portion of long-term debt ※	50,015,600	5.4
Lease obligations in trust	8,651	0.0
Other accounts payable	1,888,592	0.2
Accrued expenses	325,813	0.0
Accrued income taxes	994	0.0
Accrued consumption taxes	140,701	0.0
Rent Received in Advance	4,394,283	0.5
Unearned revenue	369,865	0.0
Derivatives liabilities	37,854	0.0
Other current liabilities	298,547	0.0
Fixed Liabilities	376,952,390	40.6
Investment Corporation Bonds ※	27,500,000	3.0
Long-term Loans ※	311,549,000	33.6
Lease obligations in trust	14,046	0.0
Long-term advanced received	838,163	0.1
Security deposits from tenants	8,403,287	0.9
Security deposits from tenants in trust	25,818,152	2.8
Derivatives liabilities	2,829,740	0.3
Total liabilities	450,695,894	48.6
Total liabilities	480,469,087	51.8
Unitholders' capital	161,120,405	17.4
Surplus		
Capital surplus	315,299,775	34.0
Retained earnings	4,048,907	0.4
Total surplus	319,348,682	34.4
Valuation and translation adjustments	-2,867,594	-0.3
Valuation and translation adjustments		
Deferred gains or losses on hedges	-2,867,594	-0.3
Total net assets	477,601,492	51.4
Total liabilities and net assets	928,297,387	100.0

※Loans (long-term loans due within a year are included in the short-term loans)

Balance of interest-bearing debts(millions of yen) 403,164

Total asset interest-bearing debt ratio $\frac{\text{Short-term loans + Long-term loans + Bonds}}{\text{Total Assets}}$ 43.4%

Long-term interest-bearing debt ratio $\frac{\text{Long-term loans + Bonds}}{\text{Short-term loans + Long-term loans + Bonds}}$ 84.1%

1st Fiscal Period Oct. 1, 2015 - Feb. 29, 2016 (¥000)	
I. Cash flows from operating activities	
Income before income taxes	4,050,336
Depreciation	3,472,856
Investment units issuance costs	79,019
Interest income	1,622,397
Investment units issuance costs	—
Amortization of investment corporation bond issuance	1,143
Interest income	(6,064)
Interest expenses	1,702,780
Decrease (increase) in rental receivables	6,881
Decrease (increase) in prepaid expenses	54
Decrease (increase) in rental receivables	138,204
Decrease (increase) in prepaid expenses	(29,734)
Decrease (increase) in consumption taxes receivable	(218,802)
Decrease (increase) in long-term prepaid expenses	(180)
Decrease (increase) in long-term deposits	606,536
Increase (decrease) in trade accounts payable	(8,392)
Increase (decrease) in other accounts payable	(347,569)
Increase (decrease) in accrued consumption taxes	(524,025)
Increase (decrease) in rent received in advance	86,851
Others	159,517
Subtotal	10,791,813
Interest received	6,064
Interest paid	(2,077,288)
Income taxes paid	5,250
Net cash provided by (used in) operating activities	8,725,840

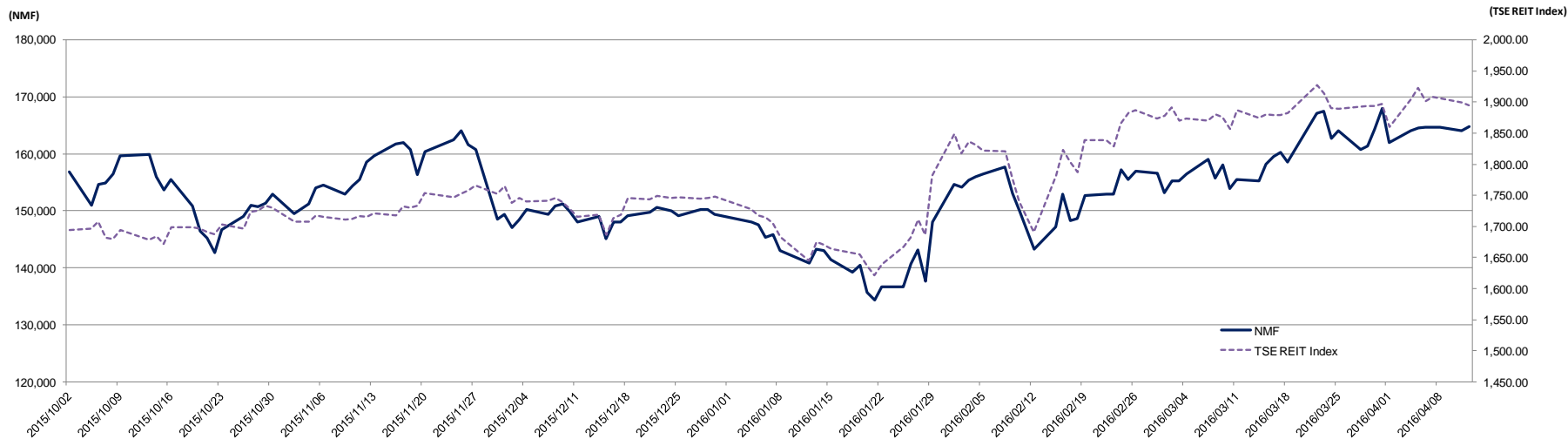
1st Fiscal Period Oct. 1, 2015 - Feb. 29, 2016 (¥000)	
II. Cash flows from investing activities	
Payments for purchases of property and equipment	(4,482,327)
Payments for purchases of property and equipment in trust	(6,696,288)
Payments for purchases of intangible assets	(4,640)
Payments for purchases of intangible assets in trust	(7,241)
Purchases of investment securities	8,754
Proceeds from withdrawal of investment securities	(993,243)
Reimbursement of security deposits to tenants	401,938
Proceeds from security deposits from tenants	(260,360)
Reimbursement of security deposits to tenants in trust	542,395
Proceeds from security deposits from tenants in trust	(10,000)
Payments for security deposits	75
Net cash provided by (used in) investing activities	(11,500,938)
III. Cash flows from financing activities	
Proceeds from short-term debt	5,000,000
Proceeds from long-term debt	29,500,000
Repayment of long-term debt	(11,082,800)
Repayment of investment corporation bonds	(15,000,000)
Distributions to unitholders	(8,886,988)
Net cash provided by (used in) financing activities	(469,788)
IV. Net increase (decrease) in cash and cash equivalents	(3,244,885)
V. Cash and cash equivalents at beginning of period	—
VI. Cash and cash equivalents from merger	61,570,046
VII. Cash and cash equivalents at end of period	58,325,160

Diversification of Lending Financial Institutions : 32 companies

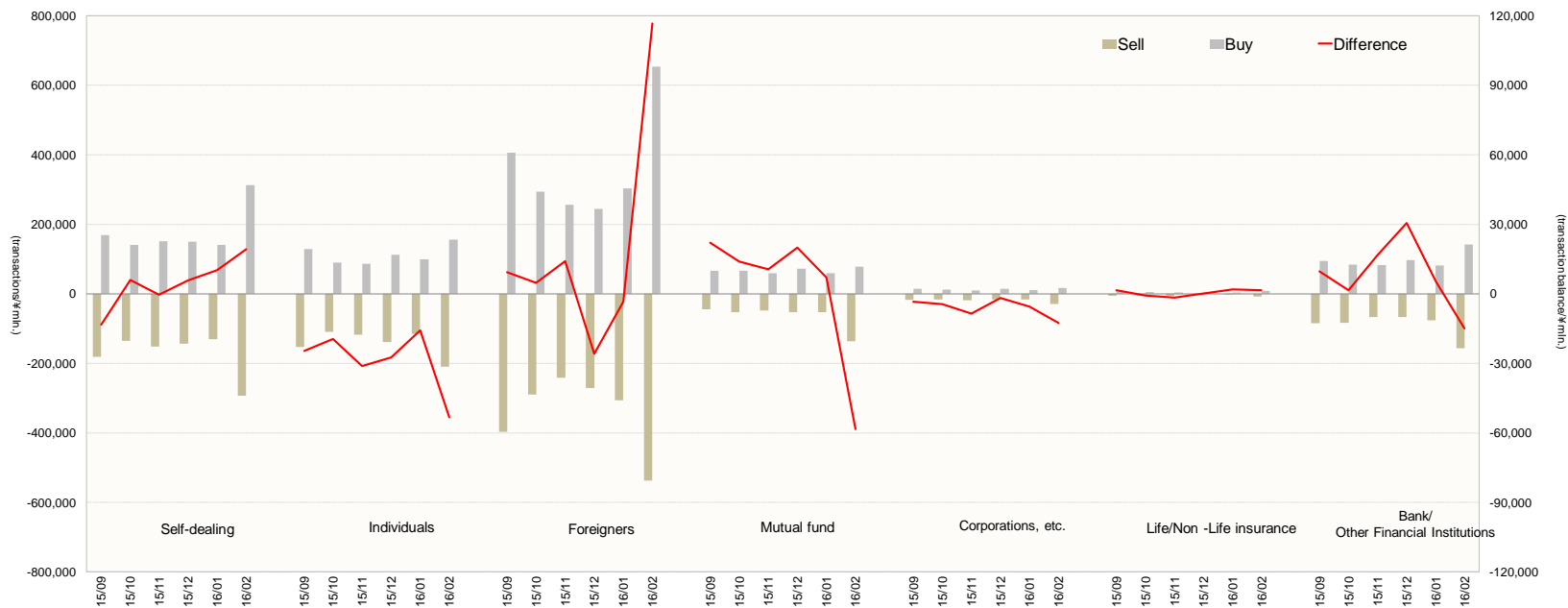
Lender	Amount	Amount Ratio
Bank of Tokyo-Mitsubishi UFJ	63,082	15.65%
Sumitomo Mitsui Banking Corp.	61,582	15.27%
Mizuho Bank	33,250	8.25%
Mitsubishi UFJ Trust and Banking Corp.	37,400	9.28%
Sumitomo Mitsui Trust Bank, Ltd	30,350	7.53%
Norinchukin Bank	12,650	3.14%
Development Bank of Japan	31,030	7.70%
Mizuho Trust & Banking	13,050	3.24%
Bank of Fukuoka	7,500	1.86%
Resona Bank, Limited.	8,250	2.05%
Nippon Life Insurance Company	4,000	0.99%
Nomura Trust and Banking	8,200	2.03%
Chiba Bank	2,500	0.62%
Iyo Bank	5,000	1.24%
Hachijuni Bank	2,500	0.62%
Hiroshima Bank	1,000	0.25%
Chiba Bank	1,700	0.42%
The Dai-ichi Life Insurance Company	6,300	1.56%
Taiyo Life Insurance	6,500	1.61%
Daido Life Insurance	3,100	0.77%
Mitsui Life Insurance	1,000	0.25%
Mitsui Sumitomo Insurance	3,700	0.92%
Chugoku Bank	4,500	1.12%
Aozora Bank	2,500	0.62%
Sompo Japan Nipponkoa Insurance Inc.	1,000	0.25%
Sumitomo Life Insurance Company	5,500	1.36%
Hyakujushi Bank	2,000	0.50%
The 77 Bank	2,000	0.50%

Lender	Amount	Amount Ratio
Shinkin Central Bank	5,270	1.31%
Nishi-Nippon City Bank	2,750	0.68%
Yokohama Bank	500	0.12%
The Tokyo Tomin Bank	1,000	0.25%
Corporate Bond	32,500	8.06%
	403,164	100.00%

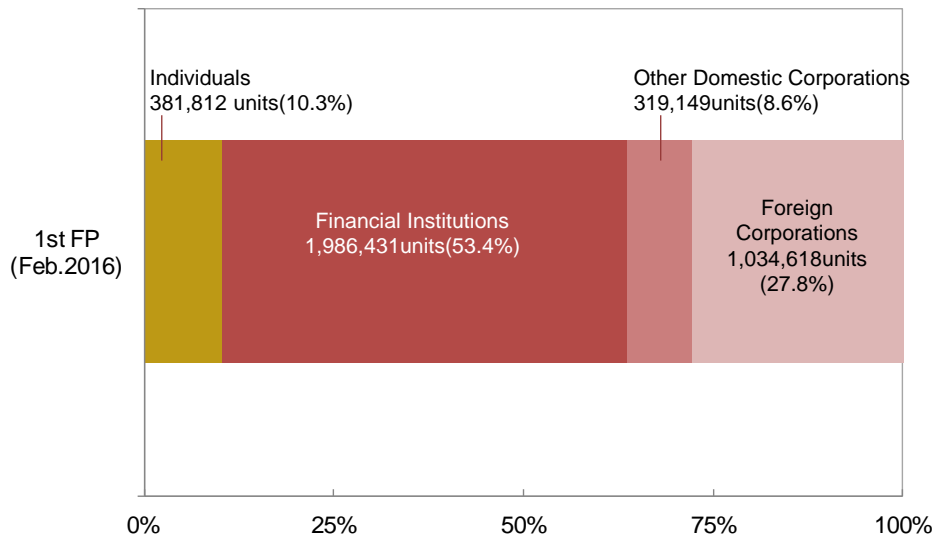
Changes in Investment Unit Price



J-REIT Market: Trading Volume by Investor Type (from



Number of Investment Units (total 3,722,010 units)

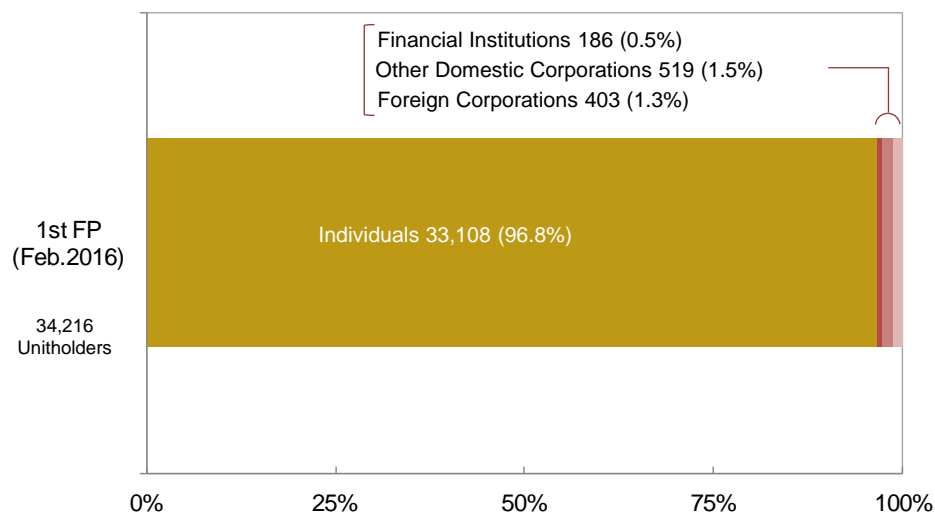


Breakdown of Financial Institutions

(Units)

	Feb.2016(1st Period)	
Banks	117,656	3.16%
Trust Banks	1,680,217	45.14%
Life Insurance Companies	48,308	1.30%
Non-Life Insurance Companies	24,431	0.66%
Other Financial Institutions	115,819	3.11%
Total	1,986,431	53.37%

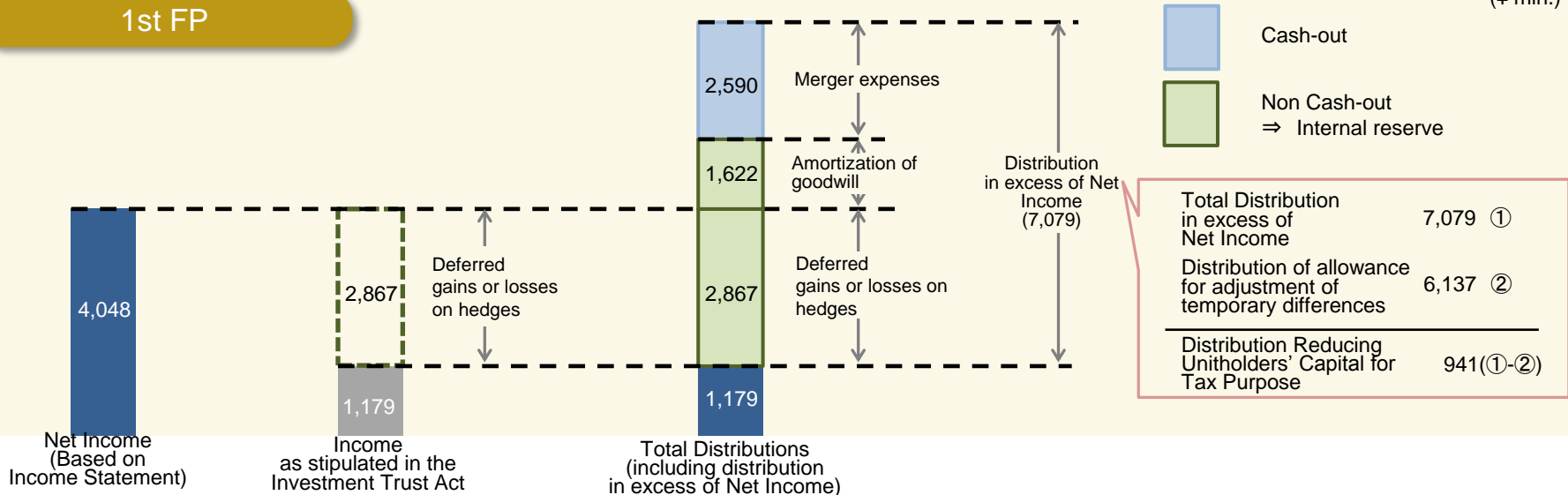
Number of Unitholders



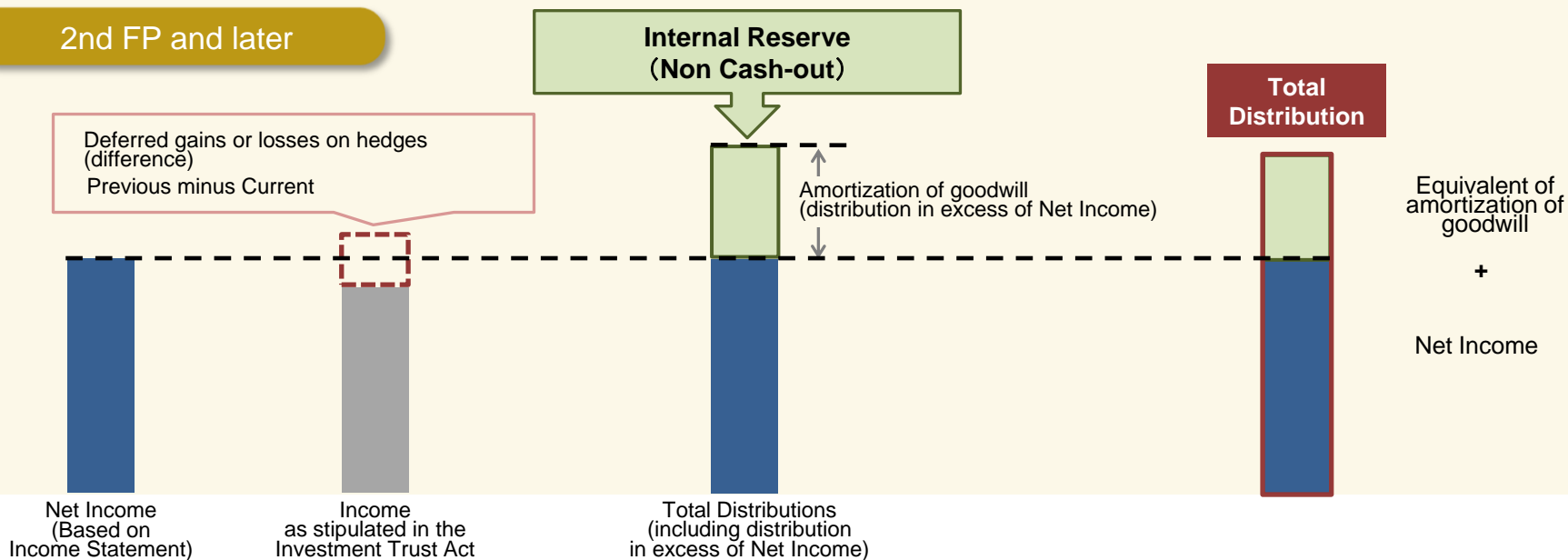
Top 10 Unitholders

	Unitholders	Unit	Ratio
1	Japan Trustee Services Bank, Ltd.	952,955	25.60%
2	The Master Trust Bank of Japan, Ltd.	267,142	7.18%
3	Trust & Custody Services Bank, Ltd.	265,812	7.14%
4	Nomura Real Estate Development Co., Ltd.	210,671	5.66%
5	The Nomura Trust and Banking Co., Ltd.	127,340	3.42%
6	STATE STREET BANK WEST CLIENT - TREATY	94,343	2.53%
7	STATE STREET BANK - WEST PENSION FUND CLIENTS - EXEMPT	61,384	1.65%
8	THE BANK OF NEW YORK, NON - TREATY JASDEC ACCOUNT	46,218	1.24%
9	SIX SIS FOR SWISS NATIONAL BANK	38,277	1.03%
10	NOMURA BANK (LUXEMBOURG) S. A.	35,153	0.94%
	Total	2,099,295	56.40%

1st FP



2nd FP and later

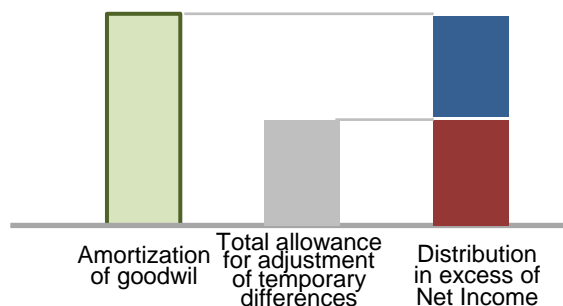


Breakdown of Distribution in excess of Net Income

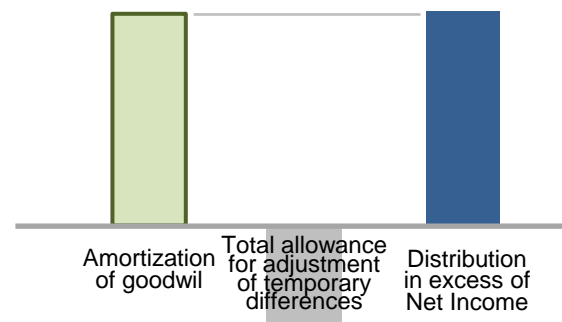
■ Distribution of allowance for adjustment of temporary differences

■ Distribution Reducing Unitholders' Capital for Tax Purpose

Pattern ① (1st FP)
→ Principles of distribution in excess of Net Income

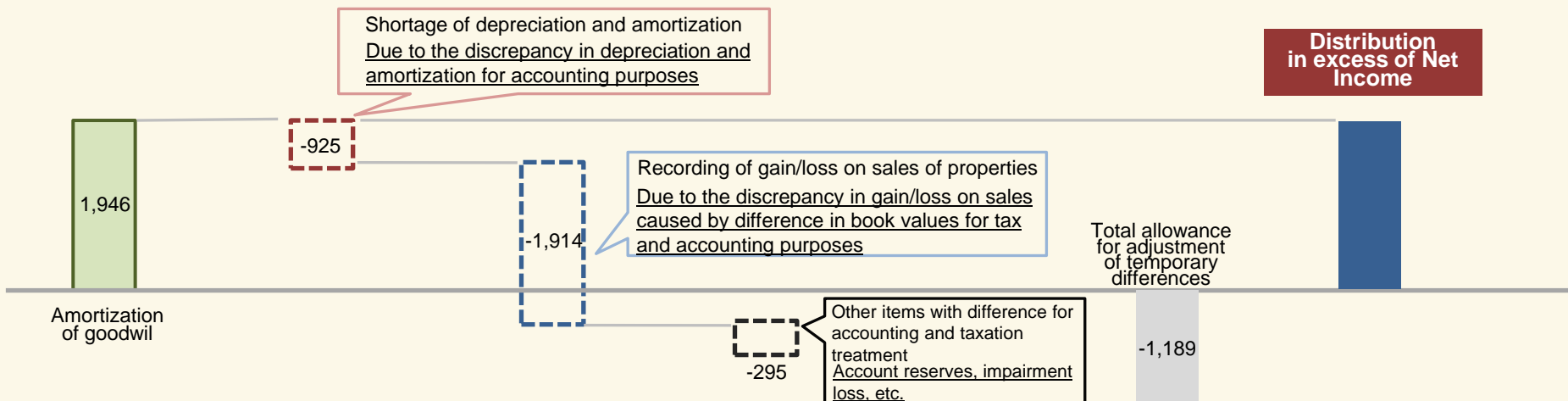


Pattern ② (2nd FP)
→ When loss on sales is recorded for tax purposes, as book value for tax purposes is high, etc.



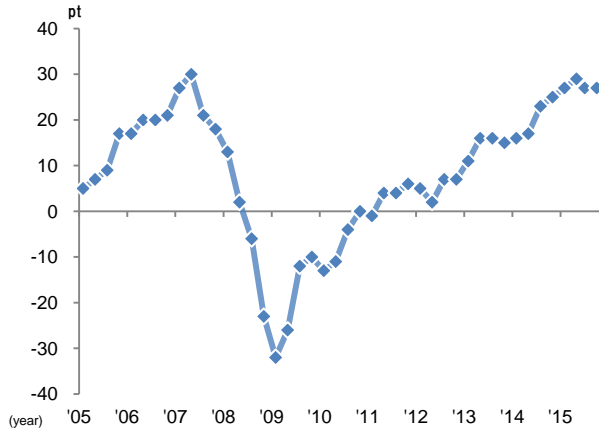
2nd FP Distribution in excess of Net Income(Forecast): Pattern②

(¥ mln.)



Expected Yield

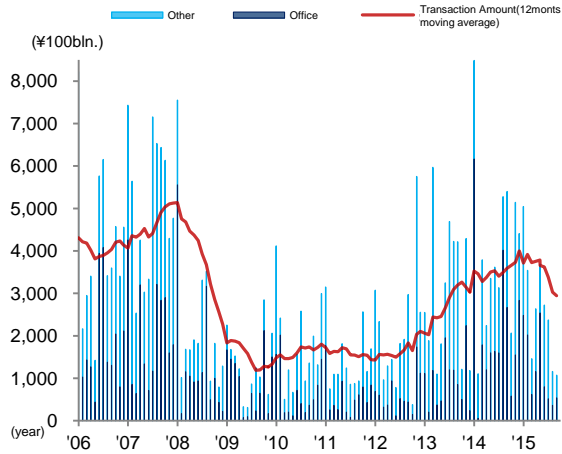
BOJ's Tankan/Bank's lending attitude DI
(targeting large enterprises and real estate industry)



Source: Prepared by NREAM based on data from BOJ

Transaction Volume

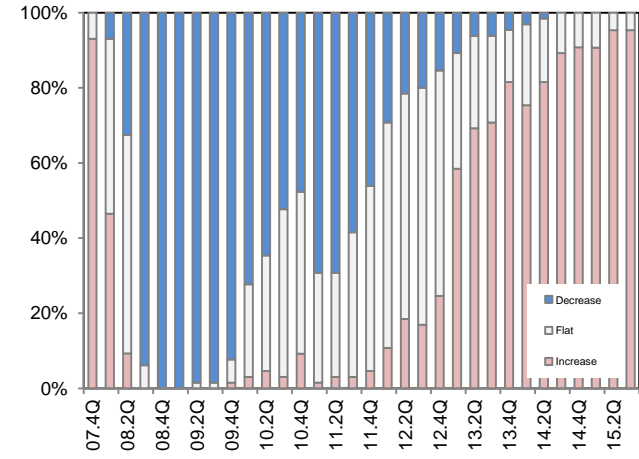
Real Estate Sales Amount



Source: Prepared by NREAM based on various materials announced

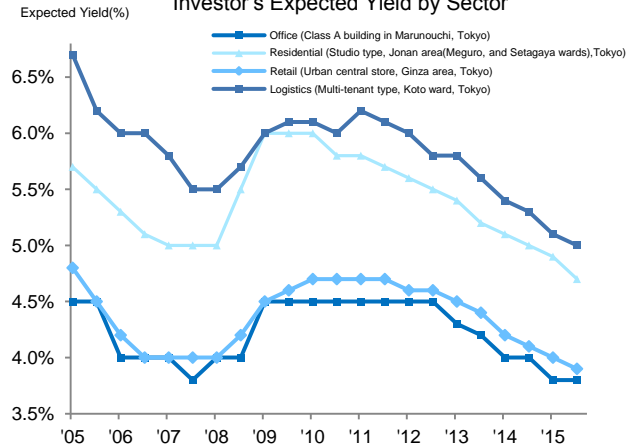
Land Price/Construction Cost

Change in increase/decrease ratio in greater Tokyo area



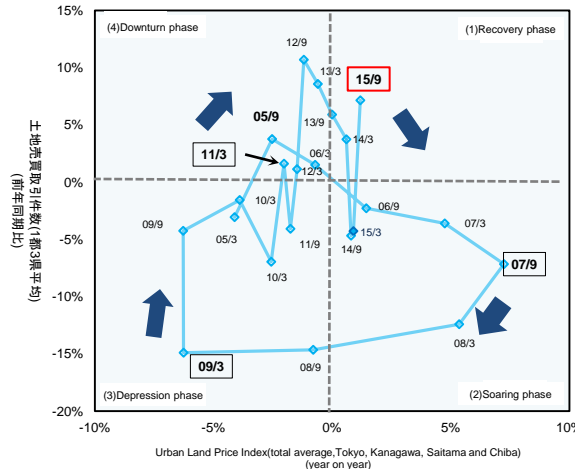
Resource: Prepared by NREAM based on data from Ministry of Land, Infrastructure, Transport and Tourism

Investor's Expected Yield by Sector



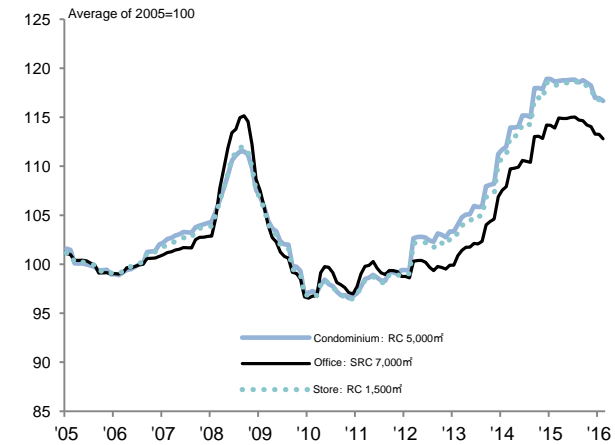
Source: Prepared by NREAM based on data from JREI

Real Estate Transaction/Pricing Cycle



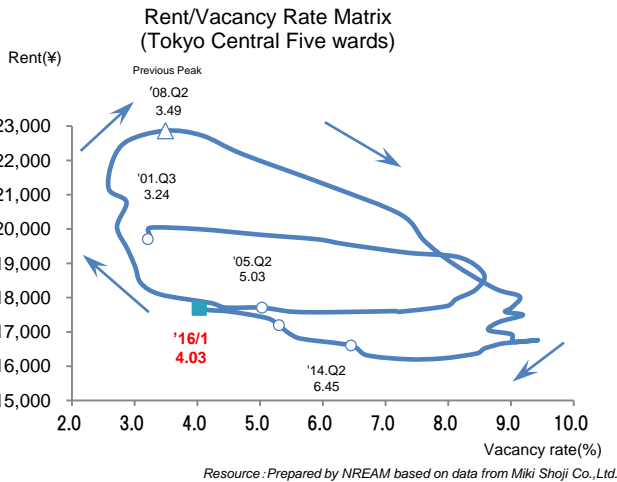
Source: Prepared by NREAM based on various materials announced

Change in construction cost level by sector

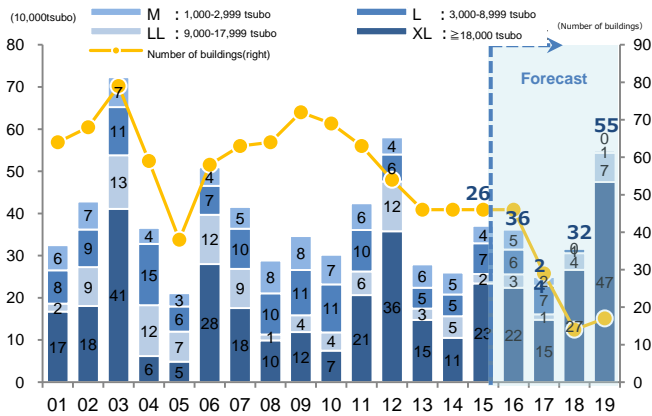


Source: Prepared by NREAM based on data from Construction Research Institute

Office

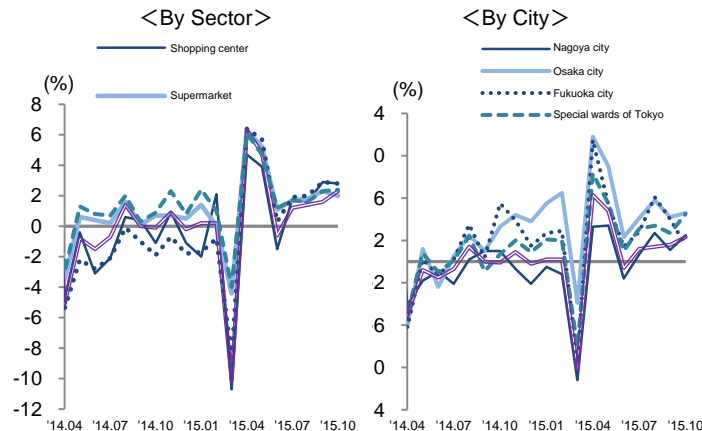


Nominal new supply of office buildings in Tokyo's 23 wards



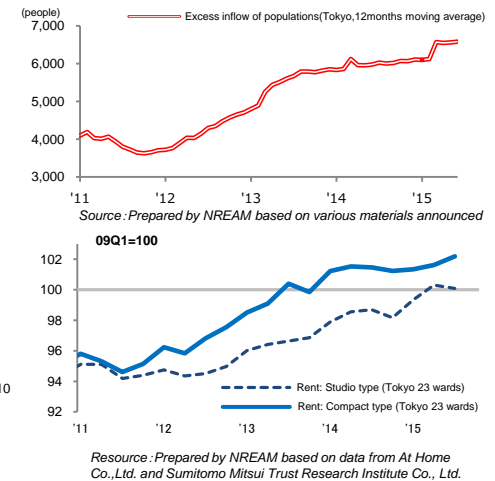
Retail

Retail Sales (based on comparable store sales)

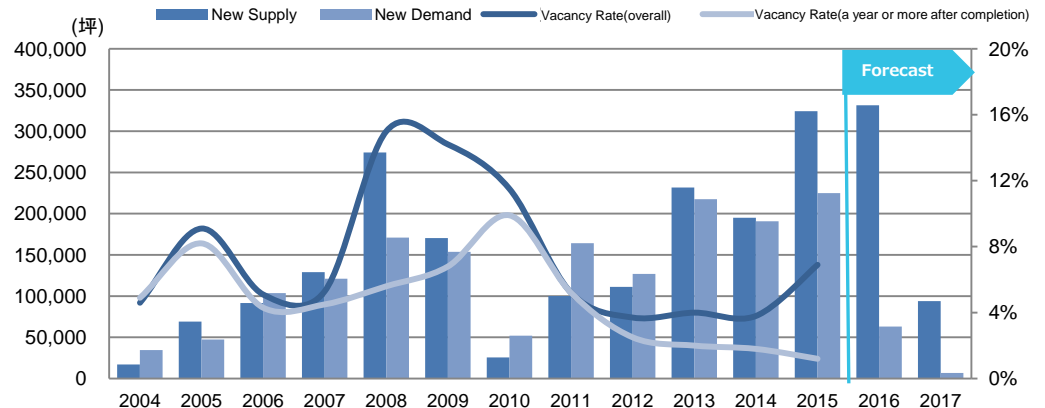


Residential

Upper: Increase in inflow of populations Below: Rental housing rent index (Tokyo 23 wards)



Logistics





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