



For Translation Purposes Only

June 14, 2013

For Immediate Release

Nomura Real Estate Master Fund, Inc.
Takashi Kataoka, Executive Director
(Securities Code: 3285)

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Notice Concerning Completion of Property Acquisitions

Nomura Real Estate Master Fund, Inc. (“Nomura Master Fund” or “the Fund”) announced today that the Fund completed acquisition of the followings 26 properties out of the 54 properties mentioned in the Offering Circular for the Issue of New Investment Units and Secondary Offering (May 2013). Aside from the 51 properties acquired either on June 13, 2013 or today, acquisition of the remaining 3 properties will complete on July 19, 2013 and July 31, 2013, respectively.

1. Summary of Acquisitions

Property name	Location	Acquisition price (million yen)	Seller
Landport Urayasu	Urayasu-shi, Chiba	17,400	G.K. Smile Logistics Two
Landport Itabashi	Itabashi-ku, Tokyo	15,710	G.K. Smile Logistics Two
Landport Atsugi	Atsugi-shi, Kanagawa	11,410	G.K. Smile Logistics Two
Sagamihara Onodai Logistics Center	Sagamihara-shi, Kanagawa	8,700	G.K. Smile Logistics Two
Landport Hachioji	Hachioji-shi, Tokyo	8,250	G.K. Smile Logistics Two
Landport Kasukabe	Kasukabe-shi, Saitama	7,340	G.K. Smile Logistics Two
Funabashi Logistics Center	Funabashi-shi, Chiba	4,660	G.K. Smile Logistics Two
Atsugi-Minami Logistics Center B Tower	Atsugi-shi, Kanagawa	4,590	G.K. Smile Logistics Two
Hanyu Logistics Center	Hanyu-shi, Saitama	3,810	G.K. Smile Logistics Two
Kawaguchi Logistics Center B Tower	Kawaguchi-shi, Saitama	3,750	G.K. Smile Logistics Two
Kawaguchi Logistics Center A Tower	Kawaguchi-shi, Saitama	2,830	G.K. Smile Logistics Two
Atsugi-Minami Logistics Center A Tower	Atsugi-shi, Kanagawa	2,690	G.K. Smile Logistics Two
Ota Nitta Logistics Center	Ota-shi, Gunma	3,430	G.K. Smile Logistics Two
Ota Higashi-Shinmachi Logistics Center	Ota-shi, Gunma	2,170	G.K. Smile Logistics Two
Ota Kiyohara Logistics Center	Ota-shi, Gunma	650	G.K. Smile Logistics Two
Chiyodamachi Logistics Center	Oura-gun, Gunma	330	G.K. Smile Logistics Two

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Property name	Location	Acquisition price (million yen)	Seller
Morisia Tsudanuma	Narashino-shi, Chiba	16,600	G.K. Smile Retail Ten
Yokosuka More's City	Yokosuka-shi, Kanagawa	13,640	G.K. Smile Retail Two
EQUINIA Shinjuku	Shinjuku-ku, Tokyo	4,260	Y.K. Smile Retail One
Kawasaki More's	Kawasaki-shi, Kanagawa	4,000	G.K. Smile Retail Two
EQUINIA Ikebukuro	Toshima-ku, Tokyo	3,990	Y.K. Smile Retail One
covirna machida	Machida-shi, Tokyo	3,440	G.K. Smile Retail Six
Sundai Azamino	Yokohama-shi, Kanagawa	1,700	G.K. Smile Retail Seven
EQUINIA Aobadai	Yokohama-shi, Kanagawa	1,560	Y.K. Smile Retail One
Ichibancho Stear	Sendai-shi, Miyagi	4,700	Y.K. Smile Retail One
EQUINIA Aobadori	Sendai-shi, Miyagi	1,640	G.K. Smile Retail Five
Total	-	153,250	

- (1) Date of Agreement: April 3, 2013
(2) Date of Acquisition: June 14, 2013
(3) Seller: Please refer to "2 (2) Seller Profile" below.
(4) Financing: Proceeds obtained from issue of new investment units resolved at the Board of Directors meeting held on May 9, 2013 and debt financing (Note)
(5) Form of payment: Lump-sum payment upon delivery

(Note) For further details of the debt financing, refer to the "Notice Concerning Debt Financing" and "Notice Concerning Conclusion of Interest-Rate Swap Agreement" released on June 12, 2013.

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2. Property Summary

(1) Description of Acquired Properties

The overview of respective assets is summarized in the tables below.

Unless otherwise stated, descriptions in the tables outline the items that have been found or confirmed by January 31, 2013, in accordance with the explanations shown below. Please refer to the following terminology for these tables. Furthermore, unless otherwise stated, each figure in the tables describing the overview of the respective assets is as of January 31, 2013. In addition, each of the acquired properties or trust assets of beneficiary interests in real property may be referred to as “the Property” in the respective descriptions in the tables below.

(a) Description on location, use, etc.

- “Location (Registry),” “Land Area,” “Completion,” “Total Floor Space” and “Structure/Floors” are based on the information in the real estate registry. Note that “Completion” and “Structure/Floors” are for major buildings only.
- The required walking time in the “Nearest Station” column indicates the figures calculated on the premise that one minute is required for each road distance of 80 meters, based on the Regulations on Fair Competition Concerning Real Estate Representations (Fair Trade Commission Notification No. 23 of 2005) and the Enforcement Rules for Regulations on Fair Competition Concerning Real Estate Representations (Fair Trade Commission Notification No. 107 of 2005).
- “Building Coverage Ratio” and “Floor Area Ratio” indicate figures determined in accordance with relevant laws and regulations including the Building Standards Act and the City Planning Act (Law No. 100 of 1968, as amended; hereafter “City Planning Act”).
- “Zoning” indicates the type of zoning district classified in accordance with Article 8, Paragraph 1, Item 1 of the City Planning Act.
- “Main Use” indicates the primary type of use of buildings stated in the registry.
- “Property Management Company” indicates the property management company to which property management services for each property are entrusted.
- “Master Lessee” indicates the master lessee with which a master lease agreement has been executed for respective acquired properties.
- “Type of Master Lease” indicates “pass-through scheme” for the form of the executed master lease agreement called pass-through type in which a Master Lessee would pay the Fund the same amount as the rents from end tenants based on the lease agreements with them, and “guaranteed rental scheme” for the form of the executed master lease in which a Master Lessee would pay fixed rents to the Fund.
- “Leasing Status” indicates the rights of lease with end tenants when the Type of Master Lease is pass-through scheme.
- “Total Leasable Floor Space” indicates the total area of leasable spaces of respective logistics facilities and retail properties, etc. (including the area of common-use spaces, etc. if they are leased). The Total Leasable Floor Space is not an indication on the registry but shows the area indicated in the lease agreements or the calculated areas based on the building completion drawings and other documents. As

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such, the Total Leasable Floor Space is not necessarily equal to the Total Floor Space based on the indications in the registry and may occasionally surpass the Total Floor Space. Land with leasehold interest indicates the land area in the registry as contracted space.

- “Occupancy Rate” indicates the ratio of the Total Leased Floor to the Total Leasable Floor Space in each property (rounded to the first decimal place).

(b) Other Relevant Information

“Other Relevant Information” indicates not only matters deemed important in terms of rights, use and other issues for respective properties, but also matters deemed important in consideration of the impact on their appraisal value, profitability and disposability.

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Property Name		Landport Urayasu	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.
			Beneficial Trust Contract Period		June 30, 2018
Nearest Station		2.3 km from Maihama Station on the JR Keiyo Line			
Location (Street)		11-4 Chidori, Urayasu-shi, Chiba			
Land	Registry	11-1 Chidori, Urayasu-shi, Chiba, and others	Building	Completion	May 2008
	Building Coverage Ratio	70% (Note)		Structure/ Floors	SRC/S, 5F
	Floor Area Ratio	200%			
	Zoning	Quasi-industrial district		Main Use	Storage
	Land Area	35,873.00m ²		Total Floor Space	71,570.64m ²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		70,045.85m ²	Occupancy Rate		100.0%
Number of Tenants		2			
(Note) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
Other Relevant Information: None					

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Property Name		Landport Itabashi	Category		Logistics Facility	
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation	
			Beneficial Trust Contract Period		January 31, 2018	
Nearest Station		1 km from Nishidai Station on the Toei Mita Line				
Location(Street)		4-8 Funado, Itabashi-ku, Tokyo				
Land	Registry	4-2843-29 Funado, Itabashi-ku, Tokyo, and others	Building	Completion	January 2008	
	Building Coverage Ratio	60%		Structure/ Floors	SRC/S, 6F	
	Floor Area Ratio	200%				
	Zoning	Exclusive industrial district		Main Use	Storage	
	Land Area	27,305.12m²		Total Floor Space	53,561.44m²	
	Type of Ownership	Ownership		Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.				
Master Lessee		-	Type of Master Lease		-	
Leasing Status						
Total Leasable Floor Space		52,794.55m²	Occupancy Rate		100.0%	
Number of Tenants		2				
Other Relevant Information: None						

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Property Name		Landport Atsugi	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.
			Beneficial Trust Contract Period		February 21, 2021
Nearest Station		2.7 km from Honatsugi Station on the Odakyu Line			
Location (Street)		5-1-1 Midorigaoka, Atsugi-shi, Kanagawa			
Land	Registry	5-2050-1 Midorigaoka, Atsugi-shi, Kanagawa, and others	Building	Completion	March 2007
	Building Coverage Ratio	70% (Note)		Structure/ Floors	SRC, 5F
	Floor Area Ratio	200%			
	Zoning	Industrial district		Main Use	Storage
	Land Area	24,808.98m ²		Total Floor Space	49,504.38m ²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		47,995.23m ²	Occupancy Rate		100.0%
Number of Tenants		2			
(Note) The Property is located in an industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
Other Relevant Information: None					

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Property Name		Sagamihara Onodai Logistics Center		Category		Logistics Facility	
Type of Asset		Trust beneficiary interest		Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation	
				Beneficial Trust Contract Period		March 31, 2018	
Nearest Station		1.2 km from Kobuchi Station on the JR Yokohama Line					
Location (Street)		2-32-1 Onodai, Minami-ku, Sagamihara-shi, Kanagawa					
Land	Registry	2-2471-1 Onodai, Minami-ku, Sagamihara-shi, Kanagawa		Building	Completion	August 2000	
	Building Coverage Ratio	70% (Note)			Structure/ Floors	SRC/S, 5F	
	Floor Area Ratio	200%					
	Zoning	Quasi-industrial district			Main Use	Storage	
	Land Area	26,978.95m²			Total Floor Space	49,927.89m²	
	Type of Ownership	Ownership			Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-		Type of Master Lease		-	
Leasing Status							
Total Leasable Floor Space		57,448.03m²		Occupancy Rate		100.0%	
Number of Tenants		1					
(Note) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
Other Relevant Information:							
None							

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Property Name		Landport Hachioji	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.
			Beneficial Trust Contract Period		December 4, 2018
Nearest Station		1.0 km from Kita-Hachioji Station on the JR Hachiko Line			
Location (Street)		2969-16 Ishikawamachi, Hachioji-shi, Tokyo			
Land	Registry	2969-16 Ishikawamachi, Hachioji-shi, Tokyo	Building	Completion	November 2008
	Building Coverage Ratio	60%		Structure/ Floors	S/RC, 5F
	Floor Area Ratio	200%			
	Zoning	Exclusive industrial district		Main Use	Storage
	Land Area	18,172.05m ²		Total Floor Space	35,948.63m ²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		34,896.32m ²	Occupancy Rate		100.0%
Number of Tenants		1			
Other Relevant Information: None					

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Property Name		Landport Kasukabe	Category		Logistics Facility		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation		
			Beneficial Trust Contract Period		July 31, 2019		
Nearest Station		0.8 km from Yagisaki Station on the Tobu Noda Line					
Location (Street)		3 Minami-Sakaecho, Kasukabe-shi, Saitama					
Land	Registry	3 Minami-Sakaecho, Kasukabe-shi, Saitama	Building	Completion	June 2009		
	Building Coverage Ratio	70% (Note)		Structure/ Floors	SRC/S, 4F		
	Floor Area Ratio	200%					
	Zoning	Exclusive industrial district				Main Use	Storage
	Land Area	14,857.27m ²				Total Floor Space	29,553.64m ²
	Type of Ownership	Ownership				Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-	Type of Master Lease		-		
Leasing Status							
Total Leasable Floor Space		29,630.48m ²	Occupancy Rate		100.0%		
Number of Tenants		1					
(Note) The Property is located in an exclusive industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
Other Relevant Information:							
None							

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Property Name		Funabashi Logistics Center	Category		Logistics Facility		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.		
			Beneficial Trust Contract Period		February 21, 2021		
Nearest Station		2.6 km from Futamata Shinmachi Station on the JR Keiyo Line					
Location (Street)		14 Shiomicho, Funabashi-shi, Chiba					
Land	Registry	13-2 Shiomicho, Funabashi-shi, Chiba, and others	Building	Completion	September 1991		
	Building Coverage Ratio	70% (Note)		Structure/ Floors	SRC, 6F		
	Floor Area Ratio	300%					
	Zoning	Quasi-industrial district			Main Use	Storage	
	Land Area	10,335.00m ²			Total Floor Space	30,421.70m ²	
	Type of Ownership	Ownership			Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-	Type of Master Lease		-		
Leasing Status							
Total Leasable Floor Space		30,641.98m ²	Occupancy Rate		100.0%		
Number of Tenants		2					
(Note) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
Other Relevant Information: None							

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Property Name		Atsugi-Minami Logistics Center B Tower		Category		Logistics Facility	
Type of Asset		Trust beneficiary interest		Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation	
				Beneficial Trust Contract Period		February 21, 2021	
Nearest Station		1.2 km from Aiko-Ishida Station on the Odakyu Line					
Location (Street)		271 Aza-Hirakawa, Kami-Ochiai, Atsugi-shi, Kanagawa					
Land	Registry	276-11 Aza-Hirakawa, Kami-Ochiai, Atsugi-shi, Kanagawa		Building	Completion	May 2005	
	Building Coverage Ratio	70% (Note 1)			Structure/ Floors	S, 4F	
	Floor Area Ratio	200%					
	Zoning	Quasi-industrial district			Main Use	Storage	
	Land Area	17,561.51m²			Total Floor Space	24,929.27m²	
	Type of Ownership	Ownership			Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-		Type of Master Lease		-	
Leasing Status							
Total Leasable Floor Space		24,909.96m²		Occupancy Rate		100.0%	
Number of Tenants		1					
(Note 1) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
(Note 2) The assets in trust for the Property comprise the Property and Atsugi-Minami Logistics Center A Tower.							
Other Relevant Information:							
None							

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Property Name		Hanyu Logistics Center		Category		Logistics Facility		
Type of Asset		Trust beneficiary interest		Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation		
				Beneficial Trust Contract Period		December 31, 2016		
Nearest Station		1.2 km from Minami-Hanyu Station on the Tobu Isesaki Line						
Location (Street)		1-216-10 Kawasaki, Hanyu-shi, Saitama						
Land	Registry	1-216-9 Hanyu-shi, Saitama		Building	Completion	February 2006		
	Building Coverage Ratio	70% (Note)			Structure/ Floors	S, 3F		
	Floor Area Ratio	200%						
	Zoning	Urbanization control district				Main Use	Storage	
	Land Area	27,608.94m ²				Total Floor Space	24,888.67m ²	
	Type of Ownership	Ownership				Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.						
Master Lessee		-		Type of Master Lease		-		
Leasing Status								
Total Leasable Floor Space		24,850.80m ²		Occupancy Rate		100.0%		
Number of Tenants		1						
(Note) The Property is located in an urbanization control district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.								
Other Relevant Information:								
None								

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Property Name		Kawaguchi Logistics Center B Tower	Category		Logistics Facility		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mizuho Trust & Banking Co., Ltd.		
			Beneficial Trust Contract Period		September 30, 2017		
Nearest Station		1.9 km from Kawaguchi Motogo Station on the Saitama Railway Line					
Location (Street)		5-3-1 Ryoke, Kawaguchi-shi, Saitama					
Land	Registry	5-3875-2 Ryoke, Kawaguchi-shi, Saitama, and others	Building	Completion	April 1996		
	Building Coverage Ratio	70% (Note)		Structure/ Floors	S, 3F		
	Floor Area Ratio	200%					
	Zoning	Industrial district			Main Use	Storage	
	Land Area	9,732.87m ²			Total Floor Space	13,186.31m ²	
	Type of Ownership	Ownership			Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-	Type of Master Lease		-		
Leasing Status							
Total Leasable Floor Space		13,648.70m ²	Occupancy Rate		100.0%		
Number of Tenants		1					
(Note) The Property is located in an industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
Other Relevant Information:							
None							

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Property Name		Kawaguchi Logistics Center A Tower	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mizuho Trust & Banking Co., Ltd.
			Beneficial Trust Contract Period		September 30, 2017
Nearest Station		1.9 km from Kawaguchi Motogo Station on the Saitama Railway Line			
Location (Street)		5-3-1 Ryoke, Kawaguchi-shi, Saitama			
Land	Registry	5-3875-1 Ryoke, Kawaguchi-shi, Saitama, and others	Building	Completion	September 1991
	Building Coverage Ratio	70% (Note)		Structure/ Floors	S, 3F
	Floor Area Ratio	200%			
	Zoning	Industrial district		Main Use	Storage
	Land Area	12,376.31m ²		Total Floor Space	11,580.06m ²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		12,003.57m ²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note) The Property is located in an industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
Other Relevant Information:					
None					

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Property Name		Atsugi-Minami Logistics Center A Tower	Category	Logistics Facility	
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust	Mitsubishi UFJ Trust and Banking Corporation	
			Beneficial Trust Contract Period	February 21, 2021	
Nearest Station		1.2 km from Aiko-Ishida Station on the Odakyu Line			
Location (Street)		276-1 Aza-Hirakawa, Kamiochiai, Atsugi-shi, Kanagawa			
Land	Registry	276-1 Aza-Hirakawa, Kamiochiai, Atsugi-shi, Kanagawa	Building	Completion	October 2003
	Building Coverage Ratio	70% (Note 1)		Structure/ Floors	S, 2F
	Floor Area Ratio	200%			
	Zoning	Quasi-industrial district		Main Use	Storage
	Land Area	16,081.79m ²		Total Floor Space	9,788.62m ²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease	-	
Leasing Status					
Total Leasable Floor Space		9,825.52m ²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note 1) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
(Note 2) The assets in trust for the Property comprise the Property and Atsugi-Minami Logistics Center B Tower.					
Other Relevant Information:					
None					

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Property Name		Ota Nitta Logistics Center	Category		Logistics Facility		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation		
			Beneficial Trust Contract Period		December 31, 2016		
Nearest Station		4.5 km from Yabuzuka Station on the Tobu Kiryu Line					
Location (Street)		150-2 Nittakanecho, Ota-shi, Gunma					
Land	Registry	150-2 Nittakanecho, Ota-shi, Gunma, and others	Building	Completion	March 2003		
	Building Coverage Ratio	70% (Note)		Structure/ Floors	S, 3F		
	Floor Area Ratio	200%					
	Zoning	Exclusive industrial district			Main Use	Storage	
	Land Area	39,604.26m²			Total Floor Space	42,324.75m²	
	Type of Ownership	Ownership			Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.					
Master Lessee		-	Type of Master Lease		-		
Leasing Status							
Total Leasable Floor Space		42,328.00m²	Occupancy Rate		100.0%		
Number of Tenants		1					
(Note) The Property is located in an exclusive industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.							
Other Relevant Information:							
None							

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Property Name		Ota Higashi-Shinmachi Logistics Center	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		December 31, 2018
Nearest Station		2.5 km Yashu-Yamabe Station on the Tobu Isesaki Line			
Location (Street)		837-1 Higashi-Shinmachi, Ota-shi, Gunma			
Land	Registry	837-1 Higashi-Shinmachi, Ota-shi, Gunma	Building	Completion	August 2008
	Building Coverage Ratio	70% (Note)		Structure/ Floors	S, 3F
	Floor Area Ratio	200%			
	Zoning	Exclusive industrial district		Main Use	Storage
	Land Area	22,428.97m²		Total Floor Space	23,584.72m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		23,584.72m²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note) The Property is located in an exclusive industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
Other Relevant Information:					
None					

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Property Name		Ota Kiyohara Logistics Center	Category		Logistics Facility
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		December 31, 2016
Nearest Station		3.2 km from Yamamae Station on the JR Ryomo Line			
Location (Street)		10-1 Kiyoharacho, Ota-shi, Gunma			
Land	Registry	10-1 Kiyoharacho, Ota-shi, Gunma	Building	Completion	May 2004
	Building Coverage Ratio	70% (Note)		Structure/ Floors	S, 3F
	Floor Area Ratio	200%			
	Zoning	Quasi-industrial district		Main Use	Storage
	Land Area	4,950.01m²		Total Floor Space	9,048.39m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		9,397.38m²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note) The Property is located in a quasi-industrial district where the building coverage ratio is 60% in principle. As the building is on a corner lot, however, an increased ratio of 70% applies.					
Other Relevant Information:					
None					

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Property Name		Chiyodamachi Logistics Center		Category		Logistics Facility		
Type of Asset		Trust beneficiary interest		Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation		
				Beneficial Trust Contract Period		September 30, 2016		
Nearest Station		4.0 km Honnakano Station on the Tobu Koizumi Line						
Location (Street)		3040 Oaza-Maigi-Yokonehara, Chiyodamachi, Oura-gun, Gunma						
Land	Registry	3012-2 Oaza-Maigi-Aza-Yokonehara, Chiyodamachi, Oura-gun, Gunma, and others		Building	Completion	January 1999		
	Building Coverage Ratio	60% (Note)			Structure/ Floors	S, 3F		
	Floor Area Ratio	200%						
	Zoning	Exclusive industrial district				Main Use	Storage	
	Land Area	6,236.13m²				Total Floor Space	4,584.54m²	
	Type of Ownership	Ownership				Type of Ownership	Ownership	
Property Management Company		Nomura Real Estate Development Co., Ltd., Nomura Building Management Co., Ltd.						
Master Lessee		-		Type of Master Lease		-		
Leasing Status								
Total Leasable Floor Space		4,592.00m²		Occupancy Rate		100.0%		
Number of Tenants		1						
(Note) The Property is located in an exclusive industrial district where the building coverage ratio is 50% in principle. As the building is on a corner lot, however, an increased ratio of 60% applies.								
Other Relevant Information:								
None								

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Property Name		Morisia Tsudanuma	Category		Retail Property (station area)		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.		
			Beneficial Trust Contract Period		August 31, 2016		
Nearest Station		2 minute walk from Tudanuma Station on JR					
Location (Street)		1-16-1 Yatsu, Narashino-shi, Chiba					
(1) Low-Rise Retail Building, Restaurant Building, Office Building							
Land	Registry	1-1340-10 Yatsu, Narashino-shi, Chiba	Building	Completion	October 1978		
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	SRC • RC, B3F/12F		
	Floor Area Ratio	630% (Note 2)					
	Zoning	Commercial district				Main Use	Retail, Office, Parking
	Land Area	16,707.61m ²				Total Floor Space	94,067.53m ²
	Type of Ownership	Ownership				Type of Ownership	Compartmentalized ownership (Note 3)
(2) Parking Building							
Land	Registry	1-1340-18 Yatsu, Narashino-shi, Chiba, and others	Building	Completion	November 1987		
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	S, 8F		
	Floor Area Ratio	600%					
	Zoning	Commercial district				Main Use	Parking
	Land Area	2,487.03m ²				Total Floor Space	11,423.50m ²
	Type of Ownership	Ownership				Type of Ownership	Ownership
Property Management Company		Geo-Akamatsu Co., Ltd.					
Master Lessee		Geo-Akamatsu Co., Ltd.	Type of Master Lease		Pass-through scheme		
Leasing Status							
Total Leasable Floor Space		39,369.43m ²	Occupancy Rate		99.6%		
Number of Tenants		124					
(Note 1) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.							
(Note 2) The Property has a legally designated floor area ratio of 600% at the maximum. However, as the location was designated as “Narashino-shi, Yatsu-cho Specified Block” based on the “Narashino City Public Notice No. 11” as of March 5, 1974, the floor area ratio of the Property is 630%.							
(Note 3) The ownership ratio of the common-use spaces is 92.57% for the trustee of beneficial trust and the remaining 7.43% for Incorporated Foundation Narashino Bunka Hall, another holder of compartmentalized ownership.							

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Other Relevant Information:

1. There is a pedestrian overpass, owned by Narashino City, over the land of the Property and the adjacent land managed by Narashino City. There is also a pedestrian path, managed by Narashino City, above the land of the Property. The pedestrian overpass and the pedestrian path are to be maintained and managed under the responsibility and burden of Narashino City, and the trustee of beneficial trust for the land of the Property is obliged to cooperate with Narashino City to a certain degree. In addition, when major repairs, etc. are to be made for the pedestrian deck that extends over the boundary between the land of the Property and the adjacent land managed by Narashino City, or when the trust is ended and the land of the Property is provided to the beneficiary of the trust, it is required to discuss with Narashino City in advance.
2. A part of the land of the Property is leased to Narashino City for the purpose of owing Narashion Bunka Hall (rents paid in full in advance), and a part of the building of the Property is on the said land. Accordingly, the relevant part of the land is in a state of being subleased gratis by Narashino City.

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Property Name		Yokosuka More's City	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		May 31, 2016
Nearest Station		1 minute walk from Yokosuka-Chuo Station on Keikyu			
Location (Street)		2-30 Wakamatsucho, Yokosuka-shi, Kanagawa			
Land	Registry	2-28-1 Wakamatsucho, Yokosuka-shi, Kanagawa, and others	Building	Completion	July 1997
	Building Coverage Ratio	80%/60% (Note 1)		Structure/ Floors	RC/SRC/S, B1F/12F
	Floor Area Ratio	400%/200% (Note 2)		Main Use	Retail and parking
	Zoning	Commercial district, category I exclusively medium-high residential district			
	Land Area	10,085.83m ²		Total Floor Space	43,890.82m ²
	Type of Ownership	Ownership (partly co-ownership) (Note 3) Surface right (partly quasi-co-ownership) (Note 4)		Type of Ownership	Compartmentalized ownership (Retail), Co-ownership of compartmentalized ownership (Parking)
Property Management Company		Nomura Building Management Co., Ltd.			
Master Lessee		Yokohama Okadaya Co., Ltd.	Type of Master Lease		Guaranteed rental scheme (Note 5)
Leasing Status					
Total Leasable Floor Space		29,383.65m ²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note 1) For the land of the Property, the building coverage ratio is 80% for the area other than a part of the site on the southeastern side that belongs the commercial district and 60% for the part of the site on the southeaster side that belongs to the category I exclusively medium-high residential district. For the whole area, the weighted-average percentage is applied in accordance with the space of the respective areas.					
(Note 2) For the land of the Property, the floor area ratio is 400% for the area that belongs to the commercial district, and 200% for the area that belongs to the category I exclusively medium-high residential district. For the whole area, the weighted-average percentage is applied in accordance with the space of the respective areas.					
(Note 3) The ownership of the land of the Property covers 5,729.54m ² . Part of it (2,862.49m ² in total) is co-owned by four parties, with the ownership ratio of the trustee of beneficial trust for the Property being 4,312,423/4,389,082.					
(Note 4) The surface rights of the land of the Property cover 4,001.01m ² . Part of it (3,828.44m ² in total) is quasi co-owned by four parties, with the ownership ratio of the trustee of beneficial trust for the Property being 4,312,423/4,389,082.					
(Note 5) The master lease agreement depicts that the master lessee shall pay fixed rents to the Fund and, when the annual rents the master lessee receives from end tenants up to a certain period of time exceeds a certain amount, the master lessee shall pay the Fund a monthly rent, to be obtained by dividing the amount calculated from the excessive portion at a certain percentage by 12, as variable rents for a year three months after the said period, on top of the fixed rents.					

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Other Relevant Information:

1. The site of the entire building including the building of the Property is owned by the holders of compartmentalized ownership for their respective portions, and constitutes what is called a mutually leased land where it is mutually leased among the holders of the compartmentalized ownership. The land area the Fund will be leasing from other holders of compartmentalized ownership will be 355.28m².
2. The management regulations among the holders of compartmentalized ownership for the Property state that, when any of the holders of compartmentalized ownership wishes to transfer the whole or part of its compartmentalized ownership, the party shall notify it to other holders of compartmentalized ownership in writing and grant them a preferential negotiation right for a certain period of time.
3. The master lessee of the Property has removed the physical partitions between some part of the building of the Property and the adjacent exclusive areas of other holders of compartmentalized ownership in order to utilize the space in an integrated manner with the adjacent exclusive areas leased from other holders of compartmentalized ownership. With regard to the risks related to this, please refer to “(1) Risk Factors Concerning Investment in the Investment Units of the Fund and (3) Risk Concerning Real Estate: J. Risks Regarding Buildings under Compartmentalized Ownership” in “3. Investment Risks” below.
4. Rights of lease to any third party have been established for the guard house (steel-framed, flat roof, 4F, total floor space of 109.86m²), which stands on the land of the Property.)

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Property Name		EQUINIA Shinjuku	Category		Retail Property (station area)		
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation		
			Beneficial Trust Contract Period		March 31, 2016		
Nearest Station		3 minute walk from Shinjuku Station on JR 3 minute walk from Shinjuku Sanchome Station on Tokyo Metro					
Location (Street)		1-1-17 Kabukicho, Shinjuku-ku, Tokyo					
Land	Registry	1-52-6 Kabuki Cho, Shinjuku-ku, Tokyo, and others	Building	Completion	March 1988		
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	SRC, B2F/9F		
	Floor Area Ratio	900%/800% (Note 2)					
	Zoning	Commercial district				Main Use	Office and retail
	Land Area	568.98m ²				Total Floor Space	5,221.88m ²
	Type of Ownership	Ownership				Type of Ownership	Ownership
Property Management Company		XYMAX AXIS CORPORATION					
Master Lessee		-	Type of Master Lease		-		
Leasing Status							
Total Leasable Floor Space		3,611.57m ²	Occupancy Rate		74.1%		
Number of Tenants		8					
(Note 1) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.							
(Note 2) For the land of the Property, the floor area ratio is 900% for the area within 20 meters to the north from the boundary line of the road facing on the southern side, which belongs to the commercial district, and 800% for the area farther than 20 meter to the north from the boundary line of the road facing on the southern side. For the whole area, the weighted-average percentage is applied in accordance with the space of the respective areas.							
Other Relevant Information: A lease agreement with a tenant (leased space of 421.65m ²) was cancelled as of January 31, 2013 because of the tenant's failure to pay rents.							

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Property Name		Kawasaki More's	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		May 31, 2016
Nearest Station		1 minute walk from Kawasaki Station on JR 2 minute walk from Keikyu Kawasaki Station on Keikyu			
Location (Street)		7-1 Ekimaehoncho, Kawasaki-ku, Kawasaki-shi, Kanagawa			
Land	Registry	6-1 Ekimaehoncho, Kawasaki-ku, Kawasaki-shi, Kanagawa, and others	Building	Completion	August 1980
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	SRC, B2F/11F
	Floor Area Ratio	800%			
	Zoning	Commercial district		Main Use	Retail
	Land Area	2,719.72m ²		Total Floor Space	22,235.96m ²
	Type of Ownership	Ownership, sectional surface right		Type of Ownership	Compartmentalized ownership
Property Management Company		Nomura Building Management Co., Ltd.			
Master Lessee		Yokohama Okadaya Co., Ltd.	Type of Master Lease		Guaranteed rental scheme (Note 2)
Leasing Status					
Total Leasable Floor Space		14,446.48m ²	Occupancy Rate		100.0%
Number of Tenants		1			
(Note 1) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.					
(Note 2) The master lease agreement depicts that the master lessee shall pay fixed rents to the Fund and, when the annual rents the master lessee receives from end tenants up to a certain period of time exceeds a certain amount, the master lessee shall pay the Fund a monthly rent, to be obtained by dividing the amount calculated from the excessive portion at a certain percentage by 12, as variable rents for a year three months after the said period, on top of the fixed rents.					
Other Relevant Information:					
1. The site of the entire building including the building of the Property is owned by the holders of compartmentalized ownership for their respective portions, and constitutes what is called a mutually leased land where it is mutually leased among the holders of the compartmentalized ownership. The land area the Fund will be leasing from other holders of compartmentalized ownership will be 1,035.44m ² .					
2. The management regulations among the holders of compartmentalized ownership for the Property state that, when any of the holders of compartmentalized ownership wishes to transfer the whole or part of its compartmentalized ownership, the party shall notify it to other holders of compartmentalized ownership in writing and grant them a preferential negotiation right for a certain period of time.					
3. The master lessee of the Property has removed the physical partitions between some part of the building of the Property and the adjacent exclusive areas of other holders of compartmentalized ownership in order to utilize the space in an integrated manner with the adjacent exclusive areas leased from other holders of compartmentalized ownership. With regard to the risks related to this, please refer to “(1) Risk Factors Concerning Investment in the Investment Units of the Fund and (3) Risk Concerning Real Estate: J. Risks Regarding Buildings under Compartmentalized Ownership” in “3. Investment Risks” below.					

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Property Name		EQUINIA Ikebukuro	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		March 31, 2020
Nearest Station		1 minute walk from Ikebukuro Station on JR			
Location (Street)		1-17-10 Nishi-Ikebukuro, Toshima-ku, Tokyo			
Land	Registry	1-17-3 Nishi-Ikebukuro, Toshima-ku, Tokyo, and others	Building	Completion	October 1973
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	SRC, B1F/8F
	Floor Area Ratio	900%/800% (Note 2)			
	Zoning	Commercial district		Main Use	Office
	Land Area	428.97m²		Total Floor Space	3,476.36m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		XYMAX AXIS CORPORATION			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		2,701.66m²	Occupancy Rate		99.7%
Number of Tenants		14			
(Note 1) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.					
(Note 2) For the land of the Property, the floor area ratio is 900% for the area within 20 meters from the planned boundary line of the Ward road on the northern side, and 800% for the area farther than 20 meters from the planned boundary line of the Ward road on the northern side. For the whole area, the weighted-average percentage is applied in accordance with the space of the respective areas.					
Other Relevant Information:					
None					

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Property Name		covirna machida	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.
			Beneficial Trust Contract Period		August 31, 2017
Nearest Station		2 minute walk from Machida Station on the Odakyu Line and JR Yokohama Line			
Location (Street)		6-9-19 Haramachida, Machida-shi, Tokyo			
Land	Registry	6-1111-3 Haramachida, Machida-shi, Tokyo, and others	Building	Completion	September 1981
	Building Coverage Ratio	100% (Note 1)		Structure/ Floors	RC, B1F/5F
	Floor Area Ratio	528% (Note 2)			
	Zoning	Commercial district		Main Use	Retail
	Land Area	1,033.05m²		Total Floor Space	4,209.06m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Geo-Akamatsu Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		2,891.32m²	Occupancy Rate		100.0%
Number of Tenants		7			
(Note 1) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.					
(Note 2) The Property has a legally designated floor area ratio of 600% at the maximum. However, priority is placed on the regulation regarding the width of the front road (8.8 meters x 60%).					
Other Relevant Information: The site area of the Property includes a portion (private road) deemed as a road under Article 42-2 of the Building Standards Act, of approximately 177m².					

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Property Name		Sundai Azamino	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		November 30, 2018
Nearest Station		4 minute walk from Azamino Station on the Tokyu Den-en-toshi Line and Yokohama Municipal Subway			
Location (Street)		1-4-13 Azamino, Aoba-ku, Yokohama-shi, Kanagawa			
Land	Registry	1-4-13 Azamino, Aoba-ku, Yokohama-shi, Kanagawa	Building	Completion	November 2008
	Building Coverage Ratio	80%		Structure/ Floors	S, 5F
	Floor Area Ratio	300%			
	Zoning	Neighborhood commercial district		Main Use	Learning school
	Land Area	742.63m²		Total Floor Space	2,145.85m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		Nomura Building Management Co., Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		2,286.47m²	Occupancy Rate		100.0%
Number of Tenants		1			
Other Relevant Information: None					

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Property Name		EQUINIA Aobadai	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mitsubishi UFJ Trust and Banking Corporation
			Beneficial Trust Contract Period		March 31, 2020
Nearest Station		1 minute walk from Aobadai Station on the Tokyu Den-en-toshi Line			
Location (Street)		1-6-14 Aobadai, Aoba-ku, Yokohama-shi, Kanagawa			
Land	Registry	1-6-14 Aobadai, Aoba-ku, Yokohama-shi, Kanagawa	Building	Completion	November 1982
	Building Coverage Ratio	100% (Note)		Structure/ Floors	SRC, B1F/5F
	Floor Area Ratio	400%			
	Zoning	Commercial district		Main Use	Office
	Land Area	846.78m²		Total Floor Space	3,320.15m²
	Type of Ownership	Ownership		Type of Ownership	Ownership
Property Management Company		XYMAX AXIS CORPORATION			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		2,457.36m²	Occupancy Rate		98.6%
Number of Tenants		8			
(Note) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.					
Other Relevant Information: None					

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Property Name		Ichibancho Stear	Category		Retail Property (station area)	
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Mizuho Trust & Banking Co., Ltd.	
			Beneficial Trust Contract Period		March 31, 2016	
Nearest Station		7 minute walk from Sendai Station on JR 3 minute walk from Hirose-Dori Station on Sendai Subway				
Location (Street)		3-8-8 Ichibancho, Aoba-ku, Sendai-shi, Miyagi				
Land	Registry	3-8-4 Ichibancho, Aoba-ku, Sendai-shi, Miyagi, and others	Building	Completion	February 2006	
	Building Coverage Ratio	100% (Note)		Structure/ Floors	S/RC, B1F/4F	
	Floor Area Ratio	600%				
	Zoning	Commercial district		Main Use	Retail	
	Land Area	2,098.18m²		Total Floor Space	6,622.14m²	
	Type of Ownership	Ownership		Type of Ownership	Ownership	
Property Management Company		Geo-Akamatsu Co., Ltd.				
Master Lessee		-	Type of Master Lease		-	
Leasing Status						
Total Leasable Floor Space		4,582.81m²	Occupancy Rate		100.0%	
Number of Tenants		7				
(Note) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.						
Other Relevant Information: None						

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Property Name		EQUINIA Aobadori	Category		Retail Property (station area)
Type of Asset		Trust beneficiary interest	Trustee of Beneficial Trust		Sumitomo Mitsui Trust Bank, Ltd.
			Beneficial Trust Contract Period		June 30, 2018
Nearest Station		1 minute walk from Sendai Station on JR 1 minute walk from Aoba-Dori Station on JR			
Location (Street)		3-1-22 Chuo, Aoba-ku, Sendai-shi, Miyagi			
Land	Registry	3-1-6 Chuo, Aoba-ku, Sendai-shi, Miyagi, and others	Building	Completion	June 2008
	Building Coverage Ratio	100% (Note)		Structure/ Floors	S, B1F/10F
	Floor Area Ratio	700%			
	Zoning	Commercial district		Main Use	Retail and office
	Land Area	787.31m²		Total Floor Space	5,692.03m²
	Type of Ownership	Lease		Type of Ownership	Ownership
Property Management Company		ITOCHU Urban Community Ltd.			
Master Lessee		-	Type of Master Lease		-
Leasing Status					
Total Leasable Floor Space		4,030.37m²	Occupancy Rate		100.0%
Number of Tenants		19			
(Note) The Property is located in a commercial district where the building coverage ratio is 80% in principle. As the building is fire-resistant in a fire zone, however, an increased ratio of 100% applies.					
Other Relevant Information: None					

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(2) Seller Profile

Landport Urayasu, Landport Itabashi, Landport Atsugi, Sagami-hara Onodai Logistics Center, Landport Hachioji, Landport Kasukabe, Funabashi Logistics Center, Atsugi-Minami Logistics Center B Tower, Hanyu Logistics Center, Kawaguchi Logistics Center B Tower, Kawaguchi Logistics Center A Tower, Atsugi-Minami Logistics Center A Tower, Ota Nitta Logistics Center, Ota Higashi-Shinmachi Logistics Center, Ota Kiyohara Logistics Center, Chiyodamachi Logistics Center

Company Name	G.K. Smile Logistics Two
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to Nomura Real Estate Asset Management Co., Ltd. (NREAM), the Asset Management Company.

Morisia Tsudanuma

Company Name	G.K. Smile Retail Ten
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

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Yokosuka More's City, Kawasaki More's

Company Name	G.K. Smile Retail Two
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

EQUINIA Shinjuku, EQUINIA Ikebukuro, EQUINIA Aobadai, Ichibancho Stear

Company Name	Y.K. Smile Retail One
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

covirna machida

Company Name	G.K. Smile Retail Six
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

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Sundai Azamino

Company Name	G.K. Smile Retail Seven
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

EQUINIA Aobadori

Company Name	G.K. Smile Retail Five
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Shinji Nakazawa
Business Description	1. Acquisition, ownership and disposition of trust beneficiary interests 2. Purchase, sale, lease and management of real estate 3. All other operations incidental to each of the preceding items
Capital	3 million yen
Relationship with the Fund and the Asset Management Company	The seller is a private fund that entrusts its asset management to NREAM.

(3) Transaction with Interested Parties

The sellers of respective assets the Fund acquired fall under the category of the Interested Parties in the Regulations on Transaction with Interested Parties of the Asset Management Company. Accordingly, the Asset Management Company had the execution of the transaction agreements discussed and approved at the Compliance Committee meeting held on February 26, 2013 and at the Investment Committee meeting held on February 28, 2013, after receiving confirmation of the Compliance Officer concerning compliance to laws and regulations, in accordance with the Regulations on Transaction with Interested Parties.

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3. Profile of Previous Owners

The following properties were acquired from parties having a special interest relationship with the Fund and/or the Asset Management Company. The following table indicates (1) company names/personal names, (2) relationship with parties having a special interest relationship, and (3) backgrounds/reasons of acquisition, etc.

Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
*	(1), (2), (3) Acquisition (Transfer) Price Acquisition (Transfer) Date	(1), (2), (3) Acquisition (Transfer) Price Acquisition (Transfer) Date	(1), (2), (3) Acquisition (Transfer) Price Acquisition (Transfer) Date
Landport Urayasu (11-4 Chidori, Urayasu-shi, Chiba)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	June 2008		
Landport Itabashi (4-8 Funado, Itabashi-ku, Tokyo)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	January 2008		
Landport Atsugi (5-1-1 Midorigaoka, Atsugi-shi, Kanagawa)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JOFI Atsugi Logistics (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	December 2007	December 2005	

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
Sagamihara Onodai Logistics Center (2-32-1 Onodai, Minami-ku, Sagamihara-shi, Kanagawa)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	March 2008		
Landport Hachioji (2969-16 Ishikawamachi, Hachioji-shi, Tokyo)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	December 2008		
Landport Kasukabe (3 Minami- Sakaecho, Kasukabe-shi, Saitama)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Kasukabe Logistics Kaihatsu TMK (2) A private fund that entrusted its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	July 2009	June 2007	
Funabashi Logistics Center (14 Shiomicho, Funabashi-shi, Chiba)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	March 2006		

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
Atsugi-Minami Logistics Center B Tower (271 Kami-Ochiai, Atsugi-shi, Kanagawa)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	March 2006		
Hanyu Logistics Center (1-216-10 Kawasaki, Hanyu- shi, Saitama)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	December 2006		
Kawaguchi Logistics Center B Tower (5-3-1 Ryoke, Kawaguchi-shi, Saitama)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JOFI Kawaguchi Warehouse (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	March 2007	January 2004	
Kawaguchi Logistics Center A Tower (5-3-1 Ryoke, Kawaguchi-shi, Saitama)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JOFI Kawaguchi Warehouse (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	March 2007	January 2004	

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
Atsugi-Minami Logistics Center A Tower (276-1 Kami- Ochiai, Atsugi-shi, Kanagawa)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	March 2006		
Ota Nitta Logistics Center (150-2 Nittakanecho, Ota- shi, Gunma)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	December 2006		
Ota Higashi- Shinmachi Logistics Center (837-1 Higashi- Shinmachi, Ota- shi, Gunma)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	December 2008		
Ota Kiyohara Logistics Center (10-1 Kiyoharacho, Ota-shi, Gunma)	(1)G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	December 2006		

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
Chiyodamachi Logistics Center (3040 Oaza-Maigi- Yokonehara, Chiyodamachi, Oura-gun, Gunma)	(1) G.K. Smile Logistics Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	September 2006		
Morisia Tsudanuma (1-16-1 Yatsu, Narashino-shi, Chiba)	(1) G.K. Smile Retail Ten (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) G.K. JOFI Tsudanuma Retail (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	August 2008	August 2006	
Yokosuka More's City (2-30 Wakamatsucho, Yokosuka-shi, Kanagawa)	(1) G.K. Smile Retail Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	May 2006		
EQUINIA Shinjuku (1-1-17 Kabukicho, Shinjuku-ku, Tokyo)	(1) Y.K. Smile Retail One (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	March 2006		

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
Kawasaki More's (7-1 Ekimachoncho, Kawasaki-ku, Kawasaki-shi, Kanagawa)	(1) G.K. Smile Retail Two (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	September 2006		
EQUINIA Ikebukuro (1-17-10 Nishi- Ikebukuro, Toshima-ku, Tokyo)	(1) Y.K. Smile Retail One (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JN Invest (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	December 2005	February 2003	
covirna machida (6-9-19 Haramachida, Machida-shi, Tokyo)	(1) G.K. Smile Retail Six (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JOFI Machida Retail (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	August 2007	March 2004	
Sundai Azamino (1-4-13 Azamino, Aoba-ku, Yokohama-shi, Kanagawa)	(1) G.K. Smile Retail Seven (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exits	
	Omitted as the property has been owned for more than a year		
	November 2008		

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Property Name (Location)	Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary before Previous Owner/Previous Trust Beneficiary	Owner/Trust Beneficiary Twice before Previous Owner/Previous Trust Beneficiary
EQUINIA Aobadai (1-6-14 Aobadai, Aoba-ku, Yokohama-shi, Kanagawa)	(1) Y.K. Smile Retail One (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	(1) Y.K. JOFI Yokohama Aoba (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists
	Omitted as the property has been owned for more than a year	Omitted as the property has been owned for more than a year	
	December 2005	February 2003	
Ichibancho Stear (3-8-8 Ichibancho, Aoba-ku, Sendai-shi, Miyagi)	(1) Y.K. Smile Retail One (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	March 2006		
EQUINIA Aobadori (3-1-22 Chuo, Aoba-ku, Sendai-shi, Miyagi)	(1) G.K. Smile Retail Five (2) A private fund that entrusts its asset management to the Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.) (3) Acquired for the purpose of investment and management (holding period: more than one year)	Party with which no special interest relationship exists	
	Omitted as the property has been owned for more than a year		
	June 2008		

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4. Brokerage Profile

No brokerage agency was used for the transactions.

5. Future Outlook

For the forecasts of financial results of the Fund for the fiscal period ending August 31, 2013 (January 31 to August 31, 2013) and the fiscal period ending February 28, 2014 (September 1, 2013 to February 28, 2014), please refer to “Notice Concerning Forecasts of Financial Results for the Fiscal Period Ending August 31, 2013 and Fiscal Period Ending February 28, 2014” released on June 12, 2013.

[Exhibits]

Exhibit 1	Appraisal Summary (Including Assets to be Acquired)
Exhibit 2	Overview of Building Condition Investigation Report and Overview of Earthquake Risk Analysis (Including Assets to be Acquired)
Exhibit 3	Portfolio List (Including Assets to be Acquired)
Exhibit 4	Overview of Buildings, Etc. (Including Assets to be Acquired)

*Nomura Real Estate Master Fund, Inc. URL: <http://www.nre-mf.co.jp/english/>

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Exhibit 1 Appraisal Summary (Including Assets to be Acquired)

Use	Property Name	Appraiser	Appraisal Date	Appraisal Value (million yen) (Note 1)	Capitalization Approach Price (million yen)						NOI Yield (NOI÷Acquisition Price (Scheduled) (Note 3))
					Direct Capitalization Approach		Discounted Cash Flow Approach			NOI (Note 2)	
					Price	Capitalization Rate	Price	Discount Rate	Terminal Capitalization Rate		
Logistics	Landport Urayasu	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	17,600	17,900	4.9%	17,500	5.0% 5.1% (Note 4)	5.2%	885	5.1%
	Landport Itabashi	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	16,100	16,300	5.1%	16,000	5.1% 5.2% (Note 5)	5.4%	830	5.3%
	Landport Kawagoe	Japan Real Estate Institute	February 28, 2013	13,700	13,700	5.6%	13,600	5.3%	5.8%	781	5.7%
	Landport Atsugi	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	11,600	11,700	5.3%	11,600	5.2% 5.4% (Note 6)	5.6%	626	5.5%
	Sagamihara Tana Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	10,900	11,000	5.4%	10,900	5.3%	5.7%	607	5.7%
	Sagamihara Onodai Logistics Center	Japan Real Estate Institute	January 31, 2013	9,020	9,030	5.6%	9,000	5.2%	5.8%	524	6.0%
	Landport Hachioji	Japan Real Estate Institute	January 31, 2013	8,520	8,560	5.5%	8,480	5.2%	5.7%	472	5.7%
	Landport Kasukabe	Japan Real Estate Institute	January 31, 2013	7,420	7,470	5.5%	7,370	5.1%	5.8%	410	5.6%
	Funabashi Logistics Center	Japan Real Estate Institute	January 31, 2013	4,750	4,790	5.6%	4,710	5.3%	5.9%	291	6.3%
	Atsugi-Minami Logistics Center B Tower	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	4,630	4,690	5.4%	4,610	5.3% 5.5% (Note 7)	5.7%	252	5.5%
	Hanyu Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	4,110	4,140	6.1%	4,100	5.9%	6.3%	257	6.8%
	Kawaguchi Logsitics Center B Tower	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	3,990	4,010	5.4%	3,980	5.2%	5.6%	221	5.9%
	Kawaguchi Logsitics Center A Tower	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	2,980	2,990	5.8%	2,970	5.6%	6.0%	173	6.1%
	Atsugi-Minami Logsitics Center A Tower	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	2,840	2,870	5.4%	2,820	5.3% 5.5% (Note 8)	5.7%	156	5.8%
	Ota Nitta Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	3,620	3,640	6.5%	3,610	6.3%	6.7%	241	7.1%
	Ota Higashi-Shinmachi Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	2,330	2,350	6.4%	2,320	6.2%	6.6%	153	7.1%
	Ota Kiyohara Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	688	689	6.4%	687	6.2%	6.6%	46	7.1%
	Chiyodamachi Logistics Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	355	356	6.7%	354	6.2%	6.6%	26	8.1%
Logistics Sub-total		-	-	125,153	-	-	-	-	-	6,960	5.7%

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Use	Property Name	Appraiser	Appraisal Date	Appraisal Value (million yen) (Note 1)	Capitalization Approach Price (million yen)						NOI Yield (NOI÷Acquisition Price (Scheduled) (Note 3))
					Direct Capitalization Approach		Discounted Cash Flow Approach			NOI (Note 2)	
					Price	Capitalization Rate	Price	Discount Rate	Terminal Capitalization Rate		
Retail	Morisia Tsudanuma	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	17,000	16,800	5.8%	17,100	5.6%	6.0%	1,149	6.9%
	Yokosuka More's City	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	13,900	14,100	5.9%	13,800	5.9%	6.2%	879	6.5%
	EQUINIA Shinjuku	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	4,320	4,310	4.5%	4,320	4.3%	4.7%	203	4.8%
	Kawasaki More's	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	4,100	4,130	5.2%	4,090	5.2%	5.5%	261	6.5%
	EQUINIA Ikebukuro	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	4,060	3,970	4.8%	4,100	4.6%	5.0%	195	4.9%
	covirna Machida	Japan Real Estate Institute	January 31, 2013	3,550	3,580	6.2%	3,520	5.8%	6.2%	226	6.6%
	Nitori Makuhari	Japan Real Estate Institute	January 31, 2013	3,200	3,240	5.9%	3,160	5.7%	6.2%	190	6.2%
	Konami Sports Club Fuchu	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	2,940	2,950	6.0%	2,940	5.8%	6.2%	169	6.2%
	FESTA SQUARE	Japan Real Estate Institute	January 31, 2013	2,710	2,720	6.2%	2,700	5.9%	6.4%	168	6.5%
	GEMS Shibuya	Daiwa Real Estate Appraisal Co., Ltd.	March 1, 2013	2,490	2,500	5.1%	2,490	4.9%	5.3%	126	5.1%
	Sundai Azamino	Japan Real Estate Institute	January 31, 2013	1,760	1,770	6.1%	1,750	5.7%	6.4%	108	6.4%
	EQUINIA Aobadai	Japan Real Estate Institute	January 31, 2013	1,650	1,660	6.2%	1,640	6.0%	6.4%	109	7.0%
	Megalos Kanagawa	Japan Real Estate Institute	January 31, 2013	1,090	1,100	6.4%	1,080	6.3%	7.0%	75	7.5%
	Izumiya Senrioka	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	9,590	9,480	6.0%	9,640	5.8% 6.2% (Note 9)	6.3%	585	6.6%
	Merad Owada	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	6,850	6,790	6.5%	6,880	6.3%	6.7%	459	6.9%
	Izumiya Yao	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	4,530	4,640	6.3%	4,480	6.1% 6.5% (Note 10)	6.6%	307	7.0%
	Izumiya Obayashi	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	3,110	3,150	6.4%	3,090	6.2% 6.6% (Note 11)	6.7%	220	7.3%
	Ichibancho Stear	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	4,970	4,800	5.3%	5,040	5.3% 5.5% (Note 12)	5.6%	252	5.4%
	EQUINIA Aobadori	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	1,720	1,570	5.9%	1,780	6.1%	6.2%	103	6.3%
Retail (land with leasehold interest)	Mitsubishi Motors Meguro	Japan Real Estate Institute	January 31, 2013	2,800	-	-	2,800	5.5%	-	155	5.7%
	Mitsubishi Motors Chofu	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	1,820	-	-	1,820	5.3%	-	93	5.3%
	Mitsubishi Motors Shibuya	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	1,690	-	-	1,690	5.1%	-	86	5.5%

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Use	Property Name	Appraiser	Appraisal Date	Appraisal Value (million yen) (Note 1)	Capitalization Approach Price (million yen)						NOI Yield (NOI÷Acquisition Price (Scheduled) (Note 3))
					Direct Capitalization Approach		Discounted Cash Flow Approach			NOI (Note 2)	
					Price	Capitalization Rate	Price	Discount Rate	Terminal Capitalization Rate		
Retail (land with leasehold interest)	Mitsubishi Motors Nerima	Japan Real Estate Institute	January 31, 2013	1,270	-	-	1,270	5.6%	-	70	5.7%
	Mitsubishi Motors Kawasaki	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	1,010	-	-	1,010	7.0%	7.4%	73	7.7%
	Mitsubishi Motors Takaido	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	888	-	-	888	5.2%	-	44	5.3%
	Mitsubishi Motors Katsushika	Japan Real Estate Institute	January 31, 2013	811	-	-	811	5.5%	-	44	5.6%
	Mitsubishi Motors Higashi-Kurume	Japan Real Estate Institute	January 31, 2013	812	-	-	812	7.0%	-	55	6.9%
	Mitsubishi Motors Setagaya	Japan Real Estate Institute	January 31, 2013	777	-	-	777	5.6%	-	43	5.7%
	Mitsubishi Motors Suginami	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	780	-	-	780	5.3%	5.7%	39	5.3%
	Mitsubishi Motors Sekimachi	Japan Real Estate Institute	January 31, 2013	612	-	-	612	5.6%	-	34	5.8%
	Mitsubishi Motors Higashi-Yamato	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	484	-	-	484	8.5%	8.9%	42	9.5%
	Mitsubishi Motors Motosumiyoshi	Japan Real Estate Institute	January 31, 2013	373	-	-	373	6.0%	-	22	6.0%
	Mitsubishi Motors Kawagoe	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	354	-	-	354	6.2%	6.6%	22	6.4%
	Mitsubishi Motors Edogawa	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	207	-	-	207	5.6%	-	10	5.2%
	Mitsubishi Motors Sayama	Tanizawa Sogo Appraisal Co., Ltd.	January 31, 2013	165	-	-	165	8.8%	9.2%	14	9.2%
	Mitsubishi Motors Ibaraki Maintenance Center	Daiwa Real Estate Appraisal Co., Ltd.	January 31, 2013	875	-	-	875	6.1%	-	48	6.0%
	Retail Sub-total		-	-	109,268	-	-	-	-	-	6,696
Total		-	-	234,421	-	-	-	-	-	13,657	6.0%

(Note 1) “Appraisal Value” indicates the figures appraised by respective real estate appraisers.

The real estate appraisal values are no more than an indication of the opinions on the value of the appraised real estate at the time of appraisal of respective real estate appraisers (appraisal institutions) that appraised the properties in accordance with the Act on Real Estate Appraisal (Law No. 152, 1963), real estate appraisal standards, etc. Reappraisal of the real estate may result in different appraisal values depending on the real estate appraiser, methods of appraisal or period. Also, the appraisal values of real estate do not promise or guarantee the possibility of transactions at present or in the future at the indicated appraisal values.

Furthermore, the cost approach and income approach (direct capitalization approach or discounted cash flow approach) are used in calculating the appraisal values. The income approach is used if the 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 cumulative value of the cost approach is used as an index to verify the capitalization approach price.

Among methods of seeking the indicated value 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), the direct capitalization approach is a method where the net revenue in a certain period is restored using the capitalization rate.

Among methods of seeking the indicated value by the income approach, the discounted cash flow approach is a method where the net revenues and return value arising in multiple successive periods are discounted to present value according to their periods and totaled.

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- (Note 2) “NOI” indicates the net operating income calculated by the direct capitalization approach shown in the appraisal report for properties other than land with leasehold interest, and the initial-year net operating income calculated by the discounted cash flow approach shown in the appraisal report for land with leasehold interest, both rounded down to the nearest million yen. Accordingly, the total of “NOI” of respective properties may not be the same with the value shown in the Total column. Furthermore, NOI represents income before deducting depreciation, and is different from NCF (net cash flow) that adds management profits such as leasehold deposits to NOI and deducts capital expenditures from NOI.
- (Note 3) “NOI Yield (NOI÷Acquisition Price (Scheduled))” indicates the figures obtained by dividing the NOI value by the acquisition price (scheduled), rounded to the first decimal place. Furthermore, the “Logistics Subtotal,” “Retail Subtotal” and “Total” indicate the figures obtained by dividing the sum total of the NOI of respective acquired assets (scheduled) by the sum total of the acquisition price (scheduled), rounded down to the first decimal place.
- (Note 4) The discount rate of Landport Urayasu is 5.0% for the 1st to 2nd years since the appraisal date and 5.1% for the 3rd to 11th years since the appraisal date.
- (Note 5) The discount rate of Landport Itabashi is 5.1% for the 1st to 2nd years since the appraisal date and 5.2% for the 3rd to 11th years since the appraisal date.
- (Note 6) The discount rate of Landport Atsugi is 5.2% for the 1st to 4th years after the appraisal date and 5.4% for the 5th to 11th years since the appraisal date.
- (Note 7) The discount rate of Atsugi-Minami Logistics Center B Tower is 5.3% for the 1st to 2nd years since the appraisal date and 5.5% for the 3rd to 11th years since the appraisal date.
- (Note 8) The discount rate of Atsugi-Minami Logistics Center A is 5.3% for the 1st to 10th years since the appraisal date and 5.5% for the 11th year since the appraisal date.
- (Note 9) The discount rate of Izumiya Senrioka is 5.8% for the 1st to 10th years since the appraisal date and 6.2% for the 11th year since the appraisal date.
- (Note 10) The discount rate of Izumiya Yao is 6.1% for the 1st to 10th years since the appraisal date and 6.5% for the 11th year since the appraisal date.
- (Note 11) The discount rate of Izumiya Obayashi is 6.2% for the 1st to 6th years since the appraisal date and 6.6% for the 7th to 11th years since the appraisal date.
- (Note 12) The discount rate of Ichibancho Stear is 5.3% for the 1st to 3rd years since the appraisal date and 5.5% for the 4th to 11th years since the appraisal date.

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Exhibit 2 Overview of Building Condition Investigation Report and Overview of Earthquake Risk Analysis
(Including Assets to be Acquired)

Use	Property Name	Preparer of Building Condition Investigation 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	0	0	292	4.61
	Landport Itabashi	Shimizu Corporation	February 2013	0	0	176	6.17
	Landport Kawagoe	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	0	0	310	4.85
	Landport Atsugi	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	101	10.06
	Sagamihara Tana Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	0	0	162	4.92
	Sagamihara Onodai Logistics Center	Shimizu Corporation	February 2013	0	0	427	12.96
	Landport Hachioji	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	83	11.29
	Landport Kasukabe	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	78	7.33
	Funabashi Logistics Center	Shimizu Corporation	February 2013	0	0	425	5.24
	Atsugi-Minami Logistics Center B Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	10	12.38
	Hanyu Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	84	5.15
	Kawaguchi Logistics Center B Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	155	5.05
	Kawaguchi Logistics Center A Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	193	6.32
	Atsugi-Minami Logistics Center A Tower	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	87	12.35
	Ota Nitta Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	113	2.01
	Ota Higashi-Shinmachi Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	56	1.39
	Ota Kiyohara Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	22	1.39
	Chiyodamachi Logistics Center	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	53	7.23
	Logistics Sub-total	-	-	0	0	2,835	5.76

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Use	Property Name	Preparer of Building Condition Investigation 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)
Retail	Morisia Tsudanuma	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	2,540	5.93
	Yokosuka More's City	Shimizu Corporation	February 2013	0	144	814	12.79
	EQUINIA Shinjuku	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	221	7.5
	Kawasaki More's	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	1	731	11.24
	EQUINIA Ikebukuro	Shimizu Corporation	February 2013	0	0	144	10.82
	covirna machida	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	300	120	14.8
	Nitori Makuhari	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	77	5.93
	Konami Sports Club Fuchu	Shimizu Corporation	February 2013	0	0	204	2.4
	FESTA SQUARE	Shimizu Corporation	February 2013	0	0	43	6.36
	GEMS Shibuya	Tokio Marine & Nichido Risk Consulting Co., Ltd.	March 2013	0	0	14	1.81
	Sundai Azamino	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	31	6.93
	EQUINIA Aobadai	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	137	9.91
	Megalos Kanagawa	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	94	11.24
	Izumiya Senrioka	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	239	14.44
	Merad Owada	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	270	10.16
	Izumiya Yao	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	168	14.37
	Izumiya Obayashi	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	236	12.95
	Ichibancho Stear	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	66	2.76
	EQUINIA Aobadori	Tokio Marine & Nichido Risk Consulting Co., Ltd.	February 2013	0	0	81	0.34
	Retail Sub-total	-	-	0	445	6,238	5.60
	Total	-	-	0	445	9,073	5.28

(Note 1) "Emergency Repair Expenses" indicate the sum of repair expenses for items having failures that will functionally hinder daily operations or items that are legally instructed for improvement but are not yet repaired (rounded down to the nearest million yen).

(Note 2) "Short-Term Repair Expenses" indicate the expenses for repairs that have to be carried out within one year, such as items that are deteriorated and renovation is desirable as soon as possible and items that would have failure if left unrepaired, except for expenses for standard repairs or for replacement of internal fittings and facilities (rounded down to the nearest million yen).

(Note 3) "Long-Term Repair Expenses" indicate the estimates that are the sum total of forecasted long-term (12 years) repair expenses (rounded down to the nearest million yen).

(Note 4) "PML" indicates the probable losses caused by a major earthquake, as a percentage of the expected recovery cost to the replacement cost. PML is calculated based on the statistical assumption that within next 475 years (10% probability of once every 50 years, i.e., average life time of buildings) of major earthquake occurring. The indicated figures are based on the report prepared by NKSJ Risk Management, Inc.

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Exhibit 3 Portfolio List (Including Assets to be Acquired)

Use	Area (Note 1)	Property Name	Acquisition Price (Scheduled) (million yen) (Note 2)	Percentage to Total (%) (Note 3)	Appraisal Value (million yen) (Note 4)	Date of Acquisition (Scheduled)
Logistics	Greater Tokyo	Landport Urayasu	17,400	7.6%	17,600	June 14, 2013
		Landport Itabashi	15,710	6.9%	16,100	June 14, 2013
		Landport Kawagoe	13,700	6.0%	13,700	July 31, 2013
		Landport Atsugi	11,410	5.0%	11,600	June 14, 2013
		Sagamihara Tana Logistics Center	10,600	4.7%	10,900	July 19, 2013
		Sagamihara Onodai Logistics Center	8,700	3.8%	9,020	June 14, 2013
		Landport Hachioji	8,250	3.6%	8,520	June 14, 2013
		Landport Kasukabe	7,340	3.2%	7,420	June 14, 2013
		Funabashi Logistics Center	4,660	2.0%	4,750	June 14, 2013
		Atsugi-Minami Logistics Center B Tower	4,590	2.0%	4,630	June 14, 2013
		Hanyu Logistics Center	3,810	1.7%	4,110	June 14, 2013
		Kawaguchi Logistics Center B Tower	3,750	1.6%	3,990	June 14, 2013
		Kawaguchi Logistics Center A Tower	2,830	1.2%	2,980	June 14, 2013
	Atsugi-Minami Logistics Center A Tower	2,690	1.2%	2,840	June 14, 2013	
	Other areas	Ota Nitta Logistics Center	3,430	1.5%	3,620	June 14, 2013
		Ota Higashi-Shinmachi Logistics Center	2,170	1.0%	2,330	June 14, 2013
Ota Kiyohara Logistics Center		650	0.3%	688	June 14, 2013	
Chiyodamachi Logistics Center		330	0.1%	355	June 14, 2013	
Logistics Sub-total			122,020	53.6%	125,153	-
Retail	Greater Tokyo	Morisia Tsudanuma	16,600	7.3%	17,000	June 14, 2013
		Yokosuka More's City	13,640	6.0%	13,900	June 14, 2013
		EQUINIA Shinjuku	4,260	1.9%	4,320	June 14, 2013
		Kawasaki More's	4,000	1.8%	4,100	June 14, 2013
		EQUINIA Ikebukuro	3,990	1.8%	4,060	June 14, 2013
		covirna Machida	3,440	1.5%	3,550	June 14, 2013
		Nitori Makuhari	3,080	1.4%	3,200	June 13, 2013
		Konami Sports Club Fuchu	2,730	1.2%	2,940	June 13, 2013
		FESTA SQUARE	2,600	1.1%	2,710	June 13, 2013
		GEMS Shibuya	2,490	1.1%	2,490	July 31, 2013
		Sundai Azamino	1,700	0.7%	1,760	June 14, 2013
		EQUINIA Aobadai	1,560	0.7%	1,650	June 14, 2013
		Megalos Kanagawa	1,000	0.4%	1,090	June 13, 2013
	Kinki Area	Izumiya Senrioka	8,930	3.9%	9,590	June 13, 2013
		Merad Owada	6,640	2.9%	6,850	June 13, 2013
		Izumiya Yao	4,406	1.9%	4,530	June 13, 2013
		Izumiya Obayashi	3,020	1.3%	3,110	June 13, 2013
	Other areas	Ichibancho Stear	4,700	2.1%	4,970	June 14, 2013
		EQUINIA Aobadori	1,640	0.7%	1,720	June 14, 2013
Retail (land with leasehold interest)	Greater Tokyo	Mitsubishi Motors Meguro	2,740	1.2%	2,800	June 13, 2013
		Mitsubishi Motors Chofu	1,760	0.8%	1,820	June 13, 2013
		Mitsubishi Motors Shibuya	1,570	0.7%	1,690	June 13, 2013
		Mitsubishi Motors Nerima	1,240	0.5%	1,270	June 13, 2013
		Mitsubishi Motors Kawasaki	950	0.4%	1,010	June 13, 2013
		Mitsubishi Motors Takaido	850	0.4%	888	June 13, 2013
		Mitsubishi Motors Katsushika	800	0.4%	811	June 13, 2013
		Mitsubishi Motors Higashi-Kurume	800	0.4%	812	June 13, 2013
		Mitsubishi Motors Setagaya	770	0.3%	777	June 13, 2013
		Mitsubishi Motors Suginami	740	0.3%	780	June 13, 2013
		Mitsubishi Motors Sekimachi	600	0.3%	612	June 13, 2013
		Mitsubishi Motors Higashi-Yamato	450	0.2%	484	June 13, 2013
		Mitsubishi Motors Motosumiyoshi	370	0.2%	373	June 13, 2013
		Mitsubishi Motors Kawagoe	350	0.2%	354	June 13, 2013
		Mitsubishi Motors Edogawa	200	0.1%	207	June 13, 2013
	Mitsubishi Motors Sayama	160	0.1%	165	June 13, 2013	
	Kinki Area	Mitsubishi Motors Ibaraki Maintenance Center	820	0.4%	875	June 13, 2013
Retail Sub-total			105,596	46.4%	109,268	-
Total			227,616	100.0%	234,421	-

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- (Note 1) “Greater Tokyo” refers to Tokyo Prefecture, 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 having a population of at least 100,000 and their peripheral areas, excluding Greater Tokyo, Kinki Area and Chukyo Area.
- (Note 2) “Acquisition Price (Scheduled)” indicates the amount excluding expenses required for the acquisition of relevant properties, such as transaction brokerage fees and taxes and duties (or the transaction price of properties shown in the sales agreement with suspensive conditional clauses).
- (Note 3) “Percentage to Total” indicates the ratio of the acquisition price (scheduled) of respective properties to the total acquisition price (scheduled) of the entire portfolio (54 properties in total). Furthermore, as the figures were rounded to the first decimal place, the total may not necessarily be 100%.
- (Note 4) “Appraisal Value” indicates the value appraised by respective real estate appraisers (based on the value estimated by the appraisers using the price calculated by the capitalization approach as the standard as of the respective appraisal dates shown in the Exhibit 1: Appraisal Summary (Including Assets to be Acquired) above.)

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Exhibit 4 Overview of Buildings, Etc. (Including Assets to be Acquired)

(as of January 31, 2013)

Use	Area (Note 1)	Property Name	Location	Completion	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	Occupancy Rate (Note 4)	No. of Tenants (Note 5)	Annual Rent (million yen) (Note 6)	Leasehold and Security Deposits (million yen) (Note 7)
Logistics	Greater Tokyo	Landport Urayasu	Urayasu-shi, Chiba	May 2008	70,045.85	70,045.85	100.0%	2	- (Note 8)	- (Note 8)
		Landport Itabashi	Itabashi-ku, Tokyo	January 2008	52,794.55	52,794.55	100.0%	2	- (Note 8)	- (Note 8)
		Landport Kawagoe	Kawagoe-shi, Saitama	May 2009	71,569.89	71,569.89	100.0%	2	- (Note 8)	- (Note 8)
		Landport Atsugi	Atsugi-shi, Kanagawa	March 2007	47,995.23	47,995.23	100.0%	2	- (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)
		Sagamihara Onodai Logistics Center	Sagamihara-shi, Kanagawa	August 2000	57,448.03	57,448.03	100.0%	1	- (Note 8)	- (Note 8)
		Landport Hachioji	Hachioji-shi, Tokyo	November 2008	34,896.32	34,896.32	100.0%	1	- (Note 8)	- (Note 8)
		Landport Kasukabe	Kasukabe-shi, Saitama	June 2009	29,630.48	29,630.48	100.0%	1	- (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)
		Atsugi-Minami Logistics Center B Tower	Atsugi-shi, Kanagawa	May 2005	24,909.96	24,909.96	100.0%	1	- (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)
		Kawaguchi Logistics Center B Tower	Kawaguchi-shi, Saitama	April 1996	13,648.70	13,648.70	100.0%	1	- (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)
		Atsugi-Minami Logistics Center A Tower	Atsugi-shi, Kanagawa	October 2003	9,825.52	9,825.52	100.0%	1	- (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)
		Ota Higashi-Shinmachi Logistics Center	Ota-shi, Gunma	August 2008	23,584.72	23,584.72	100.0%	1	- (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)
		Chiyodamachi Logistics Center	Oura-gun, Gunma	January 1999	4,592.00	4,592.00	100.0%	1	- (Note 8)	- (Note 8)
Logistics Sub-total			-	-	610,612.98	610,612.98	100.0%	23	8,214	3,948
Retail	Greater Tokyo	Morisia Tsudanuma	Narashino-shi, Chiba	Low-rise retail building: October 1978 Parking building: November 1987	39,369.43	39,222.33	99.6%	124	1,745	892
		Yokosuka More's City	Yokosuka-shi, Kanagawa	July 1997	29,383.65	29,383.65	100.0%	1	- (Note 8)	- (Note 8)
		EQUINIA Shinjuku	Shinjuku-ku, Tokyo	March 1988	3,611.57	2,676.28	74.1%	8	253	211
		Kawasaki More's	Kawasaki-shi, Kanagawa	August 1980	14,446.48	14,446.48	100.0%	1	- (Note 8)	- (Note 8)
		EQUINIA Ikebukuro	Toshima-ku, Tokyo	October 1973	2,701.66	2,693.93	99.7%	14	273	239
		covirna Machida	Machida-shi, Tokyo	September 1981	2,891.32	2,891.32	100.0%	7	274	145
		Nitori Makuhari	Chiba-shi, Chiba	November 2007	14,367.98	14,367.98	100.0%	1	- (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)
		FESTA SQUARE	Saitama-shi, Saitama	September 2008	7,480.63	7,480.63	100.0%	1	- (Note 8)	- (Note 8)
		GEMS Shibuya	Shibuya-ku, Tokyo	September 2012	1,791.34	1,791.34	100.0%	10	162	128
		Sundai Azamino	Yokohama-shi, Kanagawa	November 2008	2,286.47	2,286.47	100.0%	1	- (Note 8)	- (Note 8)
		EQUINIA Aobadai	Yokohama-shi, Kanagawa	November 1982	2,457.36	2,423.30	98.6%	8	145	135
		Megalos Kanagawa	Yokohama-shi, Kanagawa	May 2002	6,217.85	6,217.85	100.0%	1	- (Note 8)	- (Note 8)

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Use	Area (Note 1)	Property Name	Location	Completion	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 3)	Occupancy Rate (Note 4)	No. of Tenants (Note 5)	Annual Rent (million yen) (Note 6)	Leasehold and Security Deposits (million yen) (Note 7)
Retail	Kinki Area	Izumiyu Senrioka	Suita-shi, Osaka	Annex: July 1999 Main building: June 2000	24,399.12	24,399.12	100.0%	1	- (Note 8)	- (Note 8)
		Merad Owada	Osaka-shi, Osaka	Retail: September 1994 Logistics: July 2000	14,941.54 5,856.50	14,941.54 5,856.50	100.0%	1	- (Note 8)	- (Note 8)
		Izumiyu Yao	Yao-shi, Osaka	Newly built: July 2003 Expansion: April 2012	34,198.01	34,198.01	100.0%	1	- (Note 8)	- (Note 8)
		Izumiyu Obayashi	Takarazuka-shi, Hyogo	Newly built: 1973 September Expansion: October 1977 Expansion: January 2001	11,714.36	11,714.36	100.0%	1	- (Note 8)	- (Note 8)
	Other Areas	Ichibancho Stear	Sendai-shi, Miyagi	February 2006	4,582.81	4,582.81	100.0%	7	424	317
		EQUINIA Aobadori	Sendai-shi, Miyagi	June 2008	4,030.37	4,030.37	100.0%	19	277	255
Retail (land with leasehold interest)	Greater Tokyo	Mitsubishi Motors Meguro	Meguro-ku, Tokyo	-	3,381.19	3,381.19	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Chofu	Chofu-shi, Tokyo	-	4,183.63	4,183.63	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Shibuya	Shibuya-ku, Tokyo	-	1,421.31	1,421.31	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Nerima	Nerima-ku, Tokyo	-	1,725.61	1,725.61	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Kawasaki	Kawasaki-shi, Kanagawa	-	3,057.02	3,057.02	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Takaide	Suginami-ku, Tokyo	-	1,923.64	1,923.64	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Katsushika	Katsushika-ku, Tokyo	-	1,930.05	1,930.05	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Higashi-Kurume	Higashi- Kurume-shi, Tokyo	-	4,105.00	4,105.00	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Setagaya	Setagaya-ku, Tokyo	-	1,305.78	1,305.78	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Suginami	Suginami-ku, Tokyo	-	1,831.00	1,831.00	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Sekimachi	Nerima-ku, Tokyo	-	989.77	989.77	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Higashi-Yamato	Higashi-Yamato- shi, Tokyo	-	2,783.79	2,783.79	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Motosumiyoshi	Kawasaki-shi, Kanagawa	-	1,646.97	1,646.97	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Kawagoe	Kawagoe-shi, Saitama	-	2,462.40	2,462.40	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Edogawa	Edogawa-ku, Tokyo	-	892.56	892.56	100.0%	1	- (Note 8)	- (Note 8)
		Mitsubishi Motors Sayama	Sayama-shi, Saitama	-	1,793.00	1,793.00	100.0%	1	- (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)
Retail Sub-total			-	-	280,250.59	279,126.41	99.6%	225	8,465	4,767
Total			-	-	890,863.57	889,739.39	99.9%	248	16,680	8,715

(Note 1) “Greater Tokyo” refers to Tokyo Prefecture, 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 having a population of at least 100,000 and their peripheral areas, excluding Greater Tokyo, Kinki Area and Chukyo Area.

(Note 2) “Leasable Floor Space” is the total floor space of logistics facilities, retail properties, etc. that each asset is able to lease (if common-use space and such are leased, such are included). Leasable floor space is not what is indicated in registries but is rather floor space calculated based on area, completion drawings, etc. in the lease agreements and therefore will not necessarily be the same as total floor space based on the registry and may exceed the total floor space. For land with leasehold interest, the area of land in the registry is indicated as contracted area.

(Note 3) “Leased Floor Space” is the floor space which is being leased to end tenants with actually concluded lease agreements. (This is the floor space indicated in lease agreements. However, for areas of logistics facilities and retail properties (if all of a rental room is collectively leased, then the whole area of the rental room), leased areas such as parking lots are not included. However, if the Master Lessee has a master lease for part or all of a rental room with a guaranteed rental scheme, the section is included

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into leased floor area regardless of whether or not there is a lease agreement with an end tenant). For land with leasehold interest, the leased floor area of the land with leasehold interest is indicated.

(Note 4) “Occupancy Rate” is sought as the ratio of leased floor space against the total leasable floor space of each asset (figures are rounded to the first decimal place).

(Note 5) Regarding the calculation of the number of tenants, the lessee of a master lease agreement is counted as one when part or all of a rental room is collectively leased for the purpose of subleasing and the lessee in the lease agreement (master lease agreement) has concluded an agreement with the end tenant (sublessee that is actually using the room) for subleasing the rental room. However, the total number of end tenants is indicated for assets with so-called pass-through scheme master lease agreements where the rent received from lessees in the master lease agreement is equal to the rent that the lessee receives from end tenants. Also, if several rental rooms are being leased to the same tenant at a certain asset, this is counted as one tenant, and if space in multiple assets is being leased to the same tenant, they are counted separately, and the total number of tenants is indicated in the subtotal and total sections.

(Note 6) For each asset, the annual rent is 12 times the amount of one month’s rent and common service fees in lease agreements actually concluded with end tenants that are valid as of the end of January 2013 (amounts below one million yen are rounded off). (If common-use space, etc. is being leased based on the lease agreement, rents for such are included, and if rents include the amount equivalent for using parking space, such are included. Also, if the Master Lessee has a master lease for part or all of a rental room with a guaranteed rental scheme, the rent for that section is based on the rent, etc. in the lease agreement concluded with the Master Lessee.) Therefore, the total amount of annual rent revenue from each tenant may not be the same amount as the amounts indicated in the subtotal and total sections. Furthermore, regarding tenants who have been exempt from rent payment for a certain period of time in their agreements, such exemption periods are not considered in the above table and the rents are calculated based on the monthly rent and common service fees after the exemption periods end. Also, the standard levels of rents are used for tenants with rents that depend on sales.

(Note 7) “Leasehold and Security Deposits” is the total balance of leasehold and security deposits indicated in the lease agreements with end tenants of each asset as of the end of January 2013 (amounts below one million yen are rounded off). Therefore, the total amount of leasehold and security deposits from each property may not be the same amount as the amounts indicated in the subtotal and total sections.

(Note 8) Undisclosed as consent has not been obtained from tenants.

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