



NOMURA  
Office Fund



# NOMURA REAL ESTATE OFFICE FUND

**20th Fiscal Period**

(Ended October 31, 2013)

**Analyst Meeting  
Presentation Material**



December 2013



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# Strengths of NOF

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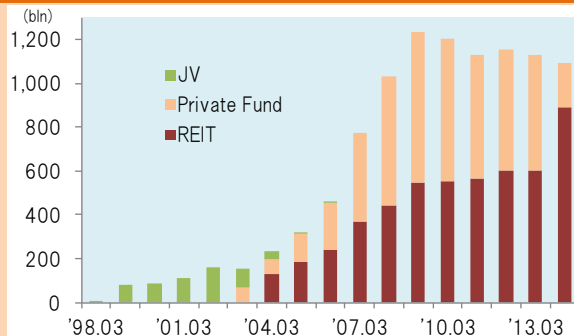


## Strengths of NOF: An office-specialized J-REIT with three strengths

NOF marked its 10th anniversary since listing

### Stable portfolio management for 10 years

- **Diversified portfolio**  
53 properties; Total acquisition price of ¥383.0 billion; Total of 812 tenants
- **Stable occupancy for a long period of time**  
Average occupancy rate for end of each fiscal period since listing: 96.4%



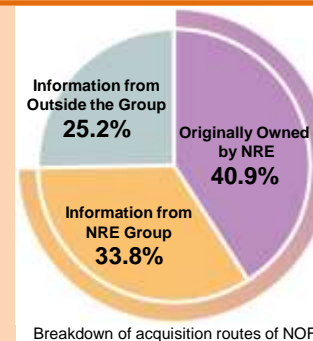
### Long-term management know-how of asset management company

NOMURA REAL ESTATE ASSET MANAGEMENT

- **One of the largest asset management companies in Japan**  
Assets under management exceeding ¥1 trillion as frontrunner
- **Utilization of know-how based on managing of multiple REITs**  
Currently managing listed REITs for office, residential, retail/logistics properties and a diversified private REIT

### NOMURA REAL ESTATE GROUP 's comprehensive capabilities

- **Sponsor pipelines for property acquisitions**
- **Office leasing team and engineering team with more than 50 years of history**
- **Good relationships with correspondent financial institutions**



# Highlights of the 20th Fiscal Period

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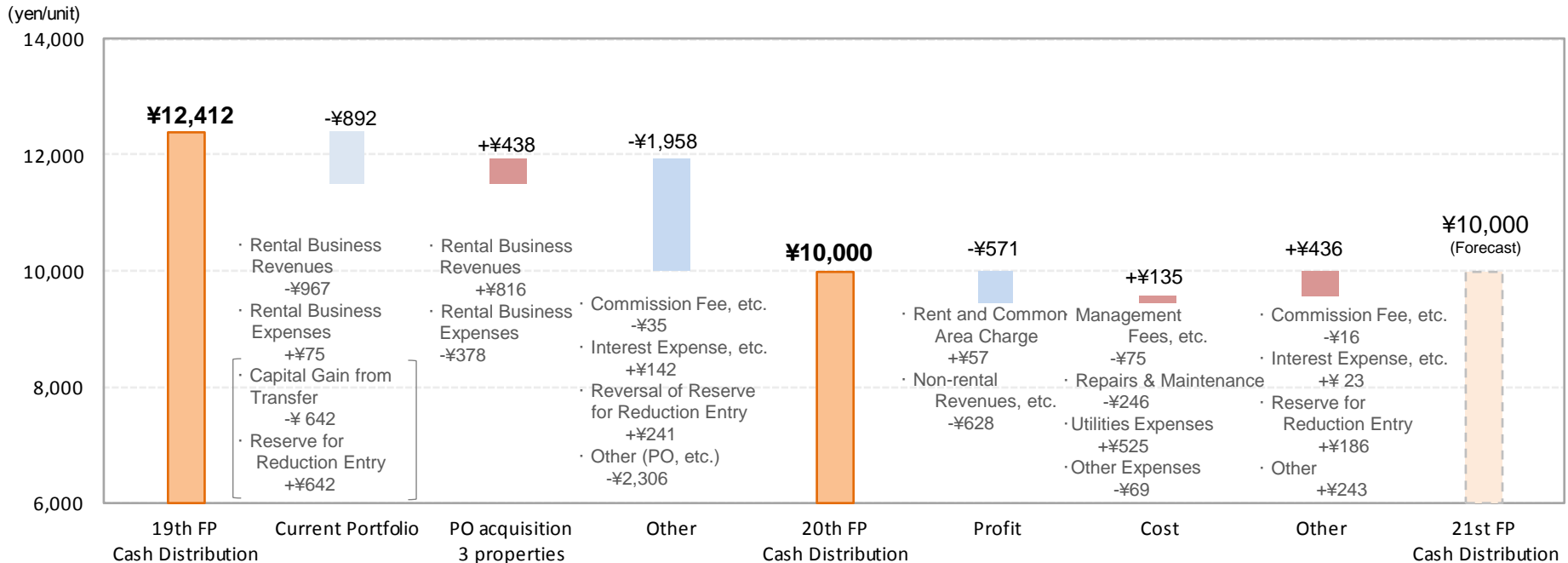
## 20th Fiscal Period Financial Statement Overview

### Performance of the 20th Period and Forecast of the 21st Period

	Ended Apr.30, 2013 (19th Period)	Ended Oct.31, 2013 (20th Period)	(Comparison)	Ending Apr.30, 2014 (21st Period)	(Comparison)
<b>Operating Revenues</b>	¥12,673 million	¥12,378 million	- 2.3 %	¥12,165 million	- 1.7 %
<b>Operating Profits</b>	¥5,544 million	¥5,127 million	- 7.5 %	¥4,959 million	- 3.3 %
<b>Net Income</b>	¥4,026 million	¥3,635 million	- 9.7 %	¥3,566 million	- 1.9 %
<b>Cash Distribution per Unit</b> (Ref.) Net Income per Unit	¥12,412 /unit ¥13,195 /unit	¥10,000 /unit ¥9,759 /unit	- 19.4%	¥10,000 /unit ¥9,573 /unit	±0.0 %

( Forecast Announced on Jun.14 : ¥10,000 / unit)

### Difference in Cash Distribution



# 20th Fiscal Period Performance

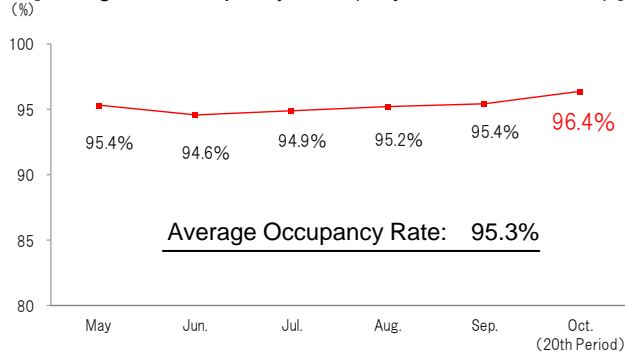
## Management

- Acquired largest amount of new lease agreements ever (7,009tsubo); leasing of secondary vacancies has improved
- Focused on maintaining unit rent

### [ End-of Period Unit Rent and Occupancy Rate ]

(19th FP)	(20th FP)	(Change)
¥16,976 /Tsubo	→ ¥16,825/Tsubo	-¥151/Tsubo
95.9%	→ <b>96.4%</b>	+0.5pt

### [Changes in Occupancy Rate (May 2013 to Oct. 2013) ]



## Investment

- Acquisition of three properties using funds procured through PO
- Implementation of various operating activities

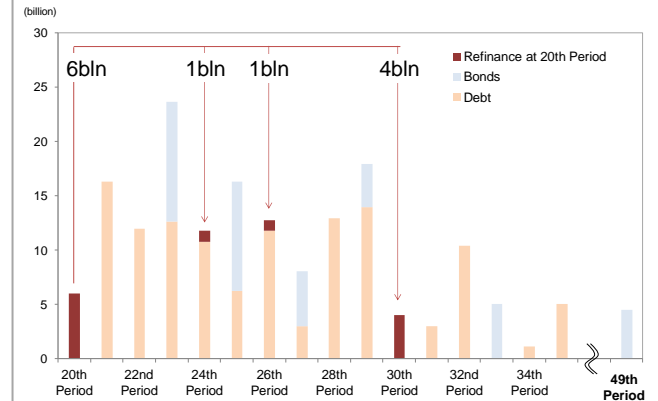


### [ Portfolio at 20th Fiscal Period End ]

Total Acquisition Price	: ¥383.0 billion
Number of Properties	: 53
Portfolio NOI Yield	: 4.2 %

## Finance

- ¥14.6 billion was repaid using funds through PO
- Diversification and elongation of repayment periods



	(19th FP)	(20th FP)
Weighted Average Interest Rate	1.42%	→ <b>1.49%</b> (+0.07pt)
Average Remaining Duration	3.4yr.	→ <b>3.1yr.</b>
Loan Interest Rate Fixed Ratio	85.9%	→ <b>93.2%</b>
LTV Level	45.5%	→ <b>40.7%</b>

## Future Issues

- Maintaining and improving unit rent: Maintaining current contract conditions, acquire internal floor expansion, increasing new rent
- Maintaining and improving competitiveness of properties with adequate repair investment
- Maintaining and improving appraisal values

- Utilize capacity for acquisition: Early acquisition of properties with high internal growth potential

- Maintaining and improving financial stability: Extend average remaining duration, fixed interest rates

## Newly Acquired Properties

- Newly acquired three properties (¥10.88 billion), by utilizing funds procured through PO
- Utilizing sponsor pipelines

### Newly Acquired Properties

- PMO Nihonbashi Odenmachi
  - ✓ PMO series continually developed by the sponsor Nomura Real Estate Development
  - ✓ NOI Yield 4.8%<sub>(Note 1)</sub>/Specifications equal to large-size office buildings/Relatively new
- Otemachi Tatemono Gotanda Building
  - ✓ NOI Yield 5.9%<sub>(Note 1)</sub>/Good location in front of station
- NF Hongo Building
  - ✓ NOI Yield 5.5%<sub>(Note 1)</sub>/Single tenant located as major base

Improve area ratio and building age

Improve area ratio and profitability

Improve area ratio and profitability

PMO Nihonbashi Odenmachi



Otemachi Tatemono Gotanda Building



NF Hongo Building



### Changes in Portfolio

	End-19th period (13/04)	Newly Acquired Properties	End-20th period (13/10)	Effect
Number of Properties	50	3	53	Expansion of assets
Total Acquisition Price	¥372.14 bln	¥10.88 bln	¥3,83.02 bln	
Average NOI Yield <sub>(Note 2)</sub>	4.1 %	5.6 %	4.2 %	Improve profitability
Average Building Age <sub>(Note 2)</sub>	25.1 yr.	21.3 yr.	25.0 yr.	Improve portfolio quality
Tokyo Metropolitan District Ratio	72.9 %	100.0 %	73.6 %	
LTV <sub>(based on total assets)</sub>	45.5 %		40.7 %	Improving financial stability

(Note 1) Figures for NOI yield of newly acquired properties are figures indicated in the security registration statement as of June 14, 2013.

(Note 2) The average building age is the weight-averaged building age as of October 31, 2013 based on acquisition prices. (The figures are rounded to the first decimal place.)

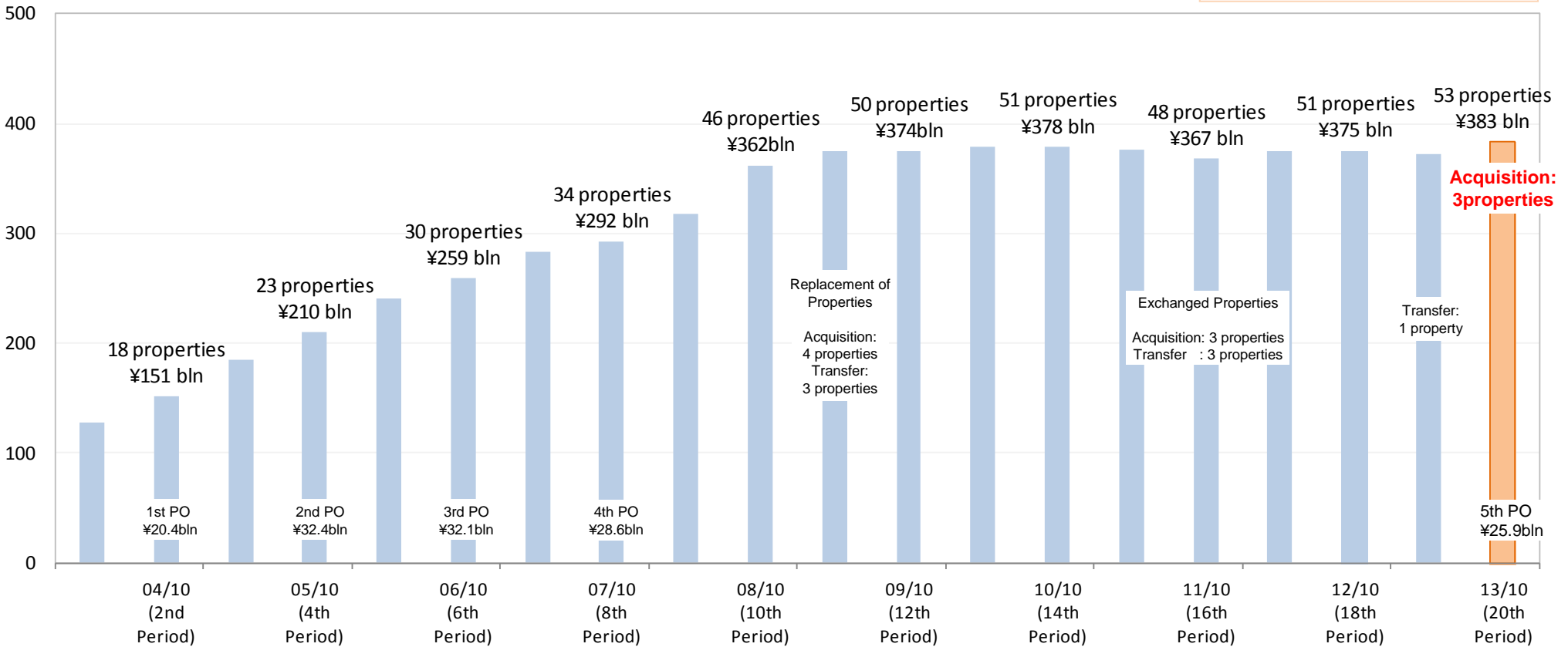


# Changes in Total Portfolio

## Changes in Total Portfolio (Based on Acquisition Price)

Allocation by Area (by Acquisition Price)

Central Tokyo	: 60.0%
Suburban Tokyo	: 13.6%
Other Cities	: 26.4%



## Portfolio Overview

**Acquisition Price**      **¥383.0 billion**

**Leasable Floor Space**      **410,905 m<sup>2</sup>**

**Number of Properties**      **53**

**Average Building Age**      **25.0 years**

# 20th Fiscal Period Performance

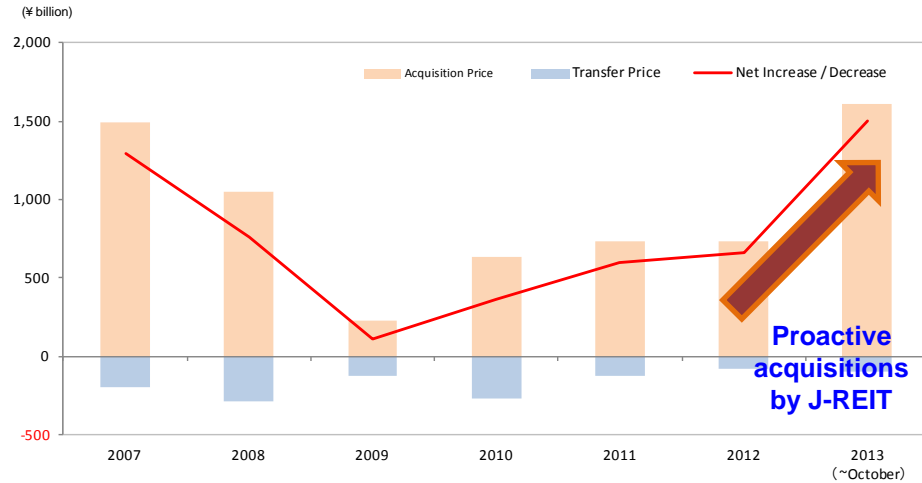
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# Environment: Office Investment Market

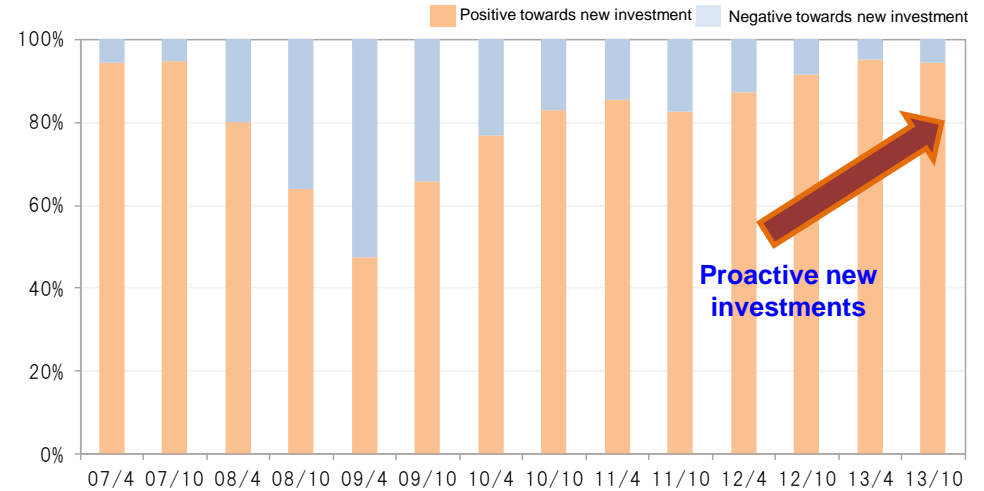
- Proactive property acquisitions by investment market leader, J-REITs ⇒ Downward trend in market cap rate
- Real estate players are generally proactive towards new investment partly due to the continued easing in lending attitude

## Transaction Volume by J-REITs



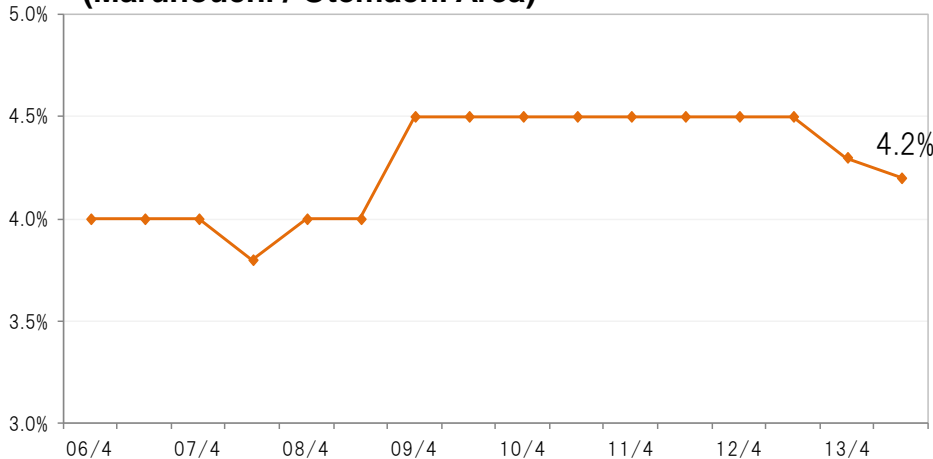
Source: NREAM, based on "Statistics on Real Estate Investment Companies" published by the Investment Trusts Association, Japan

## Changes in Investing Attitude



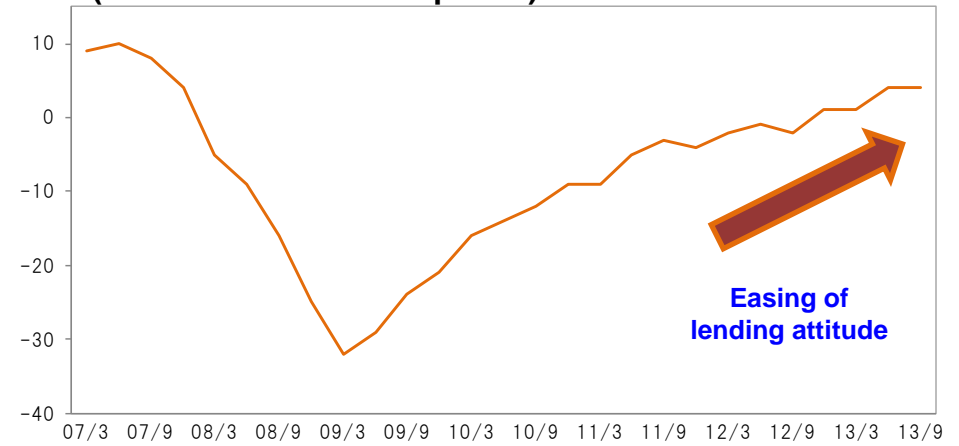
Source: NREAM, based on the Japanese Real Estate Investor Survey published by Japan Real Estate Institute

## Market Cap Rate of A-Class Buildings (Marunouchi / Otemachi Area)



Source: NREAM, based on the Japanese Real Estate Investor Survey published by Japan Real Estate Institute

## Lending Attitude DI of Financial Institutions (Real Estate - All Enterprises)

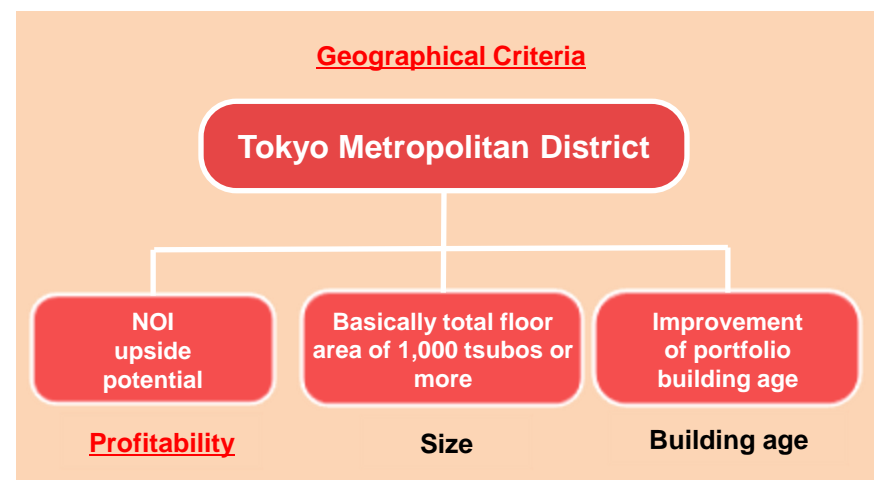


Source: NREAM, based on the Bank of Japan's Tankan: Short-Term Economic Survey of Enterprises in Japan

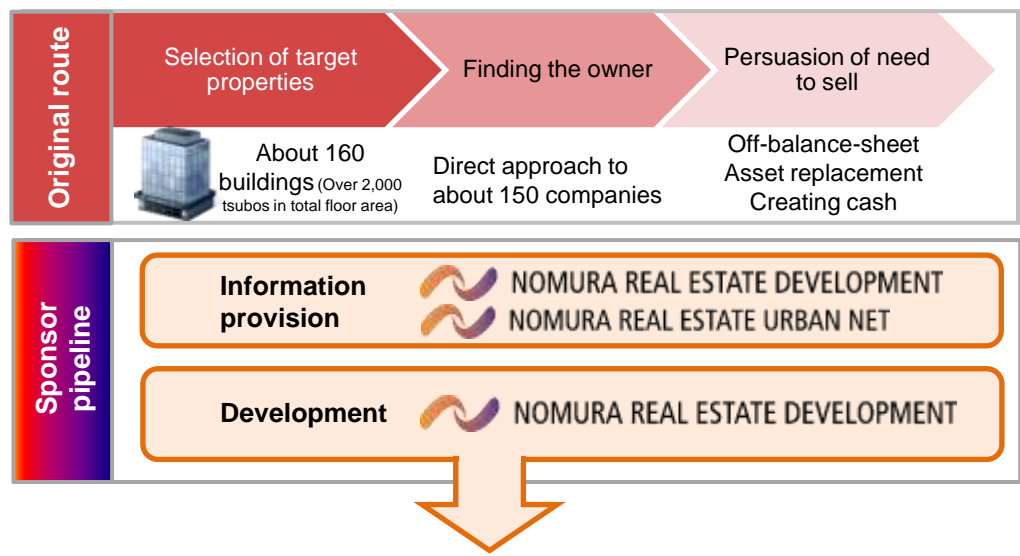
# Proactive Operating Activities for Utilization of Capacity for Acquisition

- Carefully selected investment based on criteria for property selection and diversification of acquisition methods (such as proactive outward CRE activities through original routes of the asset manager)
- Sponsor pipelines are the principal axis for external growth strategies

## Criteria for Property Selection

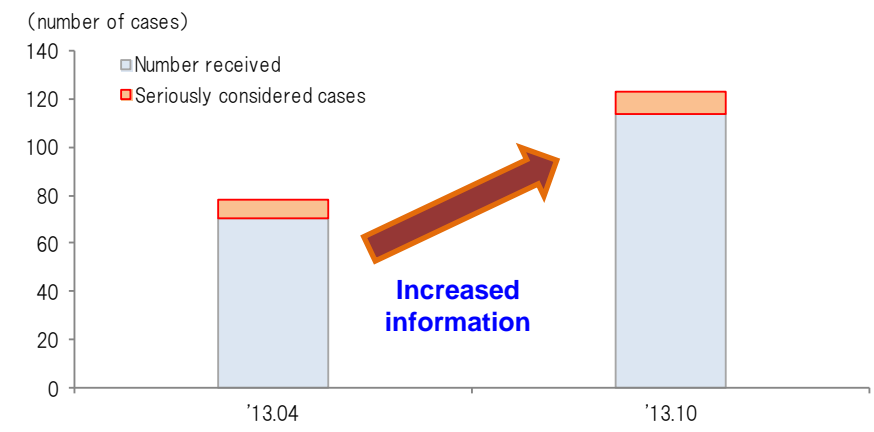


## Status of Acquisition Activities



## Changes in Number of Property Information Received

Number of property information received increased through securing capacity for acquisitions  
 Seriously considered cases as of the end of November: About ¥90 billion



- ✓ Nomura Real Estate Development is promoting the development of **PMO** as mid-size office building business in central Tokyo
- ✓ NOF is continuing acquisition negotiations with sponsors

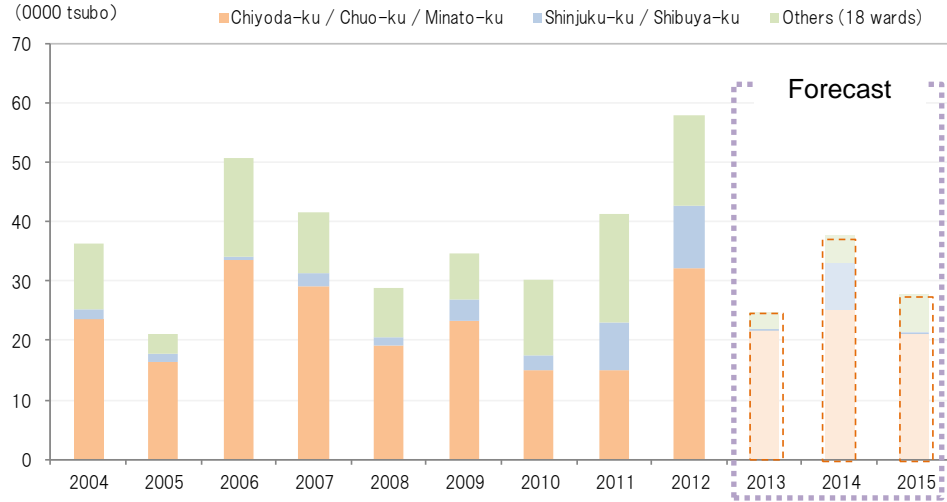
Name	Location	Completion(plan) period	Status
PMO Kanda Tsukasamachi	Chiyoda-ku, Tokyo	2013/9	Operating
PMO Tamachi	Minato-ku, Tokyo	2014/1	Under Construction
PMO Ginza Hacchome	Chuo-ku, Tokyo	2014/4	Under Construction
PMO Nihonbashi kayabacho	Chuo-ku, Tokyo	2014/8	Under Construction
PMO Shibakouen	Minato-ku, Tokyo	2014/7	Under Construction
PMO Shibadaimon	Minato-ku, Tokyo	2014/8	Under Construction
PMO *	Chiyoda-ku, Tokyo	-	-
PMO *	Chuo-ku, Tokyo	-	-

\*Acquired by Nomura Real Estate Development in or after April 2013.

# Environment: Office Leasing Market

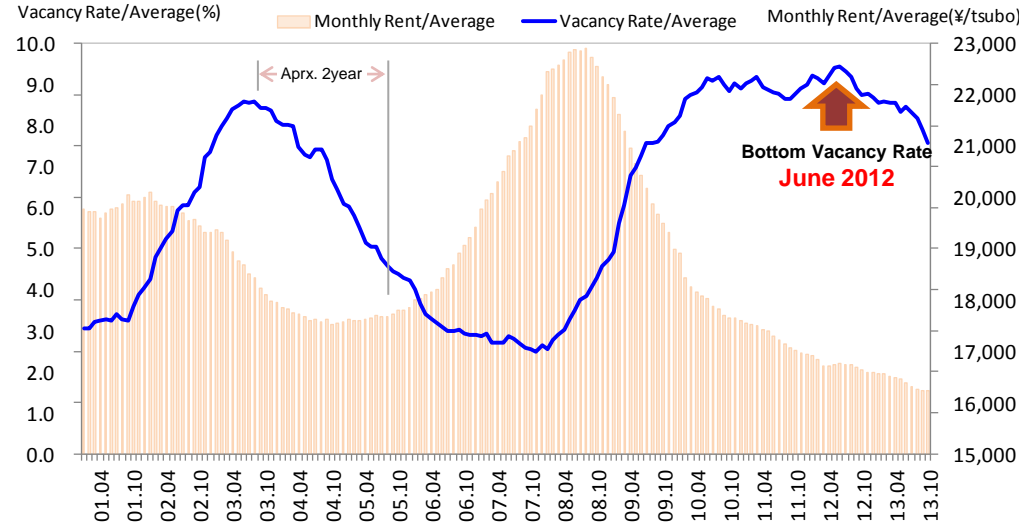
● Supply of new office buildings before 2015 is limited and secondary vacancy of existing buildings also on downward trend  
 ● Full-fledged recovery of office market rent is forecast to be in the latter half of 2014 based on the previous cycle

## Changes in Supply of New Office Buildings (Tokyo's 23 Wards)



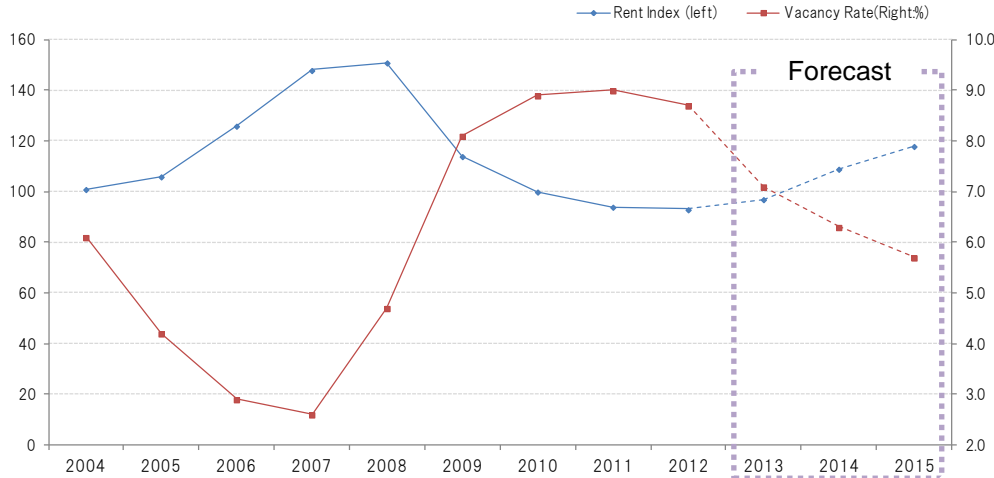
Source: NREAM, based on data published by Joint Research Group on Office Market Trends

## Changes in Vacancy Rate and Rent in Central Tokyo's 5 Wards



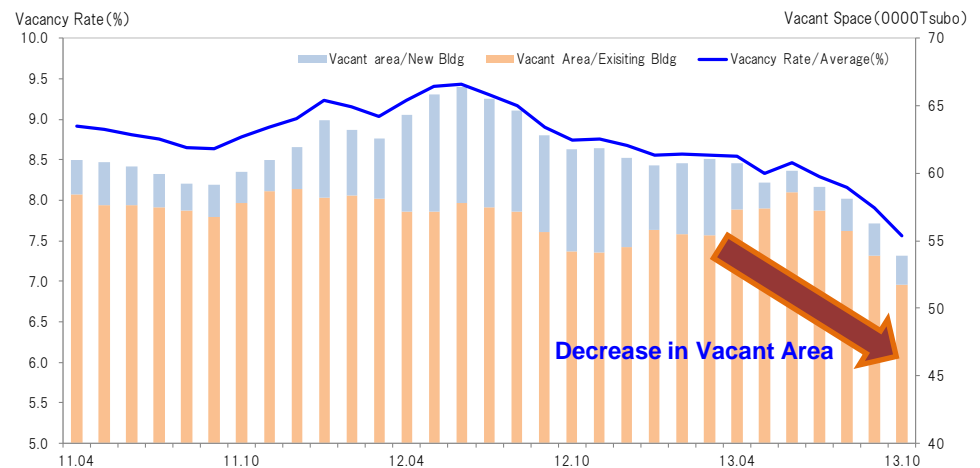
Source: NREAM, based on data published by Miki Shoji

## Forecasts of Vacancy Rate and Rent (Central Tokyo's 5 Wards)



Source: NREAM, based on data published by Joint Research Group on Office Market Trends

## Vacancy Rate and Vacant Floor Area in Central Tokyo's 5 Wards



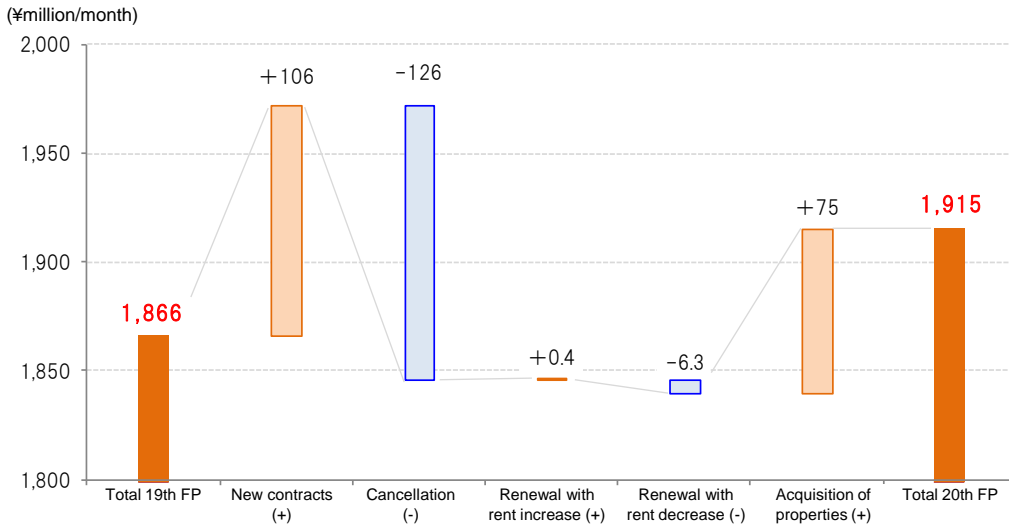
Source: NREAM, based on data published by Miki Shoji



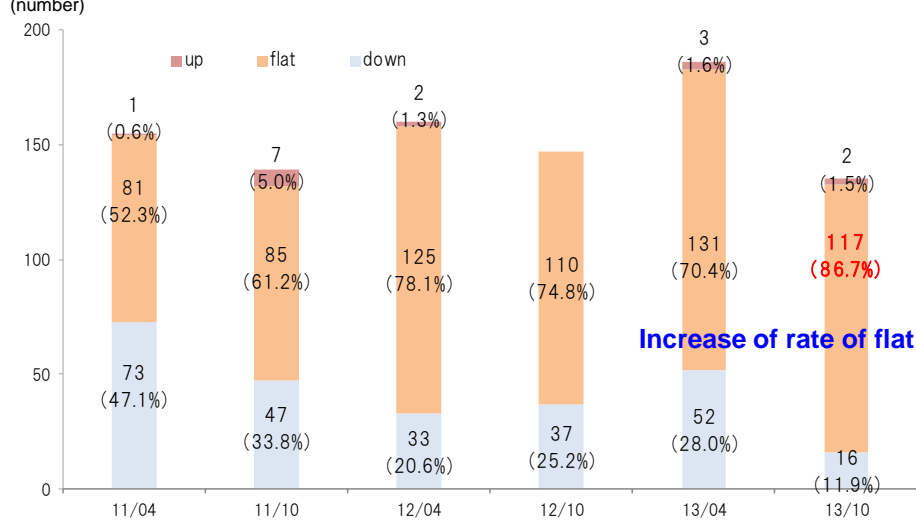
# Management Results

- Record new contracts and unit rent decline curbed with large internal floor expansions (average unit rent as of October 31, 2013:16,825 yen/tsubo ,down 0.9% from previous period)
- Ratio of rent change improving due to increased number of contract renewals at same rent and some successful upward revisions resulting in decreasing trend in rent gap (as of October 31, 2013: Approx. 13% (Note))

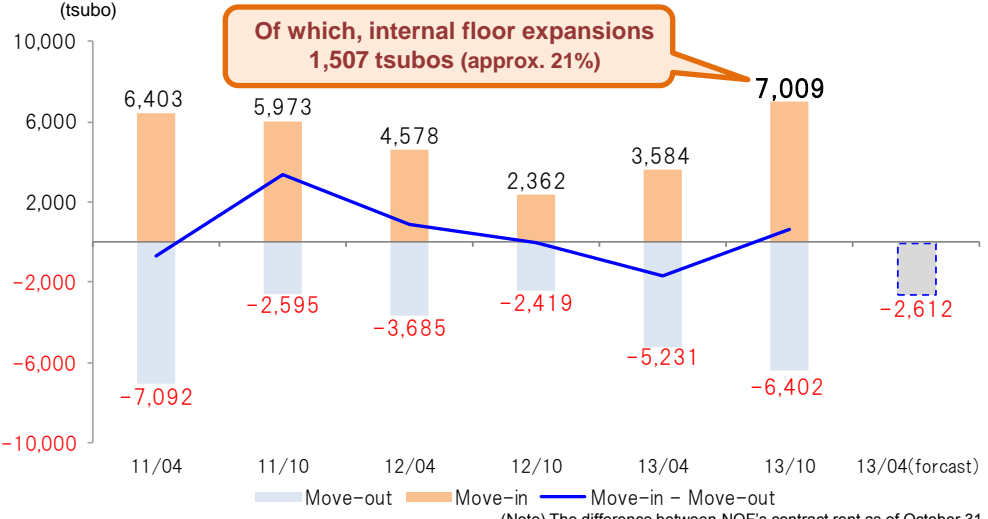
## Increase/Decrease in Monthly Contract Rent (End of Period)



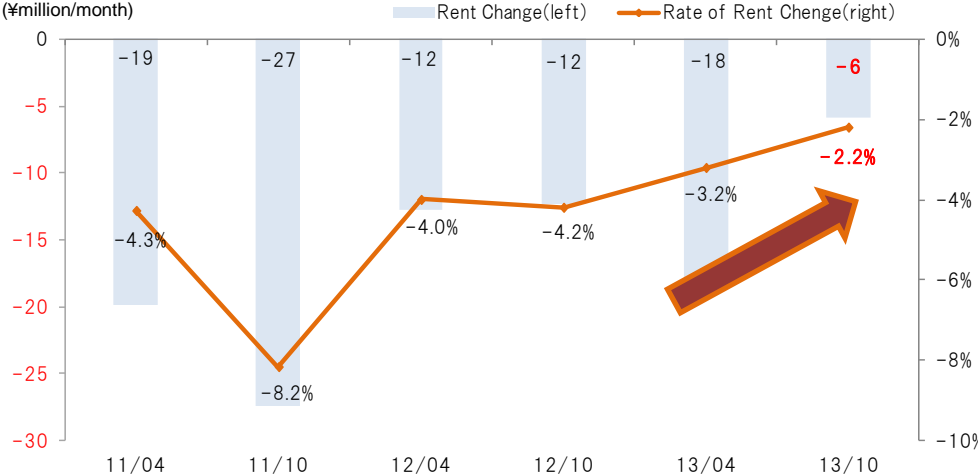
## Contract Renewals (Number of Renewals)



## Change in Floor Area from Move-ins and Move-outs



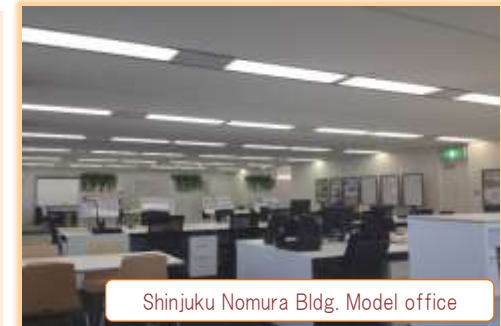
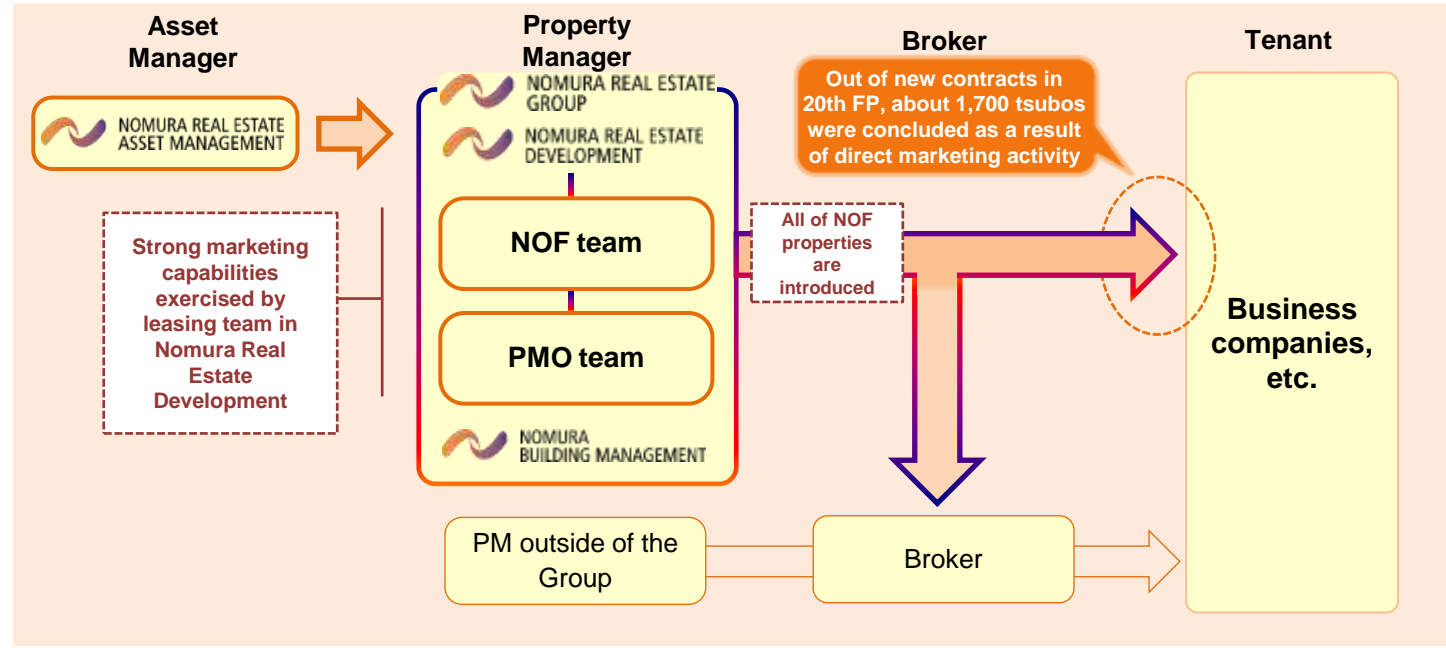
## Contract Renewals (Monthly Rent Before and After)



# Leasing Strategy in Cooperation with Nomura Real Estate Group

- Maintaining and improving occupancy rate through strong leasing structure in cooperation with Nomura Real Estate Group
- Promotion of marketing activities and enhancement of CS through implementation of various leasing support measures by Nomura Real Estate Development

## NOF's Leasing Structure



## Leasing Support Measures Provided by Nomura Real Estate Development

Target	Measures	Purpose
All properties	Distribution of a mail magazine with business column for brokers and personnel in charge of general affairs in companies	Promotion of marketing activities
	Installment of model office (creating images of layout) *For high priority leasing properties	Promotion of marketing activities (improvement in contract success rate)
PMO	Anti-disaster hub "N-FORT": Stockpile emergency supplies for tenants (for all PMO series)	For BCP
	Discount for use of Nomura Conference Plaza Nihonbashi Implement courtesy discounts at restaurants in Nihonbashi area, etc.	Enhancement of CS
	Installment of permanent model office (creating images of layout)	Promotion of marketing activities (improvement in contract success rate)

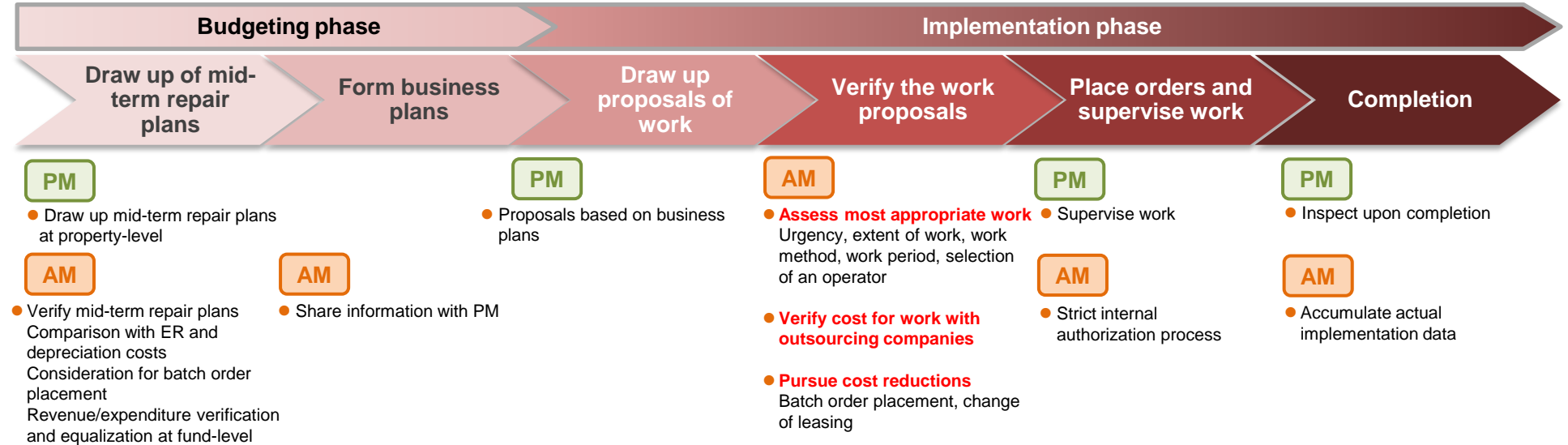


Nomura Real Estate Development office building information MAIL MAGAZINE

# Measures for Maintaining / Improving Competitiveness of Properties

- Draw up repair plans to raise CS and to maintain/improve functions through integrated managing system of the asset manager and property manager
- In implementation phase, assessment of the most appropriate work and reduction of cost and such are proactively conducted by the asset manager to maintain/improve mid- and long- term property competitiveness.

## Flow of Planned Repair Works



## Major Work Implemented in 20th Fiscal Period

Renewal work for elevators: Enhancement of safety and CS



Renewal work of air-conditioning system: Enhancement of CS and reduction of environmental burden



Refurbishing common area: Enhancement of CS and promotion of marketing activities

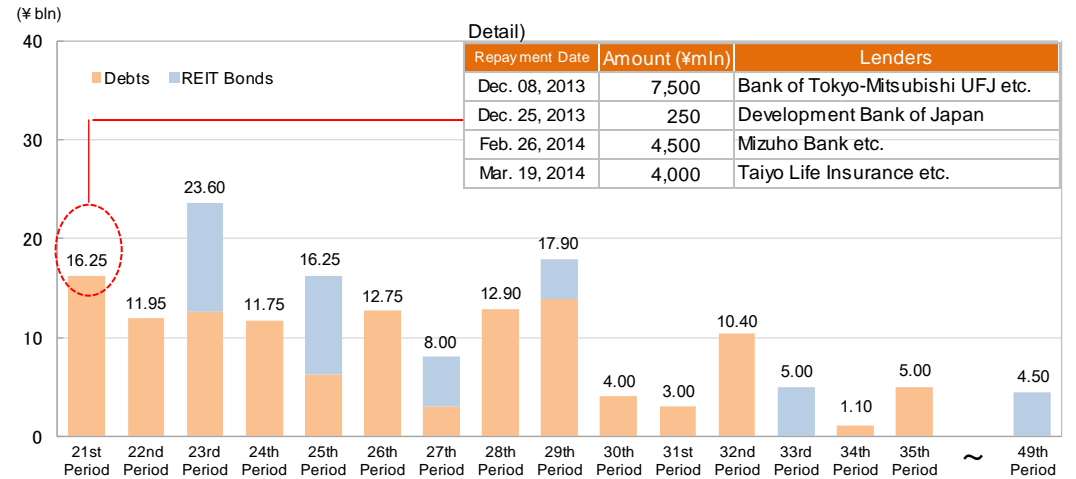


# Financial Status (as of October 31, 2013)

## Interest-bearing Debt

Interest-bearing Debt Outstanding 164.35 billion	Average Interest-rate 1.49%
Ratio of Long-term Debts 82.8%	Ratio of Fixed-rate Debts 93.2% <small>*Including interest-rate swap transactions</small>
Average Remaining Duration 3.1 years	LTV (based on total assets) 40.7%

## Diversification of Maturities



## Ratings

Agencies	Rating	Outlook
R&I	A+	Stable
S&P	A-	Stable

## Diversification of Lending Financial Institutions

Lender	Total Amount of Debt Remaining	Lender	Total Amount of Debt Remaining
Bank of Tokyo-Mitsubishi UFJ	17,850	Bank of Fukuoka	3,000
Sumitomo Mitsui Banking Corp.	16,350	Taiyo Life Insurance	3,000
Development Bank of Japan	14,100	Norinchukin Bank	3,000
Mitsubishi UFJ Trust and Banking Corp.	10,550	Mizuho Trust & Banking	2,000
Sumitomo Mitsui Trust Bank, Ltd	10,400	Hachijuni Bank	2,000
Mizuho Bank	5,400	Nishi-Nippon City Bank	1,500
The Dai-ichi Life Insurance Company	5,000	Shinkin Central Bank	1,500
Sumitomo Life Insurance Company	5,000	Hiroshima Bank	1,500
Nomura Trust and Banking	4,000	Hyakujushi Bank	1,200
Chugoku Bank	3,500	Daido Life Insurance	1,500
Iyo Bank	3,500	Chiba Bank	1,000
		Keiyo Bank	1,000
		Yamanashi Chuo Bank	1,000
		The 77 Bank	1,000
		Mitsui Life Insurance	1,000
		Mitsui Sumitomo Insurance	1,000
		Sompo Japan Insurance Inc.	1,000
		Resona Bank, Limited.	1,000
		Yokohama Bank	500
		Aozora Bank	500
		<b>Total borrowings</b>	<b>124,850</b>
		(Reference) Investment Corporation Bonds	39,500

## Appraisal Value Status - 20th Fiscal Period End (October 31, 2013) -

### Appraisal Values at 20th Period End(2013/10)

Total Appraisal Value	<b>324.0 billion</b>
Total Book Value	<b>375.7 billion</b>
Total Unrealized Gain/Loss	<b>- 51.6 billion</b>
<b>&lt;Reference&gt;</b>	
Total Unrealized Gain/Loss per Unit:	- ¥138,665
BPS (net assets per unit) :	¥578,188
NAV per Unit:	¥439,522

### Appraisal Value Trends

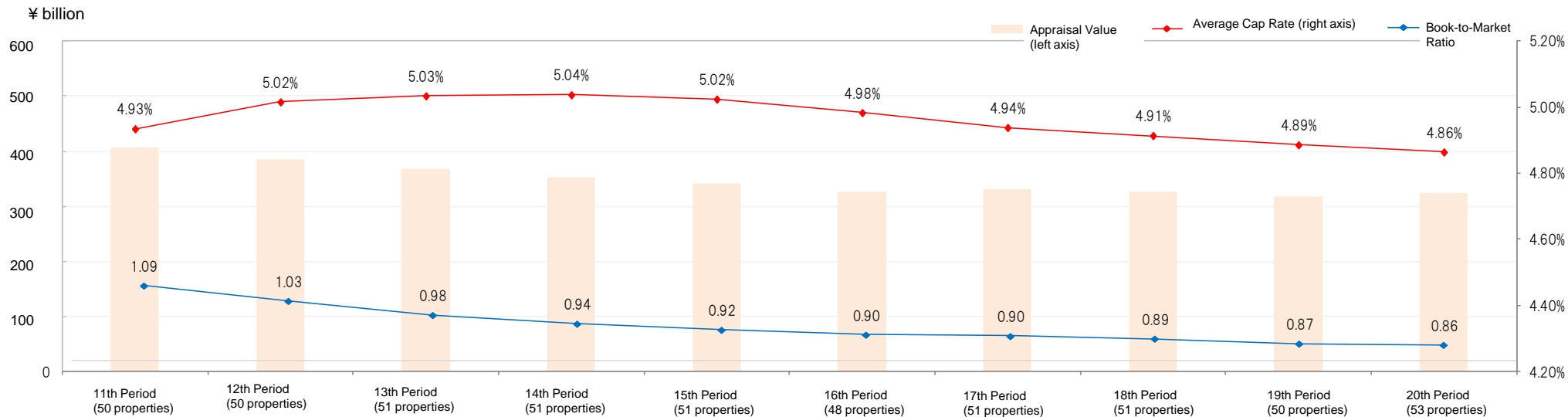
	19th Period End (¥bln) ※	20th Period End (¥bln)	Change
Appraisal Value	327.7	324.0	-1.1%

	19th Period End (Number of properties)	20th Period End (Number of properties)	
Increase	8	27	50.9%
Flat	10	8	15.1%
Decrease	32	18	34.0%
Total	50	53	100.0%

※Exclude NOF Kobe Kaigan Bldg

### Changes in Average Cap Rate, Appraisal Value, and Book-to-Market Ratio



\*Book-to-Market Ratio = Appraisal Value/Book Value



# Future Management Strategy

Strengths of NOF

External Environment

Management Strategy

## Management

Leasing Skills  
 •  
 Good Tenant Relations  
 •  
 Repair Management

Leasing Market  
 Bottom vacancy rate  
 Recovering rent levels  
 Dropping supply

- Proactive recruitment for new tenants
- Increasing new rents
- Promote internal floor expansion, maintaining current contract conditions
- Maintaining and improving competitiveness of properties with adequate repair investment

Maintaining and improving property revenues and appraisal values through internal growth

## Investment

Sponsor Pipelines  
  
 •  
 NREAM's Original Routes

Investment Market  
 Increasing number of transactions  
 Declining trend of expected yield

- Aggressive acquisition of properties developed by sponsor
- NREAM searching for properties through original routes
- Acquisition activities emphasize negotiated transactions
- Consider property replacement strategy

Buildup of property revenues and reduction of unrealized loss through external growth

## Finance

Diversification of Lenders  
 •  
 Good Lender Relations

Financial Environment  
 Favorable debt environment  
 Risk of future interest increase

- Construct strong financial base
- Appropriate LTV level control

Low cost and extending repayment periods

# Appendix

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**pmo**  
PREMIUM MIDSIZE OFFICE

# Income Statement

		19th Fiscal Period as of Apr. 30, 2013		20th Fiscal Period as of Oct. 31, 2013		
		(¥000)	(%)	(¥000)	(%)	
Current Revenues and Expenses	Operating Revenues	12,673,582	100.0	12,378,167	100.0	
	Rental Business Revenues	Real Estate Rental Revenues	11,189,423	88.3	10,898,220	88.0
		Rental revenues	8,912,111	70.3	8,737,370	70.6
		Common area charges	2,277,311	18.0	2,160,850	17.5
		Other rental business revenues	1,245,038	9.8	1,479,947	12.0
		Parking revenues	260,366	2.1	273,282	2.2
		Incidental income	834,581	6.6	1,003,285	8.1
		Other rental revenues	138,082	1.1	173,558	1.4
		Miscellaneous revenues	12,008	0.1	29,821	0.2
		Total Real Estate Rental Revenues	12,434,461	98.1	12,378,167	100.0
		Profit on sale of real estate	239,120	1.9	-	0.0
	Operating Expenses	7,128,834	56.2	7,250,585	58.6	
	Rental Business Expenses	Property management costs	1,425,026	11.2	1,408,581	11.4
		Taxes and duties	1,122,026	8.9	1,125,031	9.1
Utility expenses		958,895	7.6	1,212,665	9.8	
Insurance expenses		19,825	0.2	20,058	0.2	
Repairs and maintenance		548,146	4.3	362,328	2.9	
Other expenses		239,374	1.9	293,030	2.4	
Depreciation		1,654,503	13.1	1,658,030	13.4	
Total Real Estate Rental Expenses	5,967,797	47.1	6,080,501	49.1		
Asset management fees	974,346	7.7	983,961	7.9		
Selling and administrative expenses	186,689	1.5	186,122	1.5		
Real Estate Rental Profits	6,466,664	51.0	6,297,666	50.9		
Operating Profits	5,544,747	43.8	5,127,582	41.4		
Non-Operating Profits	Non-Operating Revenues	17,563	0.1	8,804	0.1	
	Other non-operating revenues	17,563	0.1	8,804	0.1	
	Non-Operating Expenses	1,534,918	12.1	1,499,606	12.1	
	Interest expenses	902,901	7.1	864,625	7.0	
	Interest expenses on bonds	386,591	3.1	392,608	3.2	
	Amortization of bond issuance costs	9,808	0.1	9,808	0.1	
	Loan arrangement fees	103,203	0.8	82,394	0.7	
	Investment unit issuance costs	-	-	47,254	0.4	
	Other non-operating expenses	132,413	1.0	102,915	0.8	
	Non-Operating Profits	-1,517,355	-12.1	-1,490,802	-12.1	
Ordinary Income	4,027,392	31.8	3,636,780	29.4		
Income before income taxes	4,027,392	31.8	3,636,780	29.4		
Income taxes-current	1,016	0.0	842	0.0		
Income taxes-deferred	-14	0.0	8	0.0		
Net Income	4,026,390	31.8	3,635,929	29.4		
Retained earnings brought forward	94	0.0	177	0.0		
Retained earnings at end of period	4,026,484	31.8	3,636,107	29.4		

Differences (¥000)
-295,414
-291,202
-174,741
-116,461
234,908
12,915
168,703
35,476
17,813
-56,294
-239,120
121,751
-16,445
3,005
253,769
232
-185,818
54,432
3,527
112,703
9,615
-567
-168,997
-417,165
-8,759
-8,759
-35,312
-38,275
6,016
-
-20,808
47,254
-29,498
26,553
-390,612
-390,612
-174
23
-390,460
83
-390,377

## Real Estate Rental Revenues

- Average occupancy rate during period: 19th: 96.0% → 20th: 95.3% (-0.7pt)
- Revenues from 3 newly acquired properties: +¥275mln
- 50 properties held at the end of 19th period: -¥516mln
- Decrease in revenues from transfer of NOF Kobe Kaigan Bldg: -¥50mln

## Taxes and Duties ¥1,125mln (+¥3mln from the 19th period)

- Charged for 50 properties held at the end of 19th period
- Included in acquisition cost for 3 properties acquired in 20th period (¥22 mln)

## Repairs and Maintenance

- Repairs and maintenance ¥362mln
- Capital Expenditures ¥1,065mln
- \* Significant capital expenditures
  - Shinjuku Nomura Bldg.: Renovation of elevator control system ¥170mln
  - Shinjuku Nomura Bldg.: Renewal of extra-high substation equipment ¥200mln
  - NOF Tameike Bldg.: Renewal of air conditioning system ¥129mln

## Real Estate Rental Profits ¥6,297mln (-¥168mln from the 19th period)

- Real estate rental revenues -56mln
- Real estate rental expenses +112mln

Incidental Revenues:	Revenues received as utility charges, charges for usage of facility and signboard, etc.
Other Rental Revenues:	Revenues from hourly parking charges, etc.
Miscellaneous Revenues:	Ground rents, etc.
Other Expenses:	Trust fees, commissions, other maintenance fees, etc.
Selling and Administrative Expenses:	Custodian, administrative service, and auditing fees, expenses, etc.
Non-operating Revenues:	Penalties from tenants, insurances received, cost of restitution in interest income, insurance income, etc.
Non-operating Expenses:	Loss on disposal of fixed assets, monitoring expense, fee for corporate bond administration

# Balance Sheet

## Assets

	19th Fiscal Period as of Apr. 30, 2013		20th Fiscal Period as of Oct. 31, 2013		Differences (¥ 000)
	(¥ 000)	(%)	(¥ 000)	(%)	
<b>Current Assets</b>	27,944,573	7.1	27,817,757	6.9	-126,815
Cash and cash equivalents	10,570,955	2.7	10,263,757	2.5	-307,197
Cash and cash equivalents in trust	16,753,613	4.3	16,789,109	4.2	35,495
Other current assets	620,004	0.2	764,891	0.2	144,886
<b>Fixed Assets</b>	365,884,280	92.9	376,314,241	93.1	10,429,961
<b>Tangible assets</b>	363,401,792	92.3	370,611,340	91.7	7,209,548
Properties	89,163,818	22.6	91,060,805	22.5	1,896,987
Buildings	27,479,978	7.0	28,155,991	7.0	676,013
Land	61,683,840	15.7	62,904,814	15.6	1,220,974
Properties in trust	274,174,971	69.6	279,498,291	69.1	5,323,319
Buildings	73,134,042	18.6	75,128,929	18.6	1,994,886
Land	201,040,928	51.0	204,369,361	50.6	3,328,433
Other tangible assets	63,002	0.0	52,243	0.0	-10,759
Other tangible assets	63,002	0.0	52,243	0.0	-10,759
<b>Intangible assets</b>	1,901,942	0.5	5,133,732	1.3	3,231,790
Leaseholds	1,900,904	0.5	1,900,904	0.5	-
Leaseholds in trust	-	-	3,232,022	0.8	3,232,022
Trust and other intangible assets	1,037	0.0	805	0.0	-232
<b>Investments and other assets</b>	580,545	0.1	569,168	0.1	-11,376
Security deposits	410,880	0.1	410,880	0.1	-
Other investments and other assets	169,665	0.0	158,288	0.0	-11,376
<b>Deferred Assets</b>	85,630	0.0	75,821	0.0	-9,808
Issuing cost of corporation bonds	85,630	0.0	75,821	0.0	-9,808
<b>Total Assets</b>	393,914,483	100.0	404,207,821	100.0	10,293,337

### Cash and Cash Equivalents

	Deposits In own name	Deposits in trust	(¥ mln) Total
Equivalent to security deposits	3,770	10,652	14,422
Equivalent to reserved CAPEX	2,570	397	2,967
Other	3,923	5,738	9,662
<b>Total</b>	10,263	16,789	27,052

### Tangible Assets

	Acquisition price	Accumulated depreciation	Depreciation for current period	(¥ mln) End-of-term book value
Properties	399,319	28,708	(1,658)	370,611
Buildings in trust, etc.	98,953	23,824	(1,263)	75,128
Lands in trust	204,369	-	-	204,369
Buildings, etc.	33,039	4,883	(394)	28,155
Lands	62,904	-	-	62,904
Others	52	-	-	52

## Liabilities and Net Assets

	19th Fiscal Period as of Apr. 30, 2013		20th Fiscal Period as of Oct. 31, 2013		Differences (¥ 000)
	(¥ 000)	(%)	(¥ 000)	(%)	
<b>Current Liabilities</b>	29,553,325	7.5	32,729,803	8.1	3,176,478
Trade accounts payable	922,741	0.2	949,472	0.2	26,730
Long-term debt to be repaid within 1 year	24,000,000	6.1	28,200,000	7.0	4,200,000
Other accounts payable	2,270,691	0.6	1,649,616	0.4	-621,075
Rent received in advance	1,832,404	0.5	1,751,651	0.4	-80,752
Other current liabilities	527,487	0.1	179,063	0.0	-348,424
<b>Fixed Liabilities</b>	174,779,226	44.4	156,072,295	38.6	-18,706,931
Corporation bonds	39,500,000	10.0	39,500,000	9.8	-
Long-term debt	115,700,000	29.4	96,650,000	23.9	-19,050,000
Security deposits	4,077,558	1.0	4,176,225	1.0	98,667
Security deposits in trust	15,474,253	3.9	15,712,680	3.9	238,427
Other Fixed Liabilities	27,415	0.0	33,388	0.0	5,973
<b>Total Liabilities</b>	204,332,551	51.9	188,802,099	46.7	-15,530,452
<b>Unitholders' Equity</b>	189,581,931	48.1	215,405,721	53.3	25,823,790
Unitholders' capital	185,455,446	47.1	211,430,494	52.3	25,975,047
Retained earnings	4,126,484	1.0	3,975,227	1.0	-151,257
<b>Total Net Assets</b>	189,581,931	48.1	215,405,721	53.3	25,823,790
<b>Total Liabilities and Net Assets</b>	393,914,483	100.0	404,207,821	100.0	10,293,337

### Debts

<b>Balance of interest-bearing debts</b>	¥164,350 mln	
<b>Interest-bearing debt ratio</b>	$\frac{\text{S/T debts} + \text{L/T debts} + \text{REIT bonds}}{\text{Total assets}}$	40.7%
<b>Long-term interest-bearing debt ratio</b>	$\frac{\text{L/T debts} + \text{REIT bonds}}{\text{S/T debts} + \text{L/T debts} + \text{REIT bonds}}$	82.8%

# Cash Flow Statement

	19th Fiscal Period Nov. 1, 2012 - Apr. 30, 2013 (¥000)	20th Fiscal Period May. 1, 2013 - Oct. 31, 2013 (¥000)
<b>I. Cash Flow of Operating Activities</b>		
Income before income taxes	4,027,392	3,636,780
Depreciation	1,654,767	1,658,262
Amortization of long-term prepaid expenses	11,133	11,339
Investment unit issuance costs		47,254
Amortization of corporate bond issuance costs	9,808	9,808
Interest income	-2,656	-2,841
Interest expenses	1,289,493	1,257,234
Loss on disposal of tangible assets	18,696	10,885
Change in rental receivables (-increase)	52,909	-34,758
Change in consumption taxes receivables (-decrease)		-114,640
Change in trade accounts payable (-decrease)	-147,954	26,730
Change in other accounts payable (-decrease)	314,677	-312,681
Change in accrued consumption tax receivable (-decrease)	-45,919	-196,747
Change in rent received in advance (-decrease)	-42,573	-80,752
Change in security deposits received (-decrease)	457,377	-348,715
Decrease in sales of tangible fixed assets in trust	2,718,926	
Others	33,812	5,758
<b>Subtotal</b>	<b>10,349,891</b>	<b>5,572,916</b>
Interest received	2,656	2,841
Interest paid	-1,416,428	-1,248,509
Taxes and duties (-paid)	-732	-1,054
<b>Net cash provided by operating activities</b>	<b>8,935,387</b>	<b>4,326,194</b>
<b>II. Cash Flow of Investing Activities</b>		
Purchase of tangible assets	-55,253	-2,227,627
Purchase of tangible assets in trust	-820,383	-6,769,401
Purchase of intangible assets in trust		-3,232,022
Security deposits paid	-268,502	-205,971
Security deposits received	178,697	304,639
Security deposits in trust paid	-943,181	-1,238,617
Security deposits in trust received	299,540	1,477,044
<b>Net cash used in investing activities</b>	<b>-1,609,084</b>	<b>-11,891,957</b>
<b>III. Cash Flow of Financing Activities</b>		
Repayment of short-term debt	-1,000,000	
Proceeds from long-term debt	22,500,000	6,000,000
Repayment of long-term debt	-24,950,000	-20,850,000
Proceeds from issuance of investment unit		25,975,047
Investment unit issuance costs		-47,254
Cash distribution to unitholders	-3,910,440	-3,783,733
<b>Net cash provided by financing activities</b>	<b>-7,360,440</b>	<b>7,294,060</b>
<b>IV. Change in Cash and Cash Equivalent (-decrease)</b>	<b>-34,136</b>	<b>-271,701</b>
<b>V. Starting Balance of Cash and Cash Equivalent</b>	<b>27,358,705</b>	<b>27,324,568</b>
<b>VI. Ending Balance of Cash and Cash Equivalent</b>	<b>27,324,568</b>	<b>27,052,866</b>



# Cash Distribution Statement

## Cash Distribution

Item		19th Fiscal Period	20th Fiscal Period
		from Nov. 1, 2012 to Apr. 30, 2013	from May. 1, 2013 to Oct. 31, 2013
Retained Earnings	(¥000)	4,026,484	3,636,107
Cash Distribution	(¥000)	3,787,186	3,725,530
Cash Distribution per Unit	(¥)	12,412	10,000
Reserve for Reduction entry	(¥000)	239,120	-89,422
Earning Brought Forward	(¥000)	177	-

### Cash Distribution

· Total outstanding number of units as of the end of the 20th period: 372,553

## Comparison with Forecasts

Item		Forecasts	Actual Results	Difference	
		announced on Jun. 14, 2013	20th Fiscal Period	(amount)	(%)
Operating Revenues	(¥ mln)	12,249	12,378	+128	1.1
Operating Expenses	(¥ mln)	7,215	7,250	+35	0.5
Operating Profit	(¥ mln)	5,033	5,127	+93	1.9
Ordinary Income	(¥ mln)	3,569	3,636	+66	1.9
Net Income	(¥ mln)	3,568	3,635	+67	1.9
Cash Distribution per Unit	(¥)	10,000	10,000	-	-

### Differences between Actual Results and Forecasts

#### · Operating Revenues

Difference in real estate rental revenues: -¥54mln

Difference in other real estate rental revenues: +¥182mln

#### · Operating Expenses

Difference in depreciation: -¥23mln

Difference in repairs and maintenance: -¥13mln

Difference in utility expenses: +¥68mln

## 21st Fiscal Period (April 2014) Forecast

	20th Period	21th Period	Difference	
	Result (¥mIn)	Forecasts (¥mIn)	(¥mIn)	(%)
Real estate rental revenues	10,898	10,919	21	0
Other rental revenues	1,479	1,246	-233	-16
Total real estate rental revenues	12,378	12,165	-212	-2
<b>Operating Revenues</b>	12,378	12,165	-212	-2
Property management costs	1,408	1,436	27	2
Taxes and duties	1,125	1,116	-8	-1
Utility expenses	1,212	1,026	-186	-15
Insurance expenses	20	19	-3	-3
Repairs and maintenances	362	431	68	19
Other expenses	293	319	25	9
Depreciation	1,658	1,680	22	1
Total real estate rental expenses	6,080	6,030	-50	-1
Asset management fees	983	979	-4	-0
Selling and administrative expenses	186	196	10	5
<b>Operating Expenses</b>	7,250	7,206	-44	-1
<b>Real Estate Rental Profits</b>	6,297	6,135	-162	-3
<b>Operating Profits</b>	5,127	4,959	-168	-3
Non-operating revenues	8	3	-5	-66
Non-operating expenses	1,499	1,394	-104	-7
<b>Non-operating Profits</b>	-1,490	-1,391	98	7
<b>Current Profits</b>	3,636	3,567	-69	-2
Income before income taxes	3,636	3,567	-69	-2
Income taxes-current	0	1	19	19
Income taxes-deferred	0	-	-100	-100
<b>Net Income</b>	3,635	3,566	-69	-2
Retained earnings brought forward	0	-	-100	-100
Retained earnings at end of period	3,636	3,566	-69	-2
Reversal of reserve for reduction entry (¥ mln)	89	158	69	77.8
Outstanding units at period-end (unit)	372,553	372,553	0	0.0
Cash distribution per unit (¥)	10,000	10,000	0	0.0

### Assumptions

#### 【Properties and Total Acquisition Price】

- Number of Properties: 53
- Total Acquisition Price: ¥383,029 mln

#### 【Repair Expenses】

- Repairs and Maintenance: ¥431 mln
- Capital Expenditures: ¥1,435 mln
- \*Significant capital expenditures
  - Shinjuku Nomura Bldg.: Renewal of substation equipment: ¥73 mln
  - NOF Tameike Bldg.: Repair work for air-conditioning system: ¥171 mln
  - SORA Shin-Osaka 21: Renewal of central monitoring panel: ¥84 mln

#### 【Interest-bearing Debt】

- Balance of Interest-bearing Debt (as of Oct.31,2013): ¥164,350 mln
- Interest-bearing Debt Repayment Due during 21st period
  - Repayment through loans: ¥16,000 mln
  - Repayment: ¥250 mln

#### Other Rental Business Revenues:

Revenues received as monthly parking charges, utility charges, charges for usage of facility, etc.

Other Expenses: Trust fees, commissions, other maintenance fees, etc.

#### Selling and Administrative Expenses:

Custodian, administrative service, and auditing fees, etc.

#### Non-operating Expenses:

Interest costs, interest expenses on bonds, amortization of bond issuance costs, etc.

## Status of Tenants (as of October 31, 2013)

### Top 10 Tenants (by leased space)

Tenant	Industry	Property	Expiry of contract	Leased space (m <sup>2</sup> )	Weight in portfolio (%)	Weight from previous period
1 OMRON Corporation	Electronic Devices	OMRON Kyoto Center Bldg	29/3/2021	34,616.84	8.7	(8.8)
2 Japan Airlines Co., Ltd.	Airline	NRE Tennozu Bldg	31/3/2015	15,082.43	3.8	(3.8)
3 SECOM Co., Ltd.	Services	Secom Medical Bldg	28/2/2025	8,821.24	2.2	(2.2)
		NOF Sendai Aoba-dori Bldg	31/12/2014	755.69	0.2	(0.2)
4 JCB Co., Ltd.	Financing	JCB Sapporo Higashi Bldg	7/2/2018	9,062.04	2.3	(2.3)
5 Canon Marketing Japan Inc.	Wholesale	NRE Tennozu Bldg	(Note 1)	9,047.93	2.3	(2.3)
		Shinjuku Nomura Bldg	30/11/2013	5,369.69	1.4	(1.2)
		NOF Yokohama Nishiguchi Bldg	30/4/2016	94.83	0.0	-
6 Nomura Real Estate Development Co., Ltd	Real Estate	NRE Yotsubashi Bldg	30/11/2013	1,266.19	0.3	(0.3)
		Shinjuku Nomura Bldg	31/5/2014	574.11	0.1	(0.1)
7 Nomura Facilities Co., Ltd.	Real Estate	NOF Utsunomiya Bldg	31/12/2013	1,140.85	0.3	(0.3)
		NRE Hiroshima Bldg	31/10/2013	2,834.48	0.7	(0.7)
8 DAIDO Life Insurance Company	Insurance	NOF Nihonbashi Honcho Bldg	30/11/2014	3,332.83	0.8	(0.8)
		NRE Ueno Bldg	30/11/2014	807.64	0.2	(0.2)
9 GLORY LTD.	Machines	NF Hongo Bldg	30/9/2016	3,820.09	1.0	-
10 SEI Professional Staffs Inc.	Services	SORA Shin-Osaka 21	30/4/2014	3,488.46	0.9	(0.9)
Total				100,115.34	25.3	

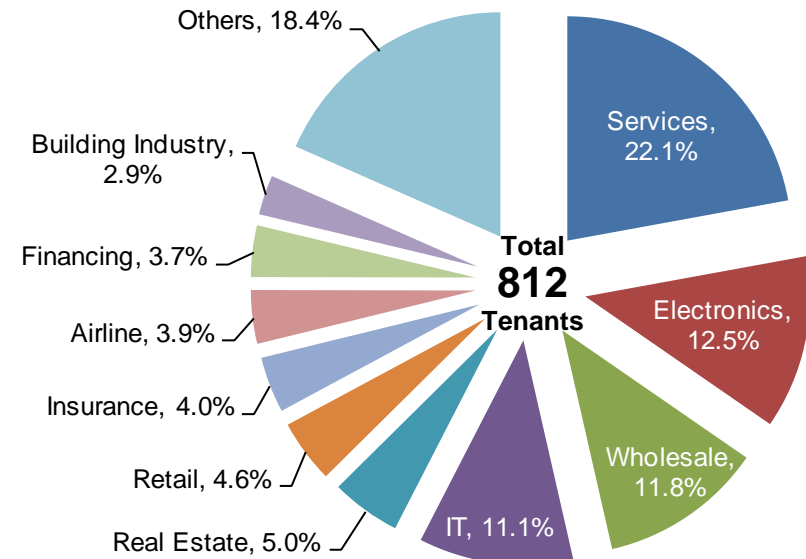
(Note1) Not disclosed due to compelling reasons.

### Stable (Mid-to-Long Term) Contracts

#### Mid-to-long term contracts expiring after three years from the end of the 20th period

- Based on leased space: **16.1%**
- Based on contract rent: **11.8%**

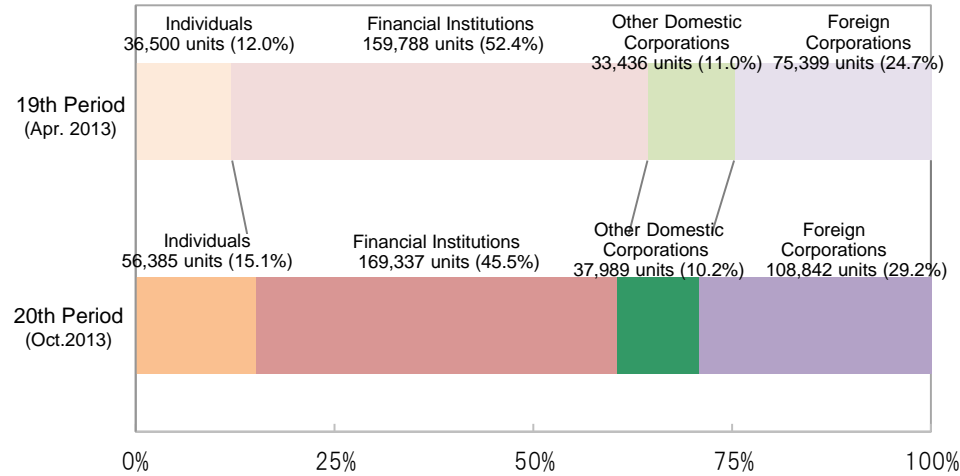
### Diversification in Business (by leased space) (Note 2)



(Note2) "Industry" started in the above table is based on industry of the end tenants..

# Unitholders (as of October 31, 2013)

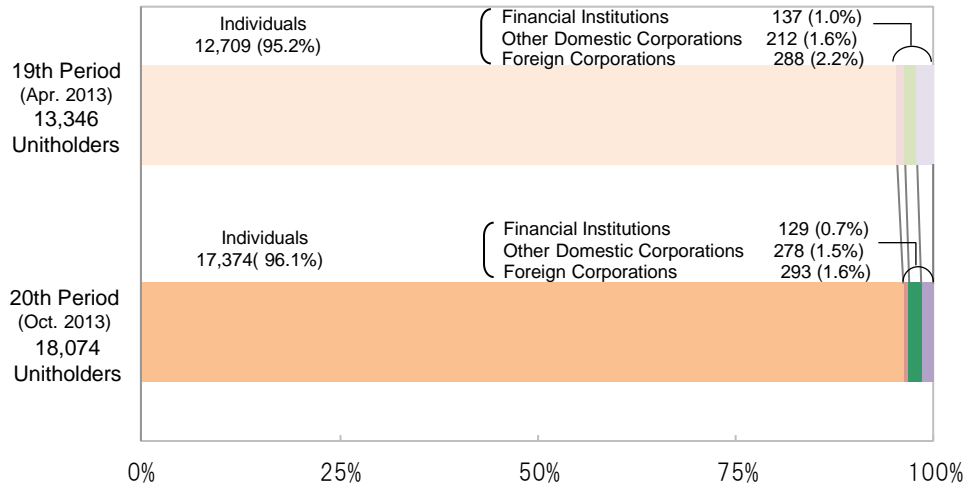
## Number of Investment Units (total 372,553 units)



## Breakdown of Financial Institutions

	19th Period		20th Period	
Banks	29,521	9.68%	21,229	5.70%
Trust Banks	104,584	34.28%	128,578	34.51%
Life Insurance Companies	8,587	2.81%	7,944	2.13%
Non-Life Insurance Companies	580	0.19%	727	0.20%
Other Financial Institutions	16,516	3.48%	10,859	2.91%
<b>Total</b>	<b>159,788</b>	<b>50.43%</b>	<b>169,337</b>	<b>45.45%</b>

## Number of Unitholders



## Top 10 Unitholders

	Unitholders	Unit	Ratio
1	Japan Trustee Services Bank, Ltd.	72,973	19.59%
2	The Nomura Trust and Banking Co., Ltd.	19,229	5.16%
3	Trust & Custody Services Bank, Ltd.	18,538	4.98%
4	Nomura Real Estate Development Co., Ltd.	15,287	4.10%
5	The Master Trust Bank of Japan, Ltd.	13,724	3.68%
6	CBLDN-STICHTING PGGM DEPOSITARY-LISTED REAL ESTATE PF FUND	12,727	3.42%
7	Nomura Bank (Luxembourg) S.A.	9,207	2.47%
8	Kawasaki Gakuen	7,000	1.88%
9	Century Tokyo Leasing Corporation	6,233	1.67%
10	State Street Bank West Clients treaty	4,374	1.17%
	<b>Total</b>	<b>179,292</b>	<b>48.13%</b>

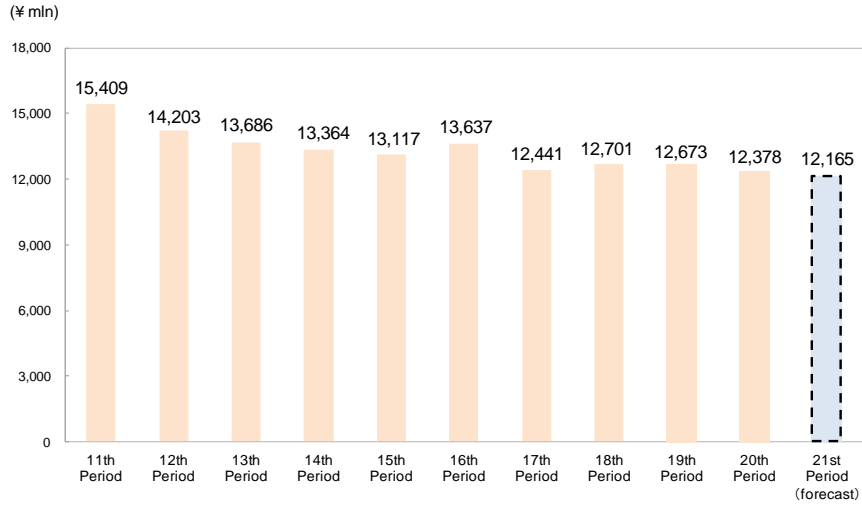
(Reference) The ratio of the top 10 unitholders for the 19th Period: 46.95%

# Fund Summary

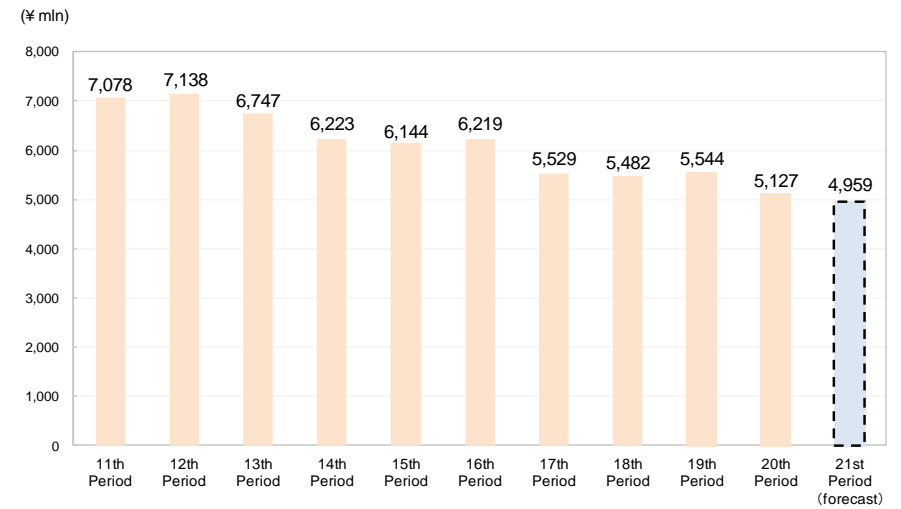
		11th Period April 2009	12th Period October 2009	13th Period April 2010	14th Period October 2010	15th Period April 2011	16th Period October 2011	17th Period April 2012	18th Period October 2012	19th Period April 2013	20th Period October 2013
Total Assets	¥ mln	409,353	408,312	410,127	407,703	404,069	400,390	397,667	397,375	393,914	404,207
Interest-bearing Liabilities	¥ mln	188,730	188,730	191,980	191,230	187,900	184,650	183,400	182,650	179,200	164,350
LTV (Based on Total Assets)	%	46.1	46.2	46.8	46.9	46.5	46.1	46.1	46.0	45.5	40.7
Unitholders' Capital	¥ mln	185,455	185,455	185,455	185,455	185,455	185,455	185,455	185,455	185,455	211,430
Outstanding Units Issued	unit	305,123	305,123	305,123	305,123	305,123	305,123	305,123	305,123	305,123	372,553
Net Assets	¥ mln	190,847	190,793	190,490	189,934	189,883	190,082	189,458	189,468	189,581	215,405
Net Assets per Unit	¥	625,478	625,301	624,306	622,486	622,318	622,970	620,923	620,957	621,329	578,188
End-of-Period Closing Unit Price	¥	509,000	565,000	531,000	494,500	584,000	421,000	464,500	502,000	622,000	485,500
Market Capitalization	¥ mln	155,307	172,394	162,020	150,883	178,191	128,456	141,729	153,171	189,786	180,874
Operating Revenues	¥ mln	15,409	14,203	13,686	13,364	13,117	13,637	12,441	12,701	12,673	12,378
Operating Profits	¥ mln	7,078	7,138	6,747	6,223	6,144	6,219	5,529	5,482	5,544	5,127
Net Income	¥ mln	5,392	5,338	5,034	4,479	4,428	4,627	3,902	3,912	4,026	3,635
Total Cash Distribution	¥ mln	5,392	5,338	5,034	4,479	4,427	4,527	3,902	3,912	3,787	3,725
Cash Distribution per Unit	¥	17,673	17,496	16,500	14,681	14,512	14,837	12,790	12,824	12,412	10,000
Total Portfolio (Based on Acquisition Price)	¥ mln	374,557	374,557	378,607	378,607	376,115	367,729	375,429	375,429	372,149	383,029
Number of Properties		50	50	51	51	51	48	51	51	50	53
Leasable Space	m <sup>2</sup>	436,094.41	435,901.82	439,139.15	438,918.56	415,936.86	399,625.36	406,640.49	406,636.34	399,843.40	410,905.80
Number of Tenants		661	666	686	704	746	753	784	793	771	812
Occupancy Rate	%	96.4	95.4	95.0	94.5	93.8	96.4	97.1	97.0	95.9	96.4
Return on Assets (ROA)	%	1.3	1.3	1.2	1.1	1.1	1.2	1.0	1.0	1.0	0.9
(annualized)	%	2.7	2.6	2.5	2.2	2.2	2.3	2.0	2.0	2.1	1.8
Return on Equity (ROE)	%	2.8	2.8	2.6	2.4	2.3	2.4	2.1	2.1	2.1	1.8
(annualized)	%	5.7	5.5	5.3	4.7	4.7	4.8	4.1	4.1	4.3	3.5
Capital-Asset Ratio	%	46.6	46.7	46.4	46.6	47.0	47.5	47.6	47.7	48.1	53.3
Debt-Service Coverage Ratio (DSCR)	x	5.53	5.45	5.33	4.94	4.85	4.51	4.85	4.95	5.23	5.22
End-of-Period Total Book Value	¥ mln	373,833	372,790	375,851	374,569	371,136	362,390	369,488	368,621	365,302	375,744
End-of-Period Total Appraisal Value	¥ mln	407,229	384,214	367,066	353,363	341,450	326,690	333,410	326,738	316,788	324,084
Total Latent Profit and Loss	¥ mln	33,395	11,423	-8,785	-21,206	-29,686	-35,700	-36,078	-41,883	-48,514	-51,660
Latent Profit and Loss per Unit	¥	109,450	37,439	-28,793	-69,502	-97,293	-117,004	-118,242	-137,265	-159,000	-138,665
Net Asset Value per Unit (Based on Appraisal Value)	¥	734,929	662,740	595,513	552,983	525,024	505,966	502,680	483,691	462,329	439,522
NOI	¥ mln	10,226	10,278	9,884	9,357	8,965	8,142	8,432	8,331	8,121	7,955
Rate of NOI (p.a.)	%	5.5	5.5	5.3	4.9	4.8	4.5	4.5	4.4	4.4	4.2
Depreciation	¥ mln	1,862	1,835	1,865	1,876	1,861	1,732	1,717	1,669	1,654	1,658
Capital Expenditures	¥ mln	1,376	779	692	597	750	1,088	1,022	827	1,054	1,065
FFO	¥ mln	7,167	7,180	6,908	6,363	6,029	5,362	5,632	5,592	5,451	5,304
FFO per Unit	¥	23,488	23,534	22,640	20,855	19,761	17,573	18,460	18,329	17,867	14,236
FFO payout ratio	%	75.2	74.3	72.9	70.4	73.4	84.4	69.3	70.0	69.5	70.2

# Changes in Performance

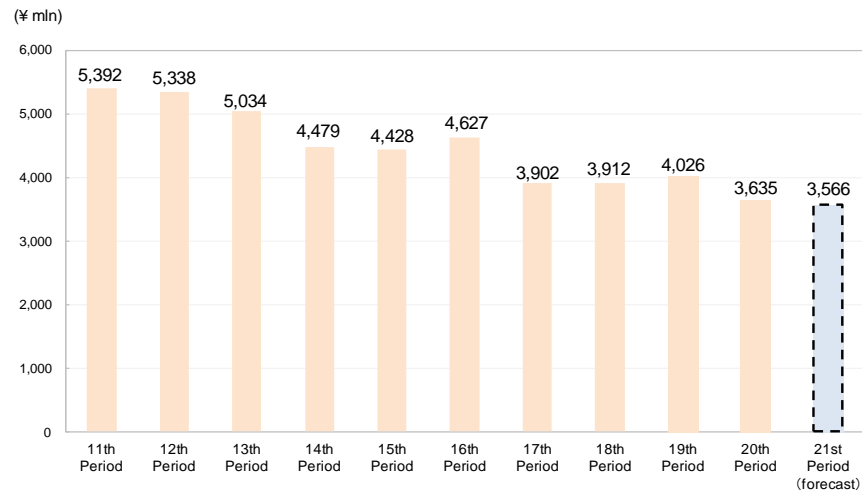
## Operating Revenues



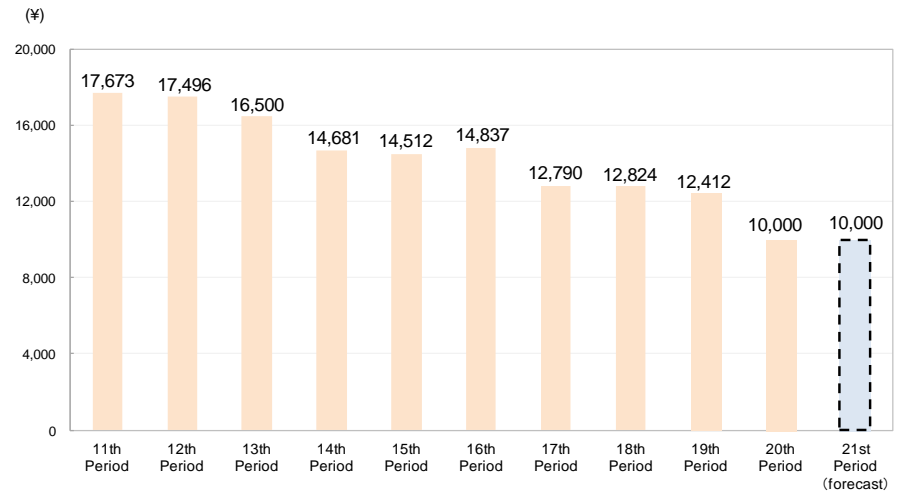
## Operating Profits



## Net Income



## Distribution per Unit





# List of Properties 1 (Central TOKYO)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (m <sup>2</sup> ) (Note 1, 2)	Leasable Space (m <sup>2</sup> )	Leased Space (m <sup>2</sup> )	Occupancy Rate (Note 3)	# of Tenant	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mln)
Shinjuku Nomura Bldg	Nishi-Shinjuku, Shinjuku-ku	1978. 5	50	117,258.88 (Entire building)	31,500.89	29,829.18	94.7%	97	5%	2003. 12	38,730
NRE Tennozu Bldg	Higashi-Shinagawa, Shinagawa-ku	1996. 6	26	①81,421.13 ②25,260.48	25,127.12	25,127.12	100.0%	6	6%	2005. 3	33,080
NOF Nihonbashi Honcho Bldg	Nihonbashi Honcho, Chuo-ku	1961. 4 (Extension 1968.4)	8	29,430.67	19,157.05	19,157.05	100.0%	16	14%	2003. 12	20,600
Tennozu Park Side Bldg	Higashi-Shinagawa, Shinagawa-ku	1995. 1	21	①43,893.46 ②17,587.30	18,051.60	16,415.24	90.9%	15	6%	2004. 2	14,800
NOF Shinjuku Minamiguchi Bldg	Yoyogi, Shibuya-ku	1974. 4	8	9,044.04	6,710.15	6,497.35	96.8%	15	12%	2008. 6	12,300
NOF Shibuya Koen-dori Bldg	Udakawa-cho, Shibuya-ku	1987. 9	8	5,358.55	3,419.00	3,419.00	100.0%	3	12%	2004. 9	12,000
Secom Medical Bldg	Nibancho, Chiyoda-ku	2005.2	7	8,683.73	8,821.24	8,821.24	100.0%	1	4%	2006. 9	11,500
NOF Shiba Bldg	Shiba, Minato-ku	1991. 3	7	11,425.20	8,165.10	8,165.10	100.0%	11	14%	2004. 5	10,000
Nishi-Shinjuku Showa Bldg	Nishi-Shinjuku, Shinjuku-ku	1982.4	11	①10,902.22 ②5,858.26	5,686.89	5,686.89	100.0%	19	13%	2005. 11	8,800
NRE Shibuya Dogenzaka Bldg	Dogenzaka, Shibuya-ku	1999. 3	9	4,463.86	3,359.99	3,359.99	100.0%	9	12%	2008. 9	7,660
NOF Tameike Bldg	Akasaka, Minato-ku	1959. 8	9	6,478.50	4,715.20	4,715.20	100.0%	15	17%	2005. 9	7,400
Iwamoto-cho Toyo Bldg	Iwamoto-cho, Chiyoda-ku	1993. 6	9	5,367.28	4,117.26	4,117.26	100.0%	7	13%	2008. 6	6,020
NOF Shinagawa Konan Bldg	Higashi-Shinagawa, Shinagawa-ku	1987.11	8	10,077.02	7,378.55	6,911.76	93.7%	5	11%	2003. 12	5,500
NOF Surugadai Plaza Bldg	Kanda Surugadai, Chiyoda-ku	1997. 4	8	5,782.27	4,160.94	3,214.47	77.3%	2	6%	2004. 2	5,150
PMO Nihonbashi Honcho	Nihonbashi Honcho, Chuo-ku	2008. 6	9	3,507.37	2,450.06	2,450.06	100.0%	7	13%	2008. 11	5,000
Otemachi Tatemono Gotanda Bldg	Nishi Gotanda, Shinagawa-ku	1986.12	9	8,510.21	5,545.13	5,041.37	90.9%	10	11%	2013.7	4,100
NRE Higashi-nihonbashi Bldg	Higashi-nihonbashi, Chuo-ku	1990. 9	9	6,741.42	4,554.98	4,554.98	100.0%	5	10%	2009. 1	4,060
PMO Akihabara	Iwamoto-cho, Chiyoda-ku	2010. 1	8	3,896.26	3,037.37	3,037.37	100.0%	5	12%	2012. 1	3,790
Hatchobori NF Bldg	Hatchobori, Chuo-ku	1990.10	9	①3,799.40 ②3,036.14	2,854.83	1,299.35	45.5%	5	12%	2007. 8	3,160
NOF Kanda Iwamoto-cho Bldg	Iwamoto-cho, Chiyoda-ku	1988. 7	9	4,698.97	4,076.38	4,076.38	100.0%	8	14%	2004. 2	3,080
NOF Takanawa Bldg	Higashi Gotanda, Shinagawa-ku	1993. 4	8	4,764.00	3,361.48	3,361.48	100.0%	14	14%	2009. 2	3,010
PMO Hatchobori	Hatchobori, Chuo-ku	2009.5	9	2,930.15	2,074.66	2,074.66	100.0%	7	10%	2011. 11	2,430
NOF Minami Shinjuku Bldg	Sendagaya, Shibuya-ku	1986. 3	8	3,160.05	2,464.71	2,464.71	100.0%	5	12%	2004. 6	2,280
PMO Nihonbashi Odenmachi	Nihonbashi Odenmachi, Chuo-ku	2010.3	10	2,628.43	2,054.21	2,054.21	100.0%	9	12%	2013.7	2,080
Central Shintomicho Bldg	Minato, Chuo-ku	1990. 3 (Extension 1992.7)	8	2,777.61	2,465.86	2,465.86	100.0%	6	15%	2008. 6	1,750
PMO Higashi-nihonbashi	Higashi-nihonbashi, Chuo-ku	2009.10	9	2,376.40	1,859.43	1,859.43	100.0%	7	13%	2011. 11	1,480
Subtotal (26 properties)						187,170.08	180,176.71	96.3%	309		229,760

## List of Properties 2 (Suburban TOKYO)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (㎡) (Note 1, 2)	Leasable Space (㎡)	Leased Space (㎡)	Occupancy Rate (Note 3)	# of Tenant	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mln)
NRE Ueno Bldg	Higashi-Ueno, Taito-Ku	1990. 3	10	7,117.78	4,869.81	4,869.81	100.0%	10	12%	2009. 1	7,830
NOF Technoport Kamata Center Bldg	Minami-Kamata, Ota-ku	1990. 9	11	21,516.54 (Exclusively owned area)	13,652.45	11,163.75	81.8%	13	10%	2003.12	6,416
NF Hongo Building	Hongo, Bunkyo-ku	1989.8	9	6,123.96	3,820.09	3,820.09	100.0%	1	14.5%	2013.7	4,700
Toho Edogawabashi Bldg	Sekiguchi, Bunkyo-ku	1993.3	9	3,405.76	2,058.95	2,058.95	100.0%	8	14%	2008.3	2,080
Toshin Meguro Bldg	Shimo-Meguro, Meguro-ku	1989. 9	9	1,595.27	1,341.17	182.54	13.6%	1	14%	2008. 6	1,340
Crystal Park Bldg	Gotenyama, Musashino City	1991.10	11	①6,462.19 ②3,868.36	3,900.85	3,844.98	98.6%	12	14%	2006. 2	3,700
NOF Kichijoji Honcho Bldg	Kichijoji Honcho, Musashino City	1987. 10	8	2,664.83	1,936.40	1,936.40	100.0%	7	14%	2009. 1	1,800
Faret Tachikawa Center Square	Akebono-cho, Tachikawa City	1994.12	12	①33,706.03 ②6,865.80	6,851.48	6,851.48	100.0%	19	10%	2003.12	3,290
NOF Kawasaki Higashiguchi Bldg	Kawasaki-ku, Kawasaki City	1988. 3	12	10,932.69	8,266.67	8,030.61	97.1%	29	16%	2005. 6	9,500
NOF Yokohama Nishiguchi Bldg	Nishi-ku, Yokohama City	1985.10	9	10,055.13	6,866.60	6,777.17	98.7%	35	14%	2005. 5	5,050
NOF Shin-Yokohama Bldg	Kohoku-ku, Yokohama City	1990.10	9	11,149.99	8,074.83	8,074.83	100.0%	9	17%	2003.12	3,600
Yokohama Odori Koen Bldg	Naka-ku, Yokohama City	1989.3	11	6,445.72	4,234.62	3,911.09	92.4%	16	19%	2007.9	2,993
Subtotal (12 properties)					65,873.92	61,521.70	93.4%	160			52,299

## List of Properties 3 (Other Cities)

Property Name	Location	Completion	Floors (Ground)	Total Floor Space (㎡) (Note 1, 2)	Leasable Space (㎡)	Leased Space (㎡)	Occupancy Rate (Note 3)	# of Tenant	PML (Note 4)	Acquisition Date	Acquisition Price (¥ mln)
Sapporo North Plaza	Chuo-ku, Sapporo City	1981. 8	12	18,842.51	13,642.16	13,395.78	98.2%	48	1%	2006. 6	6,820
NRE Sapporo Bldg	Kita-ku, Sapporo City	2008. 7	10	9,603.81	6,559.34	6,439.70	98.2%	6	1%	2008. 11	5,300
JCB Sapporo Higashi Bldg	Chuo-ku, Sapporo City	1966. 10	7	9,062.04	9,062.04	9,062.04	100.0%	1	2%	2008. 2	3,700
NOF Sendai Aoba-dori Bldg	Aoba-ku, Sendai City	1968. 7	11	12,977.45	6,033.70	5,612.10	93.0%	36	8%	2005.11	3,200
NOF Utsunomiya Bldg	Baba-dori, Utsunomiya City	1999.12	10	10,479.63	5,882.20	5,711.52	97.1%	27	5%	2003.12	2,970
NOF Nagoya Fushimi Bldg	Naka-ku, Nagoya City	2009. 8	11	4,954.83	3,282.90	3,062.34	93.3%	14	8%	2009. 12	4,050
NOF Nagoya Yanagibashi Bldg	Nakamura-ku, Nagoya City	1991. 3	12	7,363.25	4,655.74	4,655.74	100.0%	17	14%	2005. 9	3,550
Omron Kyoto Center Bldg	Simogyo-ku, Kyoto City	2000.7	11	34,616.84	34,616.84	34,616.84	100.0%	1	9%	2007. 3	23,700
SORA Shin-Osaka 21	Yodogawa-ku, Osaka City	1994. 7	21	38,252.92	21,234.65	20,184.81	95.1%	37	9%	2008. 4	19,251
NRE Osaka Bldg	Chuo-ku, Osaka City	1983.12	12	23,522.82	16,977.79	16,977.79	100.0%	25	19%	2003.12	6,410
NRE Nishi-Umeda Bldg	Kita-ku, Osaka City	1993. 6	12	8,036.71	5,213.02	5,213.02	100.0%	16	13%	2008. 9	5,660
NRE Yotsubashi Bldg	Nishi-ku, Osaka City	1991.11	15	16,845.87	11,558.68	11,061.06	95.7%	20	13%	2003.12	3,940
NRE Hiroshima Bldg	Naka-ku, Hiroshima City	1976. 7	9	11,950.37	7,827.15	7,505.19	95.9%	20	11%	2003.12	1,930
NOF Hakata Ekimae Bldg	Hakata-ku, Fukuoka City	1983. 7	11	10,961.34	7,529.83	7,333.94	97.4%	50	1%	2008. 6	6,750
NOF Tenjin-Minami Bldg	Chuo-ku, Fukuoka City	2008. 2	10	4,603.61	3,785.76	3,591.80	94.9%	25	1%	2009. 3	3,739
Subtotal (15 properties)					157,861.80	154,423.67	97.8%	343			100,970
Total (53 properties)					410,905.80	396,122.08	96.4%	812	7.0%		383,029

(Note 1) Total floor space is taken from the registry book.

(Note 2) Total floor space of the properties owned in compartment, except for NOF Technoport Kamata Center Bldg, is expressed as ①entire building, and ②portion owned by NOF.

(Note 3) Each Occupancy Rate indicates as of October 31, 2013.

(Note 4) Rate of PML (Probable Maximum Loss) for each building was calculated by Shimizu Corporation. At the bottom field is for the entire portfolio.

# Map of Properties (as of October 31,2013)

## Central Tokyo

- 01 Shinjuku Nomura Bldg
- 02 NRE Tennozu Bldg
- 03 NOF Nihonbashi Honcho Bldg
- 04 Tennozu Park Side Bldg
- 05 NOF Shinjuku Minamiguchi Bldg
- 06 NOF Shibuya Koen-dori Bldg
- 07 Secom Medical Bldg
- 08 NOF Shiba Bldg
- 09 Nishi-Shinjuku Showa Bldg
- 10 NRE Shibuya Dogenzaka Bldg
- 11 NOF Tameike Bldg
- 12 Iwamoto-cho Toyo Bldg
- 13 NOF Shinagawa Konan Bldg
- 14 NOF Surugadai Plaza Bldg
- 15 PMO Nihonbashi Honcho
- 16 Otemachi Tatemono Gotanda Bldg
- 17 NRE Higashi-nihonbashi Bldg
- 18 PMO Akihabara
- 19 Hatchobori NF Bldg
- 20 NOF Kanda Iwamoto-cho Bldg
- 21 NOF Takanawa Bldg
- 22 PMO Hatchobori
- 23 NOF Minami Shinjuku Bldg
- 24 PMO Nihonbashi Odenmachi
- 25 Central Shintomicho Bldg
- 26 PMO Higashi-nihonbashi



## Suburban Tokyo

- 27 NRE Ueno Bldg
- 28 NOF Technoport Kamata Center Bldg
- 29 NF Hongo Bldg
- 30 Toho Edogawabashi Bldg
- 31 Toshin Meguro Bldg
- 32 Crystal Park Bldg
- 33 NOF Kichijoji Honcho Bldg
- 34 Faret Tachikawa Center Square
- 35 NOF Kawasaki Higashiguchi Bldg
- 36 NOF Yokohama Nishiguchi Bldg
- 37 NOF Shin-Yokohama Bldg
- 38 Yokohama Odori Koen Bldg

## Other Cities

- 39 Sapporo North Plaza
- 40 NRE Sapporo Bldg
- 41 JCB Sapporo Higashi Bldg
- 42 NOF Sendai Aoba-dori Bldg
- 43 NOF Utsunomiya Bldg
- 44 NOF Nagoya Fushimi Bldg
- 45 NOF Nagoya Yanagibashi Bldg
- 46 Omron Kyoto Center Bldg
- 47 SORA Shin-Osaka 21
- 48 NRE Osaka Bldg
- 49 NRE Nishi-Umeda Bldg
- 50 NRE Yotsubashi Bldg
- 51 NRE Hiroshima Bldg
- 52 NOF Hakata Ekimae Bldg
- 53 NOF Tenjin-Minami Bldg



Shinjuku Nomura Bldg



Tennozu Park Side Bldg



NOF Shibuya Koen-dori Bldg



Secom Medical Bldg



NOF Shiba Bldg



PMO Nihonbashi Honcho



Faret Tachikawa Center Square



NRE Sapporo Bldg



Omron Kyoto Center Bldg



SORA Shin-Osaka 21

# Earnings by Properties

Property Name	Shinjuku Nomura Bldg	NRE Tennozu Bldg	NOF Nhonbashi Honcho Bldg	Tennozu Park Side Bldg	NOF Shinjuku Mnamiguchi Bldg	NOF Shibuya Koendori Bldg	Secom Medical Bldg	NOF Shiba Bldg	Nishi-Shinjuku Showa Bldg	NRE Shibuya Dogenzaka Bldg	NOF Tameike Bldg	Iwamoto-cho Toyo Bldg	NOF Shinagawa Konan Bldg	NOF Surugadai Plaza Bldg
Number of business days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
Rental business revenues	1,611,075		719,629	604,670	312,710	204,361		211,584	284,115	149,749	157,941	146,215	179,194	
Rental revenues incl. common charges	1,456,600		679,038	505,486	282,842	179,342		184,681	252,911	103,529	150,709	130,790	157,545	
Other revenues	154,475		40,590	99,184	29,868	25,019		26,902	31,203	46,220	7,232	15,425	21,648	
Rental business expenses	895,152		253,978	303,685	75,273	96,351		95,805	108,329	69,117	80,301	51,068	81,808	
Property management costs	194,694		61,508	146,409	14,399	12,209		15,699	41,116	10,248	14,441	9,564	19,532	
Taxes and duties	179,149		42,130	50,450	23,114	26,255		22,467	32,234	13,952	17,174	11,604	15,090	
Utility expenses	206,040		47,348	30,363	21,066	10,764		21,877	21,754	10,510	15,102	11,362	18,915	
Insurance expenses	2,251		904	113	313	227		378	720	182	209	219	349	
Repairs and maintenances	70,679		1,001	7,489	2,391	8,742		2,155	137	5,549	10,640	1,125	1,697	
Other expenses	61,349		3,532	7,157	3,796	14,194		6,602	886	8,663	8,208	1,094	1,402	
Depreciation	180,989	126,716	97,551	61,701	10,191	23,957	45,089	26,625	11,480	20,011	14,525	16,098	24,821	21,838
Rental Profits	715,922	482,347	465,650	300,985	237,437	108,010	183,080	115,778	175,785	80,631	77,639	95,147	97,385	36,754
Net Operating Income (NOI)	896,912	609,063	563,202	362,686	247,628	131,967	228,170	142,403	187,265	100,643	92,165	111,245	122,207	58,592

Property Name	PMO Nhonbashi Honcho Bldg	Otemachi Tatemono Gotanda Bldg	NRE Higashi-nhonbashi Bldg	PMO Akhabara	Hatchobori NF Bldg	NOF Kanda Iwamoto-cho Bldg	NOF Takanawa Bldg	PMO Hatchobori	NOF Minami Shinjuku Bldg	PMO Nhonbashi Odenmachi Bldg	Central Shintomicho Bldg	PMO Higashi-nhonbashi Bldg	NRE Ueno Bldg	NOF Technoport Karata Center Bldg
Number of business days	184days	119days	184days	184days	184days	184days	184days	184days	184days	119days	184days	184days	184days	184days
Rental business revenues	118,573	134,717	128,840	123,358	67,431	139,459	109,233	81,868	83,288	40,075	53,226	53,376	213,815	216,678
Rental revenues incl. common charges	109,701	124,273	118,234	113,273	60,292	125,876	95,943	73,385	69,608	36,664	42,096	46,689	193,366	181,987
Other revenues	8,872	10,443	10,605	10,084	7,138	13,583	13,290	8,482	13,679	3,411	11,129	6,687	20,448	34,691
Rental business expenses	50,512	84,909	54,721	47,029	48,258	41,136	45,383	36,226	38,127	17,732	22,631	30,958	69,362	188,780
Property management costs	8,701	12,160	16,343	8,946	11,793	7,470	9,655	7,231	7,179	4,257	4,999	6,023	18,996	46,759
Taxes and duties	6,896	41	9,647	7,847	7,900	8,592	6,370	9,998	9,998	25	4,055	4,904	13,526	34,965
Utility expenses	8,109	12,577	9,875	7,796	5,235	10,163	9,386	5,897	8,512	3,010	5,315	5,653	18,029	34,204
Insurance expenses	152	206	138	17	178	103	131	107	115	61	107	101	281	637
Repairs and maintenances	585	450	2,949	216	12,191	736	6,021	135	4,017	40	426	301	2,971	4,957
Other expenses	469	44,901	2,178	474	698	1,864	820	578	782	1,379	1,767	1,179	1,070	13,122
Depreciation	25,599	14,572	13,462	21,610	9,255	13,296	11,230	15,883	7,522	8,958	5,959	12,794	14,485	54,134
Rental Profits	68,060	49,807	74,119	76,328	19,173	98,323	63,849	45,641	45,160	22,342	30,594	22,417	144,452	27,898
Net Operating Income (NOI)	93,660	64,380	87,581	97,939	28,428	111,620	75,079	61,524	52,683	31,301	36,554	35,212	158,938	82,032

Property Name	NF Hongo Building	Toho Edogawa abashi Bldg	Toshin Meguro Bldg	Crystal Park Bldg	NOF Kichijoji Honcho Bldg	Faret Tachikawa Center Square	NOF Kawasaki Higashiguchi Bldg	NOF Yokohama Nishiguchi Bldg	NOF Shin-Yokohama Bldg	Yokohama Odori Koehn Bldg	Sapporo North Plaza	NRE Sapporo Bldg	JCB Sapporo Higashi Bldg	NOF Sendai Aoba-dori Bldg
Number of business days	119days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
Rental business revenues		48,905	126,227	73,108	215,910	300,454	226,175	147,501	98,284	340,538	195,490	294,624	171,677	128,702
Rental revenues incl. common charges		39,363	109,483	65,789	167,718	263,477	192,693	131,367	77,523	294,624	171,677	294,624	171,677	106,077
Other revenues		9,542	16,744	7,318	19,484	36,977	33,481	16,133	20,761	45,913	23,812	45,913	23,812	22,624
Rental business expenses		30,286	47,512	22,982	107,099	130,660	81,747	77,931	58,968	178,680	105,224	105,224	96,011	96,011
Property management costs		5,979	19,770	5,333	35,540	21,019	20,098	19,697	11,804	36,241	16,043	36,241	16,043	19,535
Taxes and duties		6,069	9,585	5,006	16,155	20,175	21,091	16,434	7,014	32,515	16,436	32,515	16,436	17,500
Utility expenses		6,799	8,781	4,637	33,887	37,746	18,824	18,420	18,517	35,945	18,319	35,945	18,319	13,771
Insurance expenses		110	100	106	376	394	340	342	196	569	335	569	335	377
Repairs and maintenances		3,505	377	479	1,218	13,772	1,014	476	4,212	10,178	3,794	10,178	3,794	25,208
Other expenses		742	67	863	5,846	3,857	2,887	1,567	1,305	5,125	1,554	5,125	1,554	1,476
Depreciation	19,739	7,079	2,950	8,830	6,557	14,074	33,694	17,491	20,991	15,918	58,104	48,741	20,113	18,141
Rental Profits	91,198	18,619	-13,987	78,715	50,125	108,811	169,793	144,427	69,570	39,316	161,857	90,266	78,247	32,690
Net Operating Income (NOI)	110,937	25,699	-11,036	87,545	56,682	122,885	203,488	161,918	90,561	55,234	139,007	139,007	98,361	50,832

Property Name	NOF Utsunomiya Bldg	NOF Nagoya Fushimi Bldg	NOF Nagoya Yanagibashi Bldg	Omron Kyoto Center Bldg	SORA Shin-Osaka 21	NRE Osaka Bldg	NRE Nishi-Umeda Bldg	NRE Yotsubashi Bldg	NRE Hiroshima Bldg	NOF Hakata Ekimae Bldg	NOF Tenjin-Minami Bldg	Total 53 Properties
Number of business days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	
Rental business revenues	148,108	77,313	107,508		501,940	421,624	167,401	222,835	173,486	192,951	80,190	12,378,167
Rental revenues incl. common charges	119,250	67,323	90,955		405,638	355,180	145,934	200,190	152,945	162,900	65,846	10,898,220
Other revenues	28,858	9,990	16,553		96,301	66,444	21,466	22,645	20,541	30,051	14,343	1,479,947
Rental business expenses	105,433	53,049	67,158		319,303	210,971	85,869	127,901	89,695	82,899	48,369	6,080,501
Property management costs	21,186	8,258	10,970		65,695	60,035	15,089	38,115	23,334	18,333	8,889	1,408,581
Taxes and duties	12,327	8,866	13,230		59,489	38,718	15,866	27,159	18,799	14,584	8,711	1,125,031
Utility expenses	18,931	7,808	13,413		71,338	67,319	16,037	29,535	16,384	25,497	8,513	1,212,665
Insurance expenses	361	166	234		1,346	777	292	530	367	411	156	20,058
Repairs and maintenances	10,247	1,563	5,028		43,143	6,138	1,307	2,871	3,660	2,684	577	362,328
Other expenses	3,072	526	3,026		16,001	3,529	20,466	2,466	1,434	1,650	1,450	293,806
Depreciation	39,307	25,860	21,255		162,520	62,287	34,453	16,810	27,221	25,715	19,373	1,658,030
Rental Profits	42,674	24,264	40,350		314,576	182,636	210,652	81,531	94,934	83,791	110,552	6,297,666
Net Operating Income (NOI)	81,982	50,124	61,605		477,096	244,923	245,100	99,342	122,156	109,506	129,789	7,955,697

\*Detailed figures, excluding NOI, Depreciation and Rental Profits, are not disclosed due to compelling reasons.

# List of End-of Period Appraisal Value

Property Name	Acquisition Price (¥ mln)	Book Value at 20th Period (¥ mln)	Appraisal Value at 20th Period End (¥ mln)	Appraisal Value at 19th Period End (¥ mln)	Difference between (¥ mln)	Change
Shinjuku Nomura Bldg	38,730	40,177	43,800	44,300	-500	-1.1%
NRE Tennozu Bldg	33,080	32,336	22,700	22,800	-100	-0.4%
NOF Nihonbashi Honcho Bldg	20,600	20,466	21,200	20,900	300	1.4%
Tennozu Park Side Bldg	14,800	12,454	14,400	14,800	-400	-2.7%
NOF Shinjuku Minamiguchi Bldg	12,300	12,344	9,560	9,600	-40	-0.4%
NOF Shibuya Koen-dori Bldg	12,000	12,547	9,920	11,000	-1,080	-9.8%
Secom Medical Bldg	11,500	10,924	10,900	10,600	300	2.8%
NOF Shiba Bldg	10,000	9,966	6,870	7,140	-270	-3.8%
Nishi-Shinjuku Showa Bldg	8,800	8,662	7,850	7,710	140	1.8%
NRE Shibuya Dogenzaka Bldg	7,660	7,569	4,440	5,260	-820	-15.6%
NOF Tameike Bldg	7,400	7,631	5,870	6,070	-200	-3.3%
Iwamoto-cho Toyo Bldg	6,020	5,985	3,870	4,250	-380	-8.9%
NOF Shinagawa Konan Bldg	5,500	5,322	4,700	4,780	-80	-1.7%
NOF Surugadai Plaza Bldg	5,150	4,805	4,780	5,240	-460	-8.8%
PMO Nihonbashi Honcho	5,000	4,768	4,110	4,070	40	1.0%
Otemachi Tatemono Gotanda Bldg.	4,100	4,223	4,210	4,140	70	1.7%
NRE Higashi-nihonbashi Bldg	4,060	4,047	3,580	3,480	100	2.9%
PMO Akihabara	3,790	3,755	3,990	3,920	70	1.8%
Hatchobori NF Bldg	3,160	3,142	2,450	2,490	-40	-1.6%
NOF Kanda Iwamoto-cho Bldg	3,080	3,026	4,020	3,970	50	1.3%
NOF Takanawa Bldg	3,010	3,035	2,540	2,530	10	0.4%
PMO Hatchobori	2,430	2,394	2,650	2,600	50	1.9%
NOF Minami Shinjuku Bldg	2,280	2,288	2,180	2,160	20	0.9%
PMO Nihonbashi Odenmachi	2,080	2,102	2,080	2,080	-	-
Central Shintomicho Bldg	1,750	1,754	1,330	1,320	10	0.8%
PMO Higashi Nihonbashi Bldg	1,480	1,451	1,570	1,540	30	1.9%
<b>Total Central Tokyo</b>	<b>229,760</b>	<b>227,186</b>	<b>205,570</b>	<b>208,750</b>	<b>-3,180</b>	<b>-1.5%</b>
NRE Ueno Bldg	7,830	7,754	6,220	6,090	130	2.1%
NOF Technoport Kamata Center Bldg	6,416	6,371	5,200	5,410	-210	-3.9%
NF Hongo Bldg.	4,700	4,696	4,770	4,700	70	1.5%
Toho Edogawabashi Bldg	2,080	2,089	1,090	1,150	-60	-5.2%
Toshin Meguro Bldg	1,340	1,320	804	968	-164	-16.9%
Crystal Park Bldg	3,700	3,581	3,180	3,180	-	-
NOF Kichijoji Honcho Bldg	1,800	1,810	1,620	1,620	-	-
Faret Tachikawa Center Square	3,290	2,936	3,960	3,880	80	2.1%
NOF Kawasaki Higashiguchi Bldg	9,500	9,274	7,520	7,510	10	0.1%
NOF Yokohama Nishiguchi Bldg	5,050	4,989	4,910	4,800	110	2.3%
NOF Shin-Yokohama Bldg	3,600	3,236	2,500	2,480	20	0.8%
Yokohama Odori Koen Bldg	2,993	2,881	1,860	1,830	30	1.6%
<b>Total Suburban Tokyo</b>	<b>52,299</b>	<b>50,942</b>	<b>43,634</b>	<b>43,618</b>	<b>16</b>	<b>0.0%</b>

Property Name	Acquisition Price (¥ mln)	Book Value at 20th Period (¥ mln)	Appraisal Value at 20th Period End (¥ mln)	Appraisal Value at 18th Period End (¥ mln)	Difference between (¥ mln)	Change
Sapporo North Plaza	6,820	7,698	5,800	5,800	-	-
NRE Sapporo Bldg	5,300	4,858	4,490	4,480	10	0.2%
JCB Sapporo Higashi Bldg	3,700	3,545	3,200	3,200	-	-
NOF Sendai Aoba-dori Bldg	3,200	3,112	1,940	1,910	30	1.6%
NOF Utsunomiya Bldg	2,970	2,259	2,290	2,290	-	-
NOF Nagoya Fushimi Bldg	4,050	4,037	2,240	2,240	-	-
NOF Nagoya Yanagibashi Bldg	3,550	3,583	2,190	2,160	30	1.4%
Omron Kyoto Center Bldg	23,700	21,770	17,900	18,500	-600	-3.2%
SORA Shin-Osaka 21	19,251	18,465	12,200	12,200	-	-
NRE Osaka Bldg	6,410	6,192	6,400	6,390	10	0.2%
NRE Nishi-Umeda Bldg	5,660	5,701	3,310	3,240	70	2.2%
NRE Yotsubashi Bldg	3,940	3,725	4,170	4,160	10	0.2%
NRE Hiroshima Bldg	1,930	2,498	2,250	2,210	40	1.8%
NOF Hakata Ekimae Bldg	6,750	6,559	4,300	4,350	-50	-1.1%
NOF Tenjin-Minami Bldg	3,739	3,606	2,200	2,210	-10	-0.5%
<b>Total Other Cities</b>	<b>100,970</b>	<b>97,615</b>	<b>74,880</b>	<b>75,340</b>	<b>-460</b>	<b>-0.6%</b>
<b>Grand Total</b>	<b>383,029</b>	<b>375,744</b>	<b>324,084</b>	<b>327,708</b>	<b>-3,624</b>	<b>-1.1%</b>

## Comparison with the previous period

	18th Period⇒ 19th Period	19th Period⇒ 20th Period
<b>Increase</b>	<b>8</b>	<b>27</b>
<b>Flat</b>	<b>10</b>	<b>8</b>
<b>Decrease</b>	<b>32</b>	<b>18</b>



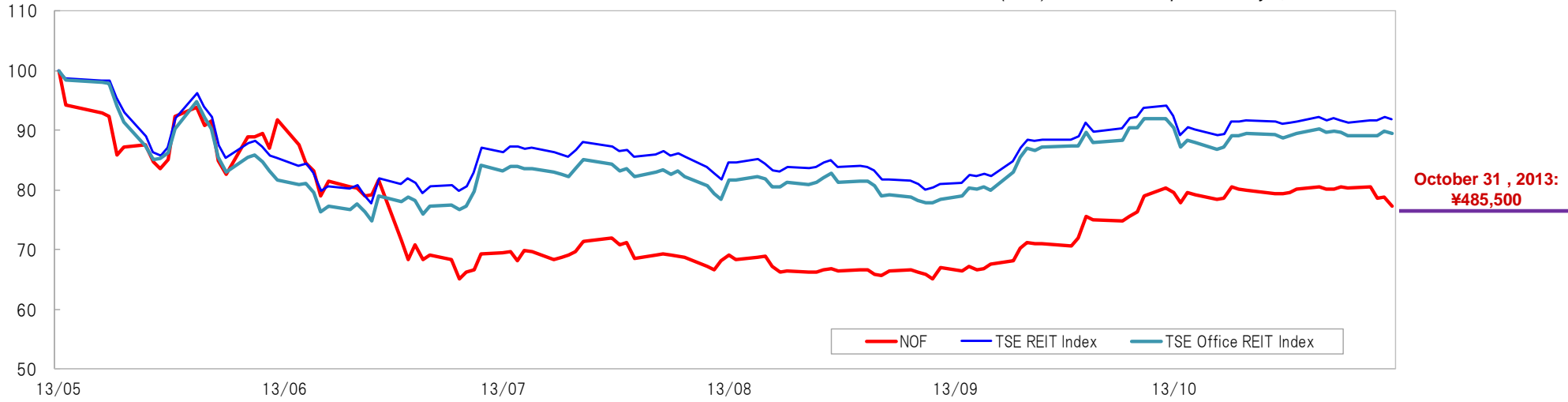
## Status of Debts

Repayment Period	Lenders	Amount	Type of Interest	Interest Rate (p.a.)	Repayment Date	Short-term/Long-term					
21st period	¥16,250million	4 financial institution	¥7,500million	Fixed (Note1)	1.68680%	Dec. 08, 2013	Short-term debt (Including current portion of long-term debt)				
		1 financial institution	¥250million	Fixed	1.97000%	(Note2)					
		4 financial institution	¥4,500million	Floating	0.87818%	Feb. 26, 2014					
		3 financial institution	¥4,000million	Fixed	1.98000%	Mar. 19, 2014					
22nd period	¥11,950million	3 financial institution	¥3,000million	Fixed (Note1)	0.91900%	Jun. 10, 2014					
		1 financial institution	¥250million	Fixed	1.97000%	(Note2)					
		4 financial institution	¥6,000million	Fixed (Note1)	0.83875%	Aug. 26, 2014					
		2 financial institution	¥1,700million	Floating	0.73000%	Aug. 26, 2014					
23rd period	¥12,600million	1 financial institution	¥1,000million	Floating	0.59000%	Aug. 26, 2014		¥ 28,200 million			
		5 financial institution	¥6,350million	Fixed (Note1)	1.55800%	Dec. 24, 2014					
		1 financial institution	¥250million	Fixed	1.97000%	(Note2)					
		1 financial institution	¥3,000million	Fixed	1.91875%	Feb. 26, 2015					
24th period	¥11,750million	1 financial institution	¥3,000million	Fixed (Note1)	1.69300%	Feb. 26, 2015	Long-term debt				
		3 financial institution	¥8,000million	Fixed	2.31750%	Jun. 24, 2015					
		1 financial institution	¥250million	Fixed	1.97000%	(Note2)					
		1 financial institution	¥1,000million	Fixed	1.31125%	Aug. 26, 2015					
25th period	¥6,250million	1 financial institution	¥1,500million	Floating	0.53818%	Aug. 27, 2015			¥ 96,650 million		
		1 financial institution	¥1,000million	Floating	0.58000%	Aug. 27, 2015					
		1 financial institution	¥250million	Fixed	1.97000%	(Note2)					
		1 financial institution	¥500million	Floating	0.56818%	Dec. 26, 2015					
26th period	¥12,750million	3 financial institution	¥5,500million	Fixed (Note1)	0.90800%	Feb. 27, 2016		¥ 96,650 million			
		1 financial institution	¥1,000million	Floating	0.65000%	May 26, 2016					
		1 financial institution	¥6,750million	Fixed	1.97000%	(Note2)					
		3 financial institution	¥3,000million	Fixed (Note1)	1.10100%	Aug. 26, 2016					
27th period	¥3,000million	2 financial institution	¥2,000million	Fixed (Note1)	0.79750%	Aug. 26, 2016	¥ 96,650 million				
		2 financial institution	¥1,000million	Fixed (Note1)	1.07450%	Feb. 26, 2017					
28th period	¥12,900million	3 financial institution	¥2,000million	Fixed (Note1)	0.88700%	Feb. 26, 2017			¥ 96,650 million		
		2 financial institution	¥3,900million	Fixed (Note1)	1.43500%	Jun. 10, 2017					
29th period	¥13,900million	5 financial institution	¥9,000million	Fixed (Note1)	1.12850%	Aug. 27, 2017				¥ 96,650 million	
		5 financial institution	¥12,900million	Fixed (Note1)	1.03775%	Dec. 26, 2017					
30th period	¥4,000million	1 financial institution	¥1,000million	Fixed (Note1)	1.84650%	Feb. 26, 2018		¥ 96,650 million			
		1 financial institution	¥2,000million	Fixed	1.09000%	Jun. 26, 2018					
31st period	¥3,000million	1 financial institution	¥2,000million	Fixed	1.03500%	Aug. 26, 2018					¥ 96,650 million
		3 financial institution	¥3,000million	Fixed (Note1)	1.44450%	Feb. 26, 2019					
32nd period	¥10,400million	3 financial institution	¥5,700million	Fixed (Note1)	1.25200%	Aug. 26, 2019	¥ 96,650 million				
		1 financial institution	¥2,200million	Fixed	1.22000%	Aug. 26, 2019					
34th period	¥1,100million	3 financial institution	¥2,500million	Fixed	1.27625%	Aug. 26, 2019			¥ 96,650 million		
		1 financial institution	¥1,100million	Fixed	1.53674%	Aug. 26, 2020					
35th period	¥5,000million	3 financial institution	¥5,000million	Fixed	1.35250%	Feb. 26, 2021				Investment Corporation Bonds	
Total debt		31 financial institution	¥124,850million	-	-	-					
23rd period	¥11,000million	Public offering	¥6,000million	Fixed	0.94%	Nov. 26, 2014		¥ 39,500million			
		Private placement	¥5,000million	Fixed	1.85%	Mar. 16, 2015					
25th period	¥10,000million	Public offering	¥10,000million	Fixed	2.05%	Nov. 30, 2015					¥ 39,500million
27th period	¥5,000million	Public offering	¥5,000million	Fixed	2.21%	Mar. 17, 2017					
29th period	¥4,000million	Public offering	¥4,000million	Fixed	1.52%	Nov. 24, 2017					
33rd period	¥5,000million	Private placement	¥5,000million	Fixed	2.47%	Mar. 16, 2020					
49th period	¥4,500million	Public offering	¥4,500million	Fixed	2.90%	Mar. 17, 2028					
Total bonds		-	¥39,500million	-	-	-					
Grand total		-	¥164,350million	-	-	-					

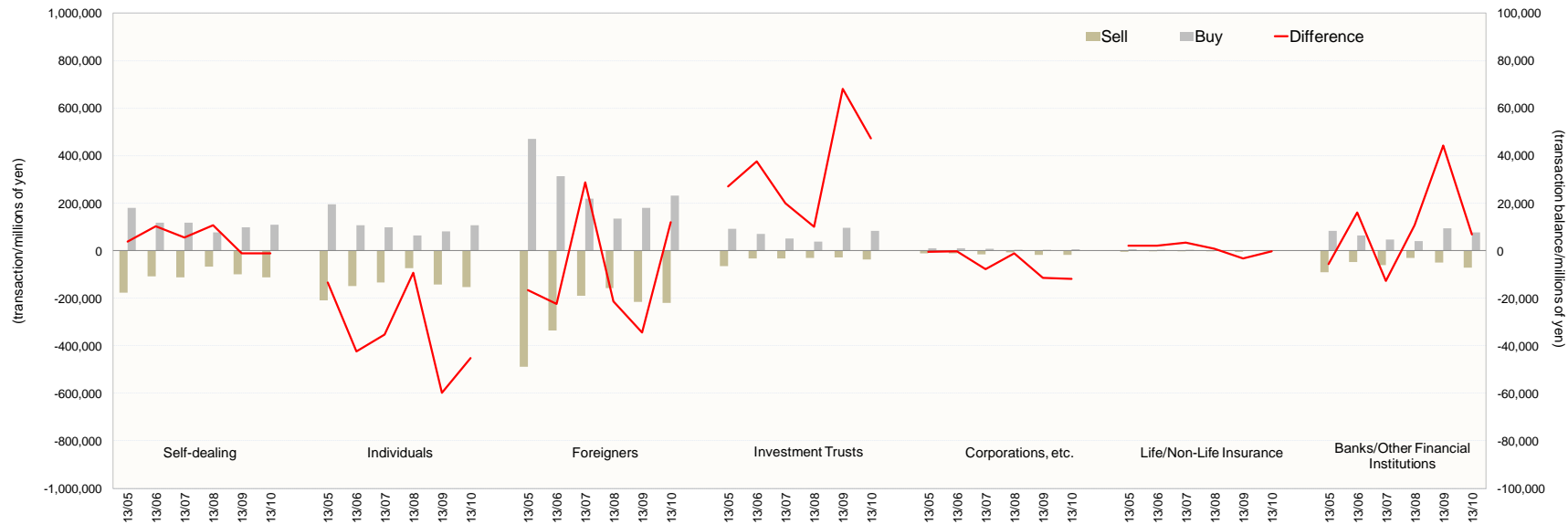
# Changes in Investment Unit Price

## Changes in Investment Unit Price

(Note) Investment unit price on May 1, 2013 = 100

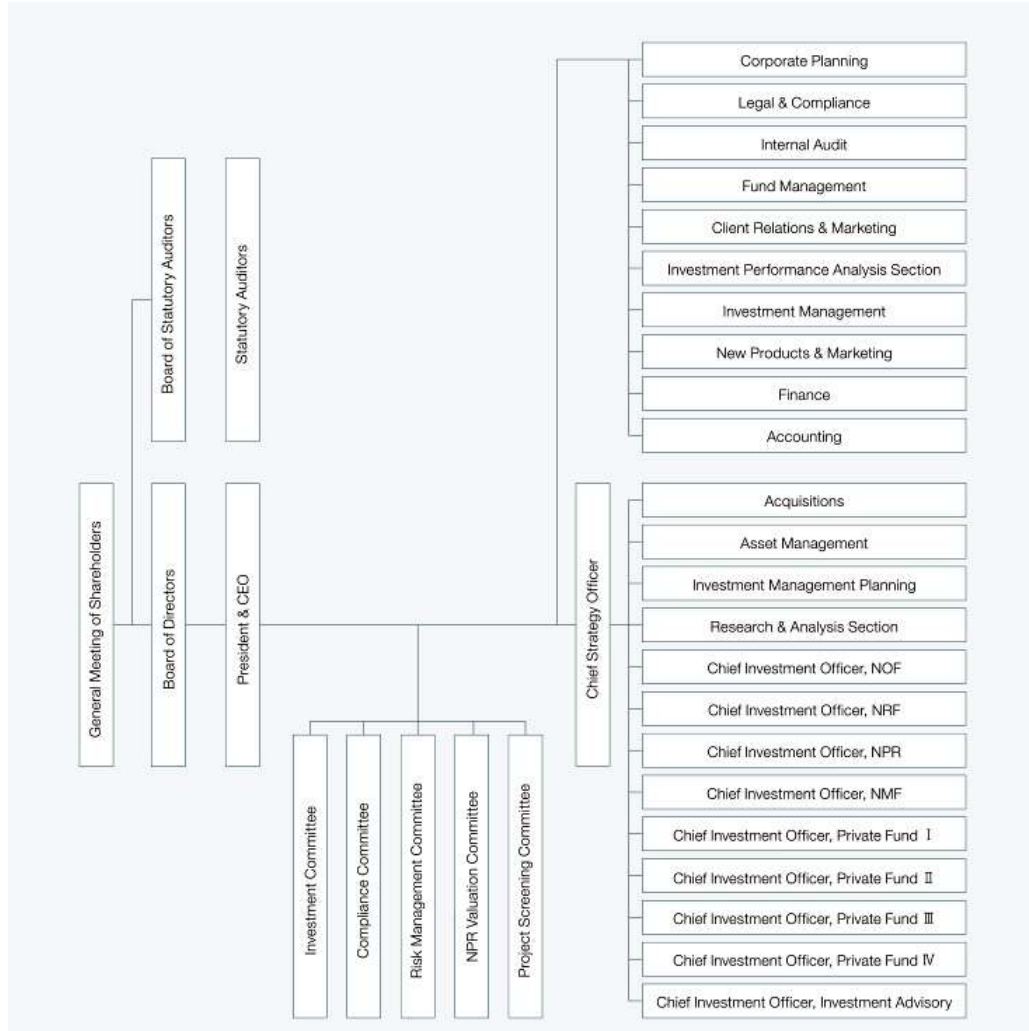


## J-REIT Market: Trading Volume by Investor Type (from May to October 2013)



# Summary of Asset Management Company (Nomura Real Estate Asset Management Co., Ltd.)

## Organization Chart (as of October 2014)



## Overview

Company name	Nomura Real Estate Asset Management Co., Ltd.
Shareholder	Nomura Real Estate Holdings, Inc. (100%)
Location	8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Contact Information	+81-3-3365-0507 <a href="mailto:nof8959@nomura-re.co.jp">nof8959@nomura-re.co.jp</a>
Registration, License, etc.	<ul style="list-style-type: none"> <li>Financial instruments business operator registration: Commissioner of the Kanto Local Finance Bureau (Financial Instruments) No. 374</li> <li>Licensed for discretionary proxy in realty trading: Minister of Land, Infrastructure and Transport Permit No.18</li> <li>Licensed for real estate trading: Governor of Tokyo (3) No. 81679</li> </ul>
Memberships	<ul style="list-style-type: none"> <li>The Investment Trusts Association, Japan; The Japan Investment Advisers Association, The Association for Real Estate Securitization, etc.</li> </ul>

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