



NOMURA
Residential Fund

For Translation Purposes Only

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For Immediate Release

Nomura Real Estate Residential Fund, Inc.
Nobuyuki Hamada, Representative and Executive Director
(Securities Code: 3240)

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Notice Concerning Property Acquisition

Nomura Real Estate Residential Fund, Inc. (“Nomura Residential Fund” or the “Fund”) announced today that it has determined to acquire real estate, as briefly explained below.

1. Summary of the Assets

(1) URBAN STAGE Hongo Ikizaka

Type of Asset	Real estate
Property Name	URBAN STAGE Hongo Ikizaka
Acquisition Price	¥647,000 thousand (excluding acquisition related costs, fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes)
Date of Agreement	December 12, 2007 (date of agreement on purchase and sale of the real estate)
Scheduled Date of Acquisition	December 12, 2007 (date of delivery of the real estate)
Seller	Noel Co., Ltd. (refer to “6. Seller Profile” below)
Financing	Acquisition scheduled through debt financing
Form of Payment	Payment in full at the time of purchase

(Note) Although the current property name is “Playade Hongo Motomachi”, the Fund plans to change the name to the one stated above at the earliest opportunity, after the acquisition.

(2) URBAN STAGE Shinjuku Ochiai

Type of Asset	Real estate
Property Name	URBAN STAGE Shinjuku Ochiai
Acquisition Price	¥635,000 thousand (excluding acquisition related costs, fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes)
Date of Agreement	December 12, 2007 (date of agreement on purchase and sale of the real estate)

Scheduled Date of Acquisition	December 12, 2007 (date of delivery of the real estate)
Seller	Noel Co., Ltd. (refer to “6. Seller Profile” below)
Financing	Acquisition scheduled through debt financing
Form of Payment	Payment in full at the time of purchase

(Note) Although the current property name is “Heights Yamanote”, the Fund plans to change the name to the one stated above at the earliest opportunity, after the acquisition.

(3) URBAN STAGE Kamikitazawa

Type of Asset	Real estate
Property Name	URBAN STAGE Kamikitazawa
Acquisition Price	¥738,000 thousand (excluding acquisition related costs, fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes)
Date of Agreement	December 12, 2007 (date of agreement on purchase and sale of the real estate)
Scheduled Date of Acquisition	December 12, 2007 (date of delivery of the real estate)
Seller	Noel Co., Ltd. (refer to “6. Seller Profile” below)
Financing	Acquisition scheduled through debt financing
Form of Payment	Payment in full at the time of purchase

(Note) Although the current property name is “Milady Kamikitazawa”, the Fund plans to change the name to the one stated above at the earliest opportunity, after the acquisition.

(4) Koganei Habitation

Type of Asset	Real estate
Property Name	Koganei Habitation
Acquisition Price	¥2,390,000 thousand (excluding acquisition related costs, fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes)
Date of Agreement	December 12, 2007 (date of agreement on purchase and sale of the real estate)
Scheduled Date of Acquisition	December 12, 2007 (date of delivery of the real estate)
Seller	Noel Co., Ltd. (refer to “6. Seller Profile” below)
Financing	Acquisition scheduled through debt financing
Form of Payment	Payment in full at the time of purchase

2. Reasons for Acquisition

Nomura Residential Fund will acquire these properties in accordance with the Fund’s policies as stipulated in the Articles of Incorporation. The Fund places particular value on the following factors.

(1) URBAN STAGE Hongo Ikizaka

- This property is located 6 minutes on foot from Hongo Sancho-me Station on the Tokyo Metro Marunouchi Line, enabling easy access to main business areas such as Otemachi (5 mins/3 stations) and Tokyo (7 mins/4 stations). As multiple railways, the JR Chuo & Sobu Lines (Suidobashi Station), the Toei Subway Mita Line (Suidobashi Station) and the Toei Oedo Line (Hongo Sancho-me Station), accessible from the property, it has convenient access to other business and commercial areas.
- The Hongo Area, where this property is located, is known as an educational district where many school systems such as The University of Tokyo and Juntendo University, etc. are concentrated and there are a number of lush green parks, including the Koishikawa Korakuen Metropolitan Garden, which provides the location with both inner city

convenience and an excellent living environment. In addition, as many medical facilities, such as The University of Tokyo Hospital and Tokyo Medical and Dental University Hospital etc., are located within walking distance of the property, the Fund can expect demand not only from single adults commuting into the city, but also from faculty and staff of the surrounding school systems and medical facilities.

- The property consists of all 1K type room layouts (60% of which face south) that focus on functionality and the exterior and entrance etc. designs and interior specifications are well suited for a wide range of prospective tenants.

(2) URBAN STAGE Shinjuku Ochiai

- As property is accessible to 3 railways, Ochiai Station on the Tokyo Metro Tozai Line (10 min. walk), Higashi Nakano Station on the JR Chuo & Sobu Lines (9 min. walk) and the Toei Subway Oedo Line (13 min. walk), transportation is convenient towards business/commercial areas such as Shinjuku (approx. 4 min. on the JR Chuo Line) and Otemachi (approx. 17 min. on the Tokyo Metro Tozai Line).
- This property is located in a residential area near Kanda Josui Park and Kita Kashiwagi Park, where multiple facilities convenient for daily use, such as supermarkets, are within walking distance. In addition, commercial facilities such as grocery stores, drugstores, and health clubs etc. have opened this December in the area surrounding Higashi Nakano Station, promising a further increase in convenience.

This property consists of a variety of 1K to 2DK room layouts, a total of 10 types, which provides many plans that are able to appeal to tenants with different lifestyles.

As stated above, the Fund expects steady demand from a wide range of single adults and DINKs that commute to the inner city.

(3) URBAN STAGE Kamikitazawa

- This property is a 9-minute walk from Kamikitazawa Station on the Keio Line, which is accessible to Shinjuku Station (approx. 16 min.) and Shibuya Station (approx. 20 min. changing onto the Keio Inogashira Line). Through the interoperating Toei Subway Shinjuku Line, access to the Otemachi area is also convenient.
- This property is located in a quiet residential area with mainly single-family homes. In addition, as the property is close to both Kamikitazawa Station and Hachimanyama Station (8-min walk), it has access to both of the station's retail areas, which increases livability.

Adding to the adequacy of the low-rise building in the quiet residential area, this property provides merchantability in consideration to livability, such as privacy-conscious unit layouts and room layouts up to as many as 18 types (1LDK-3LDK), mostly 2LDKs, etc.

As many universities such as Meiji University, Nihon University, Shirayuri College, Japan Women's College of Physical Education, and Toho Gakuen School of Music are located along the Keio Line, the Fund can expect steady demand from not only DINKs who commute to the inner city, but also faculty/staff and students affiliated with the education facilities along the line.

(4) Koganei Habitation

- This property is located within walking distance of both Musashi Koganei Station and Higashi Koganei Station on the JR Chuo Line and access to Shinjuku, a commercial and business center, is a convenient 20 minutes (changing onto the Chuo Special Rapid from Mitaka Station).
- In addition to both station buildings being rebuilt due to the JR Chuo Line's track elevation (Koganei-shi section scheduled to be completed in 2008), the South Exit of Musashi Koganei Station is undergoing redevelopment (large scale retail shops, specialty shops, public facilities, commercial/business facilities, etc.) by Urban Renaissance Agency (scheduled to complete in 2009), which promise further development after its completion.

- This property is located in a quiet residential area with mostly single-family homes and adding the 2 metropolitan parks (Musashino Park and Nogawa Park) with vast landscaping, enables the area to have excellent livability.
- While this is a large-scale property made up of both high-rise and low-rise buildings with approximately 100 units, the building is affluently built, which gives the living space an open atmosphere. Also, the room layouts, a total of 7 types (6 3LDK types/1 2LDK type), are mostly functionality-based 3LDKs, which provide high appeal merchantability.
- As stated above, the Fund expects steady demand from family and DINKs that commute to the inner city.

3. Property Summary

(1) URBAN STAGE Hongo Ikizaka

Property Name		URBAN STAGE Hongo Ikizaka
Type of Asset		Real Estate
Location (Note 1)	Registry	2-3-15 Hongo, Bunkyo-ku Tokyo
	Street Address	2-16-3 Hongo, Bunkyo-ku Tokyo
Access		5-minute walk from Suidobashi Station on the Toei Subway Mita Line. 6-minute walk from Hongo Sanchome Station on the Tokyo Metro Marunouchi Line. 7-minute walk from Hongo Sanchome Station on the Toei Subway Oedo Line. 8-minute walk from Suidobashi Station on the JR Chuo and Sobu Lines.
Land	Ownership	Ownership
	Area (Note 1)	144.29 sq. meters
	Building Coverage (Note 2)	100%
	Floor Area Ratio (Note 3)	500% 400%
Building	Ownership	Ownership
	Use (Note 1)	Apartment building
	Completion Date (Note 1)	January 6, 2006
	Total Floor Area (Note 1)	833.02 sq. meters
	Structure (Note 1)	RC, 10F
	Leasable Units (Note 4)	27 units (under 30 sq. meters: 27 units)
Property Management Company (Note 5)		Haseko Livenet, Inc.
Master Leasing Company (Note 6)		Haseko Livenet, Inc.
Type of Master Lease (Note 7)		Pass-through Structure
Collateral		None
Notes		None
Acquisition Price		¥647,000 thousand
Appraisal (Note 5)	Appraisal Method	Price survey by HIRO & REAS Network, Inc.
	Appraisal Value	¥650,000 thousand
	Appraisal Date	November 15, 2007
Estimated NOI (Note 8)		¥31,031 thousand

Leasing Status (as of December 11, 2007)					
Total Number of Tenants (Note 9)	26				
Total Rental Income	¥37,560 thousand				
Security Deposits	¥2,974 thousand				
Occupancy Rate	96.3%				
Total Leased Floor Area (Note 10)	638.07 sq. meters				
Total Leasable Floor Area (Note 4)	662.58 sq. meters				
Past Occupancy Rates (Note 11)	May 31, 2003	May 31, 2004	May 31, 2005	May 31, 2006	May 31, 2007
	—%	—%	—%	—%	—%

- (Note 1) Location and Other Items
Location, Area, Completion Date, Total Floor Area, and Structure are based on the information in the real estate registry. Use is based on the main use of the type of building indicated in the real estate registry is stated.
- (Note 2) Building Coverage
As the property location within 20 meters of the north side road boundary is a commercial district and the land further than 20 meters is a neighborhood commercial district, the Building Coverage would originally be 80%, however, the Building Coverage has been increased to 100%, as the property is a fireproof building in a Fire Prevention District..
- (Note 3) Floor Area Ratio
As the property's land is 500% commercial district and 400% neighboring commercial district, the weighted average figure according to the floor area ratio is stated.
- (Note 4) Leasable Units and Total Leasable Floor Area
Leasable Units indicates the number of leasable units as of today (which includes the number of stores, if any). Also, Total Leasable Floor Area indicates the total floor area of the leasable residences as of today (in the case where the common area, etc. is leased, the said area is also included. The Total Leasable Floor Area is not based on the real estate registry, but the floor area indicated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and will not always equal, and at times may be higher than, the floor area written in the real estate registry).
- (Note 5) Property Management Company
The scheduled property management company after the acquisition is stated.
- (Note 6) Master Leasing Company
The master leasing company scheduled to enter into a master lease agreement after the completion of the acquisition is stated.
- (Note 7) Type of Master Lease
The type of master lease scheduled for use upon completion of the acquisition is stated. Pass-through Structure refers to a lease structure involving the master lease company paying an amount the same as rent, based on the lease agreement with the end-tenant.
- (Note 8) Estimated NOI
NOI stands for Net Operating Income, and is the amount of the Property's rental income, minus the total of all leasing business expenses.
Estimated NOI is the fiscal year's estimated figure, excluding the special causes during the first year of acquisition, and is prepared under the terms mentioned below. That said, the stated amount, therefore, is not the Fund's forecast figure for the specified fiscal period.
(i) Assuming that the occupation rate is 95.9% concerning the rental revenue.
(ii) Expected to have expenditures of the estimated assessment amount for the year 2007, concerning the tax and public dues.
- (Note 9) Total Number of Tenants
The total number of tenants that have actually leased and a lease agreement has been executed with the end-tenant, as of today, has been indicated, but by the time of delivery, a master lease agreement is scheduled to be executed with the master lease company, and after the agreement, the total number of tenants is scheduled to be 1.
- (Note 10) Total Leased Floor Area
Total Leased Floor Area indicates the floor area (based on the floor area in the lease agreement. However, it is limited to the floor area of residences and retail stores, etc. (when all units are

leased in bulk, the floor area of the entire premises) and it excludes the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant, as of today.

(Note 11) Past Occupancy Rates

Regarding the occupancy rates before May 2007, the figures are not stated, as the information has not been received from the owner.

(2) URBAN STAGE Shinjuku Ochiai

Property Name		URBAN STAGE Shinjuku Ochiai
Type of Asset		Real Estate
Location (Note 1)	Registry	4-10-8-4 Kita Shinjuku, Shinjuku-ku Tokyo
	Street Address	4-10-9 Kita Shinjuku, Shinjuku-ku Tokyo
Access		9-minute walk from Higashi Nakano Station on the JR Chuo & Sobu Lines. 10-minute walk from Ochiai Station on the Tokyo Metro Tozai Line. 13-minute walk from Higashi Nakano Station on the Toei Subway Oedo Line.
Land	Ownership	Ownership
	Area (Note 1)	492.91 sq. meters
	Building Coverage (Note 2)	70%
	Floor Area Ratio (Note 3)	240%
Building	Ownership	Ownership
	Use (Note 1)	Apartment building
	Completion Date (Note 1)	March 22, 1995
	Total Floor Area (Note 1)	1,146.46 sq. meters
	Structure (Note 1)	RC, 5F
	Leasable Units (Note 4)	28 units (under 30 sq. meters: 8 units, 30-50 sq. meters: 20 units)
Property Management Company (Note 5)		Haseko Livenet, Inc.
Master Leasing Company (Note 6)		Haseko Livenet, Inc.
Type of Master Lease (Note 7)		Pass-through Structure
Collateral		None
Notes		None
Acquisition Price		¥635,000 thousand
Appraisal	Appraisal Method	Price survey by HIRO & REAS Network, Inc.
	Appraisal Value	¥635,000 thousand
	Appraisal Date	November 15, 2007
Estimated NOI (Note 8)		¥34,350 thousand
Leasing Status (as of December 11, 2007)		
Total Number of Tenants (Note 9)	11	
Total Rental Income	¥16,128 thousand	
Security Deposits	¥2,516 thousand	
Occupancy Rate	36.5%	
Total Leased Floor Area (Note 10)	384.11 sq. meters	

Total Leasable Floor Area (Note 4)	1,053.39 sq. meters				
Past Occupancy Rates (Note 11)	May 31, 2003	May 31, 2004	May 31, 2005	May 31, 2006	May 31, 2007
	—%	—%	—%	—%	—%

- (Note 1) Location and Other Items
Location, Area, Completion Date, Total Floor Area, and Structure are based on the information in the real estate registry. Use is based on the main use of the type of building indicated in the real estate registry is stated.
- (Note 2) Building Coverage
As the property is located in category 1 residential district, the Building Coverage would originally be 60%, however, the Building Coverage has been increased to 70%, as the Property is a fireproof building in a Fire Prevention District.
- (Note 3) Floor Area Ratio
The Property's Floor Area Ratio limit was originally set at 400%, but the frontal road regulation (6.00 meters × 40%) is prioritized.
- (Note 4) Leasable Units and Total Leasable Floor Area
Leasable Units indicates the number of leasable units as of today (which includes the number of stores, if any). Also, Total Leasable Floor Area indicates the total floor area of the leasable residences as of today (in the case where the common area, etc. is leased, the said area is also included. The Total Leasable Floor Area is not based on the real estate registry, but the floor area indicated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and will not always equal, and at times may be higher than, the floor area written in the real estate registry).
- (Note 5) Property Management Company
The scheduled property management company after the acquisition is stated.
- (Note 6) Master Leasing Company
The master leasing company scheduled to enter into a master lease agreement after the completion of the acquisition is stated.
- (Note 7) Type of Master Lease
The type of master lease scheduled for use upon completion of the acquisition is stated. Pass-through Structure refers to a lease structure involving the master lease company paying an amount the same as rent, based on the lease agreement with the end-tenant.
- (Note 8) Estimated NOI
NOI stands for Net Operating Income, and is the amount of the Property's rental income, minus the total of all leasing business expenses.
Estimated NOI is the fiscal year's estimated figure, excluding the special causes during the first year of acquisition, and is prepared under the terms mentioned below. That said, the stated amount, therefore, is not the Fund's forecast figure for the specified fiscal period.
(i) Assuming that the occupation rate is 95.8% concerning the rental revenue.
(ii) Expected to have the same amount of payment as the year 2007, concerning the tax and public dues.
- (Note 9) Total Number of Tenants
The total number of tenants that have actually leased and a lease agreement has been executed with the end-tenant, as of today, has been indicated, but by the time of delivery to the Fund, a master lease agreement is scheduled to be executed with the master lease company, and after the agreement, the total number of tenants is scheduled to be 1.
- (Note 10) Total Leased Floor Area
Total Leased Floor Area indicates the floor area (based on the floor area in the lease agreement. However, it is limited to the floor area of residences and retail stores, etc. (when all units are leased in bulk, the floor area of the entire premises) and it excludes the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant, as of today.
- (Note 11) Past Occupancy Rates
Regarding the occupancy rates before May 2007, the figures are not stated, as the information has not been received from the owner.

(3) URBAN STAGE Kamikitazawa

Property Name		URBAN STAGE Kamikitazawa
Type of Asset		Real Estate
Location (Note 1)	Registry	5-1212-1, 2 Kamikitazawa, Setagaya-ku Tokyo
	Street Address	5-21-22 Kamikitazawa, Setagaya-ku Tokyo

Access		A 9-minute walk from Kamikitazawa Station and an 8-minute walk from Hachimanyama Station, both on the Keio Line.				
Land	Ownership	Ownership				
	Area (Note 1)	939.52 sq. meters				
	Building Coverage	60%				
	Floor Area Ratio	200%				
Building	Ownership	Ownership				
	Use (Note 1)	Apartment building				
	Completion Date (Note 1)	May 1, 1987				
	Total Floor Area (Note 1)	1,612.00 sq. meters				
	Structure (Note 1)	RC, 3F				
	Leasable Units (Note 2)	29 units (under 30 sq. meters: 1 unit, 30-50 sq. meters: 13 units, 50-70 sq. meters: 15 units)				
Property Management Company (Note 3)		Haseko Livenet, Inc.				
Master Leasing Company (Note 4)		Haseko Livenet, Inc.				
Type of Master Lease (Note 5)		Pass-through Structure				
Collateral		None				
Notes		None				
Acquisition Price		¥738,000 thousand				
Appraisal	Appraisal Method	Price survey by HIRO & REAS Network, Inc.				
	Appraisal Value	¥738,000 thousand				
	Appraisal Date	November 15, 2007				
Estimated NOI (Note 6)		¥39,756 thousand				
Leasing Status (as of December 11, 2007)						
Total Number of Tenants (Note 7)	27					
Total Rental Income	¥42,900 thousand					
Security Deposits	¥6,462 thousand					
Occupancy Rate	92.2%					
Total Leased Floor Area (Note 8)	1,276.56 sq. meters					
Total Leasable Floor Area (Note 2)	1,384.45 sq. meters					
Past Occupancy Rates (Note 9)	May 31, 2003	May 31, 2004	May 31, 2005	May 31, 2006	May 31, 2007	
	—%	—%	—%	—%	88.8%	

(Note 1) Location and Other Items
Location (registry), Area, Completion Date, Total Floor Area and Structure are based on the information in the real estate registry. Use is based on the main use of the type of building indicated in the real estate registry is stated.

(Note 2) Leasable Units and Total Leasable Floor Area
Leasable Units indicates the number of leasable units as of today (which includes the number of stores, if any). Also, Total Leasable Floor Area indicates the total floor area of the leasable residences as of today (in the case where the common area, etc. is leased, the said area is also included. The Total Leasable Floor Area is not based on the real estate registry, but the floor area indicated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and will not always equal, and at times may be higher than, the floor area written in the real estate registry).

(Note 3) Property Management Company
The scheduled property management company after the acquisition is stated.

- (Note 4) Master Leasing Company
The master leasing company scheduled to enter into a master lease agreement after the completion of the acquisition is stated.
- (Note 5) Type of Master Lease
The type of master lease scheduled for use upon completion of the acquisition is stated. Pass-through Structure refers to a lease structure involving the master lease company paying an amount the same as rent, based on the lease agreement with the end-tenant.
- (Note 6) Estimated NOI
NOI stands for Net Operating Income, and is the amount of the Property's rental income, minus the total of all leasing business expenses.
Estimated NOI is the fiscal year's estimated figure, excluding the special causes during the first year of acquisition, and is prepared under the terms mentioned below. That said, the stated amount, therefore, is not the Fund's forecast figure for the specified fiscal period.
(i) Assuming that the occupation rate is 95.3% concerning the rental revenue.
(ii) Expected to have the same amount of payment as the year 2007, concerning the tax and public dues.
- (Note 7) Total Number of Tenants
The total number of tenants that have actually leased and a lease agreement has been executed with the end-tenant, as of today, has been indicated, but by the time of delivery, a master lease agreement is scheduled to be executed with the master lease company, and after the agreement, the total number of tenants is scheduled to be 1.
- (Note 8) Total Leased Floor Area
Total Leased Floor Area indicates the floor area (based on the floor area in the lease agreement. However, it is limited to the floor area of residences and retail stores, etc. (when all units are leased in bulk, the floor area of the entire premises) and it excludes the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant, as of today.
- (Note 9) Past Occupancy Rate
Regarding the occupancy rates before May 2007, the figures are not stated, as the information has not been received from the owner.

(4) Koganei Habitation

Property Name		Koganei Habitation
Type of Asset		Real Estate
Location (Note 1)	Registry	2-2167-1 Nakacho, Koganei-shi Tokyo
	Street Address	2-11-26 Nakacho, Koganei-shi Tokyo
Access		16-minute walk from Musashi Koganei Station on the JR Chuo Line. 17-minute walk from Higashi Koganei Station on the JR Chuo Line.
Land	Ownership	Ownership
	Area (Note 1)	6,402.84 sq. meters
	Building Coverage (Note 2)	70%, 50%
	Floor Area Ratio (Note 3)	200%, 80%
Building	Ownership	Ownership
	Use (Note 1)	Apartment building
	Completion Date (Note 1)	February 2, 1991
	Total Floor Area (Note 1)	(1) 1,042.00 sq. meters (2) 2,689.00 sq. meters (3) 2,489.34 sq. meters
	Structure (Note 1)	(1) RC, 3F (2) RC, 5F (3) RC, 3F
	Leasable Units (Note 4)	98 units (50-70 sq. meters: 92 units, over 70 sq. meters: 6 units)
Property Management Company (Note 5)		Haseko Livenet, Inc.

Master Leasing Company (Note 6)		Haseko Livenet, Inc.				
Type of Master Lease (Note 7)		Pass-through Structure				
Collateral		None				
Notes		None				
Acquisition Price		¥2,390,000 thousand				
Appraisal	Appraisal Method	Price survey by HIRO & REAS Network, Inc.				
	Appraisal Value	¥2,390,000 thousand				
	Appraisal Date	November 15, 2007				
Estimated NOI (Note 8)		¥119,547 thousand				
Leasing Status (as of December 11, 2007)						
Total Number of Tenants (Note 9)	70					
Total Rental Income	¥128,919 thousand					
Security Deposits	¥12,837 thousand					
Occupancy Rate	94.7%					
Total Leased Floor Area (Note 10)	5,683.70 sq. meters					
Total Leasable Floor Area (Note 4)	5,999.80 sq. meters					
Past Occupancy Rates (Note 11)	May 31, 2003	May 31, 2004	May 31, 2005	May 31, 2006	May 31, 2007	
	—%	—%	—%	—%	100%	

(Note 1) Location and Other Items
Location (registry), Area, Completion Date, Total Floor Area and Structure are based on the information in the real estate registry. Use is based on the main use of the type of building indicated in the real estate registry is stated. Also, the property consists of 3 buildings, according to the real estate registry, and regarding the information stated in Total Floor Area and Structure, (1) refers to building number 2167-1, (2) refers to building number 2169, and (3) refers to building number 2172-1-2.

(Note 2) Building Coverage
Of the lot, the area from the south street boundary to within 20 meters is a Category 2 exclusive district for medium and high-rise residential buildings of 60% and the area over 20 meters is a Category 1 exclusive district for low-rise residential buildings of 40%. As the property is a corner lot, the Building Coverage is 70% and 50%, respectively, and the weighted average figures are applied according to the area ratio.

(Note 3) Floor Area Ratio
As the property's land is 200% category 1 exclusive district for medium/high-rise residential buildings and 80% category 1 exclusive district for low-rise residential buildings, the weighted average figure according to the floor area ratio is stated.

(Note 4) Leasable Units and Total Leasable Floor Area
Leasable Units indicates the number of leasable units as of today (which includes the number of stores, if any). Also, Total Leasable Floor Area indicates the total floor area of the leasable residences as of today (in the case where the common area, etc. is leased, the said area is also included. The Total Leasable Floor Area is not based on the real estate registry, but the floor area indicated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and will not always equal, and at times may be higher than, the floor area written in the real estate registry).

(Note 5) Property Management Company
The scheduled property management company after the acquisition is stated.

(Note 6) Master Leasing Company
The master leasing company scheduled to enter into a master lease agreement after the completion of the acquisition is stated.

(Note 7) Type of Master Lease
The type of master lease scheduled for use upon completion of the acquisition is stated, but Pass-through Structure refers to a lease structure involving the master lease company paying an amount the same as rent, based on the lease agreement with the end-tenant.

- (Note 8) Estimated NOI
 NOI stands for Net Operating Income, and is the amount of the Property's rental income, minus the total of all leasing business expenses.
 Estimated NOI is the fiscal year's estimated figure, excluding the special causes during the first year of acquisition, and is prepared under the terms mentioned below. That said, the stated amount, therefore, is not the Fund's forecast figure for the specified fiscal period.
 (i) Assuming that the occupation rate is 95.8% concerning the rental revenue.
 (ii) Expected to have expenditures of the estimated assessment amount for the year 2007, concerning the tax and public dues.
- (Note 9) Total Number of Tenants
 The total number of tenants that have actually leased and a lease agreement has been executed with the end-tenant, as of today, has been indicated, but by the time of delivery, a master lease agreement is scheduled to be executed with the master lease company, and after the agreement, the total number of tenants is scheduled to be 1.
- (Note 10) Total Leased Floor Area
 Total Leased Floor Area indicates the floor area (based on the floor area in the lease agreement. However, it is limited to the floor area of residences and retail stores, etc. (when all units are leased in bulk, the floor area of the entire premises) and it excludes the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant, as of today.
- (Note 11) Past Occupancy Rates
 Regarding the occupancy rates before May 2007, the figures are not stated, as the information has not been received from the owner.

4. Building Condition Appraisal Report Summary, etc.

(1) Building Condition Appraisal Report

	URBAN STAGE Hongo Ikizaka	URBAN STAGE Shinjuku Ochiai
Building Condition Appraisal Report Issuer	Tokyo Bldg-Tech Center Co., Ltd.	Tokyo Bldg-Tech Center Co., Ltd.
Building Condition Appraisal Report Issue Date	November 28, 2007	November 28, 2007
Estimated Amount of Emergency Repair Expenses (Note 1)	—	—
Estimated Amount of Short Term Repair Expenses (Note 2)	—	—
Estimated Amount of Long Term Repair Expenses (Note 3)	¥2,530 thousand	¥28,260 thousand

	URBAN STAGE Kamikitazawa	Koganei Habitation
Building Condition Appraisal Report Issuer	Tokyo Bldg-Tech Center Co., Ltd.	Tokyo Bldg-Tech Center Co., Ltd.
Building Condition Appraisal Report Issue Date	November 28, 2007	November 28, 2007
Estimated Amount of Emergency Repair Expenses (Note 1)	—	—
Estimated Amount of Short Term Repair Expenses (Note 2)	—	—
Estimated Amount of Long Term Repair Expenses (Note 3)	¥39,590 thousand	¥104,400 thousand

- (Note 1) Emergency Repair Expenses indicate the amount of repair expenses for items that are functionally deficient and hinder daily routine or items that have legal instructions for improvement and have yet to be repaired, depending on the level of urgency.
- (Note 2) Short Term Repair Expenses indicate the amount for repairs, items that are in need of immediate improvements due to rapid deterioration (excluding standard repair expenses and interior/facility renewal expenses), or items that may malfunction if left unattended.
- (Note 3) The Estimated Amount of Long Term Repair Expenses is the total amount indicated by the issuer, mentioned above, in the Long Term Repair Expenses Forecast (12 years), which is based on the Building Condition Appraisal Report.

(2) Earthquake PML Appraisal Report Issuer

	URBAN STAGE Hongo Ikizaka	URBAN STAGE Shinjuku Ochiai
Earthquake PML Appraisal Report Issuer	Sompo Japan Risk Management, Inc.	Sompo Japan Risk Management, Inc.
Earthquake PML Appraisal Report Issue Date	November 2007	November 2007
Earthquake Risk Analysis (PML) (Note)	6.64%	8.45%

	URBAN STAGE Kamikitazawa	Koganei Habitation
Earthquake PML Appraisal Report Issuer	Sompo Japan Risk Management, Inc.	Sompo Japan Risk Management, Inc.
Earthquake PML Appraisal Report Issue Date	November 2007	November 2007
Earthquake Risk Analysis (PML) (Note)	6.86%	4.63%

(Note) PML (Probable Maximum Loss), which is expressed as a percentage of the replacement value, indicates an estimate of costs to be incurred during the anticipated usable period (generally, the duration of a building is 50 years) for restoration of the property to pre-earthquake condition (a large scale earthquake is likely to occur every 475 years; the possibility of an earthquake occurring during the next 50 years is 10%).

5. Architect/ Contractor/ Building Permit Agency/ Evaluation Agency

The architect, contractor, building permit agency and evaluation agency for the properties are as follows:

The Fund has received appraisal results for the properties, from a third party specialized agency, in respect of the confirmation of structural calculation (terms and results of the calculation and drawing consistency with the structural calculations), and such appraisal results state that, “The structural calculations have an earthquake resistance capacity that complies with the Building Standard Law.”

Property Name	Architect	Contractor	Building Permit Agency	Evaluation Agency
URBAN STAGE Hongo Ikizawa	Goda Koumuten Co., Ltd.	Goda Koumuten Co., Ltd.	E-house Building Center Co., Ltd.	NTT Facilities, Inc.
URBAN STAGE Shinjuku Ochiai	Nichizei Real Estate Information Center Co., Ltd.	Kajima Corporation	Shinjuku City	HI International Consultant Co., Ltd
URBAN STAGE Kamikitazawa	Misawa Homes Co., Ltd.	Misawa Homes Co., Ltd	City of Setagaya	Ikkyu Kenchikushi Jimusho Kozo Kikaku KDM
Koganei Habitation	Yamashita Kenchiku Kikaku Kenkyujo	Toda Corporation	Tokyo Prefecture	HI International Consultant Co., Ltd

6. Seller Profile

Company Name	Noel Co., Ltd.
Head Office	5-1-1 Futago Takatsu-ku, Kawasaki-shi Kanagawa
Representative	Masatoshi Kaneko, President
Capital	¥2,268,794 thousand (as of December 11, 2007)
Principal Shareholder	Masatoshi Kaneko
Principal Business	Real estate business
Relationship with the Fund and/ or NREAM	None

7. Broker Profile

Broker	LINKMAX Corporation
Relationship with the Fund and/ or NREAM	None
Commission	Due to the confidentiality obligation appointed in the brokerage contract, this information is not disclosed.

8. Forecasts

Taking into account the managing performance of the whole portfolio, forecasts of financial results for the third fiscal period (June 1, 2007 to November 30, 2007), after the acquisition of the 4 properties, is scheduled to be announced separately at the time of the announcement of financial results for the second fiscal period (scheduled in January 2008).

Attachments:

Reference Material 1 “Appraisal Report Summary”

Reference Material 2 “Portfolio After Acquisition of the Properties”

Reference Material 3 “Property Image”

(Reference Material 1)

Appraisal Report Summary

Property Name	PRIME URBAN Hongo Ikizaka
Appraisal Value	¥650,000,000
Appraisal Agency	HIRO & REAS Network, Inc.
Appraisal Date	November 15, 2007

(Yen)

Item	Content	Basis
Income Capitalization Approach Value	650,000,000	Using the value calculated by means of the Direct Capitalization Method as a reference, a value using the Discount Cash Flow Method was adopted.
Value using the Direct Capitalization Method	696,000,000	Calculated by the discount cap rate, using the 1-11 year net cash flow relating to the DCF method.
(1) Operating Revenues (a)-(b)	37,208,080	
(a) Total Potential Income	38,794,882	Appraisal based on the standard market rent.
(b) Vacancy Loss, etc.	1,586,802	Appraisal based on the market vacancy ratio.
(2) Operating Expenses	5,758,149	
Maintenance Expenses	1,800,000	Scheduled amount stated on the estimate sheet.
Utility Expenses	408,877	Appraisal based on the performance results, etc.
Repair Expenses	63,250	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
Unit Restoration Expenses	181,241	Appraisal based on the general standard etc.
Property Management Fee	1,087,445	Appraisal based on the contract terms and the general standard.
Tenant Recruit Expenses, etc.	937,778	Appraisal based on the contract terms and the general standard.
Local Organization Expenses	32,400	Actual amount for the year 2007.
Other Expenses	181,241	Appraisal based on the performance results, etc.
Tax and Public Dues	977,827	Actual amount for the year 2007.
Insurance Fees	88,090	Scheduled amount stated on the estimate sheet.
(3) Net Operating Income	31,449,931	
(3) (NOI=(1)-(2))		
(4) Temporary Deposit	28,770	Taking into consideration the ordinary deposit interest, etc.
(4) Management Profits, etc.		
(5) Capital Expenditures	147,583	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
(6) Standardized Net Cash Flow	31,331,118	
(5) (NCF=(3)+(4)-(5))		
(7) Capitalization Rate	4.5%	Appraisal based on the real estate's regional individual characteristics of real estate, while also taking into account the investment cap rate of the surrounding area.
Value Using the Discounted Cash Flow Method	650,000,000	
Discount Rate	4.5%	
Final Capitalization Rate	4.8%	
Cost Approach Value	500,000,000	
Land Ratio	56.8%	
Building Ratio	43.2%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	The property is located close to the inner city in an area with excellent accessibility. The property, which has satisfactory facility aspects, is a fairly new apartment and from the quality, etc., of the building, it has an appeal to young adults with a demand for an apartment near the city, and is expected to have stable operations in the future. The appraisal value was determined in light of the above factors.
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Appraisal Report Summary

Property Name	URBAN STAGE Shinjuku Ochiai
Appraisal Value	¥635,000,000
Appraisal Agency	HIRO & REAS Network, Inc.
Appraisal Date	November 15, 2007

(Yen)

Item	Content	Basis
Income Capitalization Approach Value	635,000,000	Using the value calculated by means of the Direct Capitalization Method as a reference, a value using the Discount Cash Flow Method was adopted.
Value using the Direct Capitalization Method	658,000,000	Calculated by the discount cap rate, using the 1-11 year net cash flow relating to the DCF method.
(1) Operating Revenues (a)-(b)	41,794,263	
(a) Total Potential Income	43,618,517	Appraisal based on the standard market rent.
(b) Vacancy Loss, etc.	1,824,254	Appraisal based on the market vacancy ratio.
(2) Operating Expenses	7,455,801	
Maintenance Expenses	2,016,000	Appraisal based on the estimate sheet and the general standard.
Utility Expenses	396,099	Appraisal based on similar examples and precedent evaluations.
Maintenance/Repair Expenses	706,500	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
Unit Restoration Expenses	198,050	Appraisal based on similar examples and precedent evaluations.
PM Fee	1,188,297	Appraisal based on the contract terms and the general standard.
Tenant Advertisement Expenses, etc.	1,083,272	Appraisal based on similar examples and precedent evaluations.
Local Organization Expenses	20,000	Actual amount stated in the presented material.
Other Expenses	198,050	Appraisal based on similar examples and precedent evaluations.
Tax and Public Dues	1,548,393	Appraisal based on the amount of tax assessment etc. for the year 2007.
Insurance Fees	101,140	Appraisal based on the estimate sheet and the general standard.
(3) Net Operating Income (3) (NOI=(1)-(2))	34,338,462	
(4) Temporary deposit (4) management profits, etc.	64,241	Taking into consideration the ordinary deposit interest, etc.
(5) Capital Expenditures	3,466,682	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
(6) Standardized Net Cash Flow (5) (NCF=(3)+(4)-(5))	30,936,021	
(7) Capitalization Rate	4.7%	Appraisal based on the real estate's regional individual characteristics of real estate, while also taking into account the investment cap rate of the surrounding area.
Value Using the Discounted Cash Flow Method	635,000,000	
Discount Rate	4.7%	
Final Capitalization Rate	5.0%	
Cost Approach Value	564,000,000	
Land Ratio	69.3%	
Building Ratio	30.7%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	The property is located 9 minutes from Higashi Nakano Station on the JR Chuo and Sobu Lines, which is also accessible to Tokyo Subway Oedo Line. The area has excellent accessibility and livability, as Ochiai Station on the Tokyo Metro Tozai Line (10 min walk) enables access to multiple lines. The property is an apartment that has a certain degree of quality and is expected to have a reasonable share of tenant demand in the area. The appraisal value was determined in light of the above factors.
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Appraisal Report Summary

Property Name	URBAN STAGE Kamikitazawa
Appraisal Value	¥738,000,000
Appraisal Agency	HIRO & REAS Network, Inc.
Appraisal Date	November 15, 2007

(Yen)

Item	Content	Basis
Income Capitalization Approach Value	738,000,000	Using the value calculated by means of the Direct Capitalization Method as a reference, a value using the Discount Cash Flow Method was adopted.
Value using the Direct Capitalization Method	781,000,000	Calculated by the discount cap rate, using the 1-11 year net cash flow relating to the DCF method.
(1) Operating Revenues (a)-(b)	47,462,282	
(a) Total Potential Income	49,888,105	Appraisal based on the standard market rent.
(b) Vacancy Loss, etc.	2,425,823	Appraisal based on the market vacancy ratio.
(2) Operating Expenses	7,759,978	
Maintenance Expenses	1,260,000	Allocated scheduled amount stated on the estimate sheet.
Utility Expenses	318,564	Appraisal based on the performance results, etc.
Maintenance/Repair Expenses	254,167	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
Unit Restoration Expenses	221,019	Appraisal based on the general standard etc.
PM Fee	2,494,613	Appraisal based on the contract terms and the general standard.
Tenant Advertisement Expenses, etc.	1,551,177	Appraisal based on the contract terms and the general standard.
Tax and Public Dues	1,536,248	Actual amount for the year 2007.
Insurance Fees	124,190	Allocated scheduled amount stated on the estimate sheet.
(3) Net Operating Income	39,702,304	
(3) (NOI=(1)-(2))		
(4) Temporary deposit	66,927	Taking into consideration the ordinary deposit interest, etc.
(4) management profits, etc.		
(5) Capital Expenditures	3,045,000	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
(6) Standardized Net Cash Flow	36,724,231	
(5) (NCF=(3)+(4)-(5))		
(6) Capitalization Rate	4.7%	Appraisal based on the real estate's regional individual characteristics of real estate, while also taking into account the investment cap rate of the surrounding area.
Value Using the Discounted Cash Flow Method	738,000,000	
Discount Rate	4.7%	
Final Capitalization Rate	5.0%	
Cost Approach Value	695,000,000	
Land Ratio	74.1%	
Building Ratio	25.9%	

<p>Items applied to adjustments in approaches to the value and the determination of the appraisal value</p>	<p>The property is located in an area with excellent accessibility and livability, within an 8-minute walk to Hachimanyama Station and a 9-minute walk to Kamikitazawa Station, both on the Keio Dentetsu Keio Line. Although it has been approx. 21 years since being built the property has a certain degree of building equipment and quality, and the area has a steady demand for residences, especially from students, single adults, and DINKs, and can expect to have stable operations in the future. The appraisal value was determined in light of the above factors.</p>
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Appraisal Report Summary

Property Name	Koganei Habitation
Appraisal Value	¥2,390,000,000
Appraisal Agency	HIRO & REAS Network, Inc.
Appraisal Date	November 15, 2007

(Yen)

Item	Content	Basis
Income Capitalization Approach Value	2,390,000,000	Using the value calculated by means of the Direct Capitalization Method as a reference, a value using the Discount Cash Flow Method was adopted.
Value using the Direct Capitalization Method	2,500,000,000	Calculated by the discount cap rate, using the 1-11 year net cash flow relating to the DCF method.
(1) Operating Revenues (a)-(b)	158,527,265	
(a) Total Potential Income	165,371,950	Appraisal based on the standard market rent.
(b) Vacancy Loss, etc.	6,844,685	Appraisal based on the market vacancy ratio.
(2) Operating Expenses	27,568,741	
Maintenance Expenses	4,200,000	Scheduled amount stated on the estimate sheet.
Utility Expenses	850,000	Appraisal based on the performance results, etc.
Maintenance/Repair Expenses	2,610,000	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
Unit Restoration Expenses	695,670	Appraisal based on the general standard.
PM Fee	4,461,729	Appraisal based on the contract terms and the general standard.
Tenant Advertisement Expenses, etc.	4,901,474	Appraisal based on the contract terms and the general standard.
Tax and Public Dues	9,365,028	Actual amount for the year 2007.
Insurance Fees	484,840	Scheduled amount stated on the estimate sheet
(3) Net Operating Income	130,958,524	
(3) (NOI=(1)-(2))		
(4) Temporary deposit	140,773	Taking into consideration the ordinary deposit interest, etc.
(4) management profits, etc.		
(5) Capital Expenditures	6,090,000	Appraisal based on the Building Condition Appraisal Report by Tokyo Bldg-Tech Center Co., Ltd.
(6) Standardized Net Cash Flow	125,009,297	
(5) (NCF=(3)+(4)-(5))		
(6) Capitalization Rate	5.0%	Appraisal based on the real estate's regional individual characteristics of real estate, while also taking into account the investment cap rate of the surrounding area.
Value Using the Discounted Cash Flow Method	2,390,000,000	
Discount Rate	5.0%	
Final Capitalization Rate	5.3%	
Cost Approach Value	2,770,000,000	
Land Ratio	74.4%	
Building Ratio	25.6%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	The property is accessible to both Musashi Koganei Station and Higashi Koganei Station on the JR Chuo Line. The surrounding area has seen an increase in apartments built for families and is a developing suburb. Although it is a 17 year old property, it is equipped with standard building installations and appropriate maintenance management, and can expend steady demand targeting single families. The appraisal value was determined in light of the above factors.
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Portfolio After Acquisition of the Properties

[Acquired Properties]

Area (Note 1)	Name of Property	Location	Leasable Floor Area (sqm) (Note 2)	Leasable Units (Units)	Acquisition Price (Thousands of Yen) (Note 3)	Percent of Total (%) (Note 4)	Acquired Period (Note 5)
Greater Tokyo Area	PROUD FLAT Yoyogi Uehara	Shibuya-ku, Tokyo	1,151.34	44	1,100,000	1.1	1st FP
	PROUD FLAT Hatsudai	Shibuya-ku, Tokyo	958.98	31	865,000	0.8	1st FP
	PROUD FLAT Gakugei Daigaku	Meguro-ku, Tokyo	934.39	41	812,000	0.8	1st FP
	PROUD FLAT Meguro Gyoninzaka	Meguro-ku, Tokyo	855.26	40	882,000	0.8	1st FP
	PROUD FLAT Sumida Riverside	Chuo-ku, Tokyo	3,055.21	110	2,260,000	2.2	2nd FP
	PROUD FLAT Kagurazaka	Shinjuku-ku, Tokyo	1,793.43	70	1,540,000	1.5	1st FP
	PROUD FLAT Waseda	Shinjuku-ku, Tokyo	1,450.91	60	1,110,000	1.1	2nd FP
	PROUD FLAT Sangen Java	Setagaya-ku, Tokyo	1,277.82	48	1,350,000	1.3	1st FP
	PROUD FLAT Kamata	Ota-ku, Tokyo	1,541.64	67	1,140,000	1.1	1st FP
	PROUD FLAT Kivosumi Shirakawa	Koto-ku, Tokyo	1,209.56	55	900,000	0.9	1st FP
	PRIME URBAN Akasaka	Minato-ku, Tokyo	1,062.05	25	956,000	0.9	1st FP
	PRIME URBAN Tamachi	Minato-ku, Tokyo	1,107.36	48	941,000	0.9	1st FP
	PRIME URBAN Ebisu Minami	Shibuya-ku, Tokyo	881.89	21	947,000	0.9	1st FP
	PRIME URBAN Yoyogi	Shibuya-ku, Tokyo	439.56	19	408,000	0.4	1st FP
	PRIME URBAN Bancho	Chiyoda-ku, Tokyo	1,277.04	52	1,170,000	1.1	1st FP
	PRIME URBAN Chiyoda Fujimi	Chiyoda-ku, Tokyo	793.87	32	707,000	0.7	1st FP
	PRIME URBAN Idabashi	Chiyoda-ku, Tokyo	2,087.70	90	2,030,000	1.9	1st FP
	PRIME URBAN Ebisu	Meguro-ku, Tokyo	1,444.40	29	1,200,000	1.1	1st FP
	PRIME URBAN Naka Meguro	Meguro-ku, Tokyo	1,302.42	49	1,320,000	1.3	1st FP
	PRIME URBAN Gakugei Daigaku	Meguro-ku, Tokyo	1,008.39	32	886,000	0.8	1st FP
	PRIME URBAN Senzoku	Meguro-ku, Tokyo	655.27	22	536,000	0.5	1st FP
	PRIME URBAN Meguro Riverside	Meguro-ku, Tokyo	453.77	24	464,000	0.4	2nd FP
	PRIME URBAN Nishi Shinjuku I	Shinjuku-ku, Tokyo	1,459.86	60	1,290,000	1.2	1st FP
	PRIME URBAN Nishi Shinjuku II	Shinjuku-ku, Tokyo	1,162.55	46	1,000,000	1.0	1st FP
	PRIME URBAN Shinjuku Naitomachi	Shinjuku-ku, Tokyo	578.18	14	512,000	0.5	1st FP
	PRIME URBAN Nishi Waseda	Shinjuku-ku, Tokyo	507.11	28	503,000	0.5	2nd FP
	PRIME URBAN Sangen Java	Setagaya-ku, Tokyo	874.15	33	835,000	0.8	1st FP
	PRIME URBAN Minami Karasuyama	Setagaya-ku, Tokyo	1,049.73	41	840,000	0.8	2nd FP
	PRIME URBAN Karasuyama Galleria	Setagaya-ku, Tokyo	835.05	33	645,000	0.6	2nd FP
	PRIME URBAN Karasuyama Court	Setagaya-ku, Tokyo	576.20	23	413,000	0.4	2nd FP
	PRIME URBAN Shinagawa Nishi	Shinagawa-ku, Tokyo	961.25	46	624,000	0.6	1st FP
	PRIME URBAN Osaki	Shinagawa-ku, Tokyo	2,106.16	99	1,700,000	1.6	1st FP
	PRIME URBAN Omori	Ota-ku, Tokyo	1,190.70	54	824,000	0.8	1st FP
	PRIME URBAN Kita Senzoku	Ota-ku, Tokyo	834.90	46	576,000	0.6	1st FP
	PRIME URBAN Nishi Ogikubo	Suginami-ku, Tokyo	543.09	24	435,000	0.4	1st FP
	PRIME URBAN Otsuka	Toshima-ku, Tokyo	944.99	46	794,000	0.8	1st FP
	PRIME URBAN Monzen Nakacho	Koto-ku, Tokyo	3,127.94	117	2,200,000	2.1	1st FP
	PRIME URBAN Kameido	Koto-ku, Tokyo	1,117.34	52	705,000	0.7	1st FP
	PRIME URBAN Sumiyoshi	Koto-ku, Tokyo	813.52	40	552,000	0.5	1st FP
	PRIME URBAN Kinshi Koen	Sumida-ku, Tokyo	1,886.50	77	1,180,000	1.1	1st FP
	PRIME URBAN Kinshicho	Sumida-ku, Tokyo	991.62	49	668,000	0.6	1st FP
	PRIME URBAN Hirai	Edogawa-ku, Tokyo	1,095.91	53	700,000	0.7	1st FP
	PRIME URBAN Kasai	Edogawa-ku, Tokyo	905.81	45	637,000	0.6	1st FP
	PRIME URBAN Kasai II	Edogawa-ku, Tokyo	1,437.84	68	958,000	0.9	1st FP
	PRIME URBAN Uravasu	Uravasu-shi, Chiba	1,264.84	60	840,000	0.8	1st FP
	PRIME URBAN Gvotoku I	Ichikawa-shi, Chiba	1,151.36	52	635,000	0.6	1st FP
	PRIME URBAN Gvotoku II	Ichikawa-shi, Chiba	1,244.00	58	741,000	0.7	1st FP
PRIME URBAN Gvotoku Ekimae	Ichikawa-shi, Chiba	778.19	37	476,000	0.5	1st FP	
PRIME URBAN Nishi Funabashi	Funabashi-shi, Chiba	1,237.80	60	772,000	0.7	1st FP	
URBAN STAGE Azabu Juban	Minato-ku, Tokyo	1,222.13	40	991,000	0.9	1st FP	
URBAN STAGE Hatagaya	Shibuya-ku, Tokyo	650.60	38	452,000	0.4	1st FP	
URBAN STAGE Toritsu Daigaku	Meguro-ku, Tokyo	996.81	16	524,000	0.5	1st FP	
URBAN STAGE Kachidoki	Chuo-ku, Tokyo	4,481.82	144	2,290,000	2.2	1st FP	
URBAN STAGE Naka Ochiai	Shinjuku-ku, Tokyo	1,237.98	18	655,000	0.6	1st FP	
URBAN STAGE Ochiai	Shinjuku-ku, Tokyo	517.53	32	324,000	0.3	1st FP	
URBAN STAGE Roka Koen	Setagaya-ku, Tokyo	567.20	34	362,000	0.3	1st FP	
URBAN STAGE Kamiyama	Setagaya-ku, Tokyo	1,739.86	37	900,000	0.9	1st FP	
URBAN STAGE Sangen Java	Setagaya-ku, Tokyo	1,018.72	47	755,000	0.7	1st FP	
URBAN STAGE Chitose Karasuyama	Setagaya-ku, Tokyo	1,774.01	27	730,000	0.7	1st FP	
URBAN STAGE Sangen Java II	Setagaya-ku, Tokyo	810.98	17	539,000	0.5	1st FP	
URBAN STAGE Komazawa	Setagaya-ku, Tokyo	572.41	26	396,000	0.4	1st FP	
URBAN STAGE Karasuyama	Setagaya-ku, Tokyo	507.52	28	344,000	0.3	1st FP	
URBAN STAGE Oimachi	Shinagawa-ku, Tokyo	722.70	45	530,000	0.5	1st FP	
URBAN STAGE Oimachi II	Shinagawa-ku, Tokyo	1,719.82	92	1,100,000	1.1	1st FP	
URBAN STAGE Yukigaya	Ota-ku, Tokyo	1,536.59	94	970,000	0.9	1st FP	
URBAN STAGE Ikegami	Ota-ku, Tokyo	2,456.48	95	1,460,000	1.4	1st FP	
URBAN STAGE Nakano	Nakano-ku, Tokyo	801.30	51	472,000	0.5	1st FP	
URBAN STAGE Takaido	Suginami-ku, Tokyo	1,746.20	107	1,080,000	1.0	1st FP	
URBAN STAGE Komagome	Toshima-ku, Tokyo	990.18	19	412,000	0.4	1st FP	
URBAN STAGE Mukojima	Sumida-ku, Tokyo	1,108.91	55	487,000	0.5	1st FP	
URBAN STAGE Ekoda	Nerima-ku, Tokyo	872.49	35	385,000	0.4	1st FP	
URBAN STAGE Takinokawa	Kita-ku, Tokyo	554.39	29	287,000	0.3	1st FP	
URBAN STAGE Asakusa	Taito-ku, Tokyo	876.70	22	350,000	0.3	1st FP	
URBAN STAGE Machiya	Arakawa-ku, Tokyo	455.19	26	210,000	0.2	1st FP	
URBAN STAGE Koganei	Koganei-shi, Tokyo	682.43	27	229,000	0.2	1st FP	
URBAN STAGE Hino	Hino-shi, Tokyo	994.68	54	319,000	0.3	1st FP	
URBAN STAGE Musashi Kosugi comodo	Kawasaki-shi, Kanagawa	3,690.37	56	2,150,000	2.1	2nd FP	
URBAN STAGE Tsurumi Terava	Yokohama-shi, Kanagawa	952.06	50	457,000	0.4	1st FP	
URBAN STAGE Tennocho	Yokohama-shi, Kanagawa	332.48	20	136,000	0.1	1st FP	
URBAN STAGE Uravasu	Uravasu-shi, Chiba	437.94	27	277,000	0.3	1st FP	
URBAN STAGE Minami Gvotoku I	Ichikawa-shi, Chiba	682.05	41	357,000	0.3	1st FP	
URBAN STAGE Minami Gvotoku II	Ichikawa-shi, Chiba	611.61	37	285,000	0.3	1st FP	
URBAN STAGE Minami Gvotoku III	Ichikawa-shi, Chiba	543.84	33	263,000	0.3	1st FP	
URBAN STAGE Minami Gvotoku IV	Ichikawa-shi, Chiba	535.08	32	256,000	0.2	1st FP	
URBAN STAGE Gvotoku Ekimae	Ichikawa-shi, Chiba	1,162.60	46	561,000	0.5	3rd FP	
URBAN STAGE Minami Gvotoku V	Ichikawa-shi, Chiba	662.68	38	293,000	0.3	3rd FP	
URBAN STAGE Minami Urawa	Saitama-shi, Saitama	694.05	32	274,000	0.3	1st FP	
URBAN STAGE Yono Hommachi	Saitama-shi, Saitama	1,372.74	70	519,000	0.5	1st FP	
Cosmo Gracia Yotsuya Gaizen Higashi	Shinjuku-ku, Tokyo	1,759.61	51	1,700,000	1.6	1st FP	
	Sub Total (89 Properties)		102,471.59	4,158	70,660,000	67.5	

Area (Note 1)	Name of Property	Location	Leasable Floor Area (sqm) (Note 2)	Leasable Units (Units)	Acquisition Price (Thousands of Yen) (Note 3)	Percent of Total (%) (Note 4)	Acquired Period (Note 5)
Other Areas	PROUD FLAT Itsutsubashi	Sendai-shi, Mivagi	1,861.56	60	682,000	0.7	1st FP
	PRIME URBAN Yamahana (Note 6)	Sapporo-shi, Hokkaido	1,518.58	33	377,000	0.4	1st FP
	PRIME URBAN Kita Juvo Jo (Note 7)	Sapporo-shi, Hokkaido	1,155.60	36	336,000	0.3	1st FP
	PRIME URBAN Odori Koen I (Note 8)	Sapporo-shi, Hokkaido	1,850.20	53	530,000	0.5	1st FP
	PRIME URBAN Odori Koen II (Note 9)	Sapporo-shi, Hokkaido	1,148.72	36	322,000	0.3	1st FP
	PRIME URBAN Aoi	Nagoya-shi, Aichi	1,571.04	46	724,000	0.7	1st FP
	PRIME URBAN Esaka I	Suita-shi, Osaka	1,189.12	48	672,000	0.6	1st FP
	PRIME URBAN Esaka II	Suita-shi, Osaka	1,392.00	57	790,000	0.8	1st FP
	Benefis Hakata Grand Suite	Fukuoka-shi, Fukuoka	2,176.23	67	830,000	0.8	1st FP
	Benefis Yakuin Minami	Fukuoka-shi, Fukuoka	897.84	34	351,000	0.3	1st FP
	Sub Total (10 Properties)		14,760.89	470	5,614,000	5.4	
	Total (99 Properties)		117,232.48	4,628	76,274,000	72.9	

[Scheduled Acquisitions]

Area (Note 1)	Name of Property	Location	Leasable Floor Area (sqm) (Note 2)	Leasable Units (Units)	Acquisition Price (Thousands of Yen) (Note 3)	Percent of Total (%) (Note 4)	Acquiring Period (Note 5)
Greater Tokyo Area	PROUD FLAT Shibuya Sakuragaoka (tentative name)	Shibuya-ku, Tokyo	638.70	30	800,000	0.8	3rd FP
	PROUD FLAT Shinjuku Kawadacho (tentative name)	Shinjuku-ku, Tokyo	1,102.20	41	1,010,000	1.0	3rd FP
	PROUD FLAT Shinotsuka (tentative name)	Toshima-ku, Tokyo	752.09	35	700,000	0.7	3rd FP
	PROUD FLAT Monzen Nakacho II (tentative name)	Koto-ku, Tokyo	830.55	35	650,000	0.6	3rd FP
	PROUD FLAT Yokohama (tentative name)	Yokohama-shi, Kanagawa	3,118.12	113	2,340,000	2.2	3rd FP
	PRIME URBAN Meguro Ohashi Hills (tentative name)	Meguro-ku, Tokyo	2,955.74	99	3,580,000	3.4	3rd FP
	PRIME URBAN Hakusan	Bunkyo-ku, Tokyo	1,069.32	42	893,000	0.9	3rd FP
	PRIME URBAN Denenchofu Minami (tentative name)	Ota-ku, Tokyo	1,100.17	44	900,000	0.9	3rd FP
	PRIME URBAN Nakano Kamitakada (tentative name)	Nakano-ku, Tokyo	818.75	33	640,000	0.6	3rd FP
	URBAN STAGE Hongo Ikizaka	Bunkyo-ku, Tokyo	662.58	27	647,000	0.6	3rd FP
	URBAN STAGE Shinjuku Ochiai	Shinjuku-ku, Tokyo	1,053.39	28	635,000	0.6	3rd FP
	URBAN STAGE Kamikitazawa	Setagaya-ku, Tokyo	1,384.45	29	738,000	0.7	3rd FP
	URBAN STAGE Gvotoku	Ichikawa-shi, Chiba	2,237.19	77	948,000	0.9	3rd FP
	Koaneai Habitation	Koaneai-shi, Tokyo	5,999.80	98	2,390,000	2.3	3rd FP
	PROUD FLAT Shirokane Takanawa (tentative name)	Minato-ku, Tokyo	2,950.11	106	3,510,000	3.4	4th FP
	PROUD FLAT Monzen Nakacho I (tentative name)	Koto-ku, Tokyo	1,191.08	55	1,130,000	1.1	4th FP
	Sub Total (16 Properties)		27,864.24	892	21,511,000	20.5	
Other Areas	PRIME URBAN Hokudaimae (tentative name)	Sapporo-shi, Hokkaido	1,851.39	60	600,000	0.6	3rd FP
	PRIME URBAN Kita Nijujo Jo (tentative name)	Sapporo-shi, Hokkaido	1,773.90	36	503,700	0.5	3rd FP
	PRIME URBAN Mivanosawa (tentative name)	Sapporo-shi, Hokkaido	2,114.53	54	576,200	0.6	3rd FP
	PRIME URBAN Odori Higashi (tentative name)	Sapporo-shi, Hokkaido	1,494.36	36	424,000	0.4	3rd FP
	PRIME URBAN Chiji Koukan (tentative name)	Sapporo-shi, Hokkaido	1,007.30	42	337,900	0.3	3rd FP
	PRIME URBAN Marutama (tentative name)	Sapporo-shi, Hokkaido	911.07	27	283,200	0.3	3rd FP
	PRIME URBAN Odori Minami (tentative name)	Sapporo-shi, Hokkaido	2,439.90	58	731,600	0.7	3rd FP
	PRIME URBAN Kanayama (tentative name)	Nagoya-shi, Aichi	1,391.02	58	632,000	0.6	3rd FP
	Benefis Kashii Verbena (Note 10)	Fukuoka-shi, Fukuoka	1,231.79	39	396,000	0.4	3rd FP
	Benefis Hakata Higashi Grand Suite (Note 11)	Fukuoka-shi, Fukuoka	1,856.92	65	693,000	0.7	3rd FP
	Benefis Chihaya Grand Suite (Note 12)	Fukuoka-shi, Fukuoka	1,738.87	48	545,000	0.5	3rd FP
	PRIME URBAN Tsurumai (tentative name)	Nagoya-shi, Aichi	2,502.11	104	1,189,096	1.1	5th FP
	Sub Total (12 Properties)		20,313.16	627	6,911,696	6.6	
	Total (28 Properties)		48,177.40	1,519	28,422,696	27.1	

[Acquired Properties and Scheduled Acquisitions Total]

Area (Number of Properties) (Note 1)	Leasable Floor Area (sqm) (Note 2)	Leasable Units (Units)	Acquisition Price (Thousands of Yen) (Note 3)	Percent of Total (%) (Note 4)
Greater Tokyo Area (105 Properties)	130,335.83	5,050	92,171,000	88.0
Other Areas (22 Properties)	35,074.05	1,097	12,525,696	12.0
Total (127 Properties)	165,409.88	6,147	104,696,696	100.0

(Note 1) "Greater Tokyo Area" refers to the metropolis of Tokyo and the three surrounding prefectures, Kanagawa, Chiba and Saitama.

"Other Areas" refer to the three major metropolitan areas, excluding Tokyo, and other major cities throughout Japan, including government designated cities.

(Note 2) "Leasable Floor Area" refers to the area entered in the Lease Agreement and calculated from the as-built drawings, not from the real estate registry. If of Leasable Floor Area may exceed the total floor area.

(Note 3) "Acquisition Price" refers to the amount entered in the Sales Contract of Real Estate or Trust Beneficiary Rights, or the Conditional Sales Contract, and include the expenses in the acquisition, such as trading intermediate fees, taxes and public dues.

(Note 4) "Percentage of Total" refers to the acquisition price ratio of each property, based on the acquisition price.

(Note 5) "Acquired Period" "Acquiring Period" refers to the Fund's fiscal period in which the acquisition, or the scheduled acquisition, of each property is completed, or scheduled to be completed.

First Fiscal Period: August 3, 2006 - May 31, 2007

Second Fiscal Period: June 1, 2007 - November 30, 2007

Third Fiscal Period: December 1, 2007 - May 31, 2008

Fourth Fiscal Period: June 1, 2008 - November 30, 2008

Fifth Fiscal Period: December 1, 2008 - May 31, 2009

(Note 6) As of October 30, 2007, the property name has changed from "Presence S17" to "PRIME URBAN Yamahana."

(Note 7) As of October 30, 2007, the property name has changed from "Presence N14" to "PRIME URBAN Kita Juvo Jo."

(Note 8) As of October 30, 2007, the property name has changed from "Classe Odori Koen" to "PRIME URBAN Odori Koen I."

(Note 9) As of October 30, 2007, the property name has changed from "Presence S1" to "PRIME URBAN Odori Koen II."

(Note 10) As of December 6, 2007, the property name has changed from "Benefis Kashii (tentative name)" to "Benefis Kashii Verbena."

(Note 11) As of December 6, 2007, the property name has changed from "Benefis Yoshizuka Grand Suite (tentative name)" to "Benefis Hakata Higashi Grand Suite."

(Note 12) As of December 6, 2007, the property name has changed from "Benefis Chihaya (tentative name)" to "Benefis Chihaya Grand Suite."

(Reference Material 3)

Property Image

(1) URBAN STAGE Hongo Ikizaka



Property Image

(2) URBAN STAGE Shinjuku Ochiai



Property Image

(3) URBAN STAGE Kamikitazawa



Property Image

(4) Koganei Habitation

