



NOMURA  
Residential Fund

For Translation Purposes Only

March 27, 2007

### 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, and reached an agreement with the seller, to acquire real estate, as briefly explained below.

#### 1. Summary of the Asset (the “Property”)

Type of Asset	Real estate
Property Name	PRIME URBAN Kanayama (tentative name)
Acquisition Price	¥632,000 thousand (excluding acquisition related costs, fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes)
Date of Agreement	March 27, 2007 (date of agreement on purchase and sale of the real estate)
Scheduled Date of Acquisition	February 29, 2008 (date of delivery of the real estate)
Seller	YK Sakura Staff (refer to “6. Seller Profile” below)
Financing	To be determined
Form of Payment	Payment in full at the time of purchase

2. Reasons for Acquisition

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

- The Property is a 7-minute walk from Kanayama Station, a main train station within Nagoya city, and has excellent access to Sakae Station (7 min.) and Nagoya Station (4 min.), the business and commercial centers of Nagoya.
- The nearest station from the Property, Kanayama Station, connects the JR Tokaido and Chuo Main Lines, the Meitetsu Nagoya Line, and the Nagoya Municipal Subway Meijo and Meiko Lines, and has excellent access, not only to Nagoya, but also to the Mikawa Area cities, such as Okazaki and Anjo, and also to the Chubu Centrair International Airport. The Property is located near Route 19, a national highway that runs through Nagoya city, which makes the Property convenient for automobile drivers.
- Around the Kanayama Station area are a number of multi-purpose commercial facilities, such as ASNUL Kanayama and DAIEI Kanayama, and moreover, the Property has the benefit of being located near various facilities such as Nagoya/Boston Museum of Fine Arts, ANA HOTELS Hotel Grand Court Nagoya and Nagoya Citizen’s Auditorium.
- The Property units are all 1K types (24 sq. meters) with windows facing south, plus a 3.6 meter unit width in consideration of ample sunlight and convenience within the unit. Also, the tiled exterior design, interior specifications, etc. all meet the standard needs of the tenants.
- As stated above, the Fund expects steady demand from single adults and students who commute to Nagoya and the surrounding areas, etc.

As this property is still under construction and scheduled to be completed in January 2008, the Fund plans to avoid completion and building delivery risks by making the conditions mentioned below, the terms of payment.

- that the building be constructed in accordance with drawings and specifications provided in the sales contract.
- that the CIG be delivered after the building is completed, following the completion of an inspection by the regulatory agency.
- that there be no violations of the Building Standard Law, the Urban Planning Law and the Fire Prevention Law, and that no problems are revealed through due diligence.

3. Property Summary

Property Name		PRIME URBAN Kanayama (tentative name)
Type of Asset		Real Estate
Location (Note 1)	Registry	4-219 Masaki, Naka-ku Nagoya-shi, Aichi
	Street Address	(Note 2)
Access		7-minute walk from Kanayama Station on the JR Tokaido Main Line and Chuo Main Line, the Meitetsu Nagoya Line, and the Nagoya Municipal Subway Meijo and Meiko Lines.

Land	Ownership	Ownership				
	Area (Note 1)	378.28 sq. meters				
	Building Coverage	80%				
	Floor Area Ratio	400%				
Building	Ownership	Ownership				
	Use (Note 1)	Apartment building				
	Completion Date (Note 1)	January 2008 (scheduled date)				
	Total Floor Area (Note 1)	1,919.11 sq. meters				
	Structure (Note 1)	RC, 11F				
	Leasable Units (Note 1)	58 Units (under 30 sq. meters: 58 units)				
Property Management Company		To Be Determined				
Master Leasing Company		To Be Determined				
Type of Master Lease (Note 3)		Pass-through Structure (scheduled)				
Collateral		None				
Notes		None				
Acquisition Price		¥632,000 thousand				
Price Survey (Note 4)	Survey Method	Price survey by HIRO & REAS Network, Inc.				
	Survey Value	¥633,000 thousand				
	Survey Date	March 16, 2007				
Estimated NOI (Note 5)		¥35,749 thousand				
Leasing Status (as of March 27, 2007) (Note 6)						
Total Number of Tenants		—				
Total Rental Income		—				
Security Deposits		—				
Occupancy Rate		—				
Total Leased Floor Area		—				
Total Leasable Floor Area (Note 1)		1,391.02 sq. meters				
Past Occupancy Rates		May 31, 2002	May 31, 2003	May 31, 2004	May 31, 2005	May 31, 2006
		— %	— %	— %	— %	— %

(Note 1) Location and Other Items  
Location and Area are based on the information in the real estate registry. As the building is still under construction, Use, Completion Date, Total Floor Area, and Structure are based on the information in the building permit. Leasable Units and Total Leasable Floor Area are based on the information in the application for confirmation of drawings and materials.

(Note 2) Street Address  
As the property is still under construction, the Street Address has yet to be confirmed.

(Note 3) 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 4) Price Survey  
The price survey, relying on standard valuation method, is to be conducted by the real estate appraiser on the survey date, assuming that the completion of the building is on schedule.

(Note 5) Estimated NOI  
The estimated NOI is the amount of rent income minus the amount of rent expenses (excluding depreciation) taken from the appraisal report by HIRO & REAS Network, Inc., and the amount has been rounded down to the nearest thousand (refer to Reference Material 1 “Price Survey

Report Summary”). The stated amount, therefore, is not the Fund’s forecasted figure for the specified fiscal period.

(Note 6) Lease Status

As the property is still under construction, no lease agreements have been executed with tenants.

#### 4. Building Condition Appraisal Report Summary

	PRIME URBAN Kanayama (Tentative name)
Building Condition Appraisal Report Issuer	Takenaka Corporation
Building Condition Appraisal Report Issue Date	March 12, 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)	¥20,300 thousand
Earthquake Risk Analysis (PML) (Note 4)	12.7%

(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.

(Note 4) 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 Property are as follows:

The Fund has received appraisal results for the Property, 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 (Note)	Evaluation Agency
PRIME URBAN Kanayama (tentative name)	Miki Architects & Engineers, Inc.	Nitto Construction Co., Ltd.	Aichi Building Housing Center	AXIS SATOW INC.

(Note) As the property is still under construction, only the agencies with confirmation certificates are mentioned.

## 6. Seller Profile

Company Name	YK Sakura Staff
Head Office	7-21 Komatsu-cho, Chikusa-ku, Nagoya, Aichi
Representative	Tetsuya Ikeda, Director
Capital	¥3,000 thousand (as of March 27, 2007)
Principal Shareholder	Tetsuzo Kimura
Principal Business	1. Purchase and sale, brokerage, intermediary sales and renting, leasing and management of real estate 2. Real estate consultant 3. Any business incidental to the items mentioned above
Relationship with the Fund and/or NREAM	None

## 7. Broker Profile

Broker	Bridge Advisors Corporation
Relationship with the Fund and/or NREAM	None
Commission	¥18,960,000 (excluding consumption taxes and local consumption taxes)

## 8. Forecasts

Forecasts of financial results for the first fiscal period (August 3, 2006 - May 31, 2007) and the second fiscal period (June 1, 2007 - November 30, 2007) have not been changed.

### Attachments:

Reference Material 1 “Price Survey Summary”

Reference Material 2 “Portfolio After Acquisition of the Property”

Reference Material 3 “Property Image”

(Reference Material 1)

## Appraisal Report Summary

Property Name	PRIME URBAN Kanayama (tentative name)
Appraisal Value	¥633,000,000
Appraisal Agency	HIRO & REAS Network, Inc.
Appraisal Date	March 16, 2007

(Yen)

Item	Content	Basis
Income Capitalization Approach Value	633,000,000	Using the value calculated by means of the Direct Capitalization Method as a reference, a value using the Discounted Cash Flow Method was adopted.
Value using the Direct Capitalization Method	627,000,000	Calculated by reducing the cap rate, using the second year net cash flow relating to the DCF method.
(1) Gross Income	47,012,106	
Rental Income: (a)-(b)	44,247,306	
(a) Potential Rental Income	46,090,944	Appraisal based on the standard market rent.
(b) Vacancy Loss, etc.	1,843,638	Appraisal based on the market vacancy ratio.
Parking Lot Income	2,764,800	Appraisal based on the standard market rent.
(2) Total Expenses	11,262,851	
Maintenance Expenses	2,942,400	Appraisal based on the estimated amount.
Operation Management Fees	1,410,363	Appraisal based on the estimated amount.
Utility Expenses	442,473	Appraisal based on performance of other properties.
CATV/local organization fees	469,800	Appraisal based on the estimated amount.
Restitution Expenses	353,978	Appraisal based on the Building Condition Appraisal Report by Takenaka Corporation.
Insurance Fees	408,000	Appraisal based on performance of other properties.
Tax and Public Dues	5,014,600	Appraisal based on the fixed asset value confirmation document.
Other Expenses	221,237	Appraisal based on performance of other properties.
(3) Leasing Net Operating Income (NOI=(1)-(2))	35,749,255	
(4) Annual Funding for Large Scale Repair Costs	2,537,500	Appraisal based on the Building Condition Appraisal Report by Takenaka Corporation.
(5) Standardized Net Cash Flow (NCF=(3)-(4))	33,211,755	
(6) Capitalization Rate	5.3%	Appraisal based on the regional and 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	633,000,000	
Discount Rate	5.3%	
Final Capitalization Rate	5.6%	
Cost Approach Value	546,000,000	
Land Ratio	25.3%	
Building Ratio	74.7%	

Items applied to adjustments in value calculations and to the determination of the appraisal value	The Property is a condominium located in an area with excellent accessibility and convenience. The area, because of its convenience, has a strong rent demand among single adults. Also, as the property is a newly built apartment soon to be finished, it is recognized as having a relative advantage in comparison to the other existing condominiums and is expected to have stable occupancy rates in the future. The appraisal value was determined in light of the above factors.
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(Note) In the Appraisal Report, the real estate appraiser has assessed the appraisal value relying on the standard valuation method, on the appraisal date, assuming that the building will be completed as scheduled.

(Reference Material 2)

## Portfolio After Acquisition of the Property

[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	1.5	1st FP
	PROUD FLAT Gakugei Daigaku	Meguro-ku, Tokyo	934.39	41	812,000	1.1	1st FP
	PROUD FLAT Kivosumi Shirakawa	Koto-ku, Tokyo	1,209.56	55	900,000	1.3	1st FP
	PRIME URBAN Akasaka	Minato-ku, Tokyo	1,062.05	25	956,000	1.3	1st FP
	PRIME URBAN Tamachi	Minato-ku, Tokyo	1,107.36	48	941,000	1.3	1st FP
	PRIME URBAN Ebisu Minami	Shibuya-ku, Tokyo	881.89	21	947,000	1.3	1st FP
	PRIME URBAN Yoyogi	Shibuya-ku, Tokyo	439.56	19	408,000	0.6	1st FP
	PRIME URBAN Bancho	Chiyoda-ku, Tokyo	1,277.04	52	1,170,000	1.6	1st FP
	PRIME URBAN Chiyoda Fujimi	Chiyoda-ku, Tokyo	793.87	32	707,000	1.0	1st FP
	PRIME URBAN Idabashi	Chiyoda-ku, Tokyo	2,087.70	90	2,030,000	2.9	1st FP
	PRIME URBAN Ebisu	Meguro-ku, Tokyo	1,444.40	29	1,200,000	1.7	1st FP
	PRIME URBAN Naka Meguro	Meguro-ku, Tokyo	1,302.42	49	1,320,000	1.9	1st FP
	PRIME URBAN Gakugei Daigaku	Meguro-ku, Tokyo	1,008.39	32	886,000	1.2	1st FP
	PRIME URBAN Nishi Shinjuku I	Shinjuku-ku, Tokyo	1,459.86	60	1,290,000	1.8	1st FP
	PRIME URBAN Nishi Shinjuku II	Shinjuku-ku, Tokyo	1,162.55	46	1,000,000	1.4	1st FP
	PRIME URBAN Shinjuku Naitomachi	Shinjuku-ku, Tokyo	578.18	14	512,000	0.7	1st FP
	PRIME URBAN Sangen Java	Setagaya-ku, Tokyo	874.15	33	835,000	1.2	1st FP
	PRIME URBAN Shinagawa Nishi	Shinagawa-ku, Tokyo	961.25	46	624,000	0.9	1st FP
	PRIME URBAN Osaki	Shinagawa-ku, Tokyo	2,106.16	99	1,700,000	2.4	1st FP
	PRIME URBAN Omori	Ota-ku, Tokyo	1,190.70	54	824,000	1.2	1st FP
	PRIME URBAN Kita Senzoku	Ota-ku, Tokyo	834.90	46	576,000	0.8	1st FP
	PRIME URBAN Nishi Ogikubo	Suginami-ku, Tokyo	543.09	24	435,000	0.6	1st FP
	PRIME URBAN Otsuka	Toshima-ku, Tokyo	944.99	46	794,000	1.1	1st FP
	PRIME URBAN Monzen Nakacho	Koto-ku, Tokyo	3,127.94	117	2,200,000	3.1	1st FP
	PRIME URBAN Kameido	Koto-ku, Tokyo	1,117.34	52	705,000	1.0	1st FP
	PRIME URBAN Sumiyoshi	Koto-ku, Tokyo	813.52	40	552,000	0.8	1st FP
	PRIME URBAN Kinshi Koen	Sumida-ku, Tokyo	1,886.50	77	1,180,000	1.7	1st FP
	PRIME URBAN Kinshicho	Sumida-ku, Tokyo	991.62	49	668,000	0.9	1st FP
	PRIME URBAN Hirai	Edogawa-ku, Tokyo	1,095.91	53	700,000	1.0	1st FP
	PRIME URBAN Kasai	Edogawa-ku, Tokyo	905.81	45	637,000	0.9	1st FP
	PRIME URBAN Kasai II	Edogawa-ku, Tokyo	1,437.84	68	958,000	1.3	1st FP
	PRIME URBAN Uravasu	Uravasu-shi, Chiba	1,264.84	60	840,000	1.2	1st FP
	PRIME URBAN Gvotoku I	Ichikawa-shi, Chiba	1,151.36	52	635,000	0.9	1st FP
	PRIME URBAN Gvotoku II	Ichikawa-shi, Chiba	1,244.00	58	741,000	1.0	1st FP
	PRIME URBAN Gvotoku Ekimae	Ichikawa-shi, Chiba	778.19	37	476,000	0.7	1st FP
	PRIME URBAN Nishi Funabashi	Funabashi-shi, Chiba	1,237.80	60	772,000	1.1	1st FP
	URBAN STAGE Azabu Juban	Minato-ku, Tokyo	1,222.13	40	991,000	1.4	1st FP
	URBAN STAGE Hatagava	Shibuya-ku, Tokyo	650.60	38	452,000	0.6	1st FP
	URBAN STAGE Toritsu Daigaku	Meguro-ku, Tokyo	996.81	16	524,000	0.7	1st FP
	URBAN STAGE Kachidoki	Chuo-ku, Tokyo	4,481.82	144	2,290,000	3.2	1st FP
	URBAN STAGE Naka Ochiai	Shinjuku-ku, Tokyo	1,237.98	18	655,000	0.9	1st FP
	URBAN STAGE Ochiai	Shinjuku-ku, Tokyo	517.53	32	324,000	0.5	1st FP
	URBAN STAGE Roka Koen	Setagaya-ku, Tokyo	567.20	34	362,000	0.5	1st FP
	URBAN STAGE Kamiyama	Setagaya-ku, Tokyo	1,739.86	37	900,000	1.3	1st FP
	URBAN STAGE Sangen Java	Setagaya-ku, Tokyo	1,018.72	47	755,000	1.1	1st FP
	URBAN STAGE Chitose Karasuyama	Setagaya-ku, Tokyo	1,774.01	27	730,000	1.0	1st FP
	URBAN STAGE Sangen Java II	Setagaya-ku, Tokyo	801.98	17	539,000	0.8	1st FP
	URBAN STAGE Komazawa	Setagaya-ku, Tokyo	572.41	26	396,000	0.6	1st FP
	URBAN STAGE Karasuyama	Setagaya-ku, Tokyo	507.52	28	344,000	0.5	1st FP
	URBAN STAGE Oimachi	Shinagawa-ku, Tokyo	722.70	45	530,000	0.7	1st FP
	URBAN STAGE Oimachi II	Shinagawa-ku, Tokyo	1,719.82	92	1,100,000	1.5	1st FP
	URBAN STAGE Yukigava	Ota-ku, Tokyo	1,536.59	94	970,000	1.4	1st FP
	URBAN STAGE Ikegami	Ota-ku, Tokyo	2,456.48	95	1,460,000	2.1	1st FP
	URBAN STAGE Nakano	Nakano-ku, Tokyo	801.30	51	472,000	0.7	1st FP
	URBAN STAGE Takaido	Suginami-ku, Tokyo	1,746.20	107	1,080,000	1.5	1st FP
	URBAN STAGE Mukojima	Sumida-ku, Tokyo	1,108.91	55	487,000	0.7	1st FP
	URBAN STAGE Ekoda	Nerima-ku, Tokyo	872.49	35	385,000	0.5	1st FP
	URBAN STAGE Takinokawa	Kita-ku, Tokyo	554.39	29	287,000	0.4	1st FP
	URBAN STAGE Asakusa	Taito-ku, Tokyo	876.70	22	350,000	0.5	1st FP
	URBAN STAGE Machiya	Arakawa-ku, Tokyo	455.19	26	210,000	0.3	1st FP
	URBAN STAGE Koganei	Koganei-shi, Tokyo	682.43	27	229,000	0.3	1st FP
	URBAN STAGE Hino	Hino-shi, Tokyo	994.68	54	319,000	0.4	1st FP
	URBAN STAGE Tsurumi Terava	Yokohama-shi, Kanagawa	952.06	50	457,000	0.6	1st FP
	URBAN STAGE Tennocho	Yokohama-shi, Kanagawa	332.48	20	136,000	0.2	1st FP
	URBAN STAGE Uravasu	Uravasu-shi, Chiba	437.94	27	277,000	0.4	1st FP
	URBAN STAGE Minami Gvotoku I	Ichikawa-shi, Chiba	682.05	41	357,000	0.5	1st FP
	URBAN STAGE Minami Gvotoku II	Ichikawa-shi, Chiba	611.61	37	285,000	0.4	1st FP
	URBAN STAGE Minami Gvotoku III	Ichikawa-shi, Chiba	543.84	33	263,000	0.4	1st FP
	URBAN STAGE Minami Gvotoku IV	Ichikawa-shi, Chiba	535.08	32	256,000	0.4	1st FP
	URBAN STAGE Minami Urawa	Saitama-shi, Saitama	694.05	32	274,000	0.4	1st FP
	URBAN STAGE Yono Hommachi	Saitama-shi, Saitama	1,372.74	70	519,000	0.7	1st FP
	Cosmo Gracia Yotsuva Gaien Higashi	Shinjuku-ku, Tokyo	1,759.61	51	1,700,000	2.4	1st FP
Sub Total (72 Properties)			80,955.38	3,402	54,696,000	77.0	

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	PRIME URBAN Aoi	Nagoya-shi, Aichi	1,571.04	46	724,000	1.0	1st FP
	PRIME URBAN Esaka I	Suita-shi, Osaka	1,189.12	48	672,000	0.9	1st FP
	PRIME URBAN Esaka II	Suita-shi, Osaka	1,392.00	57	790,000	1.1	1st FP
	Presence S17	Sapporo-shi, Hokkaido	1,518.58	33	377,000	0.5	1st FP
	Presence N14	Sapporo-shi, Hokkaido	1,155.60	36	336,000	0.5	1st FP
	Sub Total (5 Properties)		6,826.34	220	2,899,000	4.1	
	Total (77 Properties)		87,781.72	3,622	57,595,000	81.0	

[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 Hatsudai	Shibuya-ku, Tokyo	958.98	31	865,000	1.2	1st FP
	PROUD FLAT Meguro Gyoninzaka	Meguro-ku, Tokyo	855.26	40	882,000	1.2	1st FP
	PROUD FLAT Kagurazaka	Shinjuku-ku, Tokyo	1,793.43	70	1,540,000	2.2	1st FP
	PROUD FLAT Sangen Java	Setagaya-ku, Tokyo	1,277.82	48	1,350,000	1.9	1st FP
	PROUD FLAT Kamata	Ota-ku, Tokyo	1,541.64	67	1,140,000	1.6	1st FP
	URBAN STAGE Komagome	Toshima-ku, Tokyo	990.18	19	412,000	0.6	1st FP
	PROUD FLAT Sumida Riverside	Chuo-ku, Tokyo	3,055.21	110	2,260,000	3.2	2nd FP
	PROUD FLAT Waseda	Shinjuku-ku, Tokyo	1,450.91	60	1,110,000	1.6	2nd FP
	PRIME URBAN Hakusan	Bunkyo-ku, Tokyo	1,069.32	42	893,000	1.3	3rd FP
	Sub Total (9 Properties)		12,992.75	487	10,452,000	14.7	
Other Areas	PROUD FLAT Itsutsubashi	Sendai-shi, Miyagi	1,861.56	60	682,000	1.0	1st FP
	Classe Odori Koen	Sapporo-shi, Hokkaido	1,850.20	53	530,000	0.7	1st FP
	Presence S1	Sapporo-shi, Hokkaido	1,148.72	36	322,000	0.5	1st FP
	PRIME URBAN Mivanosawa (tentative name)	Sapporo-shi, Hokkaido	2,114.53	54	576,200	0.8	3rd FP
	PRIME URBAN Maruyama (tentative name)	Sapporo-shi, Hokkaido	911.07	27	283,200	0.4	3rd FP
	PRIME URBAN Kanayama (tentative name)	Nagoya-shi, Aichi	1,391.02	58	632,000	0.9	3rd FP
	Sub Total (6 Properties)		9,277.10	288	3,025,400	4.3	
	Total (15 Properties)		22,269.85	775	13,477,400	19.0	

[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 (81 Properties)	93,948.13	3,889	65,148,000	91.7
Other Areas (11 Properties)	16,103.44	508	5,924,400	8.3
Total (92 Properties)	110,051.57	4,397	71,072,400	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. As a result, the sum 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 does not 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 to May 31, 2007

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

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



(Reference Material 3)

Property Image

PRIME URBAN Kanayama (tentative name)



(Note) This image has been created in accordance with architectural drawings and specifications and may differ from the actual building.