March 24, 2015

## For Immediate Release

Nomura Real Estate Residential Fund, Inc. Shozo Matsumura, Executive Director
(Securities Code: 3240)
Asset Management Company:
Nomura Real Estate Asset Management Co., Ltd.
Yasuaki Fukui, President and Chief Executive Officer
Inquiries: Tetsuya Ohira, General Manager , NRF Investment Management
TEL: +81-3-3365-7729
EMAIL: nff3240@nomura-re.co.jp

## Notice Concerning Property Disposition

Nomura Real Estate Residential Fund, Inc. ("Nomura Residential Fund" or the "Fund") announced today that Nomura Real Estate Asset Management Co., Ltd. ("the Asset Management Company"), the asset management company for the Fund, has determined the disposition of real estate as briefly explained below.

1. Summary of Asset Scheduled to be Disposed

| $(1)$ | Property Name | PRIME URBAN <br> Naka Ochiai | PRIME URBAN <br> Kamiuma | PRIME URBAN <br> Karasuyama |
| :--- | :--- | :---: | :---: | :---: |
| $(2)$ | Scheduled Date of <br> Agreement | March 31, 2015 | March 31, 2015 | March 30, 2015 |
| $(3)$ | Scheduled Date of <br> Disposition | June 1, 2015 | June 1, 2015 | May 29, 2015 |
| $(4)$ | Scheduled Price of <br> Disposition (Note 1) | $¥ 708,339$ thousand | $¥ 905,000$ thousand | $¥ 358,000$ thousand |
| $(5)$ | Book Value (Note 2) | $¥ 652,528$ thousand | $¥ 896,212$ thousand | $¥ 340,878$ thousand |
| $(6)$ | Difference | $¥ 55,811$ thousand | $¥ 8,787$ thousand | $¥ 17,121$ thousand |
| $(7)$ | Buyer | Refer to "4. Buyer Profile" below. |  |  |
| $(8)$ | Form of Payment | Full payment at time of disposition. |  |  |


| $(1)$ | Property Name | PRIME URBAN <br> Oimachi | PRIME URBAN <br> Hino |
| :---: | :---: | :---: | :---: |
| $(2)$ | Scheduled Date of <br> Agreement | March 31, 2015 | March 26, 2015 |
| $(3)$ | Scheduled Date of <br> Disposition | April 21, 2015 | May 29, 2015 |
| $(4)$ | Scheduled Price of <br> Disposition (Note 1) | $¥ 555,000$ thousand | $¥ 301,568$ thousand |
| $(5)$ | Book Value (Note 2) | $¥ 528,313$ thousand | $¥ 301,759$ thousand |
| $(6)$ | Difference | $¥ 26,686$ thousand | $-¥ 191$ thousand |
| $(7)$ | Buyer | Refer to "4. Buyer Profile" below. |  |
| $(8)$ | Form of Payment | Full payment at time of <br> disposition. | Deposit paid at time of <br> agreement, remaining <br> amount paid at time of <br> disposition. |

(Note 1) The amount excluding fixed asset taxes, urban planning taxes, consumption taxes and local consumption taxes is stated.
(Note 2) The figures as of November 30, 2014 are stated.
2. Reasons for Disposition

The Fund decided to dispose of these properties, taking into account the entire portfolio's asset composition, profitability in the future, etc.
3. Property Summary
(1) PRIME URBAN Naka Ochiai

| Property Name |  | PRIME URBAN Naka Ochiai |
| :---: | :---: | :---: |
| Type of Asset |  | Real Estate |
| Location (Note 1) | Registry | 1-1757-9 Naka Ochiai, Shinjuku-ku, Tokyo |
|  | Street Address | 1-7-19 Naka Ochiai, Shinjuku-ku, Tokyo |
| Access |  | 6-minutes walk from Nakai Station on the Seibu Shinjuku Line Line. |
| Land | Ownership | Ownership |
|  | Area (Note 1) | 949.20 sq. meters |
|  | Building Coverage | 70\% (Note2) |
|  | Floor Area Ratio | 160\% (Note3) |
| Building | Ownership | Ownership |
|  | Use (Note 1) | Apartment building |
|  | Completion Date (Note 1) | August 24, 1990 |
|  | Total Floor Area (Note 1) | 1,317.30 sq. meters |
|  | Structure (Note 1) | RC, 4F |
|  | Leasable Units <br> (Note 4) | 18 units ( $50-70$ sq. meters: 11 units, Over 70 sq. meters: 7 units) |
| Acquisition Price |  | $¥ 655,000$ thousand |
| Scheduled Price of Disposition |  | $¥ 708,339$ thousand |
| Book Value |  | $¥ 652,528$ thousand (as of November 30,2014 ) |
| Difference <br> (Scheduled Price of Disposition - Book Value) |  | $¥ 55,811$ thousand |
| Appraisal | Appraisal Method | Appraisal by Daiwa Real Estate Appraisal, Co., Ltd., |
|  | Appraisal Value | $¥ 604,000$ thousand |
|  | Appraisal Date | November 30, 2014 |
| Leasing Status (as of March 24, 2015) |  |  |
| Total Number of Tenants 1 |  | 1 |
| Total Rental Income <br> (Note 5) $¥ 38$ |  | $¥ 38,052$ thousand |
| Security Deposits |  | $¥ 4,755$ thousand |
| Occupancy Rate 94.0 |  | 94.0\% |
| Total Leased Floor Area <br> (Note 6) 1, |  | 1,163.22 sq. meters |
| Total Leasable Floor Area (Note 4) |  | 1,237.98 sq. meters |

(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) Building Coverage
As the property is located within a Category 1 exclusive district for medium and high-rise residential buildings, the Building Coverage would originally be $60 \%$, however, the Building Coverage has been increased to $70 \%$, as the Property is a corner lot.
(Note 3) Floor Area Ratio
The Property's Floor Area Ratio limit was originally set at $200 \%$, but the frontal road regulation (4.00 meters $\times 40 \%$ ) 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 be always equal, and at times may be higher than, the floor area written in the real estate registry).
(Note 5) Total Rental Income
Total Rental Income indicates the total monthly rent (total of the rent and common area expense of the resident etc. However, when parking lot fees are included in the rent under the lease agreement, this includes the parking lot fees. Also, when the master lease company is applying the rent guaranteed master lease on all or any of the units, the said units are based on the rent and other terms stated on the lease agreement with the master lease company.) that is stated on the lease agreement and is actually executed with the end-tenant, multiplied by twelve (amounts under a thousand yen are rounded down.), regarding the property, as of today. Also, regarding the tenants who receive a certain period of free rent due to the agreement, the said period is not included.
(Note 6) 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.

## (2) PRIME URBAN Kamiuma

| Property Name |  | PRIME URBAN Kamiuma |
| :---: | :---: | :---: |
| Type of Asset |  | Real Estate |
| Location (Note 1) | Registry | 5-106-2 Kamiuma, Setagaya-ku, Tokyo |
|  | Street Address | 5-26-14 Kamiuma, Setagaya-ku, Tokyo |
| Access |  | 5-minutes walk from Shoin Jinjya Mae Station on the Tokyu Setagaya Line. |
| Land | Ownership | Ownership |
|  | Area (Note 1) | 766.25 sq. meters |
|  | Building Coverage | $80 \% \cdot 60 \%$ (Note 2) |
|  | Floor Area Ratio | $300 \% \cdot 200 \%$ (Note 3) |
| Building | Ownership | Ownership |
|  | Use (Note 1) | Apartment building, retail |
|  | Completion Date <br> (Note 1) | October 10, 1985 |
|  | Total Floor Area (Note 1) | 2,266.41 sq. meters |
|  | Structure (Note 1) | SRC • RC, 10F |
|  | Leasable Units (Note 4) | 37 units <br> (Under 30 sq. meters: 12 units, 30-50 sq. meters: 20 units, Over 70 sq. meters: 3 units, Retail/Office : 2 units) |
| Acquisition Price |  | $¥ 900,000$ thousand |
| Scheduled Price of Disposition |  | $¥ 905,000$ thousand |
| Book Value |  | $¥ 896,212$ thousand (as of November 30, 2014) |


| Difference(Scheduled Price of Disposition -Book Value) |  |  | $¥ 8,787$ thousand |
| :---: | :---: | :---: | :---: |
| Survey | Appraisal Method |  | Appraisal by Daiwa |
|  | Appraisal Value |  | $¥ 836,000$ thousand |
|  | Appraisal Date |  | November 30, 2014 |
| Leasing Status (as of March 24, 2015) |  |  |  |
| Total Number of Tenants |  | 1 |  |
| Total Rental Income (Note 5) |  | $¥ 66,068$ thousand |  |
| Security Deposits |  | $¥ 56,399$ thousand |  |
| Occupancy Rate |  | 99.1\% |  |
| Total Leased Floor Area (Note 6) |  | 1,723.39 sq. meters |  |
| Total Leasable Floor Area(Note 4) |  | $1,739.86$ sq. meters |  |

(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) Building Coverage
Of the property lot, the area from the west street boundary to within 30 meters is a neighborhood commercial district of $80 \%$ and the area over 30 meters is a Category 1 exclusive district for medium and high-rise residential buildings of $60 \%$.
(Note 3) Floor Area Ratio
The property's land is a neighboring commercial district $300 \%$ and a Category 1 exclusive district for medium and high-rise residential buildings $200 \%$, and the weighted average figures are applied according to the area ratio.
(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 be always equal, and at times may be higher than, the floor area written in the real estate registry).
(Note 5) Total Rental Income
Total Rental Income indicates the total monthly rent (total of the rent and common area expense of the resident etc. However, when parking lot fees are included in the rent under the lease agreement, this includes the parking lot fees. Also, when the master lease company is applying the rent guaranteed master lease on all or any of the units, the said units are based on the rent and other terms stated on the lease agreement with the master lease company.) that is stated on the lease agreement and is actually executed with the end-tenant, multiplied by twelve (amounts under a thousand yen are rounded down.), regarding the property, as of today. Also, regarding the tenants who receive a certain period of free rent due to the agreement, the said period is not included.
(Note 6) 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.
(3) PRIME URBAN Karasuyama

| Property Name |  | PRIME URBAN Karasuyama |
| :---: | :---: | :---: |
| Type of Asset |  | Real Estate |
| Location <br> (Note 1) | Registry | 4-376-7 Minami Karasuyama, Setagaya-ku, Tokyo |
|  | Street Address | 4-5-15 Minami Karasuyama, Setagaya-ku, Tokyo |
| Access |  | 5-minutes walk from Chitose Karasuyama Station on the Keio Line. |
| Land | Ownership | Ownership(ratio of right to use land 100\%) |
|  | Area (Note 1) | 187.88 sq. meters |
|  | Building Coverage | 80\% |
|  | Floor Area Ratio | 300\% |
| Building | Ownership | Ownership(Compartmentalized Ownership 100\%) |
|  | Use (Note 1) | Retail, Apartment building |
|  | Completion Date (Note 1) | March 6, 1992 |
|  | Total Floor Area (Note 1) | 555.08 sq. meters |
|  | Structure (Note 1) | RC, 6F |
|  | Leasable Units (Note 2) | $\begin{aligned} & 28 \text { units } \\ & \text { (Under } 30 \text { sq. meters: } 27 \text { units, Retail/Office : } 1 \text { unit) } \end{aligned}$ |
| Acquisition Price |  | $¥ 344,000$ thousand |
| Scheduled Price of Disposition |  | $¥ 358,000$ thousand |
| Book Value |  | $¥ 340,878$ thousand (as of November 30,2014 ) |
| Difference (Scheduled Price of Disposition - Book Value) |  | $¥ 17,121$ thousand |
| Appraisal | Survey Method | Price Survey by Daiwa Real Estate Appraisal, Co., Ltd., |
|  | Survey Value | $¥ 345,000$ thousand |
|  | Survey Date | November 30, 2014 |
| Leasing Status (as of March 24, 2015) |  |  |
| Total Number of Tenants |  | 1 |
| Total Rental Income (Note 3) |  | $¥ 23,148$ thousand |
| Security Deposits |  | $¥ 2,656$ thousand |
| Occupancy Rate |  | 96.3\% |
| Total Leased Floor Area(Note 4) |  | 488.88 sq. meters |
| Total Leasable Floor Area (Note 2) |  | 507.52 sq. meters |

(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 be always equal, and at times may be higher than, the floor area written in the real estate registry).
(Note 3) Total Rental Income
Total Rental Income indicates the total monthly rent (total of the rent and common area expense of the resident etc. However, when parking lot fees are included in the rent under the lease agreement, this includes the parking lot fees. Also, when the master lease company is applying the rent guaranteed master lease on all or any of the units, the said units are based on the rent and other terms stated on the
lease agreement with the master lease company.) that is stated on the lease agreement and is actually executed with the end-tenant, multiplied by twelve (amounts under a thousand yen are rounded down.), regarding the property, as of today. Also, regarding the tenants who receive a certain period of free rent due to the agreement, the said period is not included.
(Note 4) 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.
(4) PRIME URBAN Oimachi

| Property Name |  | PRIME URBAN Oimachi |
| :---: | :---: | :---: |
| Type of Asset |  | Real Estate |
| Location <br> (Note 1) | Registry | 4-10-18 Oi, Shinagawa-ku, Tokyo |
|  | Street Address | 4-10-9 Oi, Shinagawa-ku, Tokyo |
| Access |  | 5-minutes walk from Oimachi Station on the JR Keihin Tohoku Line, Tokyu Oimachi Line, and Tokyo Waterfront Area Rapid Transit Rinkai Line. |
| Land | Ownership | Ownership |
|  | Area (Note 1) | 413.44 sq. meters |
|  | Building Coverage | 70\% (Note 2) |
|  | Floor Area Ratio | 279.6\%(Note 3) |
| Building | Ownership | Ownership |
|  | Use (Note 1) | Apartment building |
|  | Completion Date (Note 1) | July 21, 1986 |
|  | Total Floor Area (Note 1) | 805.92 sq. meters |
|  | Structure (Note 1) | RC, 5F |
|  | Leasable Units (Note 4) | 45 units (Under 30 sq. meters: 45 units) |
| Acquisition Price |  | $¥ 530,000$ thousand |
| Scheduled Price of Disposition |  | $¥ 555,000$ thousand |
| Book Value |  | $¥ 528,313$ thousand (as of November 30, 2014) |
| Difference <br> (Scheduled Price of Disposition - Book Value) |  | $¥ 26,686$ thousand |
| Appraisal | Survey Method | Price Survey by Daiwa Real Estate Appraisal, Co., Ltd., |
|  | Survey Value | $¥ 488,000$ thousand |
|  | Survey Date | November 30, 2014 |
| Leasing Status (as of March 24, 2015) |  |  |
| Total Number of Tenants |  | 1 |
| Total Rental Income (Note 5) |  | $¥ 38,343$ thousand |
| Security Deposits |  | $¥ 4,343$ thousand |
| Occupancy Rate |  | 100.0\% |
| Total Leased Floor Area (Note 6) |  | 722.70 sq. meters |
| Total Leasable Floor Area (Note 4) |  | 722.70 sq. meters |

(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) Building Coverage
As the property is located within a 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 corner lot.
(Note 3) Floor Area Ratio
The Property's Floor Area Ratio limit was originally set at $300 \%$, but the frontal road regulation (6.99 meters $\times 40 \%$ ) 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 be always equal, and at times may be higher than, the floor area written in the real estate registry).
(Note 5) Total Rental Income
Total Rental Income indicates the total monthly rent (total of the rent and common area expense of the resident etc. However, when parking lot fees are included in the rent under the lease agreement, this includes the parking lot fees. Also, when the master lease company is applying the rent guaranteed master lease on all or any of the units, the said units are based on the rent and other terms stated on the lease agreement with the master lease company.) that is stated on the lease agreement and is actually executed with the end-tenant, multiplied by twelve (amounts under a thousand yen are rounded down.), regarding the property, as of today. Also, regarding the tenants who receive a certain period of free rent due to the agreement, the said period is not included.
(Note 6) 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.
(5) PRIME URBAN Hino

| Property Name |  | PRIME URBAN Hino |
| :---: | :---: | :---: |
| Type of Asset |  | Real Estate |
| Location (Note 1) | Registry | 536-2 Hino Oaza, Hino-shi, Tokyo |
|  | Street Address | 536-2 Hino Oaza, Hino-shi, Tokyo(Note 2) |
| Access |  | 15-minute walk from Hino Station on the JR Chuo Line. |
| Land | Ownership | Ownership |
|  | Area (Note 1) | 609sq. meters(Note 3) |
|  | Building Coverage | 60\% |
|  | Floor Area Ratio | 200\% |
| Building | Ownership | Ownership |
|  | Use (Note 1) | Apartment building |
|  | Completion Date (Note 1) | March 3, 1992 |
|  | Total Floor Area (Note 1) | 1,142.35 sq. meters |
|  | Structure (Note 1) | RC, 5F |
|  | Leasable Units (Note 4) | $\begin{aligned} & 54 \text { units } \\ & \text { (Under } 30 \text { sq. meters: } 54 \text { units) } \\ & \hline \end{aligned}$ |
| Acquisition Price |  | $¥ 319,000$ thousand |
| Scheduled Price of Disposition |  | $¥ 301,568$ thousand |
| Book Value |  | $¥ 301,759$ thousand (as of November 30, 2014) |
| Difference <br> (Scheduled Price of Disposition - Book Value) |  | - $¥ 191$ thousand |
| Appraisal | Survey Method | Price Survey by Japan Real Estate Institution, |


|  | Survey Value | $¥ 323,000$ thousand |
| :---: | :--- | :--- |
|  | Survey Date | November 30, 2014 |
| Leasing Status (as of March 24, 2015) |  |  |
| Total Number of Tenants | 1 |  |
| Total Rental Income <br> (Note 5) | $¥ 27,876$ thousand |  |
| Security Deposits | $¥ 2,449$ thousand |  |
| Occupancy Rate | $98.1 \%$ |  |
| Total Leased Floor Area <br> Note 6) | 976.26 sq. meters |  |
| Total Leasable Floor Area <br> (Note 4) | 994.68 sq. meters |  |

(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) Street Address
As this property is located in an area without Street Addressing System, the building address indicated in the real estate registry is stated.
(Note 3) Area
Include space of approx. $16.20 \mathrm{~m}^{2}$ regarded as a road under the provision of Article 42 Paragraph 2 of the Building Standard Act.
(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 be always equal, and at times may be higher than, the floor area written in the real estate registry).
(Note 5) Total Rental Income
Total Rental Income indicates the total monthly rent (total of the rent and common area expense of the resident etc. However, when parking lot fees are included in the rent under the lease agreement, this includes the parking lot fees. Also, when the master lease company is applying the rent guaranteed master lease on all or any of the units, the said units are based on the rent and other terms stated on the lease agreement with the master lease company.) that is stated on the lease agreement and is actually executed with the end-tenant, multiplied by twelve (amounts under a thousand yen are rounded down.), regarding the property, as of today. Also, regarding the tenants who receive a certain period of free rent due to the agreement, the said period is not included.
(Note 6) 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.

## 4. Buyer Profile

(1) PRIME URBAN Naka Ochiai, PRIME URBAN Kamiuma, PRIME URBAN Oimachi , PRIME URBAN Hino
As the Fund has not obtained consent for disclosure from the Buyers of each property, which are Japanese general operating companies, this information is not disclosed.

There is no capital, personnel, and transaction relationship between the buyer and the Fund and/or the Asset Management Company. Also, the buyer is not considered a directly associating party of the Fund and/or the Asset Management Company.
(2) PRIME URBAN Karasuyama

The buyer is an individual. According to the wishes of the buyer, his detail is not disclosed. There are no capital, personnel, and transaction relationship between the buyer and the Fund and/or asset management company. Also, the buyer is not considered a directly associating party of the Fund and/or asset management company.
5. Broker Profile
(1) PRIME URBAN Naka Ochiai

| Company Name | Nomura Real Estate Development Co., Ltd. (NRED) |
| :--- | :--- |
| Head Office | 1-26-2, Nishishinjuku, Shinjuku-ku, Tokyo |
| Representative | Kamezo Nakai, President |
| Principal Business | Real Estate Business |
| Capital | $¥ 2,000$ million (as of April 1, 2014) |
| Established | April 15, 1957 |
| Relationship with the Fund and/or asset management company |  |
| Capital NRED holds 9.48\% of the Fund's investment units as of November 30, 2012. NRED <br> is an affiliated company of NREHD, which holds 100\% ownership of Nomura Real <br> Estate Asset Management Co., Ltd. ("NRREAM", the Fund's Asset Management <br> Company, and therefore, is the "Related Party" under the Act on Investment Trusts <br> and Investment Corporations ("Investment Trust Act") <br> Personnel The Asset Management Company’s employees are dispatched from the said company. <br> Transaction There is no transaction between the said company and the Fund. <br> NREAM concluded "Information Provision Agreement" with NRED. <br> Status of <br> Related Parties The said company is not considered a directly associating party of the Fund. However, <br> as stated above, the said company is a Related Party of the Asset Management <br> Company as it is a fellow subsidiary. <br> Commission ¥21,310 million yen (excluding consumption taxes and local consumption taxes) |  |

(2) PRIME URBAN Karasuyama, PRIME URBAN Oimachi, PRIME URBAN Hino

| Company Name | Nomura Real Estate Urban Net Co., Ltd. |
| :---: | :---: |
| Head Office | 1-26-2, Nishi-Shinjuku, Shinjuku-ku, Tokyo |
| Representative | Seishi Miyajima, President |
| Principal Business | Real Estate Business |
| Capital | $¥ 1,000$ million |
| Established | November 6, 2000 |
| Relationship with the Fund and/or asset management company |  |
| Capital | Nomura Real Estate Urban Net Co., Ltd. is an affiliated company of Nomura Real Estate Holdings, Inc., which has $100 \%$ ownership of Nomura Real Estate Asset Management Co., Ltd., the Fund's asset management company, and therefore, is a Related Party under the Investment Trust Law. |
| Personnel | There is no personnel involvement between the said company and the Fund or asset management company. There is also no personnel involvement between related parties of the said company and related parties of the Fund or asset management company. |
| Transaction | There is no transaction between the said company and the Fund or asset management company. There is also no transaction between related parties of the said company and related parties of the Fund or asset management company. |
| Status of Related Parties | The said company is not considered a directly associating party of the Fund. However, as stated above, the said company is a Related Party of the Asset Management Company as it is a fellow subsidiary. |
| Commission | PRIME URBAN Karasuyama $: ¥ 10,800$ million yen <br> PRIME URBAN Oimachi $: ¥ 16,710$ million yen <br> PRIME URBAN Hino $: ¥ 9,107$ million yen <br> (each figure excludes consumption taxes and local consumption taxes)  |

## (3) PRIME URBAN Kamiuma

No brokers were involved in the disposition of the Property.
6. Transaction with Related Parties

Nomura Real Estate Development Co., Ltd. and Nomura Real Estate Urban Net Co., Ltd., the brokers of the disposition of PRIME URBAN Naka Ochiai, PRIME URBAN Karasuyama, PRIME URBAN Oimachi and PRIME URBAN Hino are a Related Party under the Investment Trusts Act. Therefore, the Asset Management Company determined the transfer and the terms and conditions of the transaction, including the commission and the other conditions to the restrictions and formalities concerning the transactions with related parties as set forth in the Investment Trust Act and the Asset Management Company's bylaws and duly authorized by the Compliance Committee and Investment Committee of the Asset Management Company.
7. Forecasts

Loss on disposition is expected to occur in the seventeenth fiscal period (December 1, 2014 to May 31, 2015) concerning the disposition of PRIME URBAN Hino as the scheduled price of disposition falls below the book value. However, the impact of the disposition of the concerned property and 4 other properties on the financial results for the seventeenth fiscal period will be minimal. Thus, the forecasts of financial results have not been changed.
8. Appraisal (Survey ) Report Summary
(1) PRIME URBAN Naka Ochiai

| Property Name | PRIME URBAN Naka Ochiai |
| :--- | :---: |
| Appraisal Value | $¥ 604,000,000$ |
| Appraisal Agency | Daiwa Real Estate Appraisal Co., Ltd. |
| Appraisal Date | November 30, 2014 |

(Yen)

| Item | Content | Basis |
| :---: | :---: | :---: |
| Income Capitalization Approach Value | 604,000,000 | Appraised using both the value calculated by means of the Direct Capitalization Method and the value using the Discount Cash Flow Method equally. |
| Value using the Direct Capitalization Method | 609,000,000 |  |
| (1) Gross Income | 43,615,201 |  |
| Potential Gross Income: (a) ~ (c) | 46,827,616 |  |
| (a) Potential Rental Income | 40,040,256 | Appraisal of standard stable mid to long term collectable rent, based on the attributes of the current lease agreement, standard new rent, and the occupying tenants of the residential and storage areas. |
| (b) Parking Lot Income | 2,974,300 | Appraisal of the standard stable mid to long term collectable usage charge, based on the average usage charge and new rent average, according to the current lease arreement. |
| (c) Other Income | 3,813,060 | Key money income is not allocated, taking into account the current lease. Renewal fee and other income are appraised based on agreement conditions, etc. |
| Vacancy and Other Losses | 3,212,415 | Appraisal based on the standard stable mid to long term occupancy rate. |
| Bad Debt Losses | 0 | Not allocated, as the security deposit covers bad debt. |
| (2) Operating Expenses | 10,615,811 |  |
| Maintenance Expenses | 1,476,000 | Appraised based on actual amount, general standard, etc. |
| Utility Expenses | 1,033,565 | Appraisal based on the actual amount. |
| Repair Expenses | 2,551,210 | Allocation of appraised restoration expenses and repair expenses based on the Building Condition Appraisal Report. |
| Property Management Fees | 1,297,354 | Appraisal based on agreement conditions, general standard, etc. |
| Tenant Recruit Expenses, etc. | 1,558,991 | Appraisal based on the agreement conditions, taking into account the standard tenant recruit expenses of similar buildings, and applying the estimated turnover ratio of unit and parking lot lease. |
| Tax and Public Dues | 2,313,931 | Appraisal based on mid to long term perspective of the tax base of year 2014. |
| Damage Insurance Fees | 70,160 | Allocation, taking into account the actual amount, insurance premium rates of similar buildings, etc. |
| Other Expenses | 314,600 | Allocation of cable fees and other building management fees. |
| (3) Net Operating Income ((1)-(2)) | 32,999,390 |  |
| (4) Management Profit from Temporary Deposits | 91,964 | Appraisal based on the assumption that the temporary deposit has a $2.0 \%$ investment yield. |
| (5) Capital Expenditures | 2,053,083 | Appraised, assuming that average funds are accumulated every period and taking into account the building age, lease renewal fee average from the Building Condition Appraisal Report, the standard capital expenditures of similar building, etc. |
| (6) Net Cash Flow ((3)+(4)-(5)) | 31,038,271 |  |
| (7) Capitalization Rate | 5.1\% | Appraised, taking into account the uncertainty and investment cap rate, etc., of similar buildings, while decreasing the spread that attributes from individual factors such as the property's location, building conditions, and other conditions, etc., based on the property's cap rate. |
| Revenue Value Using the Discounted Cash Flow Method | 602,000,000 |  |


|  | Discount Rate | 4.9\% | Appraised, taking into account the total individuality of the property, with reference to the investment cap rate from transactions with similar properties. |
| :---: | :---: | :---: | :---: |
|  | Final Capitalization Rate | 5.3\% | Appraised, with reference to the investment cap rate, etc., with similar buildings, and taking into account the overall future trends of the investment cap rate, the property's risk as an investment, the general forecast of the economic growth in the future, and real estate price and rent movements, etc. |
| Cost Approach Value |  | 574,000,000 |  |
|  | Land Ratio | 72.9\% |  |
|  | Building Ratio | 27.1\% |  |

[^0]| Property Name PRIME URBAN Kamiuma |
| :--- | :--- |


| Appraisal Value | $¥ 836,000,000$ |
| :--- | :---: |
| Appraisal Agency | Daiwa Real Estate Appraisal Co., Ltd. |
| Appraisal Date | November 30, 2014 |

(Yen)

| Item | Content | Basis |
| :---: | :---: | :---: |
| Income Capitalization Approach Value | 836,000,000 | Appraised using both the value calculated by means of the Direct Capitalization Method and the value using the Discount Cash Flow Method equally. |
| Value using the Direct Capitalization Method | 840,000,000 |  |
| (1) Gross Income | 64,534,807 |  |
| Potential Gross Income: (a)~ (c) | 67,833,831 |  |
| (a) Potential Rental Income | 65,980,476 | Appraisal of standard stable mid to long term collectable rent, based on the attributes of the current lease agreement, standard new rent, and the occupying tenants of the residential and storage areas. |
| (b) Parking Lot Income | 0 |  |
| (c) Other Income | 1,853,355 | Key money income, Renewal fee and other income are appraised based on agreement conditions, etc. |
| Vacancy and Other Losses | 3,299,024 | Appraisal based on the standard stable mid to long term occupancy rate. |
| Bad Debt Losses | 0 | Not allocated, as the security deposit covers bad debt. |
| (2) Operating Expenses | 13,739,149 |  |
| Maintenance Expenses | 1,968,000 | Appraised based on actual amount, general standard, etc. |
| Utility Expenses | 947,214 | Appraisal based on the actual amount. |
| Repair Expenses | 3,949,253 | Allocation of appraised restoration expenses and repair expenses based on the Building Condition Appraisal Report. |
| Property Management Fees | 1,888,549 | Appraisal based on agreement conditions, general standard, etc. |
| Tenant Recruit Expenses, etc. | 1,941,320 | Appraisal based on the agreement conditions, taking into account the standard tenant recruit expenses of similar buildings, and applying the estimated turnover ratio of unit and parking lot lease. |
| Tax and Public Dues | 2,678,260 | Appraisal based on mid to long term perspective of the tax base of year 2014. |
| Damage Insurance Fees | 108,953 | Allocation, taking into account the actual amount, insurance premium rates of similar buildings, etc. |
| Other Expenses | 257,600 | Allocation of cable fees and other building management fees. |
| (3) Net Operating Income ((1)-(2)) | 50,795,658 |  |
| (4) Management Profit from Temporary Deposits | 365,098 | Appraisal based on the assumption that the temporary deposit has a $2.0 \%$ investment yield. |
| (5) Capital Expenditures | 7,488,900 | Appraised, assuming that average funds are accumulated every period and taking into account the building age, lease renewal fee average from the Building Condition Appraisal Report, the standard capital expenditures of similar building, etc. |
| (6) Net Cash Flow ((3)+(4)-(5)) | 43,671,856 |  |
| (7) Capitalization Rate | 5.2\% | Appraised, taking into account the uncertainty and investment cap rate, etc., of similar buildings, while decreasing the spread that attributes from individual factors such as the property's location, building conditions, and other conditions, etc., based on the property's cap rate. |
| Revenue Value Using the Discounted Cash Flow Method | 834,000,000 |  |
| Discount Rate | 5.0\% | Appraised, taking into account the total individuality of the property, with reference to the investment cap rate from transactions with similar properties. |


|  | Final Capitalization Rate | 5.4\% | Appraised, with reference to the investment cap rate, etc., with similar buildings, and taking into account the overall future trends of the investment cap rate, the property's risk as an investment, the general forecast of the economic growth in the future, and real estate price and rent movements, etc. |
| :---: | :---: | :---: | :---: |
| Cost Approach Value |  | 780,000,000 |  |
|  | Land Ratio | 74.2\% |  |
|  | Building Ratio | 25.8\% |  |

Items applied to adjustments in approaches to the
value and the
determination of the
appraisal value

| Property Name | PRIME URBAN Karasuyama |
| :--- | :---: |
|  |  |
| Survey Value | $¥ 345,000,000$ |
| Evaluation Agency | Daiwa Real Estate Appraisal Co., Ltd. |
| Survey Date | November 30, 2014 |

(Yen)

| Item | Content | Basis |
| :---: | :---: | :---: |
| Income Capitalization Approach Value | 345,000,000 | Appraised using both the value calculated by means of the Direct Capitalization Method and the value using the Discount Cash Flow Method equally. |
| Value using the Direct Capitalization Method | 349,000,000 |  |
| (1) Gross Income | 24,767,600 |  |
| Potential Gross Income: (a) ~ (c) | 25,974,038 |  |
| (a) Potential Rental Income | 24,128,760 | Appraisal of standard stable mid to long term collectable rent, based on the attributes of the current lease agreement, standard new rent, and the occupying tenants of the residential and storage areas. |
| (b) Parking Lot Income | 0 |  |
| (c) Other Income | 1,845,278 | Key money income, Renewal fee and other income are appraised based on agreement conditions, etc. |
| Vacancy and Other Losses | 1,206,438 | Appraisal based on the standard stable mid to long term occupancy rate. |
| Bad Debt Losses | 0 | Not allocated, as the security deposit covers bad debt. |
| (2) Operating Expenses | 6,231,408 |  |
| Maintenance Expenses | 1,272,000 | Appraised based on actual amount, general standard, etc. |
| Utility Expenses | 460,560 | Appraisal based on the actual amount. |
| Repair Expenses | 1,780,845 | Allocation of appraised restoration expenses and repair expenses based on the Building Condition Appraisal Report. |
| Property Management Fees | 721,510 | Appraisal based on agreement conditions, general standard, etc. |
| Tenant Recruit Expenses, etc. | 1,017,490 | Appraisal based on the agreement conditions, taking into account the standard tenant recruit expenses of similar buildings, and applying the estimated turnover ratio of unit and parking lot lease. |
| Tax and Public Dues | 869,843 | Appraisal based on mid to long term perspective of the tax base of year 2014. |
| Damage Insurance Fees | 34,857 | Allocation, taking into account the actual amount, insurance premium rates of similar buildings, etc. |
| Other Expenses | 74,303 | Allocation of cable fees and other building management fees. |
| (3) Net Operating Income ((1)-(2)) | 18,536,192 |  |
| (4) Management Profit from Temporary Deposits | 76,998 | Appraisal based on the assumption that the temporary deposit has a $2.0 \%$ investment yield. |
| (5) Capital Expenditures | 471,083 | Appraised, assuming that average funds are accumulated every period and taking into account the building age, lease renewal fee average from the Building Condition Appraisal Report, the standard capital expenditures of similar building, etc. |
| (6) Net Cash Flow ((3)+(4)-(5)) | 18,142,107 |  |
| (7) Capitalization Rate | 5.2\% | Appraised, taking into account the uncertainty and investment cap rate, etc., of similar buildings, while decreasing the spread that attributes from individual factors such as the property's location, building conditions, and other conditions, etc., based on the property's cap rate. |
| Revenue Value Using the Discounted Cash Flow Method | 343,000,000 |  |
| Discount Rate | 5.0\% | Appraised, taking into account the total individuality of the property, with reference to the investment cap rate from transactions with similar properties. |


| Final Capitalization Rate | $5.4 \%$ | Appraised, with reference to the investment cap rate, etc., <br> with similar buildings, and taking into account the overall <br> future trends of the investment cap rate, the property's risk <br> as an investment, the general forecast of the economic <br> growth in the future, and real estate price and rent <br> movements, etc. |
| :--- | :--- | :--- | :--- |

Items applied to adjustments in approaches to the
value and the determination of the survey value
(4) PRIME URBAN Oimachi

| Property Name | PRIME URBAN Oimachi |
| :--- | :--- |


| Survey Value | $¥ 488,000,000$ |
| :--- | :---: |
| Evaluation Agency | Daiwa Real Estate Appraisal Co., Ltd. |
| Survey Date | November 30, 2014 |


| Item | Content | Basis |
| :---: | :---: | :---: |
| Income Capitalization Approach Value | 488,000,000 | Appraised using both the value calculated by means of the Direct Capitalization Method and the value using the Discount Cash Flow Method equally. |
| Value using the Direct Capitalization Method | 493,000,000 |  |
| (1) Gross Income | 36,685,831 |  |
| Potential Gross Income: (a) ~ (c) | 38,969,059 |  |
| (a) Potential Rental Income | 38,053,800 | Appraisal of standard stable mid to long term collectable rent, based on the attributes of the current lease agreement, standard new rent, and the occupying tenants of the residential and storage areas. |
| (b) Parking Lot Income | 0 |  |
| (c) Other Income | 915,259 | Key money income, Renewal fee and other income are appraised based on agreement conditions, etc. |
| Vacancy and Other Losses | 2,283,228 | Appraisal based on the standard stable mid to long term occupancy rate. |
| Bad Debt Losses | 0 | Not allocated, as the security deposit covers bad debt. |
| (2) Operating Expenses | 10,059,836 |  |
| Maintenance Expenses | 2,016,600 | Appraised based on actual amount, general standard, etc. |
| Utility Expenses | 419,904 | Appraisal based on the actual amount. |
| Repair Expenses | 3,467,333 | Allocation of appraised restoration expenses and repair expenses based on the Building Condition Appraisal Report. |
| Property Management Fees | 1,079,760 | Appraisal based on agreement conditions, general standard, etc. |
| Tenant Recruit Expenses, etc. | 1,665,182 | Appraisal based on the agreement conditions, taking into account the standard tenant recruit expenses of similar buildings, and applying the estimated turnover ratio of unit and parking lot lease. |
| Tax and Public Dues | 1,249,697 | Appraisal based on mid to long term perspective of the tax base of year 2014. |
| Damage Insurance Fees | 51,303 | Allocation, taking into account the actual amount, insurance premium rates of similar buildings, etc. |
| Other Expenses | 110,057 | Allocation of cable fees and other building management fees. |
| (3) Net Operating Income ((1)-(2)) | 26,625,995 |  |
| (4) Management Profit from Temporary Deposits | 111,012 | Appraisal based on the assumption that the temporary deposit has a $2.0 \%$ investment yield. |
| (5) Capital Expenditures | 1,577,167 | Appraised, assuming that average funds are accumulated every period and taking into account the building age, lease renewal fee average from the Building Condition Appraisal Report, the standard capital expenditures of similar building, etc. |
| (6) Net Cash Flow ((3)+(4)-(5)) | 25,159,840 |  |
| (7) Capitalization Rate | 5.1\% | Appraised, taking into account the uncertainty and investment cap rate, etc., of similar buildings, while decreasing the spread that attributes from individual factors such as the property's location, building conditions, and other conditions, etc., based on the property's cap rate. |
| Revenue Value Using the Discounted Cash Flow Method | 486,000,000 |  |
| Discount Rate | 4.9\% | Appraised, taking into account the total individuality of the property, with reference to the investment cap rate from transactions with similar properties. |


| Final Capitalization Rate | $5.3 \%$ | Appraised, with reference to the investment cap rate, etc., <br> with similar buildings, and taking into account the overall <br> future trends of the investment cap rate, the property's risk <br> as an investment, the general forecast of the economic <br> growth in the future, and real estate price and rent <br> movements, etc. |
| :--- | :--- | :--- | :--- |

Items applied to adjustments in approaches to the
value and the determination of the survey value
(5) PRIME URBAN Hino

| Property Name | PRIME URBAN Hino |  |
| :---: | :---: | :---: |
| Survey Value | $¥ 323,000,000$ |  |
| Evaluation Agency | Japan Real Estate Institute |  |
| Survey Date | November 30, 2014 |  |
|  | (Yen) |  |
| Item | Content | Basis |
| Income Capitalization Approach Value | 323,000,000 | Appraised using both the value calculated by means of the Direct Capitalization Method and the Value using the discount Cash Flow Method equally. |
| Value using the <br> Direct Capitalization Method | 331,000,000 |  |
| (1) Gross Income | 29,198,000 |  |
| Potential Gross Income: (a) $\sim(\mathrm{d})$ | 30,935,000 |  |
| (a) Potential Rental Income | 27,788,000 | Appraisal of collectable rent, based on the current lease agreement. |
| (b) Utility Expense Income | 0 |  |
| (c) Parking Lot Income | 120,000 |  |
| (d) Other Income | 3,027,000 | Appraised key money and renewal fees income as well as allocation of other income based on the collectable number of months. |
| Vacancy and Other Losses | 1,737,000 | Appraisal based on the standard stable mid to long term occupancy rate |
| Bad Debt Losses | 0 | Decided the allocation is unnecessary, taking into account the tenants situation, etc. |
| (2) Total Expenses | 7,109,000 |  |
| Maintenance Expenses | 1,660,000 | Appraised in consideration of the individuality of the property in reference to actual profit in previous years. |
| Utility Expenses | 700,000 | Appraised in consideration of the individuality of the property in reference to actual profit in previous years. |
| Repair Expenses | 1,605,000 | Allocation of appraised restoration expenses and repair expenses. |
| Property Management Fees | 710,000 | Appraised in consideration of management fees of similar properties and the individuality of the property in reference to management fees based on current agreement conditions. |
| Tenant Recruit Expenses, etc. | 830,000 | Appraised in reference to current agreement and lease conditions of similar properties in the neighborhood |
| Tax and Public Dues | 1,427,000 | Appraised based on the tax base of year 2014 |
| Damage Insurance Fees | 57,000 | Appraised in reference to insurance premiums, etc. based on the current insurance agreements. |
| Other Expenses | 120,000 | Appraised in consideration of CATV fees as Other Expenses. |
| (3) Net Operating Income ((1)-(2)) | 22,089,000 |  |
| (4) Management Profit from Temporary Deposits | 46,000 | Appraisal based on the assumption that the temporary deposit has a $2.0^{\circ} \%$ investment vield. |
| (5) Capital Expenditures | 1,630,000 | Appraised in consideration of building age, as well as average maintenance and lease renewal fees based on the engineering report. |
| (6) Net Cash Flow $(\mathrm{NCF}=(3)+(4)-(5))$ | 20,505,000 |  |
| (7) Capitalization Rate | 6.2\% | Appraised in consideration of uncertainty based on property yields. |
| Revenue Value Using the Discounted Cash Flow Method | 315,000,000 |  |
| Discount Rate | 6.0\% | Appraised in reference to yields on investments for similar property transactions. |
| Final Capitalization Rate | 6.8\% | Appraised comprehensively in consideration of the forecast of yields on investments in reference to the transaction yields for similar properties. |

## Items applied to

 adjustments in approaches to the value and the determination of the survey value| Area <br> (Note 1) | Name of Property | Location | Leasable Floor Area (sqm) (Note 2) | $\begin{gathered} \hline \text { Leasable } \\ \text { Units } \\ \text { (Units) } \\ \hline \end{gathered}$ | Acquisition Price (Thousands of Yen) (Note 3) | Percent of <br> Total (\%) <br> (Note 4) | Acquired Period (Note 5) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Greater <br> Tokyo <br> Area | PROUD FLAT Shirokane Takanawa | Minato-ku, Tokvo | 2,950.11 | 106 | 3,510,000 | 2.2 | 4th FP |
|  | PROUD FLAT Yovogi Uehara | Shibuva-ku, Tokvo | 1,151.34 | 44 | 1,100,000 | 0.7 | 1 st FP |
|  | PROUD FLAT Hatsudai | Shibuva-ku, Tokvo | 958.98 | 31 | 865,000 | 0.5 | 1 st FP |
|  | PROUD FLAT Shibuva Sakuragaoka | Shibuva-ku, Tokvo | 638.70 | 30 | 800,000 | 0.5 | 3 rd FP |
|  | PROUD FLAT Gakugei Daigaku | Meguro-ku, Tokvo | 934.39 | 41 | 812,000 | 0.5 | 1 st FP |
|  | PROUD FLAT Meguro Gvoninzaka | Meguro-ku. Tokvo | 855.23 | 40 | 882,000 | 0.5 | 1 st FP |
|  | PROUD FLAT Sumida Riverside | Chuo-ku, Tokvo | 3,055.21 | 110 | 2,260,000 | 1.4 | 2nd FP |
|  | PROUD FLAT Kagurazaka | Shiniuku-ku, Tokvo | 1,793.43 | 70 | 1,540,000 | 0.9 | 1 st FP |
|  | PROUD FLAT Waseda | Shiniuku-ku, Tokvo | 1,450.91 | 60 | 1,110,000 | 0.7 | 2nd FP |
|  | PROUD FLAT Shiniuku Kawadacho | Shiniuku-ku, Tokvo | 1,102.20 | 41 | 1,010,000 | 0.6 | 3 rd FP |
|  | PROUD FLAT Sangen Java | Setagava-ku, Tokvo | 1,277.82 | 48 | 1,350,000 | 0.8 | 1 st FP |
|  | PROUD FLAT Kamata | Ota-ku, Tokvo | 1,541.64 | 67 | 1,140,000 | 0.7 | 1 st FP |
|  | PROUD FLAT Kamata II | Ota-ku, Tokvo | 4,051.72 | 169 | 2,980,000 | 1.8 | 7 th FP |
|  | PROUD FLAT Shinotsuka | Toshima-ku, Tokvo | 752.09 | 35 | 695,000 | 0.4 | 3 rd FP |
|  | PROUD FLAT Kivosumi Shirakawa | Koto-ku, Tokvo | 1,209.56 | 55 | 900,000 | 0.6 | 1 st FP |
|  | PROUD FLAT Monzen Nakacho II | Koto-ku, Tokvo | 830.55 | 35 | 650,000 | 0.4 | 3 rd FP |
|  | PROUD FLAT Monzen Nakacho I | Koto-ku, Tokvo | 1,191.08 | 55 | 1,130,000 | 0.7 | 4th FP |
|  | PROUD FLAT Fuiimidai | Nerima-ku, Tokvo | 2,222.05 | 94 | 1,370,000 | 0.8 | 11 th FP |
|  | PROUD FLAT Asakusa Komagata | Taito-ku, Tokvo | 2,685.39 | 79 | 1,960,000 | 1.2 | 7 th FP |
|  | PROUD FLAT Yokohama | Yokohama-shi, Kanagawa | 3,118.12 | 113 | 2,340,000 | 1.4 | 3 rd FP |
|  | PROUD FLAT Kamioooka | Yokohama-shi, Kanagawa | 4,872.17 | 200 | 2,770,000 | 1.7 | 3 rd FP |
|  | PROUD FLAT T surumi II | Yokohama-shi, Kanagawa | 2,219.74 | 81 | 1,430,000 | 0.9 | 11th FP |
|  | PRIME URBAN Azabu Juban | Minato-ku, Tokvo | 1,222.13 | 40 | 991,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Akasaka | Minato-ku, Tokvo | 1,062.05 | 25 | 956,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Tamachi | Minato-ku, Tokvo | 1,107.36 | 48 | 941,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Shibaura LOFT | Minato-ku, Tokvo | 1,905.39 | 68 | 1,510,000 | 0.9 | 7 th FP |
|  | PRIME URBAN Hatagava | Shibuva-ku, Tokvo | 650.60 | 38 | 452,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Yovogi | Shibuva-ku, Tokvo | 439.56 | 19 | 408,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Ebisu II | Shibuva-ku, Tokvo | 1,184.85 | 35 | 1,030,000 | 0.6 | 14th FP |
|  | PRIME URBAN Bancho | Chivoda-ku, Tokvo | 1,277.04 | 52 | 1,170,000 | 0.7 | 1 st FP |
|  | PRIME URBAN Chivoda Fuiimi | Chivoda-ku, Tokvo | 793.87 | 32 | 707,000 | 0.4 | 1 st FP |
|  | PRIME URBAN Iidabashi | Chivoda-ku, Tokvo | 2,087.70 | 90 | 2,030,000 | 1.2 | 1 st FP |
|  | PIME URBAN Ebisu | Meguro-ku, Tokvo | 1,444.40 | 29 | 1,200,000 | 0.7 | 1 st FP |
|  | PRIME URBAN Naka Meguro | Meguro-ku, Tokvo | 1,302.42 | 49 | 1,320,000 | 0.8 | 1 st FP |
|  | PRIME URBAN Gakugei Daigaku | Meguro-ku, Tokvo | 1,008.39 | 32 | 886,000 | 0.5 | 1 st FP |
|  | PRIME URBAN Senzoku | Meguro-ku, Tokvo | 655.27 | 22 | 536,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Meguro Riverside | Meguro-ku, Tokvo | 453.77 | 24 | 464,000 | 0.3 | 2nd FP |
|  | PRIME URBAN Meguro Ohashi Hills | Meguro-ku, Tokvo | 2,955.74 | 99 | 3,580,000 | 2.2 | 3 rd FP |
|  | PRIME URBAN Meguro Aobadai | Meguro-ku, Tokvo | 1,464.14 | 40 | 1,190,000 | 0.7 | 14th FP |
|  | PRIME URBAN Gakugei Daipaku II | Meguro-ku. Tokvo | 1,109.87 | 41 | 916,000 | 0.6 | 14th FP |
|  | PRIME URBAN Naka Meguro II | Meguro-ku, Tokvo | 2,393.45 | 66 | 2,800,000 | 1.7 | 17 th FP |
|  | PRIME URBAN Kachidoki | Chuo-ku, Tokvo | 4,524.00 | 145 | 2,290,000 | 1.4 | 1 st FP |
|  | PRIME URBAN Shinkawa | Chuo-ku, Tokvo | 3,600.61 | 46 | 2,250,000 | 1.4 | 3 rd FP |
|  | PRIME URBAN Nihonbashi Yokovamacho | Chuo-ku, Tokvo | 5,926.17 | 124 | 3,530,000 | 2.2 | 7 th FP |
|  | PRIME URBAN Nihonbashi Hamacho | Chuo-ku, Tokvo | 2,026.44 | 52 | 1,470,000 | 0.9 | 14th FP |
|  | PRIME URBAN Hongo Ikizaka | Bunkvo-ku, Tokvo | 662.58 | 27 | 647,000 | 0.4 | 3 rd FP |
|  | PRIME URBAN Hakusan | Bunkvo-ku, Tokvo | 1,069.82 | 42 | 893,000 | 0.5 | 3 rd FP |
|  | PRIME URBAN Yotsuva Gaien Higashi | Shiniuku-ku, Tokvo | 1,759.11 | 51 | 1,700,000 | 1.0 | 1 st FP |
|  | PRIME URBAN Ochiai | Shiniuku-ku, Tokvo | 517.53 | 32 | 324,000 | 0.2 | 1 st FP |
|  | PRIME URBAN Nishi Shiniuku I | Shiniuku-ku, Tokvo | 1,459.86 | 60 | 1,290,000 | 0.8 | 1 st FP |
|  | PRIME URBAN Nishi Shiniuku II | Shiniuku-ku, Tokvo | 1,162.55 | 46 | 1,000,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Shiniuku Naitomachi | Shiniuku-ku, Tokvo | 578.18 | 14 | 512,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Nishi Waseda | Shiniuku-ku, Tokvo | 507.11 | 28 | 503,000 | 0.3 | 2nd FP |
|  | PRIME URBAN Shiniuku Ochiai | Shiniuku-ku, Tokvo | 1,053.39 | 28 | 635,000 | 0.4 | 3 rd FP |
|  | PRIME URBAN Meiiro | Shiniuku-ku, Tokvo | 1,755.52 | 65 | 1,260,000 | 0.8 | 13th FP |
|  | PRIME URBAN Kagurazaka | Shiniuku-ku, Tokvo | 2,853.82 | 100 | 2,640,000 | 1.6 | 14th FP |
|  | PRIME URBAN Roka Koen | Setagava-ku, Tokvo | 567.20 | 34 | 362,000 | 0.2 | 1 st FP |
|  | PRIME URBAN Sangen Iava III | Setagava-ku. Tokvo | 1,018.72 | 47 | 755,000 | 0.5 | 1st FP |
|  | PRIME URBAN Chitose Karasuvama | Setagava-ku, Tokvo | 1,774.01 | 27 | 730,000 | 0.4 | 1st FP |
|  | PRIME URBAN Sangen Java II | Setagava-ku, Tokvo | 810.98 | 17 | 539,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Sangen lava | Setagava-ku. Tokvo | 874.15 | 33 | 835,000 | 0.5 | 1 st FP |
|  | PRIME URBAN Minami Karasuvama | Setagava-ku, Tokvo | 1,049.73 | 41 | 840,000 | 0.5 | 2nd FP |
|  | PRIME URBAN Karasuvama Galleria | Setagava-ku, Tokvo | 835.05 | 33 | 645,000 | 0.4 | 2nd FP |
|  | PRIME URBAN Karasuvama Court | Setagava-ku. Tokvo | 576.20 | 23 | 413,000 | 0.3 | 2nd FP |
|  | PRIME URBAN Kamikitazawa | Setagava-ku, Tokvo | 1,384.45 | 29 | 738,000 | 0.5 | 3 rd FP |
|  | PRIME URBAN Chitose Funabashi | Setagava-ku, Tokvo | 1,027.44 | 38 | 885,000 | 0.5 | 5th FP |
|  | PRIME URBAN Yoga | Setagava-ku, Tokvo | 1,773.05 | 54 | 1,150,000 | 0.7 | 8th FP |
|  | PRIME URBAN Shinagawa Nishi | Shinagawa-ku, Tokvo | 961.25 | 46 | 624,000 | 0.4 | 1 st FP |
|  | PRIME URBAN Osaki | Shinagawa-ku, Tokvo | 2,106.16 |  | 1,700,000 | 1.0 | 1 st FP |
|  | PRIME URBAN Oimachi II | Shinagawa-ku, Tokvo | 1,794.85 | 93 | 1,100,000 | 0.7 | 1 st FP |
|  | PRIME URBAN Yukigava | Ota-ku, Tokvo | 1,536.59 | 94 | 970,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Omori | Ota-ku, Tokvo | 1,190.70 | 54 | 824,000 | 0.5 | 1 st FP |
|  | PRIME URBAN Denenchofu Minami | Ota-ku. Tokvo | 1,100.17 | 44 | 900,000 | 0.6 | 3 rd FP |
|  | PRIME URBAN Nagahara Kamilikedai | Ota-ku, Tokvo | 2,282.62 | 61 | 1,720,000 | 1.1 | 17 th FP |
|  | PRIME URBAN Nakano | Nakano-ku, Tokvo | 801.30 | 51 | 472,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Nakano Kamitakada | Nakano-ku. Tokvo | 818.75 | 33 | 640,000 | 0.4 | 3 rd FP |
|  | PRIME URBAN Takaido | Suginami-ku, Tokvo | 1,746.20 | 107 | 1,080,000 | 0.7 | 1 st FP |
|  | PRIME URBAN Nishi Oqikubo | Suginami-ku, Tokvo | 543.09 | 24 | 435,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Nishi Ogikubo II | Sueinami-ku, Tokvo | 2,225.33 | 76 | 1,780,000 | 1.1 | 17th FP |
|  | PRIME URBAN Otsuka | Toshima-ku, Tokvo | 944.99 | 46 | 794,000 | 0.5 | 1 st FP |
|  | PRIME URBAN Komagome | Toshima-ku, Tokvo | 991.94 | 22 | 412,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Ikebukuro | Toshima-ku, Tokvo | 4,376.95 | 131 | 3,310,000 | 2.0 | 14th FP |
|  | PRIME URBAN Monzen Nakacho | Koto-ku, Tokvo | 3,207.92 | 118 | 2,200,000 | 1.4 | 1 st FP |
|  | PRIME URBAN Kameido | Koto-ku, Tokvo | 1,117.34 | 52 | 705,000 | 0.4 | 1 st FP |
|  | PRIME URBAN Sumivoshi | Koto-ku, Tokvo | ${ }^{813.52}$ | $\stackrel{40}{55}$ | 552,000 | 0.3 | $\frac{1 \text { st FP }}{1 \text { st }}$ |
|  | PRIME URBAN Mukoiima | Sumida-ku, Tokvo | 1,108.91 | 55 | 487,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Kinshi Koen | Sumida-ku, Tokvo | 1,886.50 | 77 | 1,180,000 | 0.7 | 1 st FP |
|  | PRIME URBAN Kinshicho | Sumida-ku, Tokvo | 991.62 | 49 | 668,000 | 0.4 | 1 st FP |
|  | PRIME URBAN Hirai | Edogawa-ku, Tokvo | 1,095.91 | 53 | 700,000 | 0.4 | 1 st FP |
|  | PRIME URBAN Kasai | Edogawa-ku, Tokvo | 905.81 143784 | 45 | 637,000 | 0.4 | $\frac{1 \mathrm{st} \mathrm{FP}}{1 \text { st }}$ |
|  | PRIME URBAN Kasai II | Edogawa-ku, Tokvo | 1,437.84 | 68 | 958,000 | 0.6 | 1 st FP |
|  | PRIME URBAN Kasai East | Edogawa-ku, Tokvo | 1,884.62 | 78 | 940,000 | 0.6 | 9th FP |
|  | PRIME URBAN Ekoda | Nerima-ku, Tokvo | 872.49 | 35 | 385,000 | 0.2 | 1 st FP |
|  | PRIME URBAN Itabashi Kuvakushomae | Itabashi-ku, Tokvo | 1,742.64 | 68 | 940,000 | 0.6 | 8th FP |
|  | PRIME URBAN Asakusa | Taito-ku, Tokvo | 876.70 | 22 | 350,000 | 0.2 | 1 1st FP |
|  | PRIME URBAN Machiva South Court | Arakawa-ku, Tokvo | 4,141.56 | 77 | 1,740,000 | 1.1 | 11th FP |
|  | PRIME URBAN Musashi Koganei | Koganei-shi, Tokvo | 5,999.80 | 98 | 2,390,000 | 1.5 | 3 rd FP |
|  | PRIME URBAN Musashino Hills | Koganei-shi, Tokvo | 2,961.06 | 80 | 1,590,000 | 1.0 | 3 rd FP |
|  | PRIME URBAN Koganei Honcho | Koganei-shi, Tokvo | 1,604.72 | 43 | 725,000 | 0.4 | 12th FP |
|  | PRIME URBAN Kumegawa | Higashimuravama-shi, Tokvo | 2,610.05 | 91 | 1,370,000 | 0.8 | 11 th FP |
|  | PRIME URBAN Musashi Kosugi comodo | Kawasaki-shi, Kanagawa | 3,692.44 | 56 | 2,150,000 | 1.3 | 2nd FP |
|  | PRIME URBAN Kawasaki | Kawasaki-shi, Kanagawa | 1,706.46 | 80 | 1,150,000 | 0.7 | 3 rd FP |
|  | PRIME URBAN Shinvurigaoka | Kawasaki-shi, Kanagawa | 1,708.19 | 64 | 1,210,000 | 0.7 | 5th FP |
|  | PRIME URBAN Tsurumi Terava | Yokohama-shi, Kanagawa | 952.06 | 50 | 457,000 | 0.3 | 1 sta FP |
|  | PRIME URBAN Uravasu II | Uravasu-shi, Chiba | 437.94 | 27 | 277,000 | 0.2 | 1 st FP |
|  | PRIME URBAN Uravasu | Uravasu-shi, Chiba | 1,264.84 | ${ }^{60}$ | 840,000 | 0.5 | 1 1st FP |
|  | PRIME URBAN Gyotoku I <br> PRIME URBAN Minami Gyotoku III <br> Preme | Ichikawa-shi, Chiba Ichikawa-shi, Chiba | $1,151.36$ 542.69 | $\begin{array}{r}52 \\ 33 \\ \hline\end{array}$ | 635,000 263,000 | ${ }_{0}^{0.4}$ | 1st FP |
|  | PRIME URBAN Gvotoku II | Ichikawashi, Chiba | 1,244.00 | 58 | 741,000 | 0.5 | 1 st FP |
|  | PRIME URBAN Gvotoku Ekimae | Ichikawa-shi, Chiba | 778.19 | 37 | 476,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Gvotoku Ekimae II | İchikawa-shi, Chiba | 927.33 | 46 | 561,000 | 0.3 | 3 rd FP |


| Area (Note 1) | Name of Property | Location | Leasable <br> Floor Area (sqm) (Note 2) | Leasable Units (Units) | Acquisition Price (Thousands of Yen) (Note 3) | Percent of <br> Total (\%) <br> (Note 4) | Acquired <br> Period (Note 5) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Greater | PRIME URBAN Gvotoku III | Ichikawa-shi, Chiba | 1,766.47 | 77 | 948,000 | 0.6 | 3 rd FP |
| Tokyo | PRIME URBAN Nishi Funabashi | Funabashi-shi. Chiba | 1,237.80 | 60 | 772,000 | 0.5 | 1st FP |
| Area | PRIME URBAN Kawaguchi | Kawaguchi-shi, Saitama | 2,477.11 | 98 | 2,170,000 | 1.3 | 3rd FP |
| Sub Total (114 Properties) |  |  | 185,094.88 | 6,617 | 132,455,000 | 81.3 |  |
| Other <br> Areas | PROUD FLAT Itsutsubashi | Sendai-shi, Mivagi | 1,861.56 | 60 | 682,000 | 0.4 | 1 st FP |
|  | PROUD FLAT Kawaramachi | Sendai-shi, Mivagi | 1,967.54 | 64 | 724,000 | 0.4 | 5th FP |
|  | PROUD FLAT Shin Osaka | Osaka-shi, Osaka | 2,990.68 | 112 | 1,430,000 | 0.9 | 11th FP |
|  | PRIME URBAN Yamahana | Sapporo-shi, Hokkaido | 1,518.58 | 33 | 377,000 | 0.2 | 1st FP |
|  | PRIME URBAN Kita Juvo Io | Sapporo-shi. Hokkaido | 1,155.60 | 36 | 336,000 | 0.2 | 1st FP |
|  | PRIME URBAN Odori Koen I | Sapporo-shi, Hokkaido | 1,850.20 | 53 | 530,000 | 0.3 | 1 st FP |
|  | PRIME URBAN Odori Koen II | Sapporo-shi, Hokkaido | 1,148.72 | 36 | 322,000 | 0.2 | 1st FP |
|  | PRIME URBAN Kita Iuichi Io | Sapporo-shi, Hokkaido | 1,851.39 | 60 | 600,000 | 0.4 | 3rd FP |
|  | PRIME URBAN Mivanosawa | Sapporo-shi, Hokkaido | 2,114.53 | 54 | 576,200 | 0.4 | 3rd FP |
|  | PRIME URBAN Odori Higashi | Sapporo-shi, Hokkaido | 1,494.36 | 36 | 424,000 | 0.3 | 3rd FP |
|  | PRIME URBAN Chiii Koukan | Sapporo-shi. Hokkaido | 1,007.30 | 42 | 337,900 | 0.2 | 3rd FP |
|  | PRIME URBAN Maruvama | Sapporo-shi, Hokkaido | 911.07 | 27 | 283,200 | 0.2 | 3rd FP |
|  | PRIME URBAN Kita Nijuvo Io | Sapporo-shi, Hokkaido | 1,773.90 | 36 | 503,700 | 0.3 | 3rd FP |
|  | PRIME URBAN Sapporo Idaimae | Sapporo-shi, Hokkaido | 2,439.90 | 58 | 731,600 | 0.4 | 3 rd FP |
|  | PRIME URBAN Sapporo Riverfront | Sapporo-shi, Hokkaido | 15,552.59 | 311 | 3,500,000 | 2.1 | 11th FP |
|  | PRIME URBAN Kita 3 Io Dori | Sapporo-shi, Hokkaido | 5,094.29 | 114 | 1,450,000 | 0.9 | 11th FP |
|  | PRIME URBAN Nagamachi Icchome | Sendai-shi, Mivagi | 3,411.24 | 60 | 1,110,000 | 0.7 | 3rd FP |
|  | PRIME URBAN Yaotome Chuo | Sendai-shi, Mivagi | 1,380.21 | 43 | 428,000 | 0.3 | 3 rd FP |
|  | PRIME URBAN Tsutsumidori Amamiva | Sendai-shi, Mivagi | 4,251.91 | 65 | 969,000 | 0.6 | 4th FP |
|  | PRIME URBAN Aoi | Nagova-shi, Aichi | 1,571.04 | 46 | 724,000 | 0.4 | 1st FP |
|  | PRIME URBAN Kanavama | Nagova-shi, Aichi | 1,391.02 | 58 | 632,000 | 0.4 | 3rd FP |
|  | PRIME URBAN Tsurumai | Nagova-shi, Aichi | 2,502.11 | 104 | 1,189,096 | 0.7 | 5th FP |
|  | PRIME URBAN Kamimaezu | Nagova-shi, Aichi | 3,541.43 | 101 | 1,250,000 | 0.8 | 10th FP |
|  | PRIME URBAN Izumi | Nagova-shi, Aichi | 7,543.10 | 250 | 2,800,000 | 1.7 | 11th FP |
|  | PRIME URBAN Esaka I | Suita-shi, Osaka | 1,189.12 | 48 | 672,000 | 0.4 | 1st FP |
|  | PRIME URBAN Esaka II | Suita-shi. Osaka | 1,392.00 | 57 | 790,000 | 0.5 | 1st FP |
|  | PRIME URBAN Esaka III | Suita-shi, Osaka | 2,151.67 | 79 | 1,535,000 | 0.9 | 5th FP |
|  | PRIME URBAN Tamatsukuri | Osaka-shi, Osaka | 2,373.10 | 80 | 906,000 | 0.6 | 10th FP |
|  | PRIME URBAN Sakaisuii Honmachi | Osaka-shi, Osaka | 3,909.90 | 82 | 1,780,000 | 1.1 | 14th FP |
|  | PRIME URBAN Hakata | Fukuoka-shi, Fukuoka | 2,176.23 | 67 | 830,000 | 0.5 | 1st FP |
|  | PRIME URBAN Yakuin Minami | Fukuoka-shi, Fukuoka | 897.84 | 34 | 351,000 | 0.2 | 1st FP |
|  | PRIME URBAN Kashii | Fukuoka-shi. Fukuoka | 1,222.34 | 39 | 396,000 | 0.2 | 3rd FP |
|  | PRIME URBAN Hakata Higashi | Fukuoka-shi, Fukuoka | 1,854.13 | 65 | 693,000 | 0.4 | 3rd FP |
|  | PRIME URBAN Chihava | Fukuoka-shi, Fukuoka | 1,740.70 | 48 | 545,000 | 0.3 | 3 rd FP |
|  | Sub Total (34 Properties) |  | 89,231.30 | 2,458 | 30,407,696 | 18.7 |  |
|  | Total (148 Properties) |  | 274,326.18 | 9,075 | 162,862,696 | 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 registery. 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) "Aquired Period" refers to the Fund's fiscal period in which the acquisition of each property is completed

1st FP: August 3, 2006 - May 31, 200 2nd FP: June 1, 2007 - November 30, 2007 3rd FP: December 1, 2007 - May 31, 2008 4th FP: June 1, 2008 - November 30, 2008 5th FP: December 1, 2008 - May 31, 2009 6th FP: June 1, 2009 - November 30, 2009

7th FP: December 1, 2009 - May 31, 2010 8th FP: June 1, 2010 - November 30, 2010 9th FP: December 1, 2010 - May 31, 2011 10th FP: June 1, 2011 - November 30, 2011 11th FP: December 1, 2011 - May 31, 2012 12th FP: June 1, 2012 - November 30, 2012

13th FP: December 1, 2012 - May 31, 201 14th FP: June 1, 2013 - November 30, 201 15th FP: December 1, 2013 - May 31, 201 16th FP: June 1, 2014 - November 30, 201 17th FP: December 1, 2014 - May 31, 2015


[^0]:    Items applied to adjustments in approaches to the
    value and the determination of the appraisal value

