



NOMURA
Residential Fund

NOMURA RESIDENTIAL FUND

NOMURA REAL ESTATE RESIDENTIAL FUND, INC.
Sixth Fiscal Period Financial Results
(ended November 2009)



Nomura Real Estate Residential Fund, Inc. (the “Fund”) will adhere to the following basic principles in order to execute fund management in accordance with solid investment policies for investment in residential properties:

Strategy	The Fund will aim to secure stable mid-to-long-term earnings through the strategic selection of properties and expert asset management based on sufficient understanding of “tenant demands” reflecting the characteristics of residential rental property investments and market trends.
Acquisition	The Fund will create a stable portfolio with consideration to rent levels, geographic areas, building ages, property types, etc., through the continuous acquisition of “PROUD FLAT” properties from the Nomura Real Estate Group and “PRIME URBAN” and “URBAN STAGE” properties from other sources, utilizing our sourcing expertise.
Asset Management	To maximize the long-term profitability and asset value of the properties under management, the Fund will select the “optimal property management company corresponding to the characteristics of the property,” and, at the same time, implement flexible and organized leasing and renewal strategies, corresponding to tenant trends, aging of the portfolio and the increase of the number of properties under management.
Finance	The Fund will establish a strong financial base such as “conservative LTV ratio,” “appropriate control of interest fluctuation risk through the lengthening of loan periods and fixing of interest rates,” and “diversification of lenders,” in order to manage the Fund in a stable manner with minimum impact from financial market conditions.
Compliance	The Fund will implement fair and transparent fund management through prevention of conflict of interests and enforcement of compliance to maintain our position as a “REIT committed to meeting the trust and expectations of the investors.”

Contents



NOMURA
Residential Fund

Highlights of the Sixth Fiscal Period

- Highlights of the Sixth Fiscal Period (1) 2
- Highlights of the Sixth Fiscal Period (2) 3

Fund Management Summary

- Investment Strategy
 - (1) Seek Stable Revenues
(Investment Strategy Targeting Class with Strong Tenant Demand) 5
 - (2) Seek Stable Revenues
(Portfolio Structure Based on Strong Tenant Demand) 6
- Investment Performance
 - Acquisition of High Return Properties 7

Overview of the Financial Results

- Income Statement 9
- Balance Sheet 10
- Forecasts for the Seventh and Eighth Fiscal Period 11

Fund Management Results

- Management Results
 - Portfolio Occupancy Rate 13
- Seek Internal Growth Opportunities
 - (1) Sixth Fiscal Period Performance 14
 - (2) Sixth Fiscal Period Results 15
- Financial Status (Sixth Fiscal Period End) 16
- Appraisal Value Status (Sixth Fiscal Period End) 17
- Unitholders (Sixth Fiscal Period End) 18

APPENDIX

- Overview of Second Public Offering 20
- Stable Rent Per Tsubo and Occupancy Rate 21
- Portfolio Status (139 Properties at Sixth Fiscal Period End) 22
- Portfolio Map (Greater Tokyo Area) 23
- Portfolio Map (Other Areas) 24
- Portfolio (At Sixth Fiscal Period End) 25-28
- Establish Stable Financial Base
(Sixth Fiscal Period Loan Results) 29
- Status of Loan (Sixth Fiscal Period End) 30
- Organization of the Asset Management Company 31



NOMURA
Residential Fund

Highlights of the Sixth Fiscal Period



Public Offering

Result

- **Strengthen earning capacity through acquisition of high revenue properties**
- **Lower LTV**

Acquired Properties

PROUD FLAT Kamata II



¥2.98 billion

PROUD FLAT Asakusa Komagata



¥1.96 billion

Acquisitions from sponsor

URBAN STAGE Shibaura LOFT



¥1.51 billion

URBAN STAGE Nihonbashi Yokoyamacho



¥3.53 billion

Acquisitions from external providers

Characteristics of the Properties

High Revenue Properties

NOI of the 4 Properties: 5.86%
(NOI of current portfolio: 5.13%)

Newly Built Properties

Average Building Age
of the 4 Properties: 2.0 years
(Average Building Age
of current portfolio: 7.6 years)

Properties Located Within Tokyo 23 Wards

Ratio of Properties Located
Within Tokyo 23 Wards
After Acquisition
of the 4 Properties: 68.3%
(Current Portfolio: 65.7%)

Operating Properties

Average Occupancy Rate
of the 4 Properties: 92.5%
⇒ Contribute to Portfolio Revenue

*Occupancy rate as of September 30, 2009

Notable Activities

Property Acquisitions	Finance	Asset Management
<ul style="list-style-type: none"> Results of Acquisition: 4 Properties/¥9,980 million Acquired Properties PROUD FLAT Kamata II (Ota-ku) PROUD FLAT Asakusa Komagata (Taito-ku) URBAN STAGE Shibaura LOFT (Minato-ku) URBAN STAGE Nihonbashi Yokoyamacho (Chuo-ku) <p>⇒ Portfolio including the 4 properties 143 properties/¥131,462 million</p>	<ul style="list-style-type: none"> Sixth Fiscal Period End LTV: 55.3% (based on total assets) Establish an optimum interest-bearing debt portfolio <p><u>Refinance and Partial Repayment</u></p> <ul style="list-style-type: none"> Two term loans (¥4.2 billion) “Long-term (3years, 7years) and Fixed rate” Partial repayment through fund in hand (¥2.02 billion) <p>⇒ Enhance financial conservativeness</p>	<ul style="list-style-type: none"> 6th FP End Portfolio Occupancy Rate: 92.8% <p>Strategies to Enhance Occupancy Rate</p> <ul style="list-style-type: none"> Installment of limited term lease Strengthen retail leasing <ul style="list-style-type: none"> Seek Internal Growth Opportunities Installment of car sharing service Turn unused space into leasable units

Financial Overview

	Sixth Fiscal Period (ended Nov. 2009)	Compared with Forecasts (released July 15, 2009)		Seventh FP Forecast (ending May 2010)	Eighth FP Forecast (ending Nov. 2010)
Operating Revenues	¥3,959 million	- ¥69 million	- 1.7 %	¥4,433 million	¥4,411 million
Net Income	¥1,319 million	- ¥16 million	- 1.2 %	¥1,447 million	¥1,525 million
Issued Investment Units	96,765 units	—	—	125,535 units	125,535 units
Cash Distribution Per Unit	¥13,631	- ¥169	- 1.2 %	¥11,529	¥12,152



NOMURA
Residential Fund

Fund Management Summary



Investment Strategy (1)

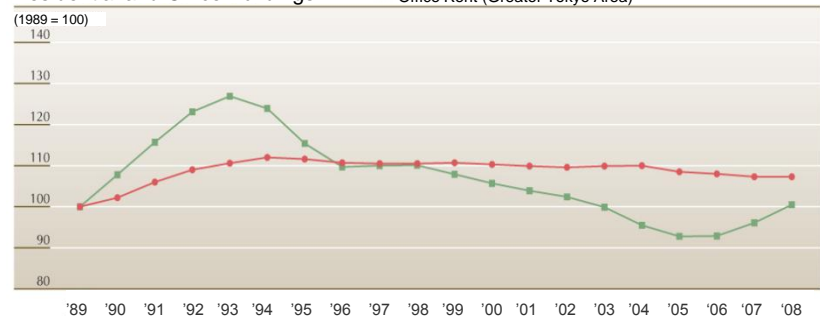
Seek Stable Revenues (Investment Strategy Targeting Class with Strong Tenant Demand)



NOMURA
Residential Fund

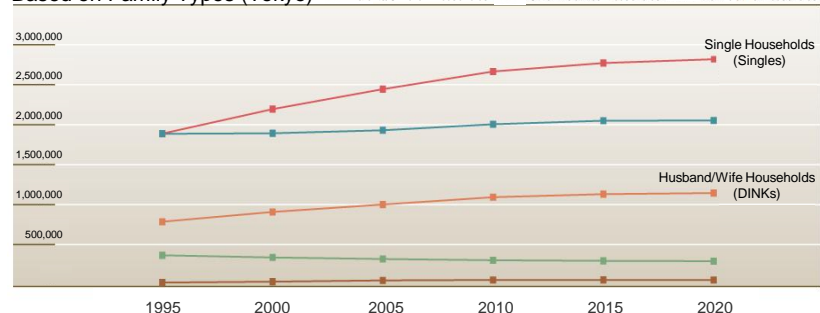
Rent Stability (relative comparison to other property types)

Changes in Rent Level of Residential and Office Buildings
(1989 = 100)



Source: Ministry of Internal Affairs and Communications "Report on the Consumer Price Index," Bank of Japan "Corporate Service Price Index"

Changes in Number of Households Based on Family Types (Tokyo)

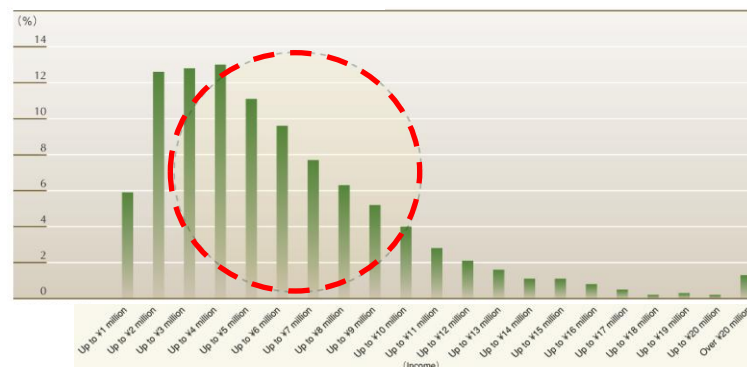


Source: Statistics Division Bureau of General Affairs

Target Tenant Class with Strong Demands and Stable Rent Potential

	Target Tenant Classes of the Fund		Other Tenant Classes
Target	Middle class tenants, mainly corporate employees in their 20s and 30s and students.	Upper middle class tenants, such as foreign company employees.	Upper class tenants, such as employees with company rent support, business owners, management class employees of foreign companies.
Features	Priority on certain level of convenience for commuting and rent. Annual income is stable. Less likely to be affected by economic trends.	Priority on location, floor plan and specifications/equipments. Annual income is relatively stable. Relatively less likely to be affected by economic trends.	Priority on prime metropolitan location, property grade, value-added services, etc. Annual income is likely to be affected by economic trends.
Turn-over	Significantly affected by seasonal factors, such as the concentration of termination and execution of rental agreements in March, when corporate employees enter/get transferred and students enter/graduate.	Effect of seasonal factors is relatively small compared to the middle class.	Demand is limited, and vacancy tends to be longer.
Rent	(generally) less than ¥100,000/month	(generally) ¥100,000-¥150,000/month	(generally) over ¥150,000/month

Relative Frequency Distribution of the Number of Households Based on Income



Source: Ministry of Health Labour and Welfare



- Increase in number of households in Tokyo, singles and DINKs households especially noticeable
- Insusceptible to economic fluctuations, the "Class with the most stable rent demands" is targeted
- Of the stable rent level "residential facilities," selecting properties targeting tenant class with high stability

Investment Strategy (2)

Seek Stable Revenues (Portfolio Structure Based on Strong Tenant Demand)



NOMURA
Residential Fund

A Portfolio Structure Relatively Insusceptible to Economic Trends

Status of Core Units at Sixth Fiscal Period End



Core Units

- Portfolio Ratio of Core Units : 89.8% (Based on Units)
- Condition for Core Units
 - Monthly Rent : Under ¥150,000
 - Area Per Unit : Under 50 sqm
- Examples

PROUD FLAT Sangenjaya

Occupancy Rate : 96.4%
(as of Nov. 30, 2009)

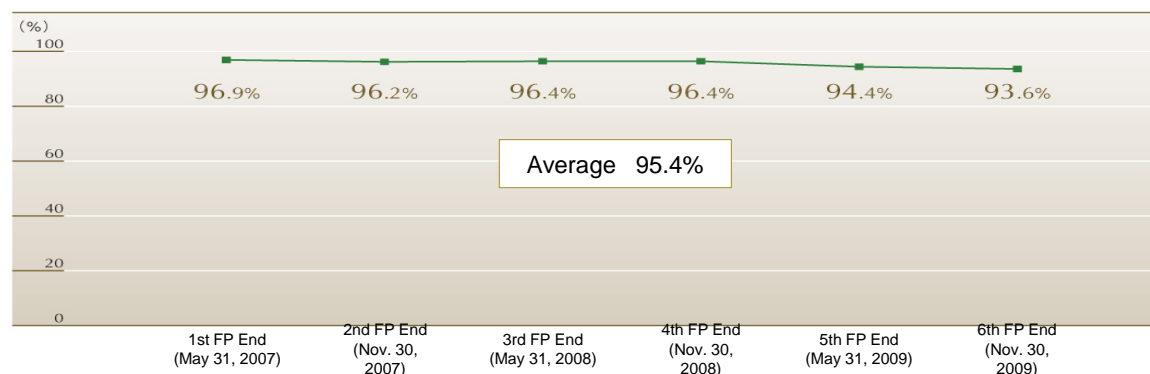


PRIME URBAN Monzennakacho

Occupancy Rate : 97.6%
(as of Nov. 30, 2009)

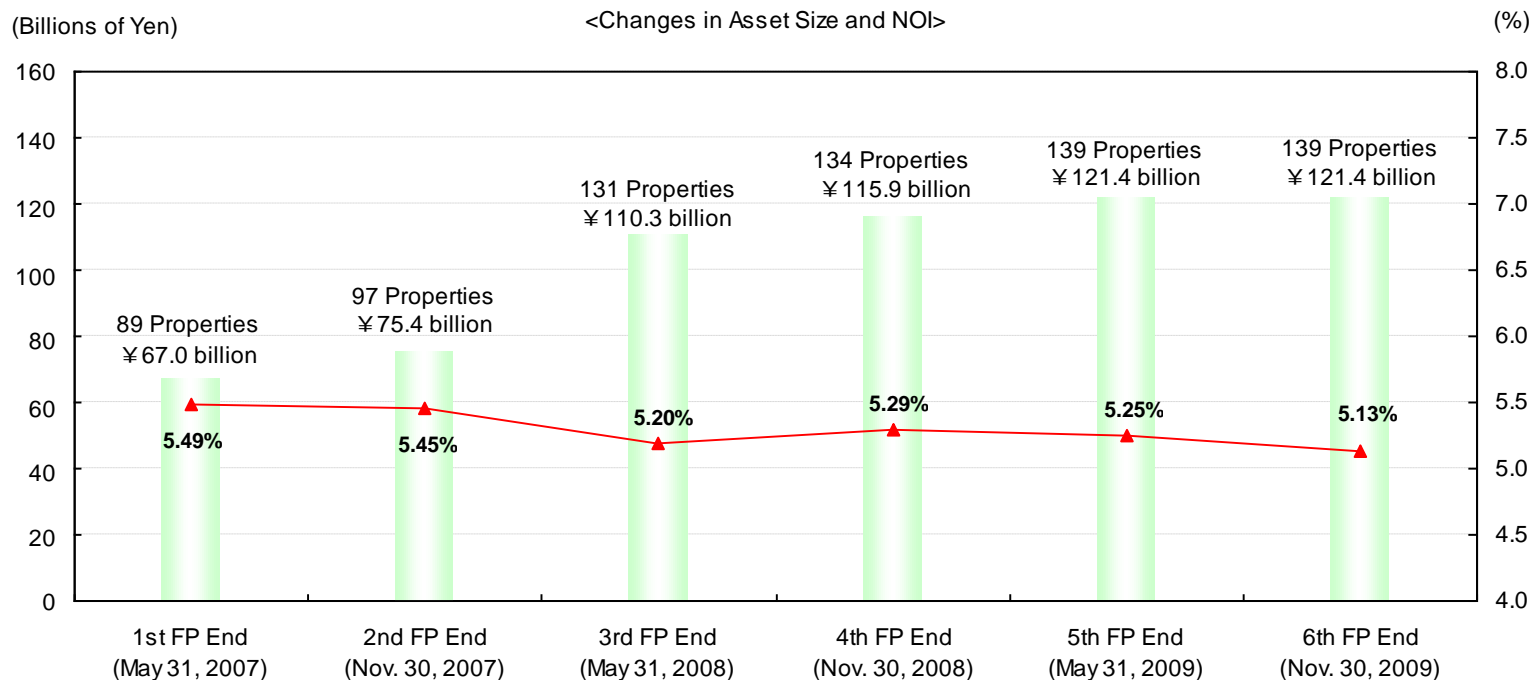


Occupancy Rate of Core Units



- Portfolio structure centered around units with under ¥150,000 monthly rent and under 50 sqm of area per unit (core units)
- Stable occupancy rate of core units

Changes in Asset Size and NOI



New Acquisitions

- 4 Properties
- Approx. ¥10 Billion
- NOI 5.86 %



PROUD FLAT
Kamata II



PROUD FLAT
Asakusa Komagata



URBAN STAGE
Shibaura LOFT



URBAN STAGE
Nihonbashi Yokoyamacho



- Acquisition of properties which contribute to enhancing the portfolio revenue
- Current asset size is **143 Properties/¥131.46 billion**



NOMURA
Residential Fund

Overview of the Financial Results



	Fifth Fiscal Period From December 1, 2008 To May 31, 2009		Sixth Fiscal Period From June 1, 2009 To November 30, 2009	
	Amount (¥ 000)	Ratio (%)	Amount (¥ 000)	Ratio (%)
Real Estate Rental Business Revenues	4,025,732	100.0	3,959,245	100.0
Rental Business Revenues	3,679,413	91.4	3,720,690	94.0
Other Rental Business Revenues	346,319	8.6	238,555	6.0
Real Estate Rental Business Expenses	1,630,849	40.5	1,570,342	39.7
Real Estate Rental Business Expenses	737,825	18.3	642,005	16.2
Tax and Public Dues	149,415	3.7	192,106	4.9
Depreciation and Amortization	743,608	18.5	736,230	18.6
Real Estate Rental Business Profits and Losses	2,394,882	59.5	2,388,902	60.3
Asset management Fees	290,943	7.2	294,746	7.4
Other Operating Expenses	154,840	3.8	167,917	4.2
Operating Income	1,949,098	48.4	1,926,238	48.7
Non-Operating Revenues	9,396	0.2	2,790	0.1
Non-Operating Expenses	611,524	15.2	609,005	15.4
Current Profits	1,346,971	33.5	1,320,024	33.3
Net Income Before Tax	1,346,971	33.5	1,320,024	33.3
Corporate Income Tax, etc.	986	0.0	1,005	0.0
Net Income	1,345,984	33.4	1,319,018	33.3
Retained Earnings Brought Forward	52	0.0	36	0.0
Retained Earnings at Fiscal Period End	1,346,037	33.4	1,319,054	33.3

Difference Between 5th & 6th Fiscal Periods

<Main Factors>

● Revenues - ¥66 million

- Full FP Operation of Properties Acquired in the 5th Fiscal Period Approx. ¥65 million
- Vending Machine Installment, etc. Approx. ¥18 million
- Properties Owned at 4th FP End (Seasonal Factors, etc.) Approx. - ¥150 million

● Expenses - ¥39 million

- Tax and Public Dues Approx. ¥42 million
- Interest Expense, etc. (Increase Debt Financing, Long-term Fixation) Approx. ¥20 million
- Property Management Fee, etc. (Seasonal Factors, etc.) Approx. - ¥101 million

⇒ Decrease in Net Income - ¥26 million

⇒ Cash Distribution per Unit ¥13,631

Balance Sheet



NOMURA
Residential Fund

Assets

	Fifth Fiscal Period as of May 31, 2009		Sixth Fiscal Period as of Nov. 30, 2009	
	Amount (¥ 000)	Ratio (%)	Amount (¥ 000)	Ratio (%)
Current Assets	6,323,645	4.8	4,867,513	3.8
Cash and Cash Equivalents	4,830,941	3.7	3,428,132	2.7
Cash and Cash Equivalent in Trust	1,414,015	1.1	1,356,992	1.1
Other Current Assets	78,688	0.1	82,389	0.1
Fixed Assets	124,109,773	95.2	123,566,414	96.2
Tangible Fixed Assets	124,095,538	95.1	123,552,475	96.2 *1
Real Estate	64,155,692	49.2	63,891,286	49.7
Building	30,557,099	23.4	30,277,856	23.6
Land	33,598,592	25.8	33,613,430	26.2
Real Estate in Trust	59,939,845	46.0	59,653,986	46.4
Building in Trust	20,468,858	15.7	20,182,998	15.7
Land in Trust	39,470,987	30.3	39,470,987	30.7
Construction in Progress	—	—	7,203	0.0
Intangible Fixed Assets	1,218	0.0	1,079	0.0
Other Intangible Fixed Assets	1,218	0.0	1,079	0.0
Investment and Other Assets	13,016	0.0	12,859	0.0
Security Deposits	10,794	0.0	10,769	0.0
Long-term Repaid Expenses	2,222	0.0	2,089	0.0
Total Assets	130,433,419	100.0	128,433,928	100.0

*1 Tangible Fixed Assets

(unit: millions of yen)

	Acquisition Price	Accumulated depreciation	(Depreciation for current FP)	Book value at FP end
Real Estate	127,091	3,546	(736)	123,545
Building	31,815	1,537	(425)	30,277
Land	33,613	—	—	33,613
Building in trust	22,192	2,009	(310)	20,182
Land in trust	39,470	—	—	39,470

Liabilities and Net Assets

	Fifth Fiscal Period as of May 31, 2009		Sixth Fiscal Period as of Nov. 30, 2009	
	Amount (¥ 000)	Ratio (%)	Amount (¥ 000)	Ratio (%)
Current Liabilities	16,794,825	12.9	20,810,325	16.2
Trade Accounts Payable	113,820	0.1	92,089	0.1
Short-term Loans	5,760,000	4.4	5,040,000	3.9 *2
Long-term Loan Due Within One Year	9,940,000	7.6	14,616,000	11.4 *2
Other Accounts Payable	178,655	0.1	207,647	0.2
Taxes Payable	537	0.0	9,849	0.0
Accrued Expenses	298,712	0.2	332,666	0.3
Rent Received in Advance	498,132	0.4	509,301	0.4
Deposits Payable	4,967	0.0	2,770	0.0
Fixed Liabilities	58,522,692	44.9	52,534,684	40.9
Long-term Loans	57,296,000	43.9	51,320,000	40.0 *2
Security Deposits	518,909	0.4	511,799	0.4
Security Deposits in Trust	707,782	0.5	702,884	0.5
Total Liabilities	75,317,517	57.7	73,345,009	57.1
Unitholders Equity	55,115,902	42.3	55,088,919	42.9
Unitholders Capital	53,769,864	41.2	53,769,864	41.9
Retained Earnings	1,346,037	1.0	1,319,054	1.0
Total Net Assets	55,115,902	42.3	55,088,919	42.9
Total Liabilities and Net Assets	130,433,419	100.0	128,433,928	100.0

*2 Loans (long-term loans due within a year are included in the short-term loans)

Balance of interest-bearing debts (millions of yen)	70,976
Total asset interest-bearing debt ratio	$\left[\frac{\text{short-term} + \text{long-term loans}}{\text{total assets}} \right] = 55.3\%$
Long-term interest-bearing debt ratio	$\left[\frac{\text{long-term loans}}{\text{short-term} + \text{long-term loans}} \right] = 72.3\%$

Forecasts for the Seventh and Eighth Fiscal Period



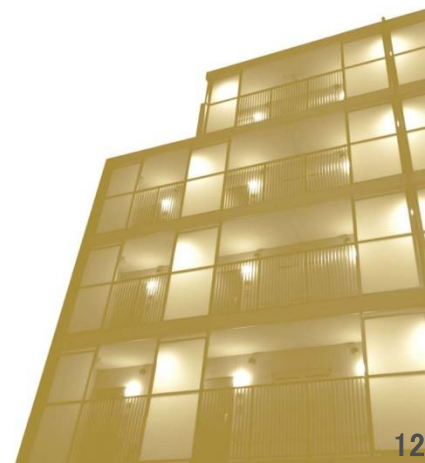
NOMURA
Residential Fund

	7th Fiscal Period Forecasts	8th Fiscal Period Forecasts	Assumptions
Rental Business Revenues	¥4,433 million	¥4,411 million	<p>[Assets Under Management]</p> <p>The calculation is based on the 143 properties owned, as of January 19, 2010. Assumes it remain the same until November 30, 2010 (Eighth Fiscal Period end).</p> <p>[Depreciation]</p> <p>¥795 million and ¥798 million are expected in the Seventh and Eighth Fiscal Period, respectively.</p> <p>[Debt Financing]</p> <p>The Fund has a total of ¥73,816 million in loans as of January 19, 2010.</p> <p>Assumes that, of the ¥20,896 million in loans, besides the agreed repayment of ¥80 million, refinancing and ¥383 million, the total amount raised through the third-party allotment, which was acquired on December 24, 2009, etc., be applied to the remaining ¥20,816 million, scheduled for repayment by November 30, 2010 (Eighth Fiscal Period end).</p> <p>[Investment Units]</p> <p>Assumes that the total number of investment units issued (125,535 units) remain the same until November 30, 2010 (Eighth Fiscal Period end).</p>
Rental Business Expenses	¥1,848 million	¥1,741 million	
Asset Management Fees	¥310 million	¥322 million	
Other Operating Expenses	¥174 million	¥185 million	
Operating Income	¥2,098 million	¥2,162 million	
Non-Operating Profit/Loss	- ¥650 million	- ¥635 million	
Current Profits	¥1,448 million	¥1,526 million	
Net Income	¥1,447 million	¥1,525 million	
Total Investment Units at end of Fiscal Period	125,535 units	125,535 units	
Cash Distribution per Unit	¥11,529	¥12,152	



NOMURA
Residential Fund

Fund Management Results



Portfolio Occupancy Rate



- Average portfolio occupancy rate is 92.6% (stable rent level)

Recent Performance

1. Installment of Limited Term Lease



PRIME URBAN Meguro Ohashi Hills

[Installed Properties]

PROUD FLAT Shibuya Sakuragaoka
PRIME URBAN Meguro Ohashi Hills
3 other properties

3. Installment of Car Sharing Service



[Installed Properties]

PROUD FLAT Shirokane Takanawa
PRIME URBAN Kinshi Koen
12 other properties

2. Strengthen Retail/Office Leasing



PROUD FLAT Shinjuku Kawadacho

[Private Childcare Facilities/Clinics]

PROUD FLAT Shinjuku Kawadacho
PRIME URBAN Shinagawa Nishi
URBAN STAGE Sangen Jaya II
URBAN STAGE Shinkawa

[Business Corporations, etc.]

PRIME URBAN Monzen Nakacho
URBAN STAGE Oimachi II

4. Other



URBAN STAGE Nakano

[Free Rent for Students]

URBAN STAGE Nakano
URBAN STAGE Takaido
4 other properties



- Occupancy rate rose **0.8%** through limited term lease and strengthening of retail/office leasing
- Parking lot revenue increased ¥ **4** million through installment of car sharing service

Increase in Revenue

1. Turn unused space into leasable units

PRIME URBAN Monzen Nakacho



Assembly room ⇒ Office

URBAN STAGE Oimachi II



Basement ⇒ Office

URBAN STAGE Kachidoki



Custodian office ⇒ Apartment unit

2. Procurement of incidental revenues

Installment of...

- Cellular phone antennae, etc.
- Vending machines

Cut Expenses

1. Curtail building management expenses (Review suitable management specifics)

- Review elevator management specifics **30 Properties**
- Change building management companies **11 Properties**

2. Other

- Curtail CATV fees **6 Properties**
- Curtail electricity bill for common areas **7 Properties**



- **¥25 million** Revenue Increase
- **¥12 million** Curtail Expenses

⇒ **¥37 million leverage effect** (annual basis)

Financial Status (Sixth Fiscal Period End)



NOMURA
Residential Fund

Interest-bearing Debt

Compared to
5th Fiscal Period

Interest-bearing Debt Total **¥70,976 million** (- ¥2,020 million)

Average Remaining Duration
of Long-term Loans **2.8 years**

Weighted Average Interest Rate **1.61 %**

Long-term Interest-bearing Debt Ratio **72.3 %**

Loan Interest Rate Fixed Ratio **79.5 %**

LTV Level **55.3 % (- 0.7%)**

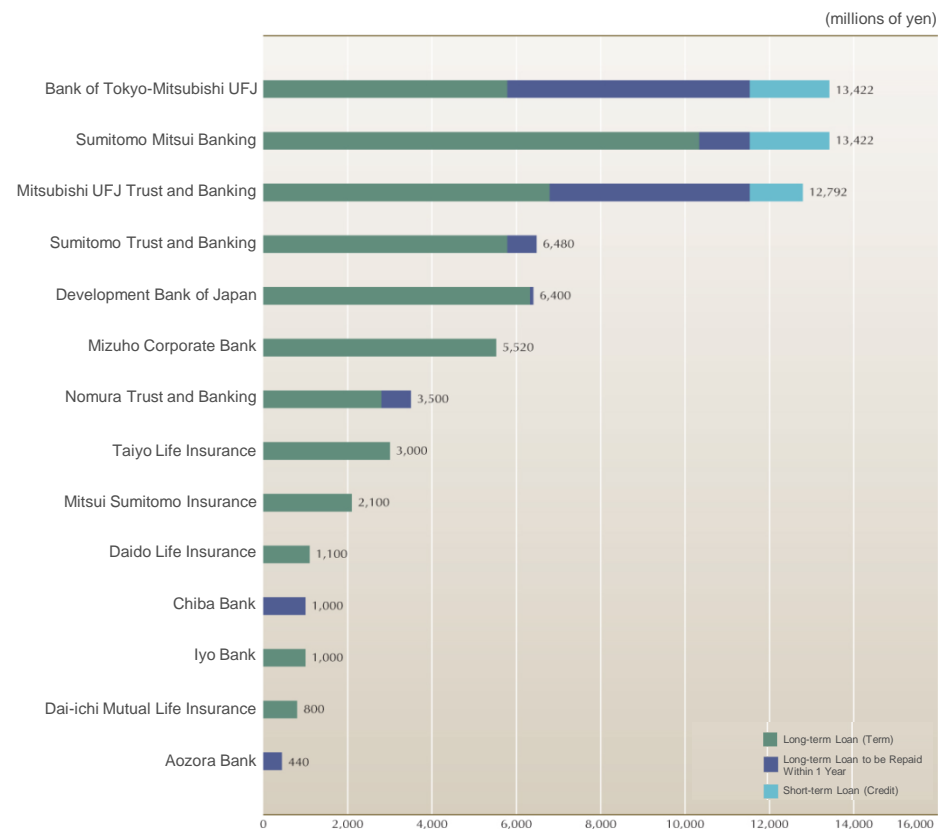
*Long-term Ratio, when including "long-term loans due within a year" in long-term loans, is 92.9%.

**"Loan Interest Rate Fixed Ratio" includes floating rate loans which have been fixed through interest rate swaps.

Credit Ratings

Agency	Rating	Outlook
JCR	AA : Long-term Senior Debt Rating	Stable
S&P	A : Long-term Corporate Credit Rating	Stable
	A-1 : Short-term Corporate Credit Rating	

Status of Lenders



Types of Financial Institutions

Major Banks	Trust Banks	Regional Banks	Insurance Companies	Others
3	3	2	4	2

Appraisal Value Status (Sixth Fiscal Period End)

Appraisal Value (Fifth & Sixth Fiscal Period End Difference)

5th FP End Appraisal Value (A) **¥113,576 million**

6th FP End Appraisal Value (B) **¥109,349 million**

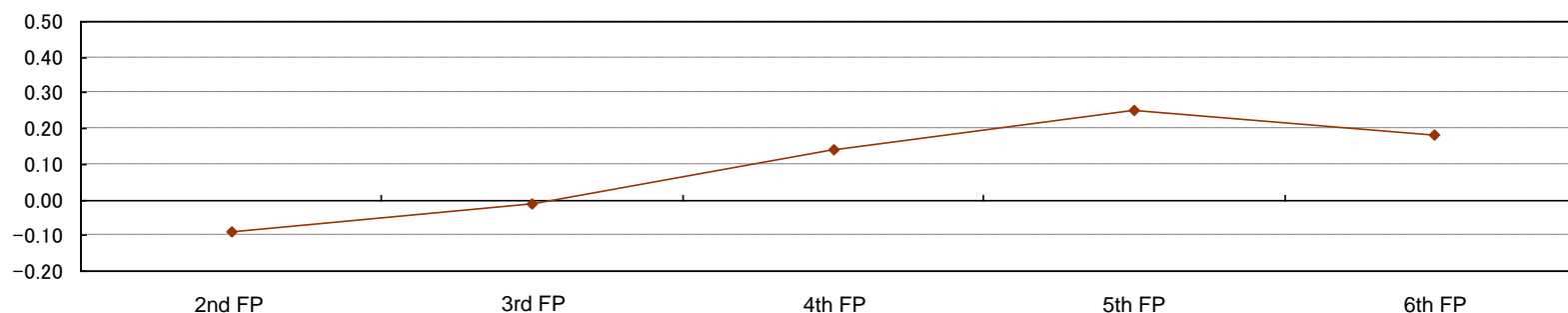
Difference (A)-(B) **- ¥4,227 million**

Details

● Decline of Cash Flow
approx. ¥629 million (14.9%)

● Increase of Cap Rate
approx. ¥3,597 million (85.1%)

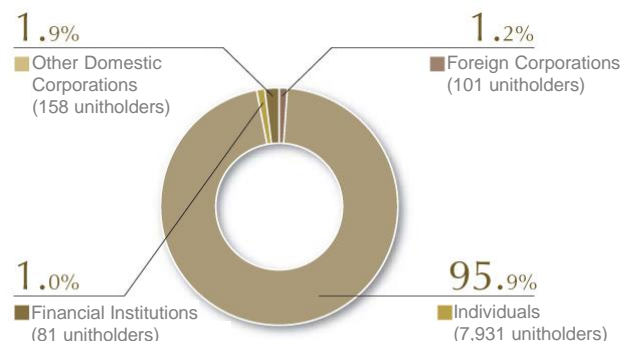
Range of Cap Rate (Compared to previous FP)



Maintain and Enhance Cash Flow

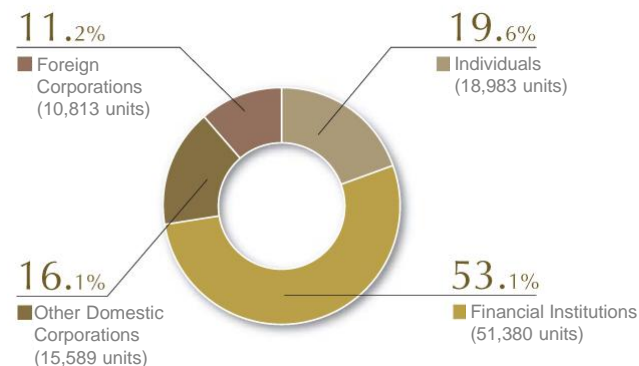
1. Turn unused spaces into leasable units : Turn assembly room into leasable unit, etc.
2. Procure incidental revenue : Installment of cellular phone antennae, etc. and vending machines
3. Curtail building management fee : Review elevator management specifics and change building management
4. Other : Lower CATV fee and common area electricity bill

Number of Unitholders and Investment Units



Total Number of Unitholders : 8,271

Increase : Foreign Corporations (Approx. +2pt), Individuals (Approx. +1pt)
Decrease : Financial Institutions (Approx. -3pt)



Total Number of Investment Units : 96,765

Top 10 Unitholders

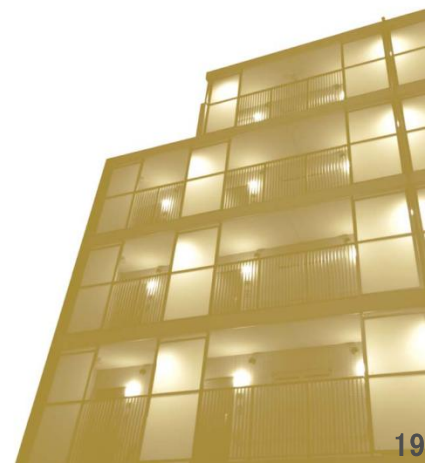
	Unitholders	Units	Ratio (Note)
1	Nomura Real Estate Development Co., Ltd.	12,500	12.92%
2	Japan Trustee Services Bank, Ltd.	10,280	10.62%
3	NikkoCiti Trust and Banking Corporation	7,860	8.12%
4	Trust & Custody Services Bank, Ltd.	6,777	7.00%
5	The Master Trust Bank of Japan, Ltd.	3,296	3.41%
6	The Nomura Trust and Banking Co., Ltd.	3,116	3.22%
7	Tokio Marine & Nichido Fire Insurance Co., Ltd.	2,955	3.05%
8	UBS AG London A/C IPB Segregated Client Account	2,501	2.58%
9	Asahi Fire & Marine Insurance Co., Ltd.	2,000	2.07%
10	North Pacific Bank, Ltd.	1,632	1.69%
	Total	52,917	54.69%

(Note) Ratio is calculated as the percentage of Total Number of Owned Investment Units divided by Total Number of Issued Investment Units



NOMURA
Residential Fund

APPENDIX



Overview of Second Public Offering

Schedule

Issuance Resolution Date	: Nov. 18 (Wed)
Condition Determination Date	: Nov. 30 (Mon)
Payment Date	
(Public Offering)	: Dec. 7 (Mon)
(Third-party Allotment (OA))	: Dec. 24 (Thu)

Procured Amount

[Public Offering]	
Number of Units Issued	: 27,400 units
(separate over allotment issued: 1,370 units)	
Underwriting Price	: ¥279,097
Total Underwriting Price	: ¥7,647 million
[Third-party Allotment (OA)]	
Number of Units Issued	: 1,370 units
Total Underwriting Price	: ¥382 million

Comparison Before/After Public Offering

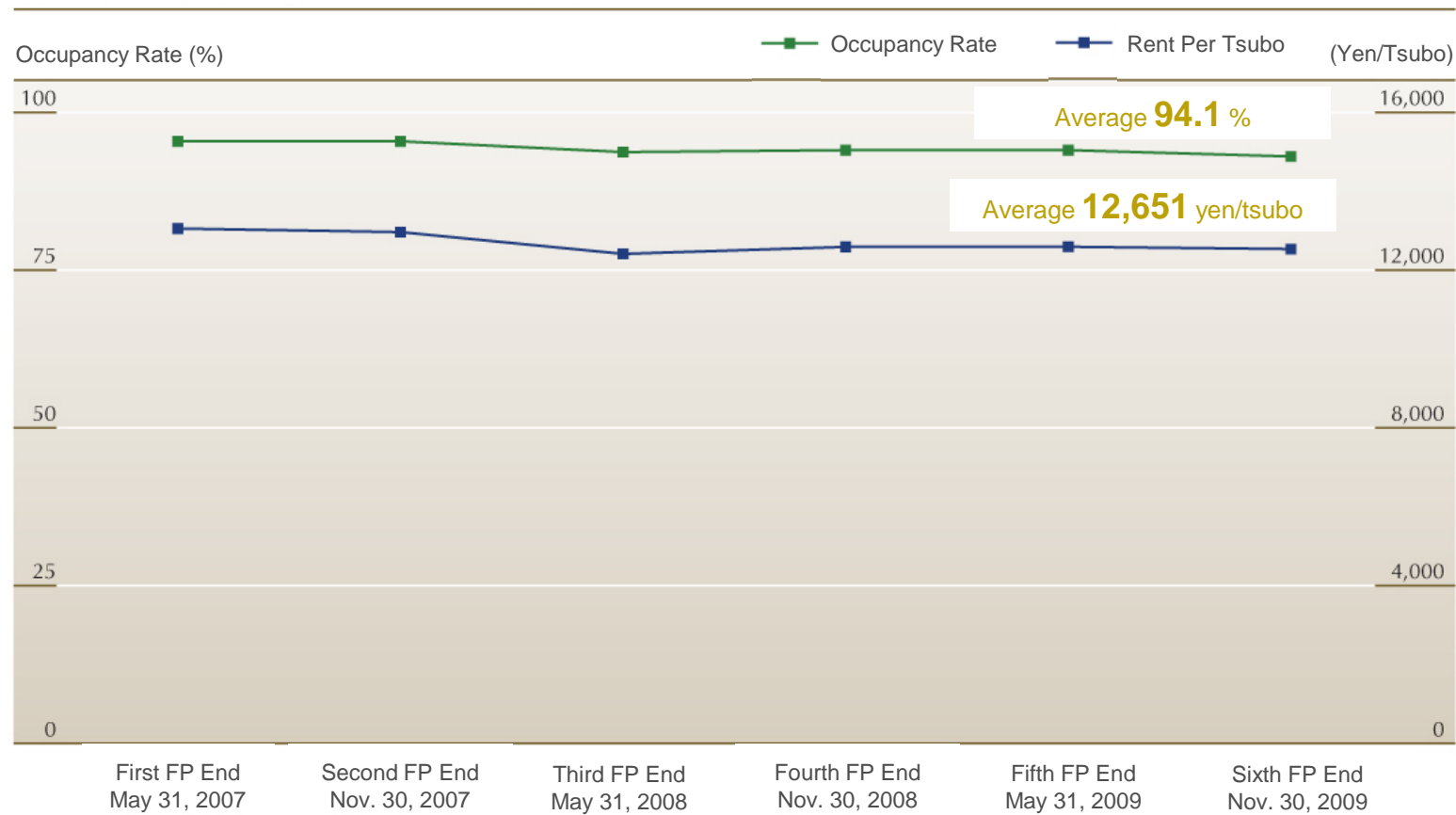
	Before PO	After PO	Difference
Issued Investment Units	96,765 units	125,535 units	+29.7 %
Total Capital	¥53,769 million	¥61,799 million	+14.9 %
Number of Properties	139 properties	143 properties	+2.9 %
Asset Size	¥121.4 billion	¥131.4 billion	+8.2 %
LTV *	55.3 %	52.6 %	-2.7 %
Average Rent (Per Unit)	approx. ¥92 thousand	approx. ¥94 thousand	+2.5 %
Average Leasable Space (Per Unit)	approx. 27 square meters	approx. 27 square meters	—

*Conditions regarding LTV calculations

Total Asset Price: Before PO(¥128.4 billion), After PO(139.4 billion)

Total Interest-bearing Debt: Before PO(¥70.9 billion), After PO(¥73.3 billion)

The Fund's Rent per Tsubo/Occupancy Rate From the Inception (Greater Tokyo Area)



- Changes in rent per tsubo and occupancy rate both stable
- Portfolio's cash flow also stable

Portfolio Status (139 Properties at Sixth Fiscal Period End)

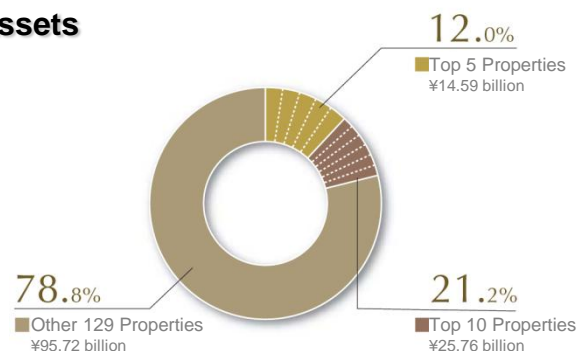


NOMURA
Residential Fund

Diversification Within Assets

Improve portfolio stability
through promotion of
diversification

⇒ Top 10 Properties 21.2%

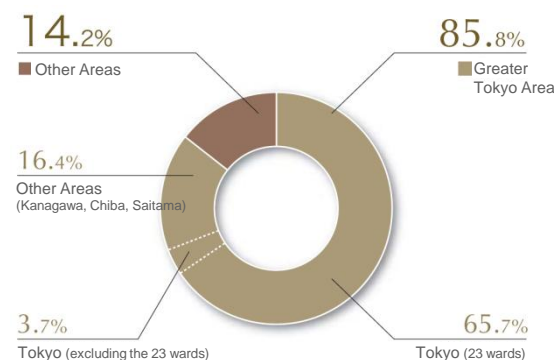


Investment Area

Greater Tokyo Area
70% or more

Other Areas
30% or less

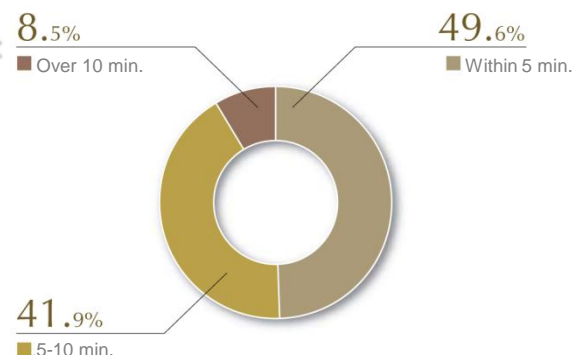
⇒ Greater Tokyo Area 85.8%



Nearest Station on Foot

Selection focusing on
accessibility to the nearest
railway stations

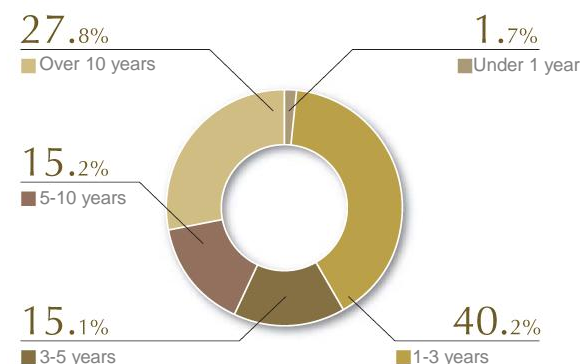
⇒ Within 10 mins 91.5%



Building Age

Considering the combination of
various building age to avoid the
bias of large-scale repair
expenses

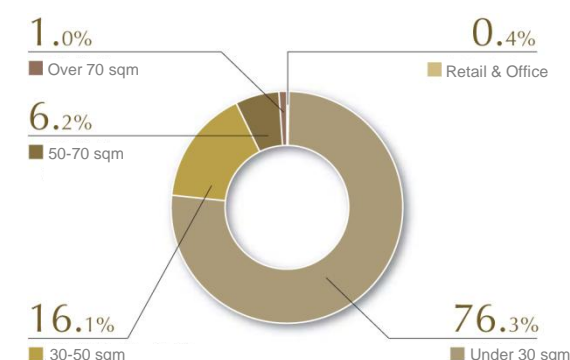
⇒ Average Building Age
7.6 Years



Floor Area Per Unit

Investing in properties targeting
single/DINKS/young family
households for the
foreseeable future

⇒ Under 50 sqm 92.4%

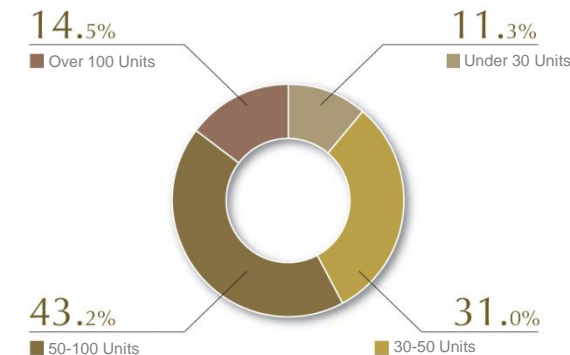


Units Per Property

Investing in properties with
strong lease-up potential in a
short timeframe

(General aim 100 units for newly
built properties*)

*excludes sub-lease properties, etc.



*Of the graphs above, "Floor area per unit" is based on units, the others are based on acquisition price.

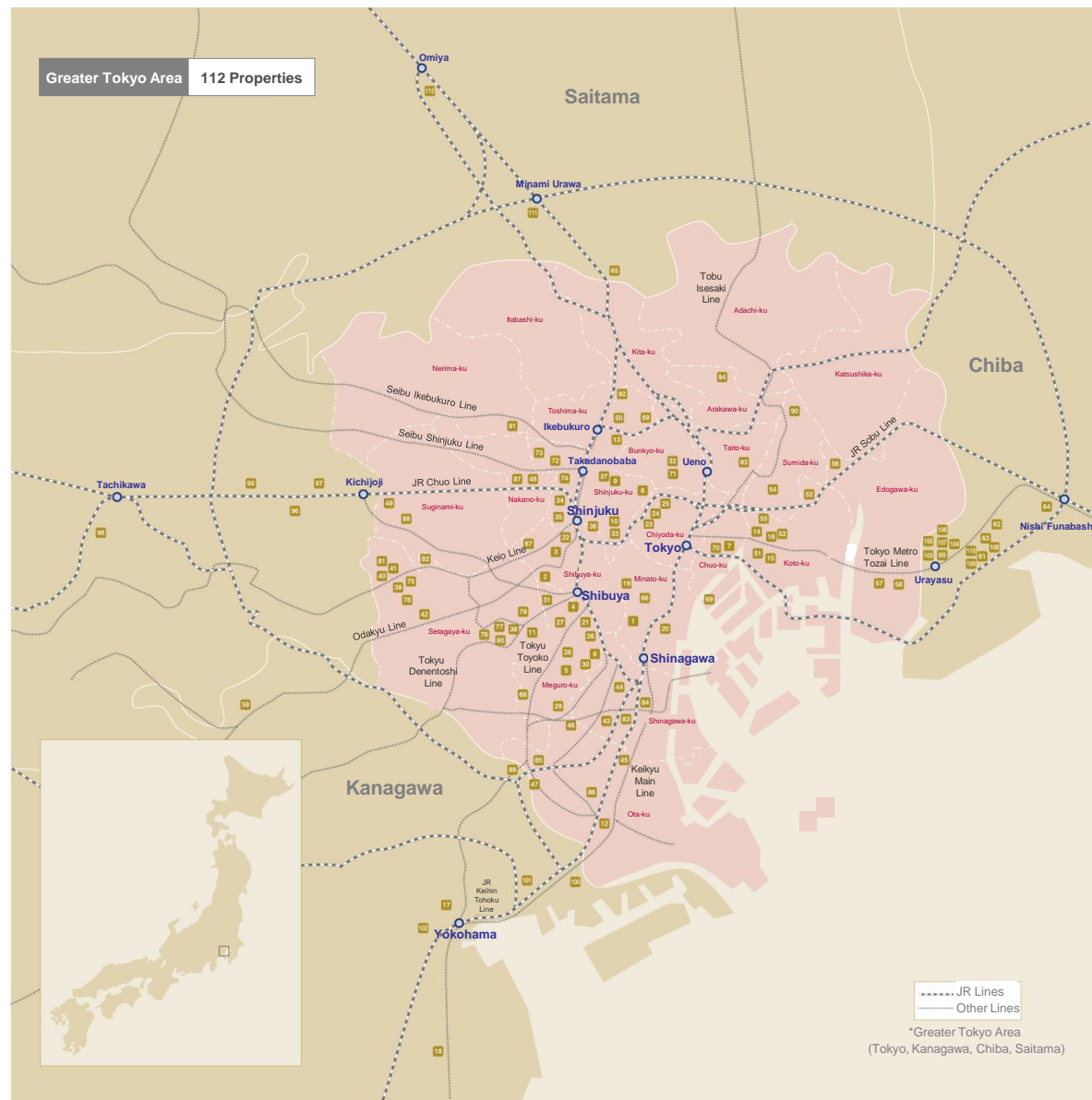
Portfolio Map (139 Properties: Greater Tokyo Area 112 Properties)



NOMURA
Residential Fund

Greater Tokyo Area

- | | |
|---------------------------------------|--------------------------------------|
| 1 PROUD FLAT Shirokane Takanawa | 51 PRIME URBAN Kasai |
| 2 PROUD FLAT Yoyogi Uehara | 52 PRIME URBAN Kasai II |
| 3 PROUD FLAT Hatsudai | 53 PRIME URBAN Shinyurigaoka |
| 4 PROUD FLAT Shibuya Sakuragaoka | 54 PRIME URBAN Urayasu |
| 5 PROUD FLAT Gakugei Daigaku | 55 PRIME URBAN Gytotoku I |
| 6 PROUD FLAT Meguro Gyoninzaka | 56 PRIME URBAN Gytotoku II |
| 7 PROUD FLAT Sumida Riverside | 57 PRIME URBAN Gytotoku Ekimae |
| 8 PROUD FLAT Kagurazaka | 58 PRIME URBAN Nishi Funabashi |
| 9 PROUD FLAT Waseda | 59 PRIME URBAN Kawaguchi |
| 10 PROUD FLAT Shinjuku Kawadacho | 60 URBAN STAGE Azabu Juban |
| 11 PROUD FLAT Sangen Jaya | 61 URBAN STAGE Hatagaya |
| 12 PROUD FLAT Kamata | 62 URBAN STAGE Toritsu Daigaku |
| 13 PROUD FLAT Shinotsuka | 63 URBAN STAGE Kachidoki |
| 14 PROUD FLAT Kiyosumi Shirakawa | 64 URBAN STAGE Shinkawa |
| 15 PROUD FLAT Monzen Nakacho II | 65 URBAN STAGE Hongo Ikizaka |
| 16 PROUD FLAT Monzen Nakacho I | 66 URBAN STAGE Naka Ochiai |
| 17 PROUD FLAT Yokohama | 67 URBAN STAGE Ochiai |
| 18 PROUD FLAT Kamiooka | 68 URBAN STAGE Shinjuku Ochiai |
| 19 PRIME URBAN Akasaka | 69 URBAN STAGE Roka Koen |
| 20 PRIME URBAN Tamachi | 70 URBAN STAGE Kamiuma |
| 21 PRIME URBAN Ebisu Minami | 71 URBAN STAGE Sangen Jaya |
| 22 PRIME URBAN Yoyogi | 72 URBAN STAGE Chitose Karasuyama |
| 23 PRIME URBAN Bancho | 73 URBAN STAGE Sangen Jaya II |
| 24 PRIME URBAN Chiyoda Fujimi | 74 URBAN STAGE Komazawa |
| 25 PRIME URBAN Iidabashi | 75 URBAN STAGE Karasuyama |
| 26 PRIME URBAN Ebisu | 76 URBAN STAGE Kamikitazawa |
| 27 PRIME URBAN Naka Meguro | 77 URBAN STAGE Oimachi |
| 28 PRIME URBAN Gakugei Daigaku | 78 URBAN STAGE Oimachi II |
| 29 PRIME URBAN Senzoku | 79 URBAN STAGE Yukigaya |
| 30 PRIME URBAN Meguro Riverside | 80 URBAN STAGE Ikegami |
| 31 PRIME URBAN Meguro Ohashi Hills | 81 URBAN STAGE Nakano |
| 32 PRIME URBAN Hakusan | 82 URBAN STAGE Takaide |
| 33 PRIME URBAN Yotsuya Gaiken Higashi | 83 URBAN STAGE Komagome |
| 34 PRIME URBAN Nishi Shinjuku I | 84 URBAN STAGE Mukojima |
| 35 PRIME URBAN Nishi Shinjuku II | 85 URBAN STAGE Ekoda |
| 36 PRIME URBAN Shinjuku Naitomachi | 86 URBAN STAGE Takinokawa |
| 37 PRIME URBAN Nishi Waseda | 87 URBAN STAGE Asakusa |
| 38 PRIME URBAN Sangen Jaya | 88 URBAN STAGE Machiya |
| 39 PRIME URBAN Minami Karasuyama | 89 URBAN STAGE Koganei |
| 40 PRIME URBAN Karasuyama Galleria | 90 URBAN STAGE Musashi Koganei |
| 41 PRIME URBAN Karasuyama Court | 91 URBAN STAGE Musashino Hills |
| 42 PRIME URBAN Chitose Funabashi | 92 URBAN STAGE Hino |
| 43 PRIME URBAN Shinagawa Nishi | 93 URBAN STAGE Musashi Kosugi comodo |
| 44 PRIME URBAN Osaki | 94 URBAN STAGE Kawasaki |
| 45 PRIME URBAN Omori | 95 URBAN STAGE Tsurumi Teraya |
| 46 PRIME URBAN Kita Senzoku | 96 URBAN STAGE Tennocho |
| 47 PRIME URBAN Denenchofu Minami | 97 URBAN STAGE Urayasu |
| 48 PRIME URBAN Nakano Kamitakada | 98 URBAN STAGE Minami Gytotoku I |
| 49 PRIME URBAN Nishi Ogikubo | 99 URBAN STAGE Minami Gytotoku II |
| 50 PRIME URBAN Otsuka | 100 URBAN STAGE Minami Gytotoku III |
| 51 PRIME URBAN Monzen Nakacho | 101 URBAN STAGE Minami Gytotoku IV |
| 52 PRIME URBAN Kameido | 102 URBAN STAGE Gytotoku Ekimae |
| 53 PRIME URBAN Sumiyoshi | 103 URBAN STAGE Minami Gytotoku V |
| 54 PRIME URBAN Kinshi Koen | 104 URBAN STAGE Gytotoku |
| 55 PRIME URBAN Kinshicho | 105 URBAN STAGE Minami Urawa |
| 56 PRIME URBAN Hirai | 106 URBAN STAGE Yono Hommachi |



Portfolio Map (139 Properties: Other Areas 27 Properties)



NOMURA
Residential Fund

Sapporo

- 115 PRIME URBAN Yamahana
- 116 PRIME URBAN Kita Juyo Jo
- 117 PRIME URBAN Odori Koen I
- 118 PRIME URBAN Odori Koen II
- 119 PRIME URBAN Kita Juichi Jo
- 120 PRIME URBAN Miyanosawa
- 121 PRIME URBAN Odori Higashi
- 122 PRIME URBAN Chiji Kokan
- 123 PRIME URBAN Maruyama
- 124 PRIME URBAN Kita Nijuyo Jo
- 125 PRIME URBAN Sapporo Idaimae

Sendai

- 113 PROUD FLAT Itsutsubashi
- 114 PROUD FLAT Kawaramachi
- 126 PRIME URBAN Nagamachi Icchome
- 127 PRIME URBAN Yaotome Chuo
- 128 URBAN STAGE Tsutsumidori Amamiya

Nagoya

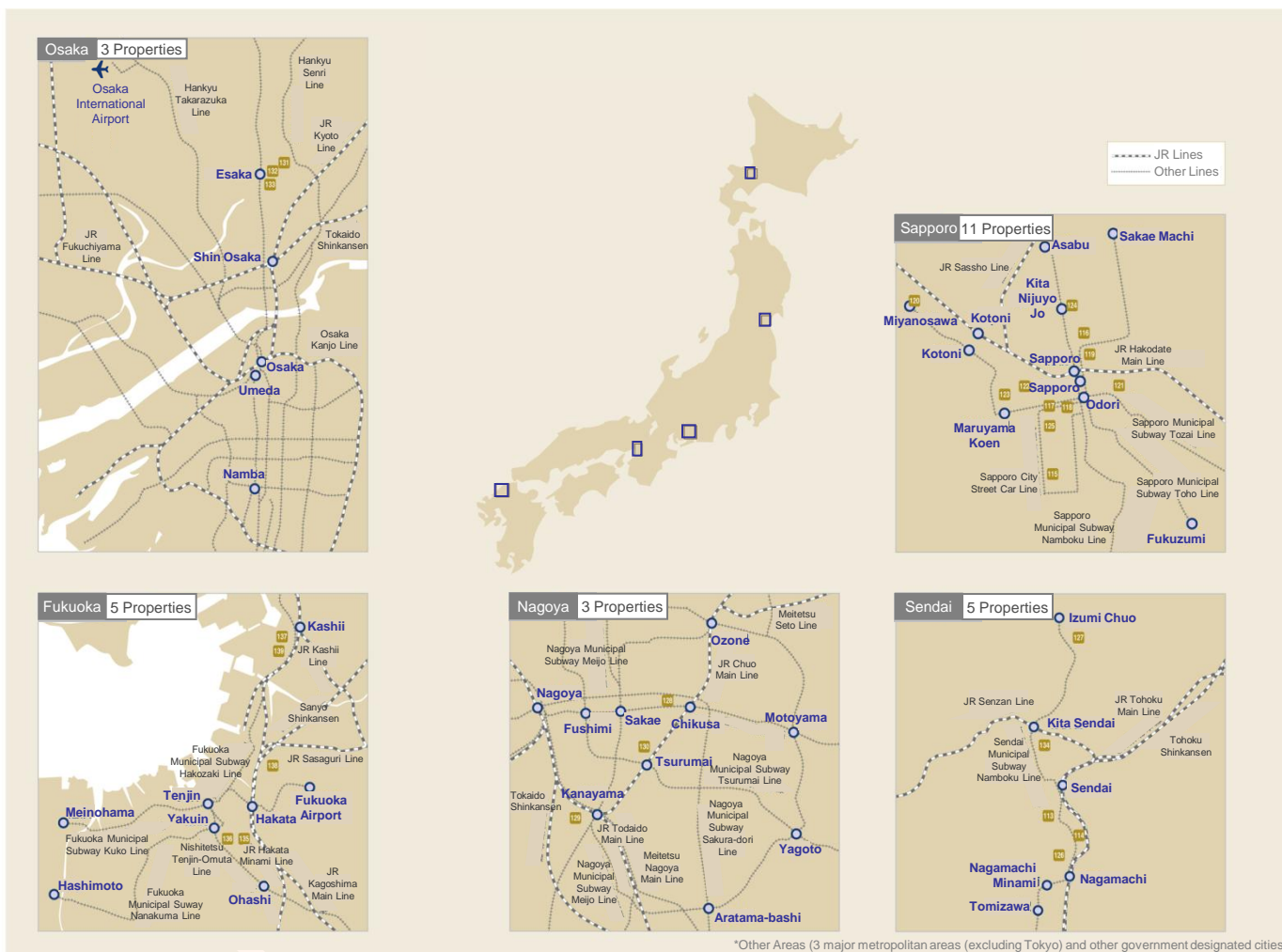
- 129 PRIME URBAN Aoi
- 130 PRIME URBAN Kanayama
- 131 PRIME URBAN Tsurumai

Osaka

- 132 PRIME URBAN Esaka I
- 133 PRIME URBAN Esaka II
- 134 PRIME URBAN Esaka III

Fukuoka

- 135 Benefis Hakata Grand Sweet
- 136 Benefis Yakuin Minami
- 137 Benefis Kashii Verbenas
- 138 Benefis Hakata Higashi Grand Sweet
- 139 Benefis Chihaya Grand Sweet



Portfolio (At Sixth Fiscal Period End)



NOMURA
Residential Fund

#	Name of Property	Location	Acquisition Price (Thousands of Yen)	Percentage of Total (%)	Leasable Space (㎡)	Leasable Units (Units)	Occupancy Rate (end of 6th FP) (%)
1	PROUD FLAT Shirokane Takanawa	Minato-ku, Tokyo	3,510,000	2.9	2,950.11	106	96.2
2	PROUD FLAT Yoyogi Uehara	Shibuya-ku, Tokyo	1,100,000	0.9	1,151.34	44	84.3
3	PROUD FLAT Hatsudai	Shibuya-ku, Tokyo	865,000	0.7	958.98	31	85.2
4	PROUD FLAT Shibuya Sakuragaoka	Shibuya-ku, Tokyo	800,000	0.7	638.70	30	80.0
5	PROUD FLAT Gakugei Daigaku	Meguro-ku, Tokyo	812,000	0.7	934.39	41	90.4
6	PROUD FLAT Meguro Gyoninzaka	Meguro-ku, Tokyo	882,000	0.7	855.23	40	97.5
7	PROUD FLAT Sumida Riverside	Chuo-ku, Tokyo	2,260,000	1.9	3,055.21	110	93.3
8	PROUD FLAT Kagurazaka	Shinjuku-ku, Tokyo	1,540,000	1.3	1,793.43	70	100.0
9	PROUD FLAT Waseda	Shinjuku-ku, Tokyo	1,110,000	0.9	1,450.91	60	96.4
10	PROUD FLAT Shinjuku Kawadacho	Shinjuku-ku, Tokyo	1,010,000	0.8	1,102.20	41	93.4
11	PROUD FLAT Sangen Jaya	Setagaya-ku, Tokyo	1,350,000	1.1	1,277.82	48	96.4
12	PROUD FLAT Kamata	Ota-ku, Tokyo	1,140,000	0.9	1,541.64	67	95.6
13	PROUD FLAT Shinotsuka	Toshima-ku, Tokyo	695,000	0.6	752.09	35	94.4
14	PROUD FLAT Kiyosumi Shirakawa	Koto-ku, Tokyo	900,000	0.7	1,209.56	55	100.0
15	PROUD FLAT Monzen Nakacho II	Koto-ku, Tokyo	650,000	0.5	830.55	35	84.2
16	PROUD FLAT Monzen Nakacho I	Koto-ku, Tokyo	1,130,000	0.9	1,191.08	55	94.5
17	PROUD FLAT Yokohama	Yokohama-shi, Kanagawa	2,340,000	1.9	3,118.12	113	97.6
18	PROUD FLAT Kamioooka	Yokohama-shi, Kanagawa	2,770,000	2.3	4,872.17	200	100.0
19	PRIME URBAN Akasaka	Minato-ku, Tokyo	956,000	0.8	1,062.05	25	93.4
20	PRIME URBAN Tamachi	Minato-ku, Tokyo	941,000	0.8	1,107.36	48	93.8
21	PRIME URBAN Ebisu Minami	Shibuya-ku, Tokyo	947,000	0.8	881.89	21	79.0
22	PRIME URBAN Yoyogi	Shibuya-ku, Tokyo	408,000	0.3	439.56	19	90.2
23	PRIME URBAN Bancho	Chiyoda-ku, Tokyo	1,170,000	1.0	1,277.04	52	93.1
24	PRIME URBAN Chiyoda Fujimi	Chiyoda-ku, Tokyo	707,000	0.6	793.87	32	77.8
25	PRIME URBAN Iidabashi	Chiyoda-ku, Tokyo	2,030,000	1.7	2,087.70	90	89.4
26	PRIME URBAN Ebisu	Meguro-ku, Tokyo	1,200,000	1.0	1,444.40	29	78.4
27	PRIME URBAN Naka Meguro	Meguro-ku, Tokyo	1,320,000	1.1	1,302.42	49	83.7
28	PRIME URBAN Gakugei Daigaku	Meguro-ku, Tokyo	886,000	0.7	1,008.39	32	85.5
29	PRIME URBAN Senzoku	Meguro-ku, Tokyo	536,000	0.4	655.27	22	91.6
30	PRIME URBAN Meguro Riverside	Meguro-ku, Tokyo	464,000	0.4	453.77	24	100.0
31	PRIME URBAN Meguro Ohashi Hills	Meguro-ku, Tokyo	3,580,000	2.9	2,955.74	99	92.0
32	PRIME URBAN Hakusan	Bunkyo-ku, Tokyo	893,000	0.7	1,069.82	42	97.8
33	PRIME URBAN Yotsuya Gaien Higashi *1	Shinjuku-ku, Tokyo	1,700,000	1.4	1,759.11	51	84.5
34	PRIME URBAN Nishi Shinjuku I	Shinjuku-ku, Tokyo	1,290,000	1.1	1,459.86	60	96.8
35	PRIME URBAN Nishi Shinjuku II	Shinjuku-ku, Tokyo	1,000,000	0.8	1,162.55	46	91.9

Portfolio (At Sixth Fiscal Period End)



NOMURA
Residential Fund

#	Name of Property	Location	Acquisition Price (Thousands of Yen)	Percentage of Total (%)	Leasable Space (㎡)	Leasable Units (Units)	Occupancy Rate (end of 6th FP) (%)
36	PRIME URBAN Shinjuku Naitomachi	Shinjuku-ku, Tokyo	512,000	0.4	578.18	14	93.1
37	PRIME URBAN Nishi Waseda	Shinjuku-ku, Tokyo	503,000	0.4	507.11	28	100.0
38	PRIME URBAN Sangen Jaya	Setagaya-ku, Tokyo	835,000	0.7	874.15	33	91.3
39	PRIME URBAN Minami Karasuyama	Setagaya-ku, Tokyo	840,000	0.7	1,049.73	41	92.8
40	PRIME URBAN Karasuyama Galleria	Setagaya-ku, Tokyo	645,000	0.5	835.05	33	100.0
41	PRIME URBAN Karasuyama Court	Setagaya-ku, Tokyo	413,000	0.3	576.20	23	86.9
42	PRIME URBAN Chitose Funabashi	Setagaya-ku, Tokyo	885,000	0.7	1,027.44	38	100.0
43	PRIME URBAN Shinagawa Nishi	Shinagawa-ku, Tokyo	624,000	0.5	961.25	46	93.8
44	PRIME URBAN Osaki	Shinagawa-ku, Tokyo	1,700,000	1.4	2,106.16	99	97.0
45	PRIME URBAN Omori	Ota-ku, Tokyo	824,000	0.7	1,190.70	54	96.3
46	PRIME URBAN Kita Senzoku	Ota-ku, Tokyo	576,000	0.5	834.90	46	93.5
47	PRIME URBAN Denenchofu Minami	Ota-ku, Tokyo	900,000	0.7	1,100.17	44	100.0
48	PRIME URBAN Nakano Kamitakada	Nakano-ku, Tokyo	640,000	0.5	818.75	33	82.7
49	PRIME URBAN Nishi Ogikubo	Suginami-ku, Tokyo	435,000	0.4	543.09	24	87.4
50	PRIME URBAN Otsuka	Toshima-ku, Tokyo	794,000	0.7	944.99	46	82.9
51	PRIME URBAN Monzen Nakacho	Koto-ku, Tokyo	2,200,000	1.8	3,207.92	118	97.6
52	PRIME URBAN Kameido	Koto-ku, Tokyo	705,000	0.6	1,117.34	52	100.0
53	PRIME URBAN Sumiyoshi	Koto-ku, Tokyo	552,000	0.5	813.52	40	100.0
54	PRIME URBAN Kinshi Koen	Sumida-ku, Tokyo	1,180,000	1.0	1,886.50	77	94.8
55	PRIME URBAN Kinshicho	Sumida-ku, Tokyo	668,000	0.5	991.62	49	100.0
56	PRIME URBAN Hirai	Edogawa-ku, Tokyo	700,000	0.6	1,095.91	53	96.3
57	PRIME URBAN Kasai	Edogawa-ku, Tokyo	637,000	0.5	905.81	45	88.9
58	PRIME URBAN Kasai II	Edogawa-ku, Tokyo	958,000	0.8	1,437.84	68	97.1
59	PRIME URBAN Shinyurigaoka	Kawasaki-shi, Kanagawa	1,210,000	1.0	1,708.19	64	100.0
60	PRIME URBAN Urayasu	Urayasu-shi, Chiba	840,000	0.7	1,264.84	60	96.7
61	PRIME URBAN Gyotoku I	Ichikawa-shi, Chiba	635,000	0.5	1,151.36	52	82.7
62	PRIME URBAN Gyotoku II	Ichikawa-shi, Chiba	741,000	0.6	1,244.00	58	100.0
63	PRIME URBAN Gyotoku Ekimae	Ichikawa-shi, Chiba	476,000	0.4	778.19	37	97.3
64	PRIME URBAN Nishi Funabashi	Funabashi-shi, Chiba	772,000	0.6	1,237.80	60	98.3
65	PRIME URBAN Kawaguchi	Kawaguchi-shi, Saitama	2,170,000	1.8	2,477.11	98	91.8
66	URBAN STAGE Azabu Juban	Minato-ku, Tokyo	991,000	0.8	1,222.13	40	79.5
67	URBAN STAGE Hatagaya	Shibuya-ku, Tokyo	452,000	0.4	650.60	38	92.2
68	URBAN STAGE Toritsu Daigaku	Meguro-ku, Tokyo	524,000	0.4	996.81	16	100.0
69	URBAN STAGE Kachidoki	Chuo-ku, Tokyo	2,290,000	1.9	4,524.00	145	97.7
70	URBAN STAGE Shinkawa	Chuo-ku, Tokyo	2,250,000	1.9	3,600.61	46	100.0

Portfolio (At Sixth Fiscal Period End)



NOMURA
Residential Fund

#	Name of Property	Location	Acquisition Price (Thousands of Yen)	Percentage of Total (%)	Leasable Space (㎡)	Leasable Units (Units)	Occupancy Rate (end of 6th FP) (%)
71	URBAN STAGE Hongo Ikizaka	Bunkyo-ku, Tokyo	647,000	0.5	662.58	27	81.5
72	URBAN STAGE Naka Ochiai	Shinjuku-ku, Tokyo	655,000	0.5	1,237.98	18	88.6
73	URBAN STAGE Ochiai	Shinjuku-ku, Tokyo	324,000	0.3	517.53	32	90.8
74	URBAN STAGE Shinjuku Ochiai	Shinjuku-ku, Tokyo	635,000	0.5	1,053.39	28	88.3
75	URBAN STAGE Roka Koen	Setagaya-ku, Tokyo	362,000	0.3	567.20	34	96.6
76	URBAN STAGE Kamiuma	Setagaya-ku, Tokyo	900,000	0.7	1,739.86	37	97.3
77	URBAN STAGE Sangen Jaya	Setagaya-ku, Tokyo	755,000	0.6	1,018.72	47	98.2
78	URBAN STAGE Chitose Karasuyama	Setagaya-ku, Tokyo	730,000	0.6	1,774.01	27	96.2
79	URBAN STAGE Sangen Jaya II	Setagaya-ku, Tokyo	539,000	0.4	810.98	17	100.0
80	URBAN STAGE Komazawa	Setagaya-ku, Tokyo	396,000	0.3	572.41	26	95.4
81	URBAN STAGE Karasuyama	Setagaya-ku, Tokyo	344,000	0.3	507.52	28	75.3
82	URBAN STAGE Kamikitazawa	Setagaya-ku, Tokyo	738,000	0.6	1,384.45	29	82.8
83	URBAN STAGE Oimachi	Shinagawa-ku, Tokyo	530,000	0.4	722.70	45	88.9
84	URBAN STAGE Oimachi II	Shinagawa-ku, Tokyo	1,100,000	0.9	1,782.26	93	91.3
85	URBAN STAGE Yukigaya	Ota-ku, Tokyo	970,000	0.8	1,536.59	94	93.6
86	URBAN STAGE Ikegami	Ota-ku, Tokyo	1,460,000	1.2	2,456.48	95	97.2
87	URBAN STAGE Nakano	Nakano-ku, Tokyo	472,000	0.4	801.30	51	82.2
88	URBAN STAGE Takaido	Suginami-ku, Tokyo	1,080,000	0.9	1,746.20	107	89.8
89	URBAN STAGE Komagome	Toshima-ku, Tokyo	412,000	0.3	990.18	19	95.9
90	URBAN STAGE Mukojima	Sumida-ku, Tokyo	487,000	0.4	1,108.91	55	92.9
91	URBAN STAGE Ekoda	Nerima-ku, Tokyo	385,000	0.3	872.49	35	97.6
92	URBAN STAGE Takinokawa	Kita-ku, Tokyo	287,000	0.2	554.39	29	92.8
93	URBAN STAGE Asakusa	Taito-ku, Tokyo	350,000	0.3	876.70	22	100.0
94	URBAN STAGE Machiya	Arakawa-ku, Tokyo	210,000	0.2	455.19	26	84.0
95	URBAN STAGE Koganei	Koganei-shi, Tokyo	229,000	0.2	682.43	27	92.4
96	URBAN STAGE Musashi Koganei *2	Koganei-shi, Tokyo	2,390,000	2.0	5,999.80	98	85.5
97	URBAN STAGE Musashino Hills *3	Koganei-shi, Tokyo	1,590,000	1.3	2,961.06	80	86.6
98	URBAN STAGE Hino	Hino-shi, Tokyo	319,000	0.3	994.68	54	85.2
99	URBAN STAGE Musashi Kosugi comodo	Kawasaki-shi, Kanagawa	2,150,000	1.8	3,690.37	56	100.0
100	URBAN STAGE Kawasaki	Kawasaki-shi, Kanagawa	1,150,000	0.9	1,706.46	80	94.7
101	URBAN STAGE Tsurumi Teraya	Yokohama-shi, Kanagawa	457,000	0.4	952.06	50	94.3
102	URBAN STAGE Tennocho	Yokohama-shi, Kanagawa	136,000	0.1	332.48	20	90.0
103	URBAN STAGE Urayasu	Urayasu-shi, Chiba	277,000	0.2	437.94	27	92.6
104	URBAN STAGE Minami Gyotoku I	Ichikawa-shi, Chiba	357,000	0.3	682.05	41	68.2
105	URBAN STAGE Minami Gyotoku II	Ichikawa-shi, Chiba	285,000	0.2	611.61	37	45.9

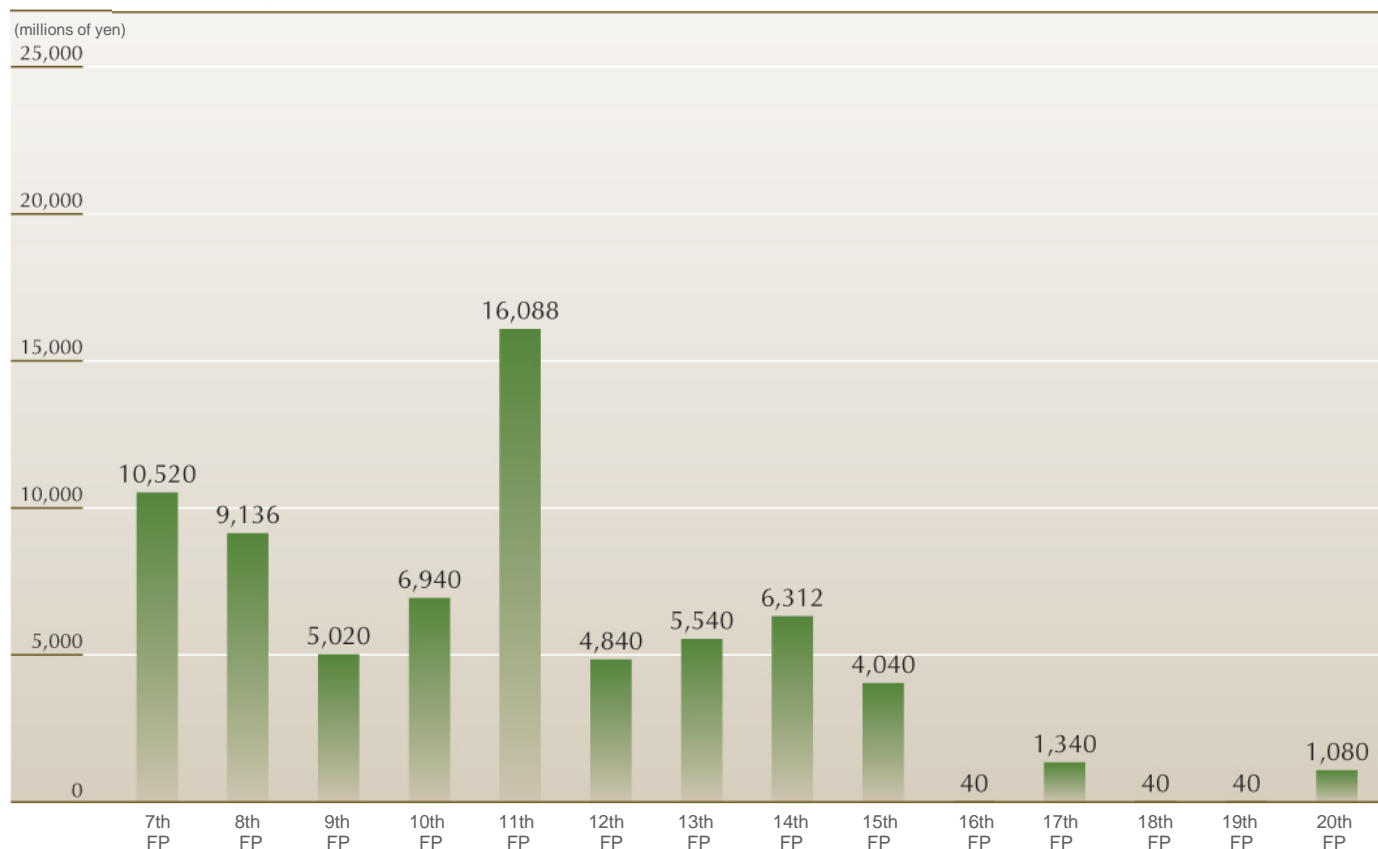
Portfolio (At Sixth Fiscal Period End)



NOMURA
Residential Fund

#	Name of Property	Location	Acquisition Price (Thousands of Yen)	Percentage of Total (%)	Leasable Space (㎡)	Leasable Units (Units)	Occupancy Rate (end of 6th FP) (%)
106	URBAN STAGE Minami Gyotoku III	Ichikawa-shi, Chiba	263,000	0.2	543.84	33	73.1
107	URBAN STAGE Minami Gyotoku IV	Ichikawa-shi, Chiba	256,000	0.2	535.08	32	100.0
108	URBAN STAGE Gyotoku Ekimae	Ichikawa-shi, Chiba	561,000	0.5	927.33	46	93.5
109	URBAN STAGE Minami Gyotoku V	Ichikawa-shi, Chiba	293,000	0.2	662.68	38	92.3
110	URBAN STAGE Gyotoku	Ichikawa-shi, Chiba	948,000	0.8	1,766.47	77	100.0
111	URBAN STAGE Minami Urawa	Saitama-shi, Saitama	274,000	0.2	694.05	32	93.9
112	URBAN STAGE Yono Honmachi	Saitama-shi, Saitama	519,000	0.4	1,372.74	70	92.9
Greater Tokyo Area			104,191,000	85.8	148,167.45	5,659	93.0
113	PROUD FLAT Itsutsubashi	Sendai-shi, Miyagi	682,000	0.6	1,861.56	60	97.3
114	PROUD FLAT Kawaramachi	Sendai-shi, Miyagi	724,000	0.6	1,967.54	64	100.0
115	PRIME URBAN Yamahana	Sapporo-shi, Hokkaido	377,000	0.3	1,518.58	33	95.2
116	PRIME URBAN Kita Juyo Jo	Sapporo-shi, Hokkaido	336,000	0.3	1,155.60	36	92.1
117	PRIME URBAN Odori Koen I	Sapporo-shi, Hokkaido	530,000	0.4	1,850.20	53	100.0
118	PRIME URBAN Odori Koen II	Sapporo-shi, Hokkaido	322,000	0.3	1,148.72	36	100.0
119	PRIME URBAN Kita Juichi Jo	Sapporo-shi, Hokkaido	600,000	0.5	1,851.39	60	98.3
120	PRIME URBAN Miyanosawa	Sapporo-shi, Hokkaido	576,200	0.5	2,114.53	54	100.0
121	PRIME URBAN Odori Higashi	Sapporo-shi, Hokkaido	424,000	0.3	1,494.36	36	93.1
122	PRIME URBAN Chiji Kokan	Sapporo-shi, Hokkaido	337,900	0.3	1,007.30	42	83.4
123	PRIME URBAN Maruyama	Sapporo-shi, Hokkaido	283,200	0.2	911.07	27	92.6
124	PRIME URBAN Kita Nijuyo Jo	Sapporo-shi, Hokkaido	503,700	0.4	1,773.90	36	100.0
125	PRIME URBAN Sapporo Idaimae	Sapporo-shi, Hokkaido	731,600	0.6	2,439.90	58	94.2
126	PRIME URBAN Nagamachi Icchome	Sendai-shi, Miyagi	1,110,000	0.9	3,411.24	60	94.8
127	PRIME URBAN Yaotome Chuo	Sendai-shi, Miyagi	428,000	0.4	1,380.21	43	100.0
128	PRIME URBAN Aoi	Nagoya-shi, Aichi	724,000	0.6	1,571.04	46	92.3
129	PRIME URBAN Kanayama	Nagoya-shi, Aichi	632,000	0.5	1,391.02	58	94.8
130	PRIME URBAN Tsurumai	Nagoya-shi, Aichi	1,189,096	1.0	2,502.11	104	85.6
131	PRIME URBAN Esaka I	Suita-shi, Osaka	672,000	0.6	1,189.12	48	93.7
132	PRIME URBAN Esaka II	Suita-shi, Osaka	790,000	0.7	1,392.00	57	94.8
133	PRIME URBAN Esaka III	Suita-shi, Osaka	1,535,000	1.3	2,151.67	79	91.9
134	URBAN STAGE Tsutsumidori Amamiya	Sendai-shi, Miyagi	969,000	0.8	4,251.91	65	82.8
135	Benefis Hakata Grand Sweet	Fukuoka-shi, Fukuoka	830,000	0.7	2,176.23	67	81.7
136	Benefis Yakuin Minami	Fukuoka-shi, Fukuoka	351,000	0.3	897.84	34	100.0
137	Benefis Kashii Verbena	Fukuoka-shi, Fukuoka	396,000	0.3	1,222.34	39	78.0
138	Benefis Hakata Higashi Grand Sweet	Fukuoka-shi, Fukuoka	693,000	0.6	1,854.13	65	77.0
139	Benefis Chihaya Grand Sweet	Fukuoka-shi, Fukuoka	545,000	0.4	1,740.70	48	90.4
Other Areas			17,291,696	14.2	48,226.21	1,408	92.2
Total Properties			121,482,696	100.0	196,393.66	7,067	92.8

Status of Maturity Diversification (Sixth Fiscal Period End)



(1) Refinance : “Long-term (3years, 7years) and Fixed rate” (¥4.2 billion)

(2) Partial Repayment: Repayment of loans through fund in hand (¥2.02 billion)

⇒Lower LTV though Repayment

Status of Loan (Sixth Fiscal Period End)



NOMURA
Residential Fund

	Lender	Amount (Millions of Yen)	Type of Interest	Interest Rate	Date of Repayment	Collateral
Short-term Loan (Includes long-term loans to be repayed within a year)	3 Financial Institutions	1,600	Floating Rate	1.13167%	December 3, 2009	Unsecured Unguaranteed
	3 Financial Institutions	2,240	Floating Rate	1.35833%	February 26, 2010	
	3 Financial Institutions	1,200	Floating Rate	1.35833%	February 26, 2010	
	6 Financial Institutions	5,000	Fixed Rate (*1)	1.46045%	February 27, 2010	
	1 Financial Institution	440	Floating Rate	0.92455%	February 27, 2010	
	2 Financial Institutions	9,096	Floating Rate	1.21955%	June 26, 2010 (*7)	
	1 Financial Institution	80	Fixed Rate	2.10000%	(*8)	
Short-term Loan Sub Total	8 Financial Institutions	19,656	—	—	—	—
Long-term Loan	4 Financial Institutions	4,980	Fixed Rate (*2)	1.24920%	February 26, 2011	Unsecured Unguaranteed
	3 Financial Institutions	3,400	Fixed Rate	1.51625%	September 4, 2011	
	6 Financial Institutions	3,500	Fixed Rate (*3)	1.84464%	September 30, 2011	
	2 Financial Institutions	5,048	Fixed Rate (*4)	1.43250%	December 26, 2011	
	7 Financial Institutions	11,000	Fixed Rate (*1)	1.79300%	February 27, 2012	
	2 Financial Institutions	2,200	Fixed Rate	1.81375%	August 27, 2012	
	5 Financial Institutions	2,600	Fixed Rate (*5)	1.49300%	August 27, 2012	
	3 Financial Institutions	5,500	Fixed Rate	1.83625%	May 23, 2013	
	3 Financial Institutions	5,472	Fixed Rate (*6)	1.74250%	September 29, 2013	
	1 Financial Institution	800	Fixed Rate	1.99875%	September 30, 2013	
	2 Financial Institutions	2,000	Fixed Rate (*1)	2.14360%	February 27, 2014	
	1 Financial Institution	2,000	Fixed Rate	2.13625%	February 27, 2014	
	1 Financial Institution	1,300	Fixed Rate	2.23500%	February 27, 2015	
	1 Financial Institution	1,520	Fixed Rate	2.10000%	(*8)	
Long-term Loan Sub Total	12 Financial Institutions	51,320	—	—	—	—
Total	14 Financial Institutions	70,976	—	—	—	—

(*1) This loan has started the Interest Rate Swap transaction on February 27, 2007.

(*2) This loan has started the Interest Rate Swap transaction on February 26, 2008.

(*3) This loan has started the Interest Rate Swap transaction on May 31, 2007.

(*4) This loan has started the Interest Rate Swap transaction on December 26, 2008.

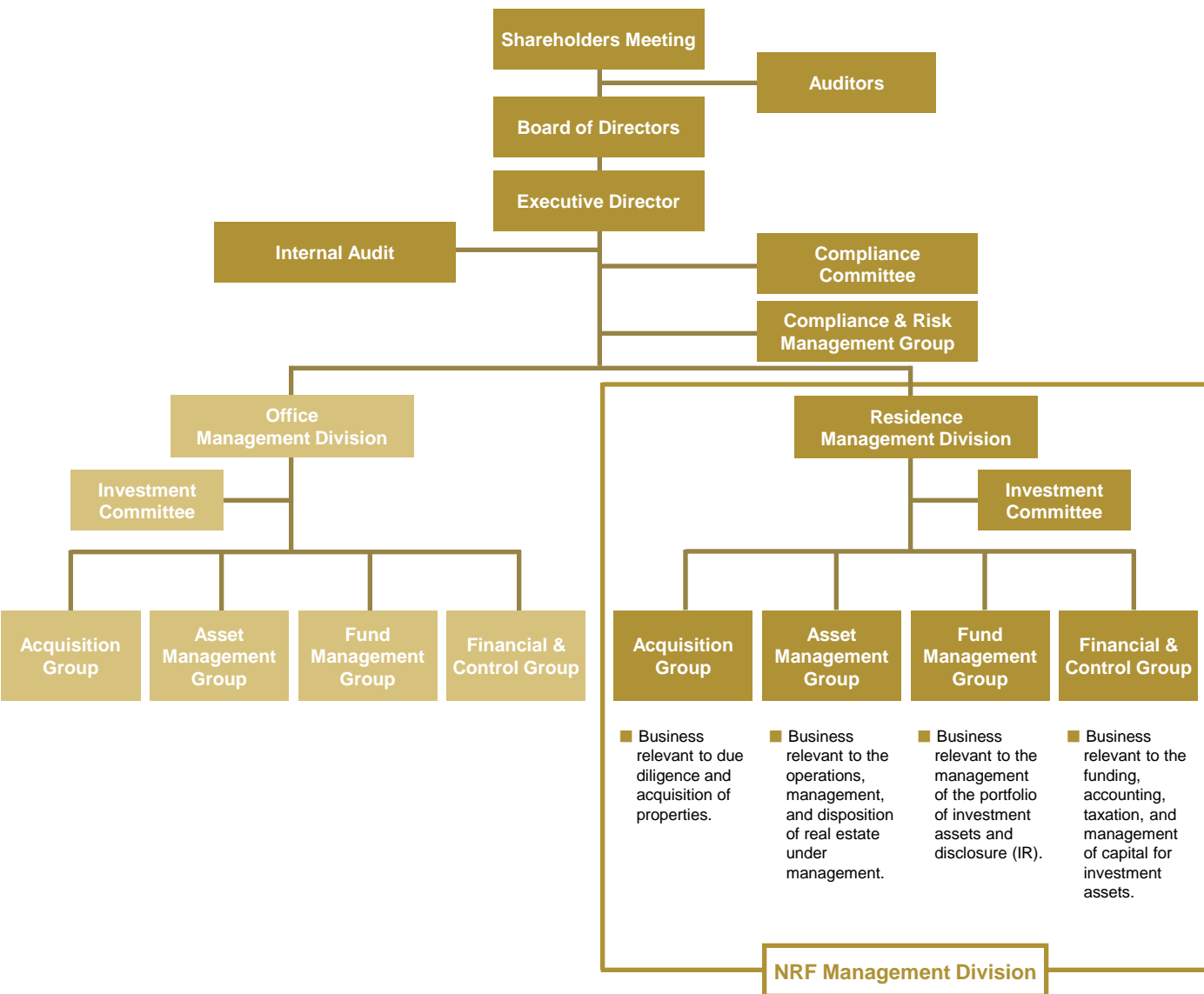
(*5) This loan has started the Interest Rate Swap transaction on August 27, 2009.

(*6) This loan has started the Interest Rate Swap transaction on September 29, 2008.

(*7) The amount of ¥1,000 million has been prepayed on October 30, 2009.

(*8) The amount of ¥40 million to be repayed on February 27, 2010, the first repayment date, and every August 27 and February 27 thereafter, until the last repayment of ¥1,080 million on August 27, 2016.

Organization of the Asset Management Company



Corporate Data of NREAM

Name

Nomura Real Estate Asset Management Co., Ltd.

Date of Establishment

January 24, 2003

Capital

¥300,000,000

Shareholder

Nomura Real Estate Holdings, Inc. (100%)

Representative

Tatsuo Inoue, President & CEO

Description of Business

Asset management business for investment corporations (J-REITs)

Registration & Licenses

- Registered for a financial instruments business:
Director of Kanto Local Finance Bureau No. 374
- Licensed for discretionary proxy in realty trading:
Minister of Land, Infrastructure and Transport No. 18
- Licensed for real estate trading:
Governor of Tokyo No. (2) 81679



This document has been prepared solely for the purpose of provision of information and should not be construed as an offer, solicitation or commercial conduct of any nature associated with any specific products. Investors wishing to purchase the investment units of Nomura Real Estate Residential Fund, Inc. should contact their own securities brokers or dealers.

The forecast statements with respect to the future financial results contained in this document should not be construed as a guarantee of the actual performance in the future.

Although the information contained in this document is intended to be complete and thorough, there is no assurance of precision and safety. Please note that the contents of this document is subject to change or cancellation without prior notice.

It is prohibited to make duplication, reproduction, distribution or use of any part or whole of the information contained in this document without express prior written consent.