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TOP REIT

BUSINESS REPORT FOR THE **10TH** FISCAL PERIOD
(November 1, 2010 – April 30, 2011)

ON TO THE NEXT STAGE



TOP REIT, Inc.

Harumi Island Triton Square Office Towers

TOP REIT'S DECLARATION OF ITS BASIC POLICY

TOP REIT, Inc. (Top REIT) is committed to providing our investors with stable results and steady portfolio growth in the medium to long-term through the management of a diversified portfolio and optimal utilization of our sponsors.

BASIC POLICY

SPONSORS

Sumitomo
Trust & Banking

Nippon Steel City Produce
(Nippon Steel Group)

Oji Real Estate
(Oji Paper Group)

Optimal Utilization of Sponsors

- Credibility
- Property pipeline/warehousing function
- Personnel support



TENTH FISCAL PERIOD PERFORMANCE HIGHLIGHTS

CATEGORY	10TH FISCAL PERIOD PERFORMANCE	11TH FISCAL PERIOD FORECAST (ANNOUNCED ON JUNE 14, 2011)	12TH FISCAL PERIOD FORECAST (ANNOUNCED ON JUNE 14, 2011)
PERIOD OF ASSET MANAGEMENT	181 days	184 days	182 days
OPERATING REVENUE	¥ 5,967 million	¥ 5,806 million	¥ 5,320 million
OPERATING INCOME	¥ 2,971 million	¥ 2,752 million	¥ 2,465 million
ORDINARY INCOME	¥ 2,194 million	¥ 1,954 million	¥ 1,721 million
NET INCOME	¥ 2,157 million	¥ 1,953 million	¥ 1,720 million
DIVIDEND PER UNIT	¥ 13,922	¥ 12,600	¥ 11,100
NUMBER OF INVESTMENT UNITS	155,000 units	155,000 units	155,000 units
PORTFOLIO SIZE	15 properties	15 properties	15 properties

Note: The forecasts presented above are the current estimated figures calculated based on certain assumptions and actual figures may vary due to changes in circumstances. The forecasts should not be construed as a guarantee of the actual dividends.

An Open Line

A LETTER FROM THE EXECUTIVE OFFICER OF THE INVESTMENT CORPORATION

Dear Investors,

We at TOP REIT, Inc. (Top REIT) and Top REIT Asset Management Co., Ltd. sincerely pray for the speedy and complete recovery of the affected areas and express our condolences for the victims of the tsunamis and aftershocks in relation to the Great East Japan Earthquake on March 11, 2011.

In the Tenth Fiscal Period (November 1, 2010 – April 30, 2011), the Japanese economy was in the midst of returning to a solid path of recovery when the Great East Japan Earthquake hit Japan, followed by the ongoing nuclear plant incidents. The impact of these has created the risk that the economy

will stagnate due to such factors as a drop in the functionality of the supply chain in the manufacturing sector and suppression of personal consumption.

Under such circumstances, Top REIT has continued to steadily manage its portfolio and prudently manage its finances as it strives to expand the portfolio and maintain dividends. Despite the severe real estate market climate, Top REIT Asset Management's observance of prudent asset management enabled Top REIT to maintain a continued high occupancy rate and to overcome a concentrated period of rent revisions by achieving major rent revision agreements that were mostly within the expected ranges. Furthermore, despite continuing to consider the acquisition of new properties, Top REIT decided to postpone the acquisition of properties this fiscal period because of the economic climate and the need to

discern the impact of the earthquake on the real estate market.

Consequently, Top REIT's performance in the Tenth Fiscal Period was operating revenue of 5,967 million yen (period-on-period decrease of 1.5%), ordinary income of 2,194 million yen (period-on-period decrease of 0.5%). However due to recording of an extraordinary loss of 37 million yen in expenses to repair minor damages to the portfolio caused by the earthquake, net income was 2,157 million yen (period-on-period decrease of 2.1%). Top REIT is also paying out a dividend per unit at 13,922 yen.

Top REIT will continue to prudently manage its portfolio within the projected continued stagnation of the real estate market and take steady steps towards achieving the "NEXT STAGE" by acquiring new properties. We thank you and ask for your continued support and understanding.



Hiroaki Amano
Executive Officer
TOP REIT, Inc.

Amano entered Sumitomo Trust and Banking Co., Ltd. in 1970. After serving as the General Manager of the Fukuoka Branch, and Director and General Manager of Corporate Business Department I at the Head Office, he entered Wakachiku Construction Co., Ltd. in 2001 and served as Managing Director. He was appointed as Corporate Advisor of TOP REIT Asset Management Co., Ltd. in July 2009 and he has been Executive Officer of TOP REIT, Inc. since August 2009.

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An Open Line

A LETTER FROM THE PRESIDENT OF THE ASSET MANAGEMENT COMPANY

ON TO THE NEXT STAGE

The following is an overview of TOP REIT, Inc.'s (Top REIT) performance over its Tenth Fiscal Period (November 1, 2010 ~ April 30, 2011) from the perspective of the asset manager. The overview is presented by Nobuhito Endo, President and Representative Director of Top REIT Asset Management Co., Ltd. (TRAM).

First, let me explain the real estate conditions that surround Top REIT. In the case of the real estate rental market, the vacancy rate in Central Tokyo continues to fluctuate at a high level. Despite the fact that there are some Class S and Class A buildings where rents have previously been adjusted and the climbing of the vacancy rate has been brought under control with buildings where there are positive trends such as companies moving-in to obtain more floor space. There has not been a full-fledged recovery in rental demand. In the case of rent levels, there has been a gradual slowing in the breadth of the decrease, but the market is still relatively weak and a lot of time is probably necessary before there is a true recovery.

On the other hand, in the case of the real estate investment market, reorganization of the J-REIT market has progressed with a number of J-REIT mergers being completed and this has led to an increase in size and an improvement in trust. This combined

with growing public offerings points to an improvement in the environment for fund raising and consequently growing acquisitions of properties. As for the J-REIT market, the Bank of Japan has begun buying J-REIT investment units and this is expected to strongly contribute to stabilizing the market going forward.

1. EARTHQUAKE'S IMPACT ON THE PORTFOLIO

As for the earthquake's impact on our portfolio, there was no damage that affects management conditions. Top REIT Asset Management contracted with an external expert to conduct studies on the fourteen properties we own in the Tokyo Metropolitan Area. This expert found minute damage to the interiors and exteriors, facilities, etc., but the cost of the restorations related to the concerned damage was only 37 million yen and this was recorded as an extraordinary loss in the Tenth Fiscal Period as an earthquake related expense.



Nobuhito Endo
President and Representative Director
Top REIT Asset Management Co., Ltd.

Endo entered Sumitomo Trust and Banking Co., Ltd. in April 1978. He was promoted to General Manager of the Real Estate Management Department in April 2004 and served as the General Manager of the Real Estate Information Development Department from April 2006. He was appointed President and Representative Director of TOP REIT Asset Management in July 2007 and Executive Officer of Top REIT in October 2007. He resigned as Executive Officer in July 2009 to focus on his asset management duties.

2. SUCCESSFULLY SECURED STABLE REVENUES IN THE TENTH FISCAL PERIOD DESPITE SEVERE CONDITIONS

(1) Maintain High Occupancy and Steady Returns through Optimal Management of Portfolio

Top REIT posted an occupancy of more than 99% for the entire Tenth Fiscal Period and has successfully managed the end-of-period occupancy at over 99% since listing. It is true that the Japanese real estate rental market continues to struggle with vacancies growing and rent levels being weak.

Approximately 75% of our portfolio is comprised of major office buildings in the central three wards of Tokyo – Chiyoda, Chuo and Minato – including the NEC Head Office Building and Office Towers Y and Z of Harumi Island Triton Square. Additionally, representative companies of Japan use our properties as head offices including Nippon Electric Co., Ltd. and Sumitomo

Metal Industries Co., Ltd. These facts have contributed to the high occupancy we have maintained since listing.

Furthermore, reflecting on the end of the Ninth Fiscal Period (end of October 2010), Top REIT was facing vacancies in Nittetsu Honmachi Building, Faret East Building and Shiba-Koen Building. However, TRAM orchestrated continued leasing activities and during the Tenth Fiscal Period, both the Nittetsu Honmachi Building and Faret East Building recovered occupancies of 100%. Furthermore, the luxury residential complex known as Fukasawa House maintained an average occupancy of 94% for the fiscal period. Furthermore, Ecology Toyosu Procentury, a residential property that has very convenient access and is comprised of primarily studio apartments, reached an occupancy of 100% in February 2011 and enjoyed an average occupancy of more than 98% for the fiscal period.

(2) Most Rent Revisions Fall within Expectations

The Tenth Fiscal Period was a critical period for Top REIT in which it faced

major biannual rent revisions. The primary properties where we faced rent revisions during this fiscal period were part of Harumi Island Triton Square Office Tower Y, one of our flagship properties, Kanda-Nishiki-cho Sanhome Building and Harumi Island Triton Square Office Tower Z where we faced contract negotiations with the subleasing firm whose fixed term lease contract was maturing. The total number of tenants TRAM had to negotiate with, including those of other buildings, was sixteen. These tenants comprise around 30% of all monthly rental revenues collected (including common expenses). As the asset manager, TRAM is also aware that it is just these times where the asset manager is tested for its management abilities and so TRAM committed itself to negotiating new rents that fell within the expected range with these tenants.

TRAM diligently negotiated with each tenant within the opaque economic climate in which the corporate earnings of the tenants were severe and the needs they faced for reducing costs strong. As a result of TRAM's efforts, most of the negotiations were completed within the expected range.

(3) Top REIT Postpones Property Acquisitions

Within the present stagnation of real estate market conditions, there has been an emergence of risks that rents will be lowered, risks of tenants moving out and down time risk related to leasing up the space after previous tenants relocate. Down time risk includes the time needed to lease up space, the use of free rent for a set period even if the space has been filled, etc. This means there is a greater risk that the dividend will be lowered. Top REIT is no exception. The dividend level will be lowered in the Eleventh and Twelfth Fiscal Periods due to lower rents as a result of the negotiated major rent revisions discussed earlier, the key tenant of Akasaka Oji Building relocating and depending on the actual terms given to new tenants.

Under these conditions, the acquisition of new properties is essential to reduce the scope of the fall in the dividend level.

Top REIT has been aware of the severity of this situation from before and in the Tenth Fiscal Period we continued to source information using various

HISTORY OF OCCUPANCY



channels so that we could acquire competitive office buildings in Central Tokyo and or residential properties with good access to CBDs and excellent convenience. There were a number of candidate properties where we were negotiating specific terms with sellers towards acquisitions, but the recent Great East Japan Earthquake occurred in the midst of the final negotiation of terms with the sellers. The Earthquake suddenly and completely transformed the social and economic situation and we were forced into making a decision as to whether or not we should go through acquisitions under such confusion. TRAM, as the asset manager, reflected on the core responsibilities of asset management and reconfirmed our duty to maintain and improve investor value for our investors. Consequently, we decided that our priority should be to discern the impact of the Earthquake and we re-ordered engineering and other reports on the buildings we were planning to acquire. We thus decided to postpone the acquisitions and to not acquire properties during the Tenth Fiscal Period.

3. TOP REIT'S MANAGEMENT POLICY AND STRATEGY GOING FORWARD

Top REIT was able to post relatively stable management performance during the Tenth Fiscal Period. However, we are aware that the Eleventh and Twelfth Fiscal Periods will be periods that test the true management prowess of Top REIT and TRAM.

In particular, the most critical issue facing Top REIT is that the lease agreement with Sony Computer Entertainment, the key tenant of the Akasaka Oji Building, matures on September 18, 2011 and the company will relocate at that time. Consequently, Top REIT must advertise for and lease up about 2,000 tsubos.

(1) Projected Management Overview for the Eleventh and Twelfth Fiscal Periods

First, the following are the assumptions on which the projections for the management conditions for the Eleventh and Twelfth Fiscal Periods

are based. Please see page 1 for the projected operating revenue, etc.

- A. The fifteen properties owned by Top REIT as of June 14, 2011 are the assumptions for the portfolio.
- B. For real estate revenue for existing properties, Top REIT takes into consideration execution of new agreements, early termination of agreements, etc. that have been finalized as of June 14, 2011, along with current real estate leasing market conditions, and also takes into account factors that may cause fluctuations in such aspects as risks of reductions in revenue due to decreased amounts of rent of tenants when they reach their rent revision period hereafter.
- C. For the balance of interest-bearing liabilities, the assumption is that 67.5 million yen in long-term payables will be paid during both the Eleventh and Twelfth Fiscal Periods. Additionally, the assumption for loans to be repaid in November is that they will be refinanced at a certain interest level.

(2) Projections on Leasing Up the Akasaka Oji Building

In the spring of 2010, newspapers broke the news that Sony Computer Entertainment, one of our key tenants, would be consolidating in the Shinagawa District. Since then we have had inquiries about this building from real estate brokers and individual companies. Later, in December 2010, Top REIT received from the tenant a general report on its relocation plans and rough relocation schedule. Then in March of this year Top REIT received a notice that the lease agreement would be terminated on September 18, 2011.

TRAM has continued to follow up with other parties that had made inquiries from before and has conducted full-fledged leasing activities following receipt of the official termination notice. As a result, there are several candidate tenants proactively considering the location and we have negotiated lease terms with each candidate. Unfortunately, the Great East Japan Earthquake changed the market abruptly and candidates asked to terminate negotiations so that they could review their relocation plans. We are presently once again fully committed to leasing activities.

As of June 14, Top REIT has successfully concluded a contract with one tenant. Further, the property's pleasant environment, despite being in Central Tokyo near Aoyama or Roppongi, and its excellent convenience has led tenant candidates to highly appraise the property and Top REIT has received strong interest centering on IT and apparel firms. Top REIT plans to continue approaching firms regardless of their industry and to conduct leasing activities in a manner that fully realizes the strengths of Top REIT.

(3) Implementation of a Recovery Plan that Foresees the Twelfth Fiscal Period Dividend Level as the Bottom

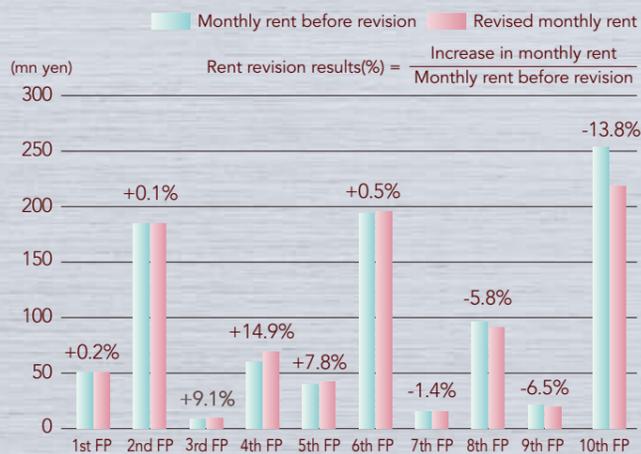
As described earlier, Top REIT expects the Twelfth Fiscal Period to be a difficult period. The major development that will have a negative impact on the figures is the relocating of the key tenant at the Akasaka Oji Building and the accompanying results of attracting successor tenants.

We are presently in the midst of conducting earnest tenant leasing activities, but candidates are reflecting the slump of the real estate leasing market and submitting offers with terms that fall below present rent levels and that demand free rent for a set period of time. Therefore, even if the property is successfully leased up, there is little possibility that rental revenues will be generated from the date the lease commences and so there is a strong possibility that revenues will not improve for a certain period of time.

As the asset manager, TRAM regrets the concerns it is causing the investors, but also announces that the following management strategy (recovery plan) will be implemented to ensure that the dividend level of the Twelfth Fiscal Period is the bottom and that a recovery is commenced in the Thirteenth Fiscal Period and after.

- A. TRAM will proactively work to lease up the Akasaka Oji Building so that the vacant period can be minimized and work to lease up tenants that will pay a certain level of rent.
- B. TRAM will continue to prudently manage the other portfolio properties and further strengthen tenant relations as a means to defend against further tenant relocations and to maintain the occupancy rate.
- C. TRAM will diligently negotiate with tenants on rent revisions that Top REIT faces in the Eleventh and Twelfth Fiscal Periods.

HISTORY OF OFFICE RENT REVISIONS (ACTUAL)



DIVIDENDS PER UNIT (ACTUAL AND FORECAST)



Note: The forecasts should not be construed as a guarantee of the actual dividends.

AKASAKA OJI BUILDING



- Faces Aoyama-dori Street (Route 246) to feature high visibility, while standing adjacent to Akasaka Imperial Gardens where the Crown Prince's Palace is located as well as the Canadian Embassy, which provide abundant greenery despite the business surroundings
- Located a four-minute walk from Aoyama 1-chome Station on the Tokyo Metro Ginza Line and Hanzomon Line and Toei Oedo Line, enjoying high convenience for access
- Has specifications comparable to most modern office buildings, including individually controlled air conditioning systems (renewed in 2006), office automation-compatible floors and leaseable to multiple tenants
- Administration by staff / mechanical security at night and on holidays

D. TRAM and Top REIT will strive to acquire new properties by broadly examining not only office buildings in Central Tokyo but also competitive rental apartments with strong locations and access.

4. STRATEGY FOR THE NEXT STAGE

Top REIT has not acquired a new building since the Kanda Nishiki-cho 3-Chome Building in January 2010. As long as there is no external growth leading to a greater portfolio size,

the management projections for the Eleventh and Twelfth Fiscal Periods will be severe. Under the slumping real estate market conditions of today, it is unavoidable that rents will be revised downwards and this ultimately means that dividend levels will also be reduced.

It is essential for Top REIT to achieve external growth by acquiring new properties in order to break out of this situation. Top REIT and TRAM will continue to follow the management strategy of placing the greatest priority

on acquiring properties that contribute to improving the revenues of the overall portfolio while showing concern for the levels of approaching dividends. This will still be based on the policy for external growth and strategy for the REIT that has existed from before. Therefore, Top REIT is committed to continuing the management strategy for the NEXT STAGE it has observed from before and to realize the goals of the NEXT STAGE by steadily expanding the portfolio size in line with the discerned best timing for doing so.

CURRENT MANAGEMENT POLICY

- Factors of Dividend Decrease at 11th FP and 12th FP
 - Major tenant moving out of Akasaka Oji Building
 - Possibility of free rent requests from new tenants
 - Weak rents due to delayed recovery of company results
 - Putting off of acquisition of new properties
- Secure foothold for revenues through flawless management of existing properties
 - Place utmost focus on securing tenants for Akasaka Oji Building
 - In addition to continuing to strengthen tenant relations, implement measures to prevent tenants moving out and maintain high occupancy rates
- External growth that perceives good acquisition opportunities for superior properties (acquisition of superior properties with cash on hand + additional bank loans)
 - Utilize the sponsor's strengths (properties owned or brokered by sponsors) as well as various information channels
 - Target office buildings in Central Tokyo and residential properties in the Tokyo Metropolitan Area

Completion of early leasing of Akasaka Oji Building

Minimize range of decrease in rent revisions

Accumulate greater revenues with acquisition of new properties

DIVIDEND LEVEL early recovery to **13,000 yen ~ 14,000 yen**

ASSET CLASS	PROPERTY ACQUISITION TARGET	TARGET PORTFOLIO SHARE
Offices	<ul style="list-style-type: none"> ■ Excellent location in Central Tokyo ■ High-quality specifications ■ Properties with strong competitiveness (ability to attract tenants, long-life and stable operations) 	Approx. 75%
Other than offices	<ul style="list-style-type: none"> ■ Primary focus on residential properties · Located in Central Tokyo and surrounding areas, close to railway stations and with excellent transit access · Stable occupancy rates and rent levels 	Approx. 25%

GROWTH STRATEGY FOR THE NEXT STAGE

GROWTH METHODS	GROWTH STRATEGY
<ul style="list-style-type: none"> ● Fully utilize the Top REIT Edge <ul style="list-style-type: none"> · Sponsor Strength · Superior Portfolio ● Implement growth strategy with an extreme focus on the dividend level (13,000 yen ~ 14,000 yen) 	<ul style="list-style-type: none"> ● While securing a foothold for revenues, acquire competitive and highly profitable properties ● Flexibly select fund raising means according to the market environment <ul style="list-style-type: none"> · Bank loans: Flexibly utilize strong bank formation · Investment corporation bonds: Consider in view of market environment, etc. · Capital increases through public offerings: Consider investment unit price levels and property returns, as well as amount of net assets and dividend ● Consider M&A and joining of new sponsors

QUESTIONS RECEIVED AFTER THE EARTHQUAKE REGARDING PROPERTIES

What were the effects of the earthquake on Harumi Island Triton Square?

When Harumi Island Triton Square opened, each tenant was given a pamphlet titled "Preparing for Earthquakes." We are more confident in earthquake resistance now.

■ Since Harumi is a landfill, does that mean the ground is weak?

Harumi Triton Square is supported by a strong stratum (Kazusa layer group) located about 30m below ground with plenty of soil bearing capacity. The conditions are about the same as central urban regions such as Marunouchi and Shiodome.

■ Aren't skyscrapers prone to severe damage in earthquakes?

The building employs a damage level control structure which protects the main structural material by passing the damage to the energy-absorbing material. It has the effect of not only protecting humans but also mitigates the impact of earthquakes on facilities and appliances. Also, with the energy-absorbing material, quick recovery from damage is made possible.

■ What about tsunamis?

The Harumi district is safeguarded by a seawall for earthquakes and is protected from tsunamis and high tides. Harumi Triton Square is especially well protected as it faces Asashio Canal which is surrounded by a seawall and a water gate. Also, Harumi is a designated regional evacuation area for times of disasters.



Harumi Island Triton Square

Has there been liquefaction at areas surrounding Ecology Toyosu Procentury?

■ There have been reports of liquefaction at Urayasu and parts of the Toyosu district. What about TOP REIT's residential property in Toyosu?

There has been no liquefaction at Ecology Toyosu Procentury. Restoration works of some form or another are taking place at 13 owned properties and restoration costs for this property is actually the lowest of the 13 properties at 99,000 yen. Only minimal restoration work was required and it has already been completed.



Ecology Toyosu Procentury

MEASURES FOR ELECTRICITY CONSERVATION THIS SUMMER

A restriction of electrical power use came into effect as of June 1, 2011 based on article 27 of the Electricity Business Act. Subject to the restriction are large consumers with contract electricity of 500kw or more in the supply area of Tokyo Electric Power and Tohoku Electric Power. (Restriction in the supply area of Tokyo Electric Power: the hours between 9:00 – 20:00 of July 1, 2011 to September 22, 2011 except Saturdays, Sundays and holidays)

SUBJECT PROPERTIES AND MEASURES OF TENANTS

NEC Head Office Building	The tenant, NEC Corporation, established a power saving task force and is also planning to implement two weeks holiday rotations at all of its operational locations (excluding factories and data centers) by splitting them into four groups.
Harumi Island Triton Square Office Towers Y&Z	Major tenant of Office Tower Y, Sumitomo Metal Industries, Ltd, has been introducing summer time working hours. At Office Tower Z, thorough efforts to turn off unnecessary lights, adjust lighting and use minimum air conditioning are being implemented.
Kanda Nishiki-cho 3-chome Building	The building's tenant (there is only one tenant) will turn off all lights at 18:00 during this period. Besides this, it is also implementing thorough efforts to turn off unnecessary lights, adjust lighting and use minimum air conditioning.
Retail Properties	Ito-Yokado Co., Ltd. is turning off the lights on their exterior billboards and have installed demand controllers to monitor and adjust electric usage. Also, shops at Musashiurawa Shopping Square are turning off unnecessary lights, turning off lights of vending machines and other measures.
Akasaka Oji Building	Major tenant, Sony Computer Entertainment, Inc., will relocate in mid June and work for restoring to original conditions will take place at the area they vacated, thus electricity usage of the building is anticipated to be largely reduced.

Top REIT's Measures

The following will be implemented at common areas and tenants will be asked to cooperate

- Turn off unnecessary lights and suspend operation of some elevators
- Turn off hand dryers at restrooms
- Raise air conditioning temperature and suspend some air conditioning
- Turn off exhaust fans
- Turn off electric water heater at hot water supply room
- Turn off lights of vending machines

FINANCIAL STANDING:

GREATER STABILITY WITH EXTENDED AVERAGE REPAYMENT PERIOD

Top REIT conducts prudent financial management based on a financial policy. During the Tenth Fiscal Period, Top REIT conducted the following refinancing towards extending the average remaining period of interest-bearing liabilities, to offset interest rate fluctuation risks and to enlarge the fund raising platform.

1) Refinanced 6.7 billion yen in short-term loans that matured in February 2011

- Converted the entire amount into short-term loans on the repayment date (February 2011)
- Proceeded to convert this amount of financing into an approximately 5-year syndicate long-term loan with three new lenders participating, before maturity (March 2011)

2) Refinanced 16.7 billion yen in long-term loans that matured in March 2011

- Converted the entire amount into an approximately 5-year long-term loan on the repayment date (March 2011)
- *On the same date, the interest rate was fixed through execution of an interest rate swap agreement with the entire amount as principal

It is important to note that the refinancing clearly evidenced the strengths of Top REIT and particularly realized the following points.

- The average remaining period of interest-bearing liabilities was extended by converting the 23.4 billion yen in borrowings into long-term loans of approximately 5 years

- Spreading out of repayment dates

- Reducing interest rate fluctuation risks by executing an interest rate swap agreement with 16.7 billion yen in financing as its principal

*Expanded fund raising platform with the inclusion of three new lenders

*Reduced fund raising costs in the syndicate loan contract that included the new lenders

As a result of the refinancing, the total interest-bearing liabilities as of the end of the Tenth Fiscal Period was 94.11 billion yen and the LTV was 50.5%.

There are no interest-bearing liabilities that mature in the Eleventh Fiscal Period. Top REIT is committed to achieving diverse and flexible fund raising as it prepares to acquire new properties and refinance existing interest-bearing liabilities in the future. As for the fund raising to achieve the goals of the "NEXT STAGE," we will conduct prudent financial management that flexibly selects between the use of cash on hand, bank loans, issuance of investment corporation bonds, public offerings and such after adequately considering the returns on the properties to be newly acquired and the market environment.

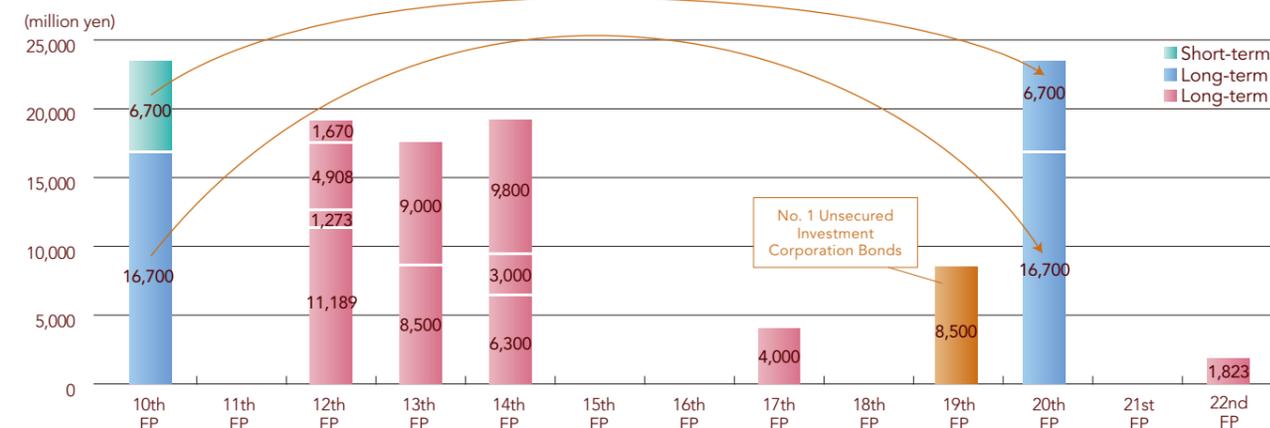
OUTSTANDING INTEREST-BEARING LIABILITIES

Outstanding Interest-bearing Liabilities	Balance of Loans by Lender	Sumitomo Trust and Banking		Development Bank of Japan	
		Amount	Ratio	Amount	Ratio
Outstanding Interest-bearing Liabilities	Sumitomo Trust and Banking	22,689mn yen	26.5%	Development Bank of Japan	6,565mn yen 7.7%
	Mizuho Corporate Bank	15,946mn yen	18.6%	The Dai-ichi Life Insurance	1,000mn yen 1.2%
	Sumitomo Mitsui Banking Corporation	12,570mn yen	14.7%	Resona Bank	1,000mn yen 1.2%
	Bank of Tokyo-Mitsubishi UFJ	12,570mn yen	14.7%	The Bank of Fukuoka (new)	3,000mn yen 3.5%
	Chuo-Mitsui Trust and Banking Company	4,190mn yen	4.9%	The Hiroshima Bank (new)	1,000mn yen 1.2%
	Mitsubishi UFJ Trust and Banking	4,075mn yen	4.8%	The Yamaguchi Bank (new)	1,000mn yen 1.2%
	Subtotal			85,605mn yen	100%
	No. 1 Unsecured Investment Corporation Bonds			8,500mn yen	-
	Total			94,105mn yen	-

(Note) The above rates are rounded to the first decimal place.

SPREADING OUT OF REPAYMENT DATES AND EXTENDING REMAINING PERIODS

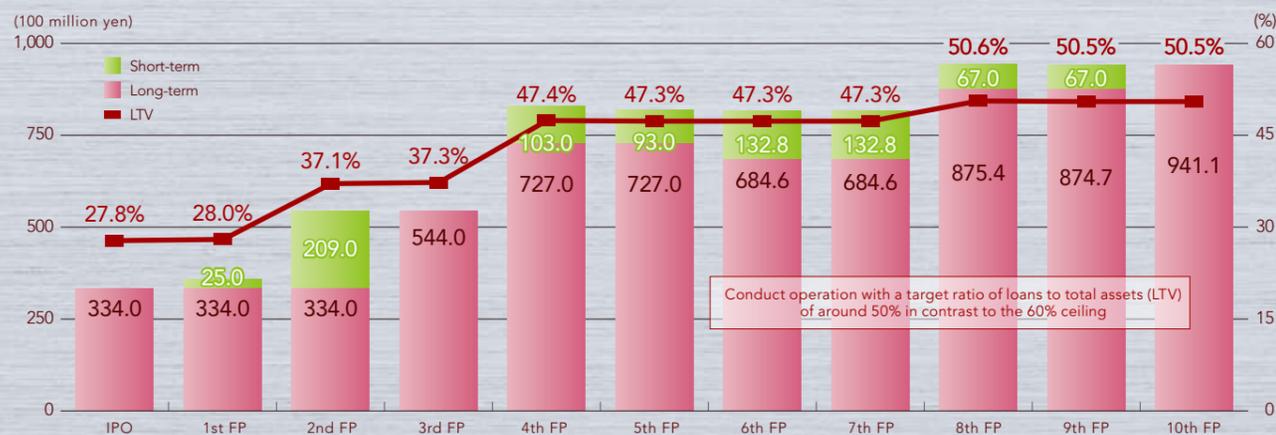
*Scheduled repayment of 67.5 million yen each period between the 10th FP and 21st FP



AVERAGE REMAINING PERIOD OF INTEREST-BEARING LIABILITIES

9th FP (as of October 31, 2010) ■ 1 year and 9 months → 10th FP (as of April 30, 2011) ■ 2 years and 6 months

HISTORY OF DEBT STRUCTURE AND LTV



(Note) The interest-bearing liabilities (long-term) as of the end of the 9th FP and 10th FP include investment corporation bonds.

MANAGING THE RISK OF FLUCTUATING INTEREST RATES

RATIO OF LONG-TERM LOANS



RATIO OF LOANS WITH FIXED INTEREST RATES



NEC HEAD OFFICE BUILDING

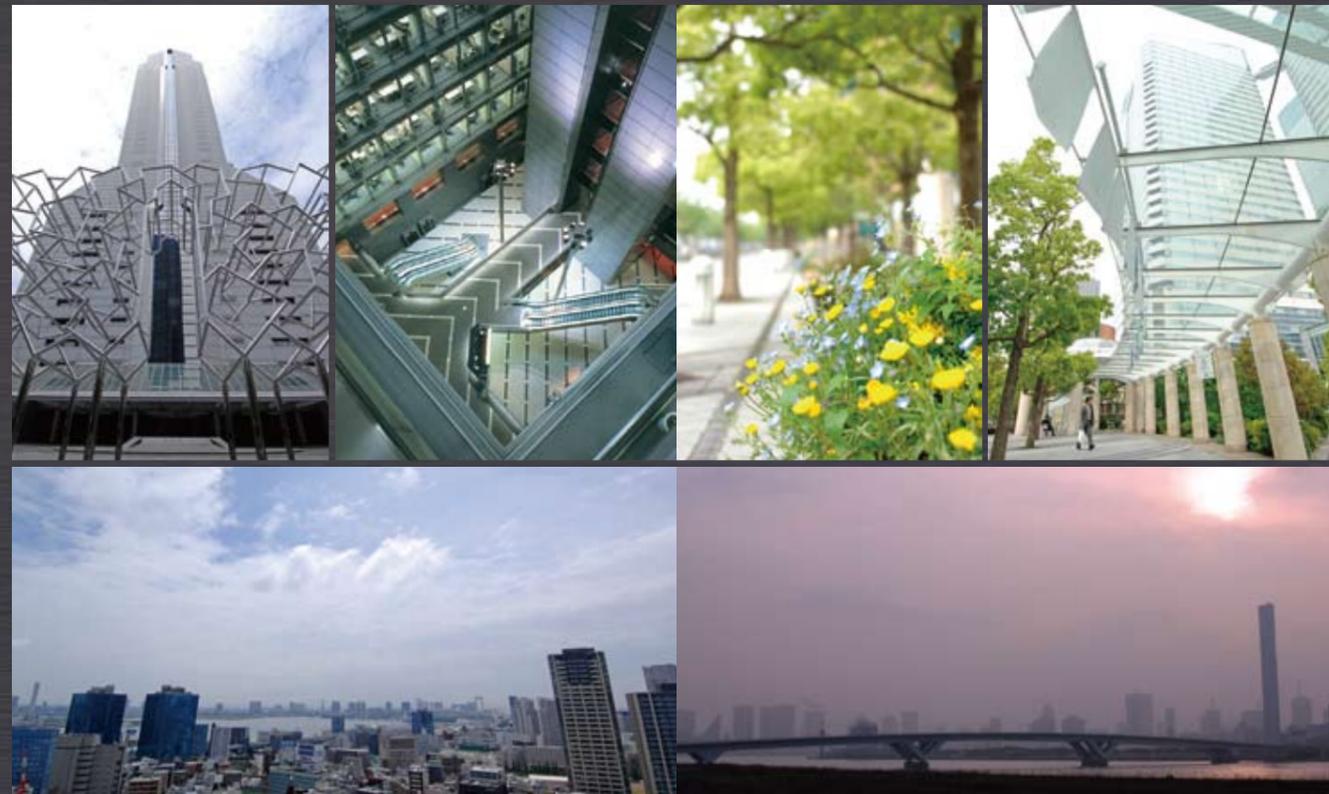


Three Top REIT properties certified as near-top-level of "Superior Special Global Warming Countermeasure Office Buildings" which is based on the Tokyo Metropolitan Ordinance on Environmental Preservation (certified May 26, 2011)

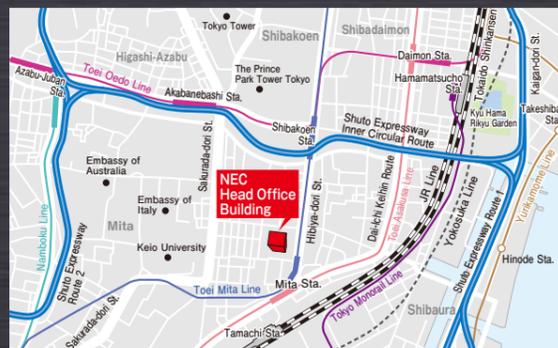
Number of Top Level Office Buildings Certified in 2011 (Tokyo)



"Superior Special Global Warming Countermeasure Office Buildings" refer to office buildings where those with extremely superior levels of promoting global warming countermeasures are certified as "top-level" and those with superior levels of such are certified "near-top-level" according to the standards set by the governor of Tokyo. Greenhouse gas emissions reduction obligations, imposed on large-scale office buildings, are reduced for certified buildings. Various facility performances and operational systems are subject to assessment.



Address	Shiba, Minato Ward, Tokyo
Type of title	Quasi-co-ownership (jun-kyoyu) of beneficiary interests in trust of real estate (shintaku jueki-ken) (ratio of quasi-co-ownership is 50%)
Floor space	144,476.05m ²
Completion	January 1990
Acquisition price	41,950 million yen
Portfolio share	28.1%



HARUMI ISLAND TRITON SQUARE OFFICE TOWERS Y&Z



Address	Harumi, Chuo Ward, Tokyo
Type of title	Ownership
Floor space	Y: 267,132.67m ² Z: 267,132.67m ²
Completion	October 2001
Acquisition price	Y: 33,000 million yen Z: 20,000 million yen
Portfolio share	Y: 22.7%; Z: 8.4%



PORTFOLIO SUMMARY

BUILDING A SUPERIOR PORTFOLIO THAT GENERATES STEADY RESULTS

J-REIT portfolio management can be defined as the conducting of investment by an asset management company for its J-REIT in accordance with said J-REIT's investment policy and the management of said J-REIT's portfolio with the aim of maximizing the value and profitability of the overall portfolio. The basic policy of Top REIT consists of the pursuit of both external growth and

qualitative improvement of assets based on a basic core policy of managing a diversified portfolio and optimally utilizing sponsors' strengths. Therefore, Top REIT Asset Management is devoted to creating a special value added for the existing portfolio by applying our management strength and optimally utilizing our sponsors.

DIVERSIFIED PORTFOLIO

•Targeted areas are primarily Central Tokyo, the three major metropolitan areas and core regional cities nationwide
•Asset allocation is targeted at up to 80% (Note)



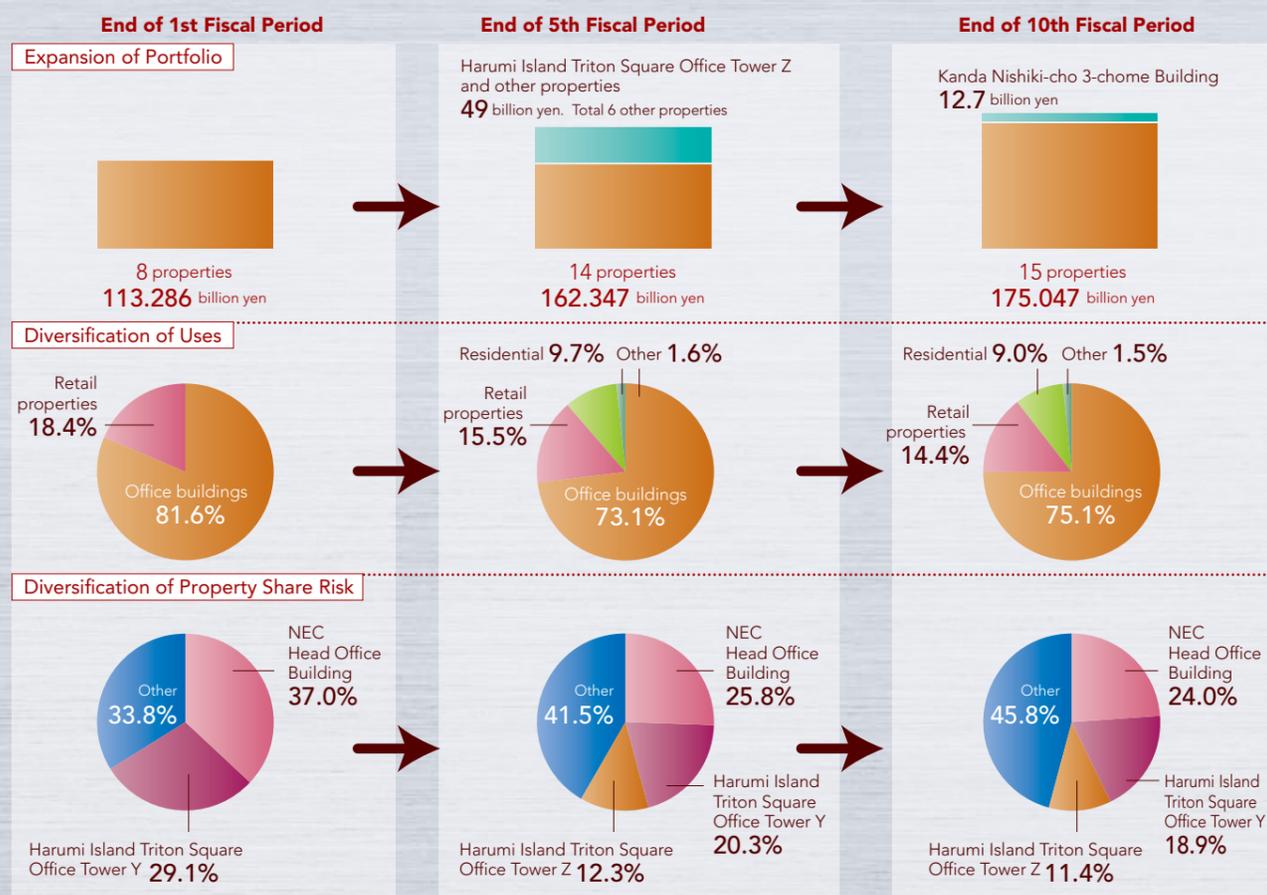
•Targeted areas are primarily the Tokyo metropolitan area, the three major metropolitan areas and cities designated by government ordinance
•Asset allocation is targeted at up to 50% (Note)

•Targeted areas are the three major metropolitan areas and core regional cities nationwide
•Asset allocation is targeted at up to 50% (Note)

•Targeted areas are regions that are appropriate for each usage of the property
•Asset allocation is targeted at up to 10% (Note)

Note: The actual investment ratios may surpass the targets described above temporarily or for a certain period of time, including the start of management due to giving priority to dynamically securing investment opportunities for competitive properties and other reasons.

PORTFOLIO HISTORY



Note: The charts represent rounded figures and so totals sometime do not equal 100.0%

PORTFOLIO LIST

TOP REIT HAS CONSTRUCTED A POWERFUL PORTFOLIO OF SUPERIOR PROPERTIES WITH EXCELLENT PERFORMANCE

(end of Tenth Fiscal Period)

ASSET CLASS	AREA	PROPERTY NAME	ACQUISITION VALUE (MILLION YEN) (NOTE 1)	APPRAISED VALUE AT END OF PERIOD (MILLION YEN) (NOTE 2)	INVESTMENT BREAKDOWN (%) (NOTE 3)
OFFICE	Central Tokyo	NEC Head Office Building	41,950	47,950	28.1
		Harumi Island Triton Square Office Tower Y	33,000	38,700	22.7
		Harumi Island Triton Square Office Tower Z	20,000	14,300	8.4
		Kanda Nishiki-cho 3-chome Building (former Sumitomo Corporation Nishiki-cho Building) (Note 4)	12,700	14,000	8.2
		Akasaka Oji Building	9,660	9,570	5.6
		Shiba-Koen Building	5,770	3,410	2.0
		Kanda Park Plaza	5,156	4,970	2.9
	Tokyo Metropolitan Area	Faret East Building	2,091	2,430	1.4
	Kansai Area	Nittetsu Honmachi Building	1,100	1,430	0.8
Subtotal (9 properties)			131,427	136,760	80.1
RETAIL	Tokyo Metropolitan Area	Sagamihara Shopping Center	12,000	10,300	6.0
		Ito-Yokado Higashi-Narashino Store	8,900	5,560	3.3
		Musashiurawa Shopping Square	4,335	3,810	2.2
Subtotal (3 properties)			25,235	19,670	11.5
RESIDENTIAL	Tokyo Metropolitan Area	Fukasawa House Towers H & I	10,635	6,990	4.1
		Ecology Toyosu Procentury	5,160	4,590	2.7
Subtotal (2 properties)			15,795	11,580	6.8
OTHER	Central Tokyo	OAK PLAZA	2,590	2,660	1.6
		Subtotal (1 property)			2,590
TOTAL			175,047	170,670	100.0

Note 1: Acquisition Value indicates the transaction price (pre-tax price) described in the real estate sales agreement and the trust beneficiary interest transfer agreement concluded upon acquiring each of the properties.

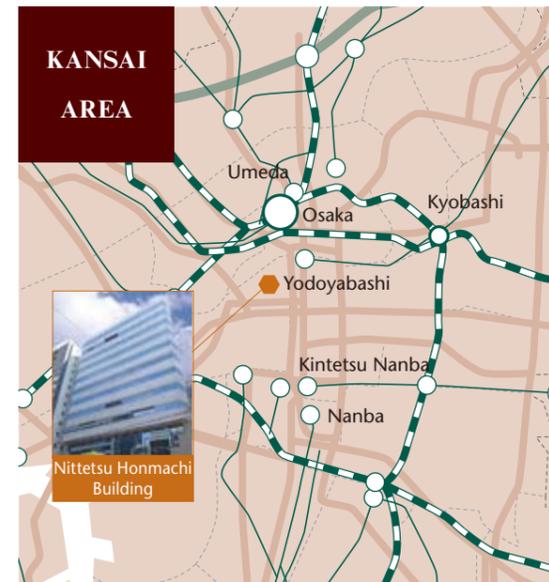
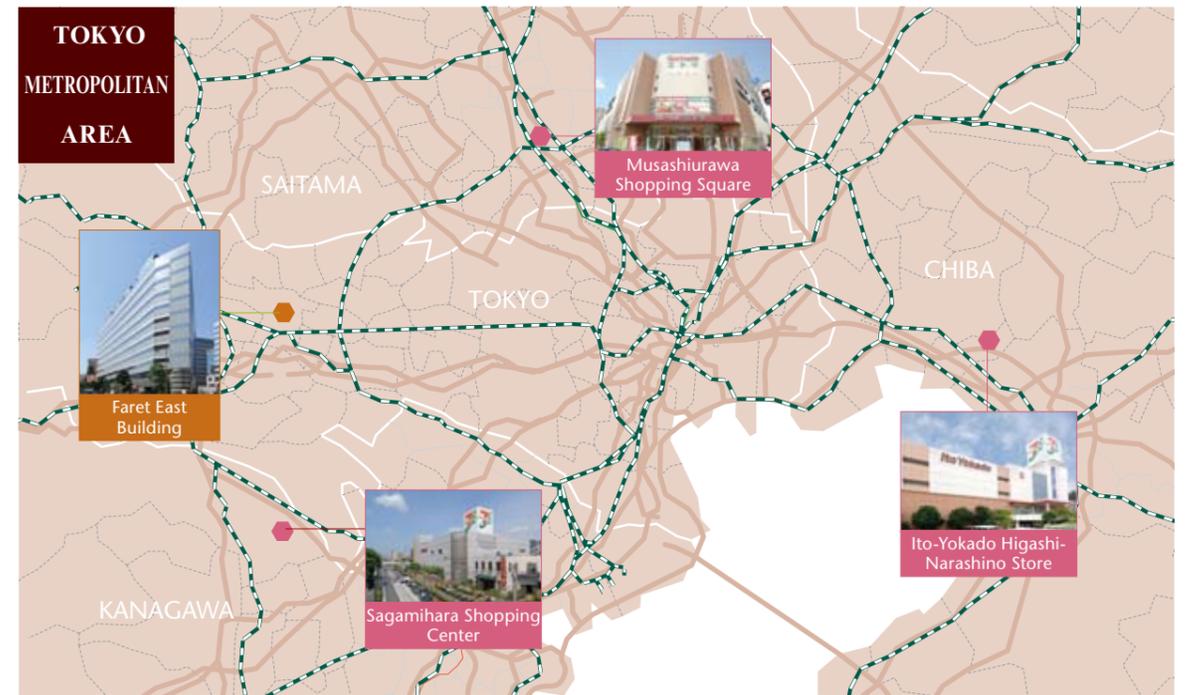
Note 2: Appraised Value at End of Period indicates the appraisal value (as of April 30, 2011) by real estate appraisal firms based on the asset evaluation method, a standard stipulated in the Articles of Incorporation and rules by the Investment Trusts Association, Japan.

Note 3: Investment Breakdown indicates the proportion of each property's appraised value to the total appraised value of all properties. Figures are rounded to the first decimal place.

Note 4: Property name was changed on December 15, 2010.

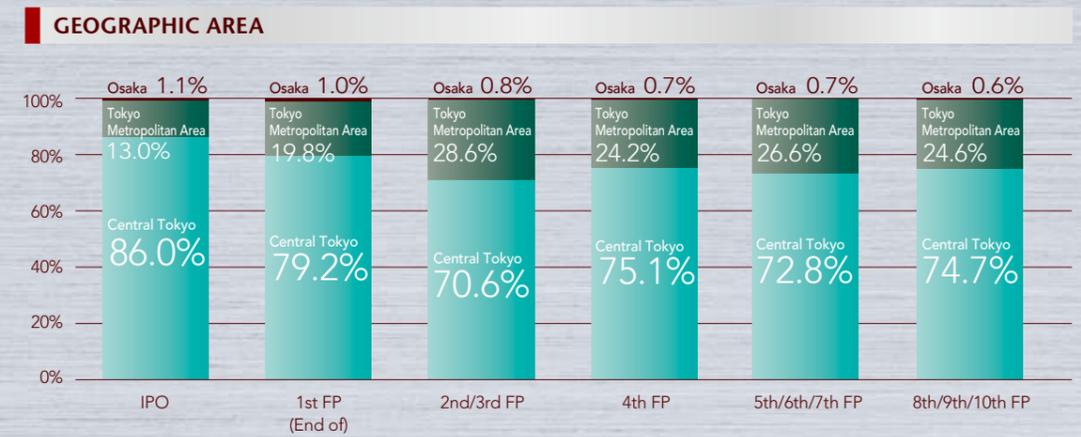
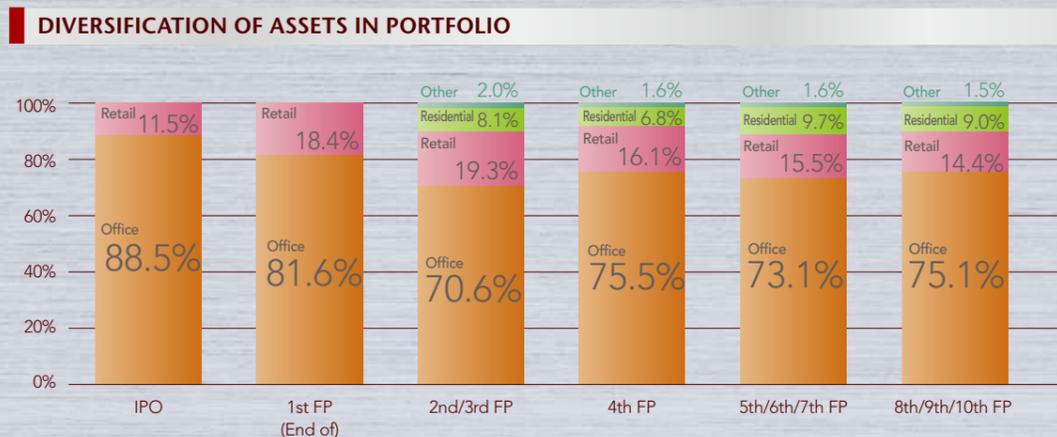
PORTFOLIO

TOP REIT REMAINS COMMITTED TO BUILDING A STRONG, DIVERSIFIED PORTFOLIO CENTERED ON THE TOKYO AREA



Total acquisitions (as of April 30, 2011)	¥175,047 million
Appraised value (as of April 30, 2011)	¥170,670 million
Properties	15
Rentable area	291,627.72m ²

Top REIT boasts a diversified portfolio built around Central Tokyo office properties



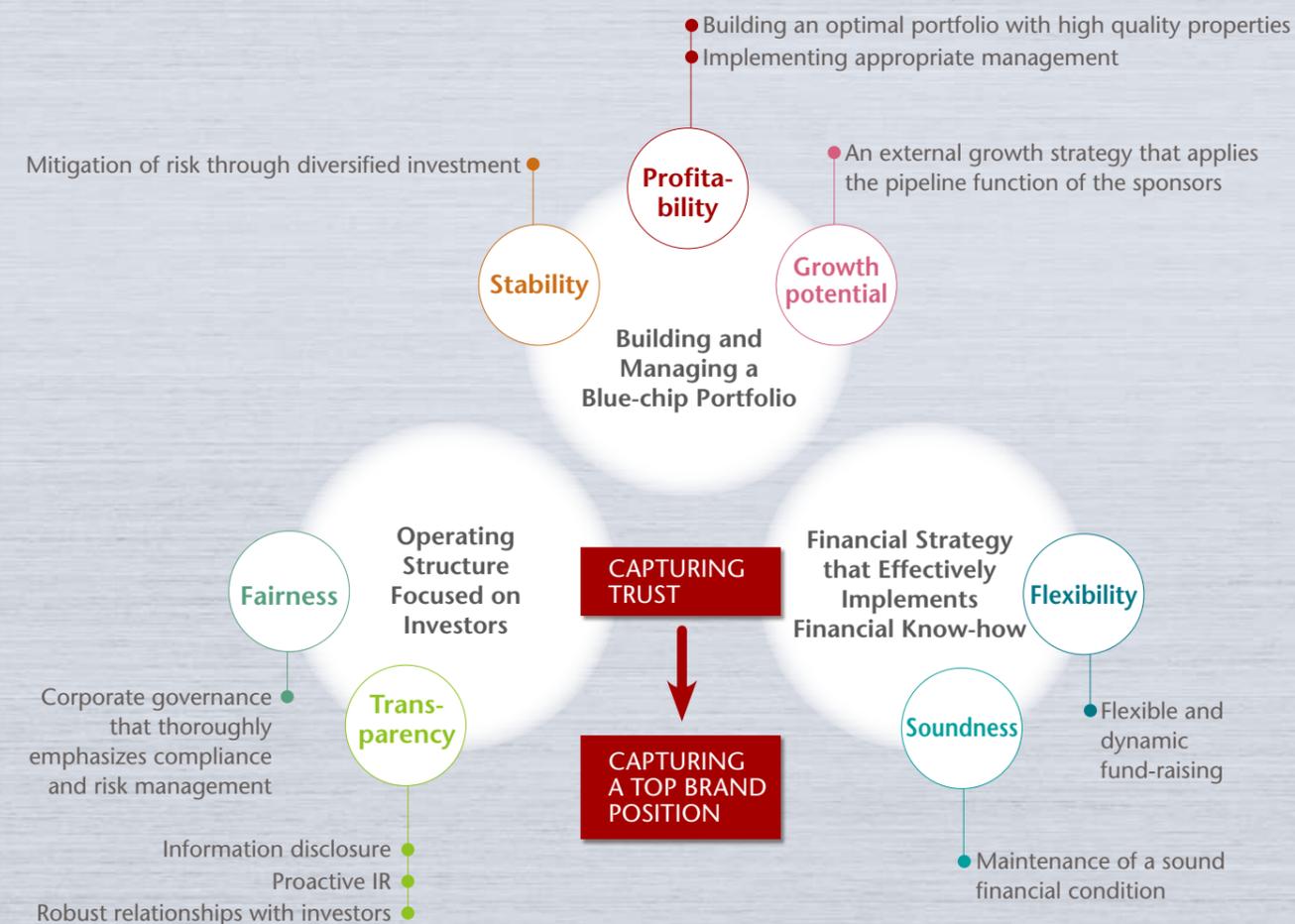
TOP REIT ASSET MANAGEMENT CO., LTD. :

COMMITTED TO MAKING TOP REIT A LEADING J-REIT

As the asset manager of Top REIT, TOP REIT Asset Management Co., Ltd. (TRAM) is committed to the successful management of the Top REIT portfolio and to delivering optimal dividends and performance to investors. The management philosophy of the company calls for building Top REIT into a “top brand” for investors,

contributing to achieving the sound growth and development of the real estate investment trust market and real estate market, contributing to the growth of society and the economy, and the formation of a desirable city.

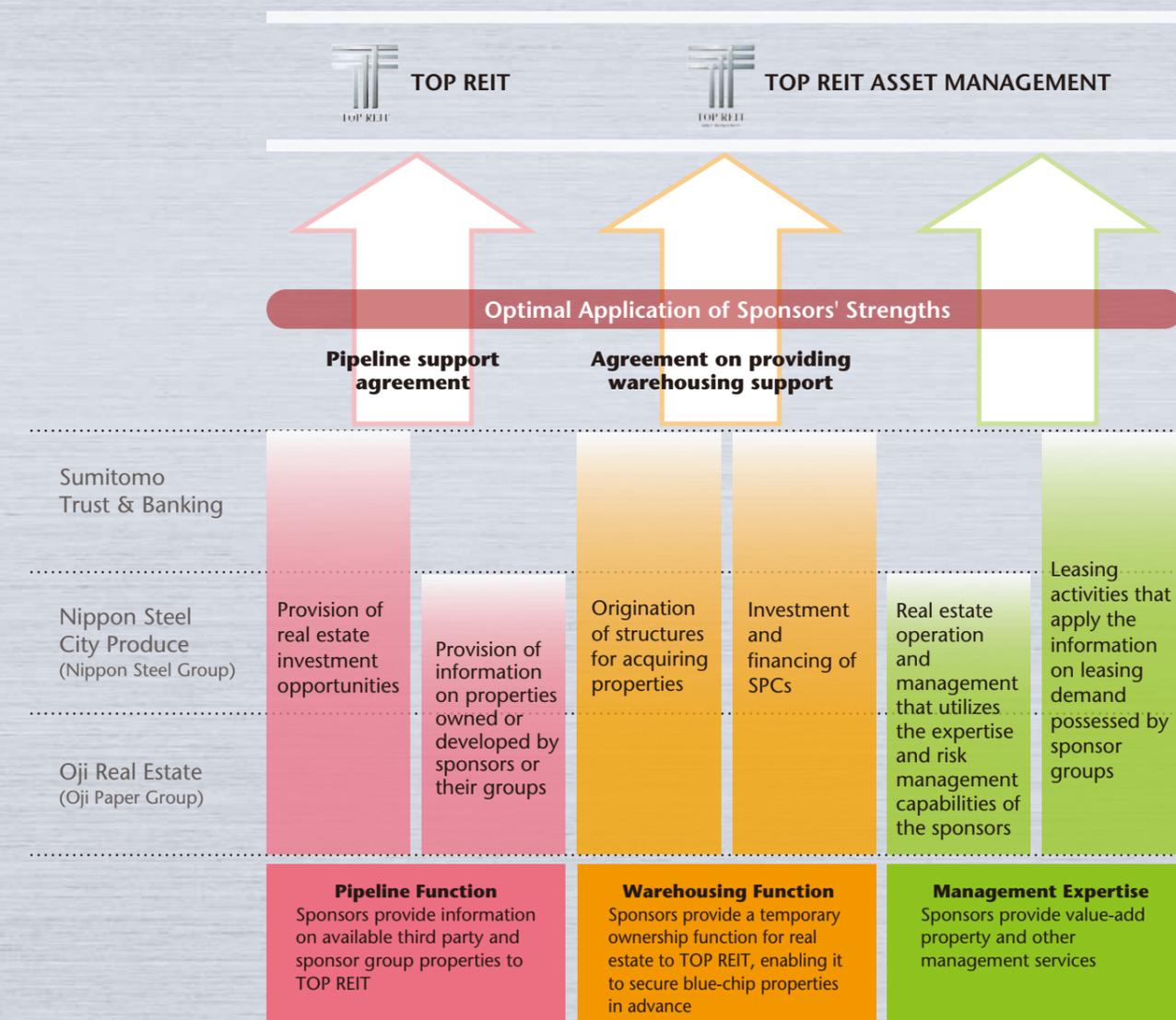
The operating philosophy that TRAM follows to achieve these goals is outlined in the figure below.



ROBUST SUPPORT KEY TO STABILITY AND FUTURE GROWTH

Top REIT enjoys the robust support of three Japanese business leaders through TRAM. TRAM is sponsored and owned by Sumitomo Trust and Banking (38%); Nippon Steel City Produce (31%), the real estate development arm

of Nippon Steel; and Oji Real Estate (31%), the real estate developer and planner for the Oji Paper Group. The support provided by these sponsors is outlined in the figure below.



UNIT PRICE PERFORMANCE AND VOLUME TABLE



UNITHOLDERS

No. of Units Held

8th Fiscal Period (Total No. of Units: 155,000)



9th Fiscal Period (Total No. of Units: 155,000)



10th Fiscal Period (Total No. of Units: 155,000)



No. of Unitholders

8th Fiscal Period (Total No. of Unitholders: 6,879)



9th Fiscal Period (Total No. of Unitholders: 6,830)



10th Fiscal Period (Total No. of Unitholders: 7,090)



IR SCHEDULE



TOP REIT REVISES ENGLISH WEB SITE

<http://www.top-reit.co.jp/english>

Top REIT has completely revised its website to provide investors with up-to-date information on its activities.



ASSET MANAGEMENT OVERVIEW: FINANCIAL SUMMARY

CATEGORY	UNIT	6TH FP NOV. 1, 2008 – APR. 30, 2009	7TH FP MAY 1, 2009 – OCT. 31, 2009	8TH FP NOV. 1, 2009 – APR. 30, 2010	9TH FP MAY 1, 2010 – OCT. 31, 2011	10TH FP NOV. 1, 2010 – APR. 30, 2011
(1) Operating results						
Operating revenue	(Note 1) mn yen	5,606	5,608	5,814	6,060	5,967
(Of which, rent revenue)	mn yen	5,606	5,608	5,814	6,060	5,967
Operating expense	mn yen	2,905	2,978	2,964	3,041	2,995
(Of which, expenses related to rent business)	mn yen	2,346	2,429	2,405	2,451	2,414
Operating income	mn yen	2,700	2,630	2,849	3,019	2,971
Ordinary income	mn yen	2,047	1,960	2,091	2,204	2,194
Net income	mn yen	2,046	1,961	2,090	2,204	2,157
(2) Asset, etc. (end of period)						
Total assets	mn yen	172,850	172,884	186,296	186,459	186,336
(Period-on-period variation)	%	(-0.2)	(0.0)	(7.8)	(0.1)	(-0.1)
Interest-bearing liabilities	mn yen	81,740	81,740	94,240	94,172	94,105
Net assets	mn yen	84,208	84,140	84,289	84,438	84,418
(Period-on-period variation)	%	(0.1)	(-0.1)	(0.2)	(0.2)	(0.0)
Unitholders' capital	mn yen	82,260	82,260	82,260	82,260	82,260
(3) Cash distributions						
Total cash distributions	mn yen	2,046	1,961	2,090	2,204	2,157
Dividend payout ratio	%	100.0	100.0	100.0	100.0	100.0
(4) Per unit information						
Number of units outstanding	unit	155,000	155,000	155,000	155,000	155,000
Net assets per unit	(Note 2) yen	543,280	542,842	543,805	544,768	544,632
Dividend per unit	yen	13,206	12,654	13,484	14,220	13,922
(Earnings distribution per unit)	yen	13,206	12,654	13,484	14,220	13,922
(Distribution in excess of earnings per unit)	yen	—	—	—	—	—
(5) Financial indices						
Ratio of ordinary income to total assets	(Note 3) %	1.2 (2.4)	1.1 (2.2)	1.2 (2.3)	1.2 (2.3)	1.2 (2.4)
Ratio of net income to unitholders' equity	(Note 3) %	2.4 (4.9)	2.3 (4.6)	2.5 (5.0)	2.6 (5.2)	2.6 (5.2)
Ratio of unitholders' equity to total assets	%	48.7	48.7	45.2	45.3	45.3
(Period-on-period variation)	%	(0.1)	(0.0)	(-3.5)	(0.1)	(0.0)
LTV	%	47.3	47.3	50.6	50.5	50.5
Rental NOI	(Note 4) mn yen	4,412	4,284	4,535	4,691	4,639
(6) Other referential information						
Number of properties at end of period	case	14	14	15	15	15
Number of tenants at end of period	(Note 5) case	42	42	44	46	46
Total rentable area at period end	m ²	283,622.23	283,622.23	291,647.88	291,627.72	291,627.72
Occupancy at end of period	(Note 6) %	99.2	99.2	99.2	99.5	99.7
Depreciation and amortization at end of period	mn yen	1,151	1,105	1,127	1,081	1,086
Capital expenditure at end of period	mn yen	412	97	544	83	464

Note 1: Operating revenue, etc. do not include consumption taxes.

Note 2: Net assets per unit have been rounded to the nearest yen.

Note 3: The indices above are calculated using the following formulas. In addition, annualized figures derived from the management period are indicated in brackets.

Ratio of ordinary income to total assets = Ordinary income / ((Total assets at beginning of period + Total assets at end of period) / 2) × 100

Ratio of net income to unitholders' equity = Net income / ((Net assets at beginning of period + Net assets at end of period) / 2) × 100

Note 4: Rental NOI (Net operating income) = Rent revenue - Expenses related to rental business + Depreciation and amortization

Note 5: Number of tenants at end of period indicates total number of tenants of each property as of the end of the period. In the case a master lease agreement is concluded, it is counted as 1 tenant. In the case 1 tenant rents multiple units, it is counted as 1 tenant if the units are in the same property and as multiple tenants if the units are in multiple properties.

Note 6: Occupancy rate at end of period = Total leased floor area at end of period / Total leasable floor area at end of period

When a pass-through type master lease agreement has been concluded, the area subleased to the end tenants have been used as the leased floor area.

Note 7: Unless otherwise mentioned in the report, fractions of figures not indicated are rounded off for monetary amounts and rounded for ratios.