



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

BUSINESS REPORT FOR THE 7TH FISCAL PERIOD
(May 1, 2009 ~ October 31, 2009)

**ESTABLISHING A FOOTHOLD
FOR THE NEXT STAGE**



TOP REIT, Inc.

TOP REIT'S DECLARATION

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

Sponsor Strengths

- Ability to supply properties: Sponsors provide information on properties by utilizing their pipeline functions and brokerage networks, as well as supply properties they develop or own
- Fund-raising ability endorsed by the sponsors' credibility

The Sumitomo Trust and Banking

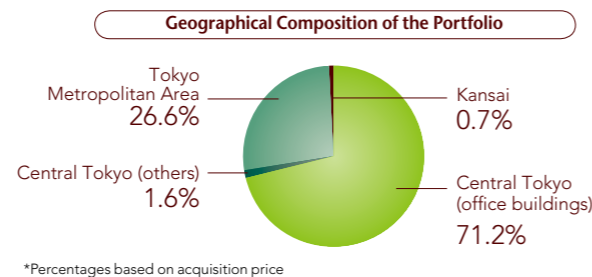
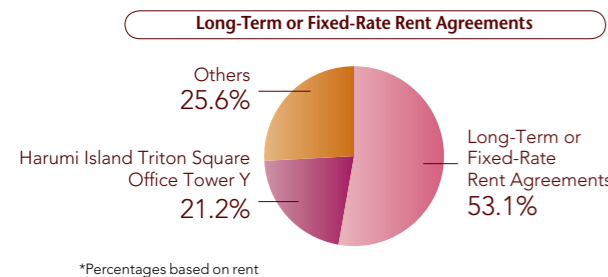
Nippon Steel City Produce
(a wholly-owned subsidiary of Nippon Steel)

Oji Real Estate
(a wholly-owned subsidiary of Oji Paper)



Securing stable revenues through long-term and fixed-rate rent agreements with well-rated tenants

- Building a portfolio comprised primarily of large-scale office buildings in central Tokyo
- Properties used by well-rated tenants as their head offices or major operational bases
- Maintaining high occupancy rates (over 99% since IPO)



SEVENTH FISCAL PERIOD PERFORMANCE HIGHLIGHTS

CATEGORY	7TH FISCAL PERIOD PERFORMANCE	8TH FISCAL PERIOD FORECAST (ANNOUNCED ON DECEMBER 15, 2009)	9TH FISCAL PERIOD FORECAST (ANNOUNCED ON DECEMBER 15, 2009)
PERIOD OF ASSET MANAGEMENT	184 days	181 days	184 days
OPERATING REVENUE	¥ 5,608 million	¥ 5,803 million	¥ 6,034 million
OPERATING INCOME	¥ 2,630 million	¥ 2,851 million	¥ 3,051 million
ORDINARY INCOME	¥ 1,960 million	¥ 2,078 million	¥ 2,171 million
NET INCOME	¥ 1,961 million	¥ 2,077 million	¥ 2,170 million
NUMBER OF INVESTMENT UNITS	155,000 units	155,000 units	155,000 units
DIVIDEND PER UNIT	¥ 12,654	¥ 13,400	¥ 14,000
PORTFOLIO SIZE	14 properties	15 properties	15 properties
APPRAISED VALUE OF PORTFOLIO	¥ 164,948 million	—	—

*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 Investor,

A decision was made during this fiscal period to have Nobuhito Endo, President and Representative Director of TOP REIT Asset Management, the asset manager for TOP REIT, resign from his post as Executive Officer of TOP REIT and solely focus on his responsibilities as president of the asset manager. I assumed the Executive Officer post in August 2009, to further enhance the corporate governance of TOP REIT. We ask for your understanding regarding this personnel decision.



The strong fund-raising ability of TOP REIT is a result of its robust sponsors and strong portfolio. The Seventh Fiscal Period (May 1, 2009 ~ October 31, 2009) presented another difficult environment for J-REITs with the continuing financial concerns and economic recession. Thankfully TOP REIT has been able to minimize the impact of the deteriorating market through our steady portfolio management centered on long-term lease contracts and fixed-rate rents and our solid financial management based on good relations with financial institutions.

As a result, TOP REIT once again posted reliable figures with operating revenue of 5,608 million yen, ordinary income of 1,960 million yen and net income of

1,961 million yen. Our dividend per unit was also able to surpass forecasts at 12,654 yen.

Despite the fact that there are some signs of an economic recovery, Japan has just voted in a new political government that will probably lead to a certain length of time where the political world and business world try to find their way. Within these developments, TOP REIT will continue to take definite reliable steps toward the next growth stage by acquiring new properties while applying the strengths of our blue-chip sponsors and the high degree of trust they enjoy in the market. We believe in this TOP REIT edge and ask that you continue to support TOP REIT.

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 of the Head Office, he entered Wakachiku Co., Ltd. in 2001 and served as managing director. He was appointed advisor to TOP REIT Asset Management in July 2009 and has assumed the post of Executive Officer of TOP REIT since August 2009.

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An Open Line

A LETTER FROM THE PRESIDENT OF THE ASSET MANAGEMENT COMPANY

ESTABLISHING A Foothold FOR THE NEXT STAGE

The following is an overview of TOP REIT, Inc.'s (TOP REIT) performance over its Seventh Fiscal Period (May 1, 2009 ~ October 31, 2009) 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.

STABLE PERFORMANCE DESPITE A DIFFICULT ENVIRONMENT

Japan has not been immune to the deceleration of the global economy brought on by the global financial panic and credit crunch since the fall of 2008. Japanese corporate revenues and capital investment has shrunk tremendously and the employment situation has deteriorated. These and other factors have continued to make the environment severe. However, there are also emerging signs that the economy has hit bottom and is returning with some companies making

progress in adjusting their inventories and the benefits of economic measures combined with improvements in the overseas economic environment centering on the Chinese economy.

In the office rental market, downward pressure on the average advertised rents continue even in central Tokyo and the rise in vacancy rates caused by tenants merging office spaces and reducing office spaces to cut costs continues. The real estate buying and selling market has also witnessed fewer transactions due to the economic slowdown, office rental market



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

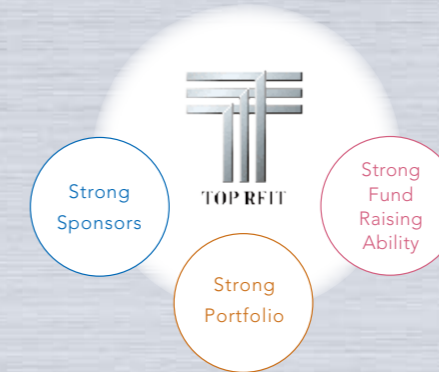
Endo entered Sumitomo Trust and Banking Co., Ltd. in April 1978. He was promoted to General Manager of the Real Estate Management Department in April 2004 and served as the General Manager of the Real Estate Information Development Department from April 2006. He was appointed President and Representative 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.

deterioration and difficulties raising capital in the present environment.

Despite these difficult conditions, TOP REIT has been able to demonstrate the strengths of a robust portfolio and been supported by strong financial institution relations and market trust in its sponsors to once again produce steady revenues and earnings. This fiscal period we are proud to report a dividend per unit of 12,654 yen, an amount greater than originally predicted.

(1) TOP REIT maintains a high occupancy once again

Even within this difficult environment, TOP REIT was able to maintain a high occupancy for the entire portfolio of 99.2% (end of fiscal period), the same strong level as the last fiscal period. The NEC Head Office Building, our portfolio's flagship property, Harumi Island Triton Square's Office Towers Y and Z and the Akasaka Oji Building



TOP REIT is a leading J-REIT because of its strong portfolio, strong sponsor and strong fund-raising ability

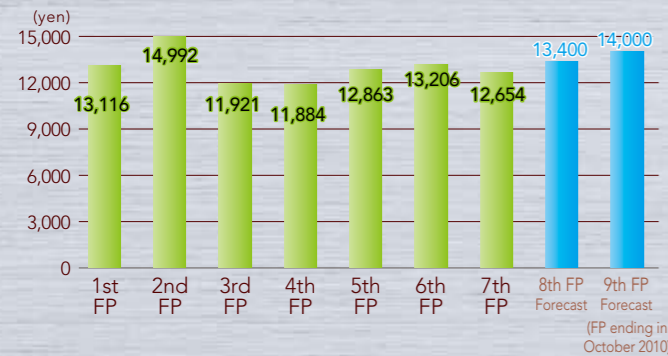
are all fully occupied and our three retail properties also maintained 100% occupancy. Of course we were not entirely unaffected by the market's downturn. In some of our office buildings, tenants moved out and caused some vacancies but we are actively working to lease these properties presently. The Shiba-Koen Building had an occupancy of 84.8% at the end of this fiscal period but has improved to 92.7% with a new tenant

moving in at the end of November. On the other hand, there is downward pressure on the occupancy of the Nittetsu Honmachi Building in Osaka and the market condition surrounding it is slightly difficult. Fortunately, though, the buildings with vacancies in our portfolio are small with respect to the overall portfolio. Our income from large properties that house the headquarters of major corporations in long-term, fixed-rate rent agreements is stable and these agreements have contributed to minimizing the impact of the market deterioration.

(2) TOP REIT maintains stable rental income

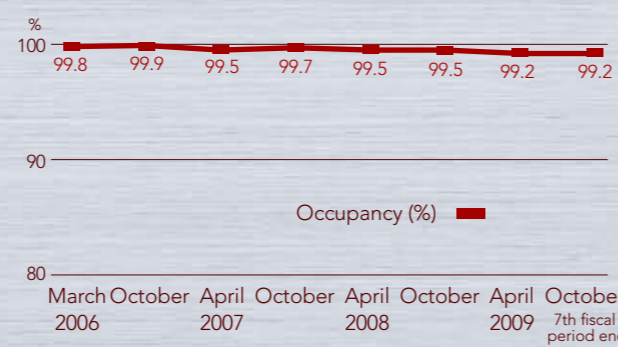
Generally, the origin of J-REIT revenues is of course the rents paid by each tenant. There are primarily two factors behind major decreases in rental revenues under the recent severe economic environment. One is when key tenants move out and a large

Dividends Table

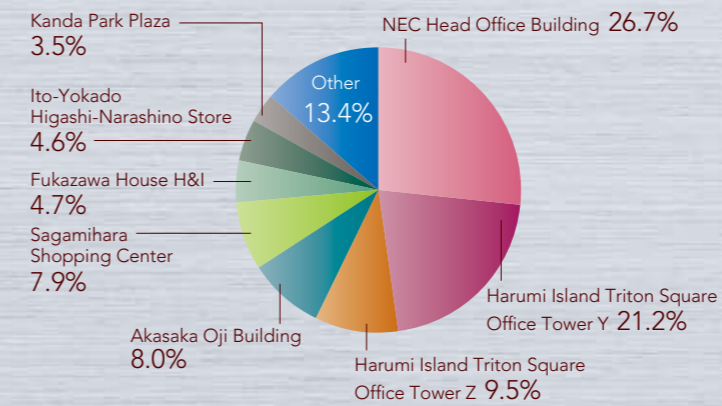


*The actual number of days in the First Fiscal Period was 245. The above number for the First Fiscal Period is adjusted by using the following calculation method: (fiscal period results)/245 days x 365 days/2.

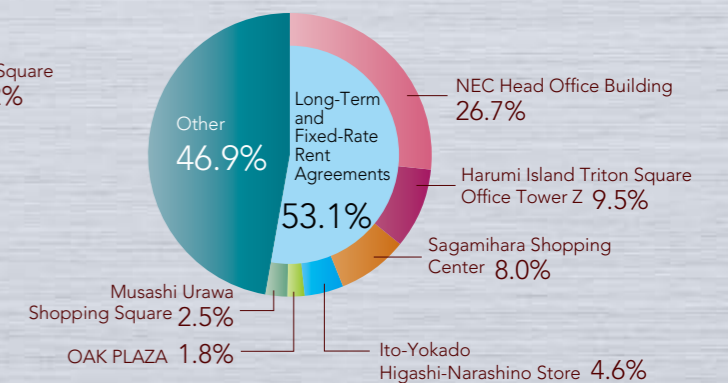
History of Occupancy



Property Shares of Monthly Rents



Long-Term and Fixed-Rate Rent Agreements



*The above graph is based on rents

amount of time is needed to replace the tenant since no rents are collected during vacancies and another is that rental negotiations with key tenants lead to lower rents due to economic factors and other reasons. Therefore, it is key to mitigate these two risks. TOP REIT does this through a number of strategies: 1) build our portfolio through competitive and superior properties, 2) enter into long-term, fixed-rate rent agreements with key tenants, 3) invest in properties that serve as head offices or other key bases of tenants, and 4) work to maintain good relations with tenants and to implement management that fulfills and satisfies tenant needs. During the Seventh Fiscal Period, TOP REIT negotiated rents with six tenants and in only one case was unable to avoid a slight decrease in the rent. In the other cases, we were always able to maintain the current rents. As a result, our rental income during the Seventh Fiscal Period was able to be maintained at almost the same level as the previous fiscal period.

OUR STRATEGY FOR THE NEXT STAGE

As is clear, TOP REIT committed itself to steady management within the

severe business climate of the Seventh Fiscal Period and was able to prepare for taking the next step towards future growth.

TOP REIT TAKES THIS EXCELLENT OPPORTUNITY TO ACQUIRE ITS FIRST PROPERTY IN TWO YEARS

With regard to the property TOP REIT acquired this time, we have been considering it since the fall of 2008. At that time we decided not to acquire it for the time being because of the global financial and economic panic caused by the Lehman Shock leading to a sudden recession in Japan. We have discerned the timing when the real estate investment environment would bottom out.

In the present overall economy there are some signs of the bottoming out of prices and the market recovering. In particular, blue-chip office buildings in central Tokyo are showing signs of having bottomed out with deals happening again. We have interpreted these developments as the perfect timing for investing in blue-chip office buildings in central Tokyo, an investment target of our investment policy, and took the step to acquire this property.

The new property is leased entirely by the subsidiary of a blue-chip listed firm with excellent credit that is located at 3-chome Kanda Nishiki-cho, Chiyoda Ward, Tokyo. TOP REIT was able to acquire the property for 12.7 billion yen from its seller Sumitomo Corporation. The appraisal value for the property obtained from Japan Real Estate Institute in line with the acquisition was 14.1 billion yen. Please see the next page for details on the building.

The capital for acquiring this property was acquired through a new 12.5 billion yen loan from the strong bank formation that already supports us and enabled TOP REIT to borrow the funds despite the difficult capital-raising environment.



Sumitomo Corporation Nishiki-cho Building

NEW ACQUISITION: TOP REIT BEGINS NEW PORTFOLIO GROWTH

SUMITOMO CORPORATION NISHIKI-CHO BUILDING

TOP REIT acquired the Sumitomo Corporation Nishiki-cho Building on January 13, 2010. This property is wholly leased by the subsidiary of a blue-chip listed firm with an excellent market reputation. This acquisition brings the total portfolio of TOP REIT to 175,047 million yen on an acquisition basis.



ADDRESS	3-11-1 Kanda-Nishikicho, Chiyoda Ward, Tokyo
TYPE OF TITLE	Ownership
FLOOR SPACE	12,169.78m ²
STRUCTURE	9 floors (2 basement floors), steel-reinforced concrete
COMPLETION	March 1973
ACQUISITION PRICE	12,700 million yen
PORTFOLIO SHARE	7.3%



POINT 1

The competitiveness and superiority of the building

- This property enjoys an excellent location at 3-chome Kanda-Nishikicho, Chiyoda Ward that has access to a number of subway stations. It is only a 3-minute walk to Takebashi Station on the Tokyo Metro Tozai Line, and a 5-minute walk to Jimbocho Station on the Tokyo Metro Hanzomon Line and Toei Subway Shinjuku and Mita Lines. This gives the property excellent convenience. It is also in close proximity to Otemachi and Marunouchi, arguably the leading central business district of Japan. The area is a mature office area, meaning the building is in an excellent environment. There are also large redevelopment plans in the surrounding area pointing to future growth.
- Although the building is relatively old having been completed in 1973, large-scale renovations were implemented in November 2001 that installed facilities on a level equivalent to the latest office buildings. In addition, in October 2009 the building had anti-seismic reinforcement construction implemented to meet the standards of the Act on Promotion of Seismic Retrofitting of Buildings.

POINT 2

Wholly leased by a subsidiary of a blue-chip listed company

The core properties of the TOP REIT portfolio are comprised of office buildings located in central Tokyo that serve as the head offices of their tenants like the NEC Head Office Building, and like it are leased by a single tenant. This property is wholly leased by the subsidiary of a blue-chip listed company with an excellent market reputation.

POINT 3

High cap rate that raises the dividend

In the present buyer's real estate market, it has become possible to buy this property below the real estate appraisal price at a high NOI return despite being a strong property in central Tokyo. This means the property helps to raise our dividend. Furthermore, the present tenant revised its rents after the financial crisis and so there is little risk of the rents falling.

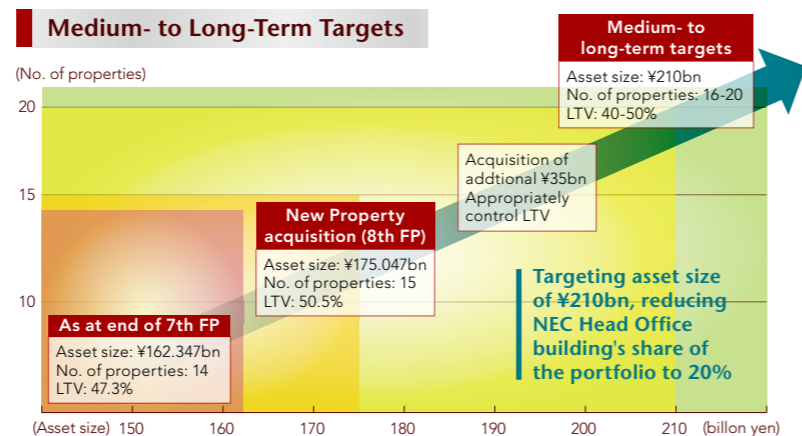


Yoshihiko Taniyama
Director and General Manager of Investment Department
TOP REIT Asset Management Co., Ltd.

Taniyama joined Nippon Steel in April 1991 and became involved in the urban development business. Taniyama was seconded to Nippon Steel City Produce in April 2001. After serving as the Planning Coordination Group Leader in the Tokyo Metropolitan Area Housing Division and as the City Creation Unit Head in the Housing Division, he was appointed the General Manager of Investment Department of TOP REIT Asset Management in July 2008. Taniyama became the Director and General Manager of Investment Department in April 2009.

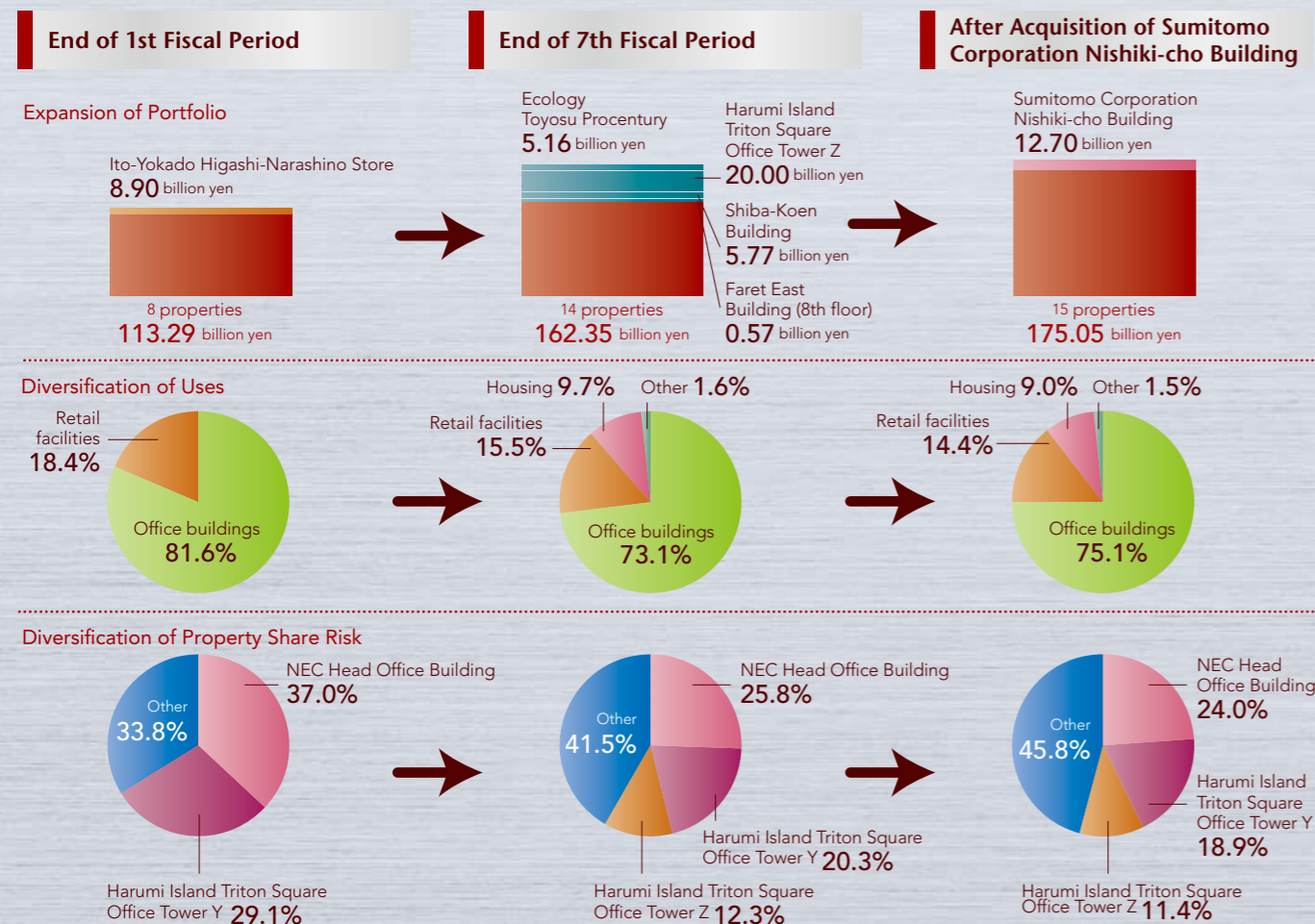
PORTFOLIO MANAGEMENT

Portfolio management is the investment of capital in line with an investment policy and the management of assets with the goal of maximizing the value and profitability of the overall portfolio. TOP REIT pursues both external growth and qualitative improvement of assets based on the basic policy of comprehensive portfolio management and maximum use of sponsor strengths. TOP REIT is thus committed to creating additional value for its existing portfolio properties by optimally applying the management abilities of its asset manager's staff and sponsor strengths.



	FUTURE INVESTMENT POLICY/STANCE	PROPERTY ACQUISITION TARGET	PORTFOLIO SHARE
Office	Expand the asset size while maintaining present shares in the portfolio	<ul style="list-style-type: none"> Excellent location in Central Tokyo Class A or higher grade and high-quality specifications Properties with strong competitiveness (ability to attract tenants, long-life and stable operations) 	Investment share 75%
Other than offices			<ul style="list-style-type: none"> Target residential properties

PORTFOLIO HISTORY



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

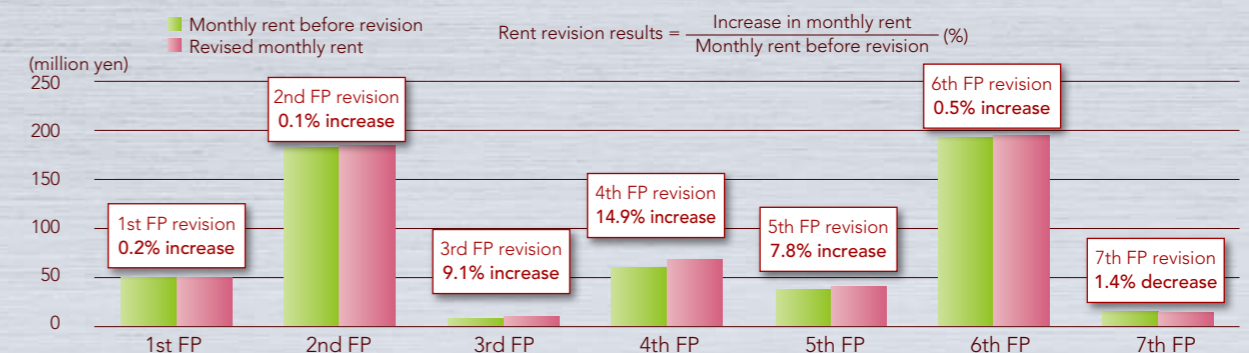
RENT REVISIONS

The portfolio management success of TOP REIT is clearly apparent in our success renewing rental agreements in this tough economic climate. The chart below shows how we have managed to maintain stable rental revenues over the seven fiscal periods. The skilled and committed staff of TOP REIT

Asset Management managed to negotiate strong rents that enable positive return results.

The following tables reveal the proportion of rents of each property, the rent renewal schedule and the number of tenants to be negotiated with over the future fiscal periods. TOP REIT intends to continue posting the positive results it has generated to date over the next few periods.

Office: Rent Revision Results

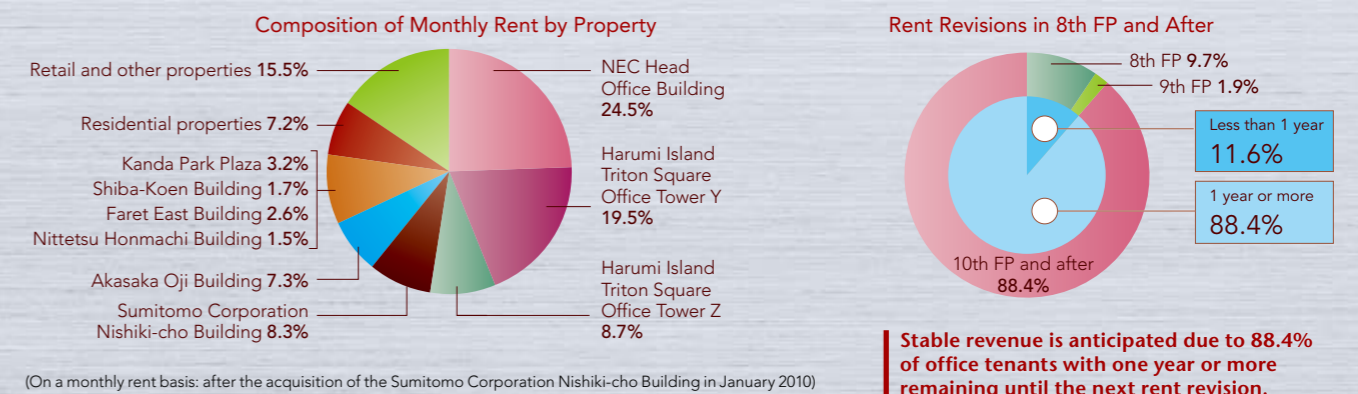


RESULTS OF THE SEVENTH FISCAL PERIOD RENT REVISION

Largely maintaining prior levels despite the severe environment
Renewed contracts with six tenants, upon which rent was revised downward by 1.4% on average compared with the level before renewal

- ✦ Rent revised upward: 0 tenants
- ✦ Rent unchanged: 5 tenants
- ✦ Rent revised downward: 1 tenant (-16.6% for an area of 239.05m²)

Period Remaining until Next Rent Revision



Schedule of Rent Revisions in 8th and 9th Fiscal Periods

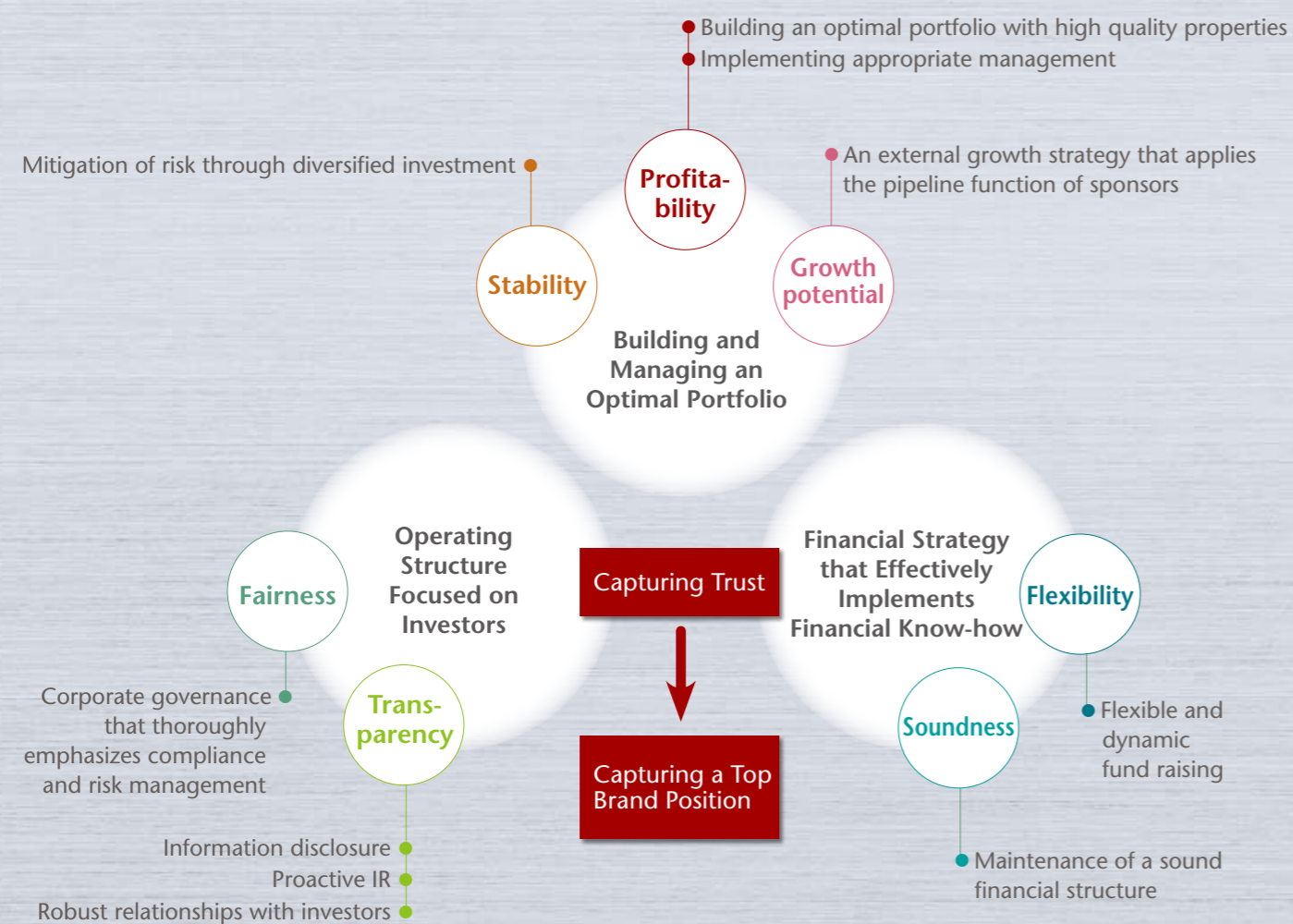
PROPERTY	8TH FISCAL PERIOD	9TH FISCAL PERIOD
Akasaka Oji Building	2 tenants	-
Shiba-Koen Building	1 tenant	-
Kanda Park Plaza	5 tenants	1 tenant
Faret East Building	2 tenants	2 tenants
Nittetsu Honmachi Building	3 tenants	3 tenants
Total	(5 properties) 13 tenants	(3 properties) 6 tenants

TOP REIT ASSET MANAGEMENT'S COMMITMENT TO MAKING TOP REIT A TOP BRAND

As the asset manager of TOP REIT, Top REIT Asset Management (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” that is relied upon by investors, contributing to achieving the

healthy and sound growth 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.

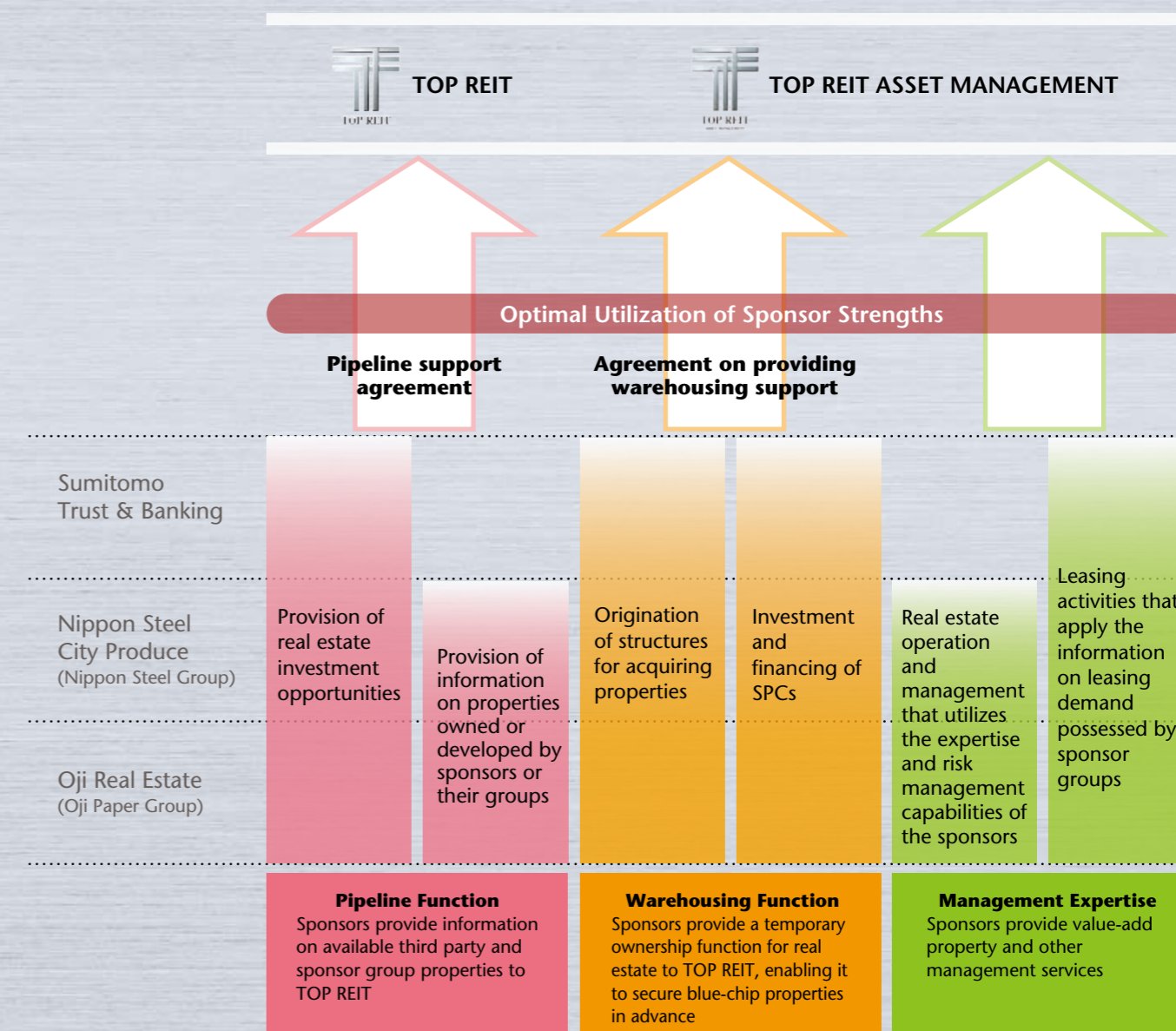
The operating philosophy that TRAM follows to achieve these goals is outlined in the figure below.



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.



NEC HEAD OFFICE BUILDING

The NEC Head Office Building is one of the core assets in the Top REIT portfolio. This property greatly contributes to the steady and stable operations of Top REIT due to the long-term, fixed-rate lease agreement with NEC. This building is a Tokyo icon and houses the headquarters of globally renowned NEC. It is widely known by the nickname of "NEC Super Tower."

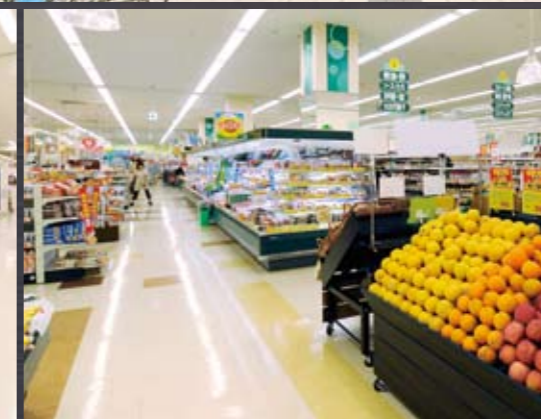
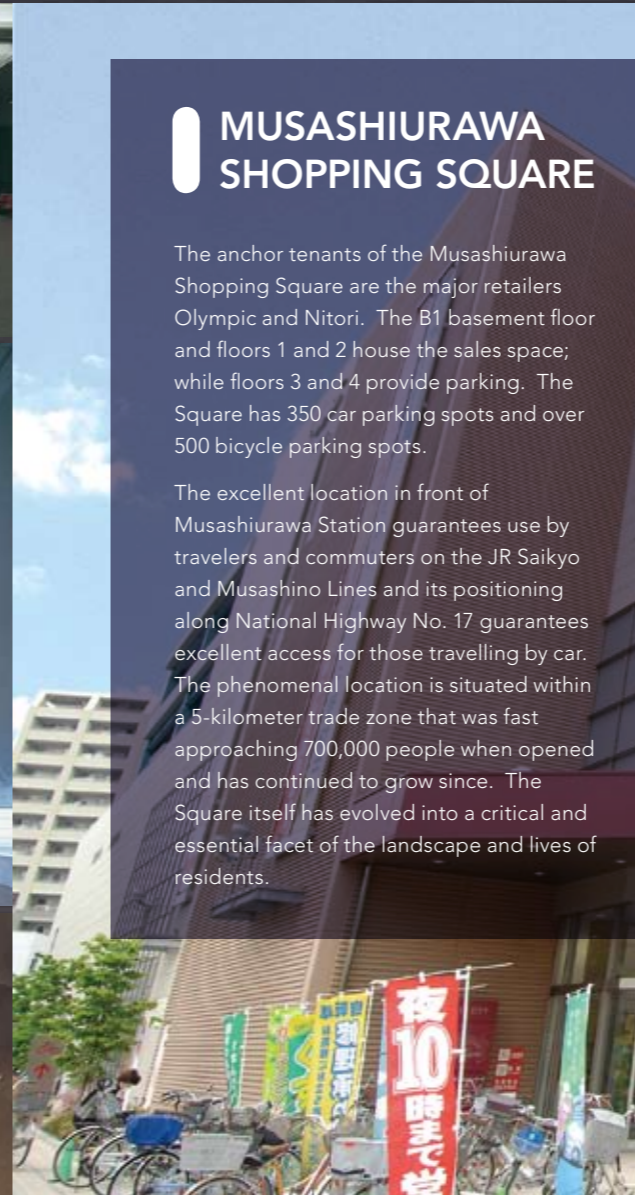
The building lies along Hibiya-dori Avenue and is near the Dai-ichi Keihin Street. It also enjoys good access to the expanding Haneda Airport and Marunouchi area. It has excellent train access and tenants can use the JR Yamanote and Keihin-Tohoku Lines, and the Toei Subway Mita and Asakusa Lines. Thus it is easy to access from almost anywhere throughout the Tokyo metropolitan area.



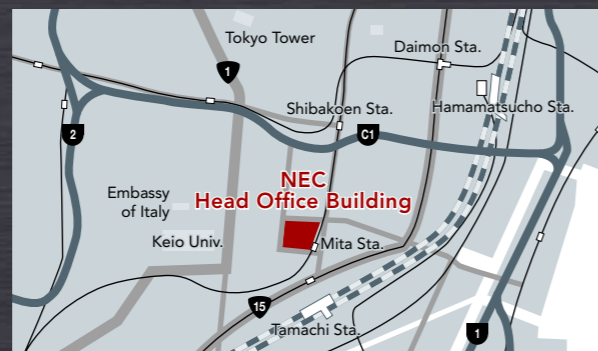
MUSASHIURAWA SHOPPING SQUARE

The anchor tenants of the Musashiurawa Shopping Square are the major retailers Olympic and Nitori. The B1 basement floor and floors 1 and 2 house the sales space; while floors 3 and 4 provide parking. The Square has 350 car parking spots and over 500 bicycle parking spots.

The excellent location in front of Musashiurawa Station guarantees use by travelers and commuters on the JR Saikyo and Musashino Lines and its positioning along National Highway No. 17 guarantees excellent access for those travelling by car. The phenomenal location is situated within a 5-kilometer trade zone that was fast approaching 700,000 people when opened and has continued to grow since. The Square itself has evolved into a critical and essential facet of the landscape and lives of residents.

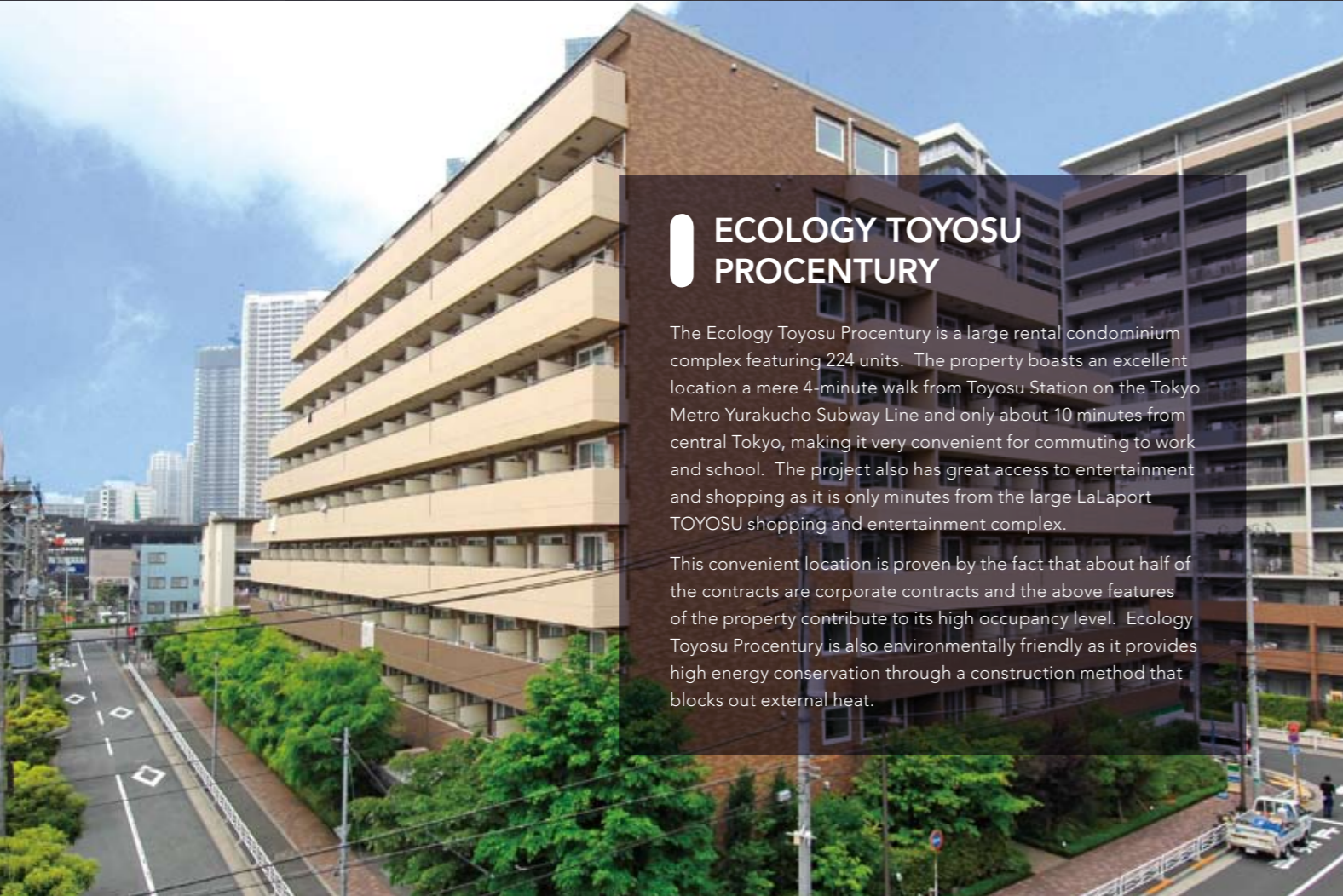


ADDRESS	5-7-1 Shiba, Minato Ward, Tokyo
TYPE OF TITLE	Ownership (50% of beneficiary interests in real estate)
FLOOR SPACE	144,476.05m ²
COMPLETION	October 2005
ACQUISITION PRICE	41,950 million yen
PORTFOLIO SHARE	25.8% (based on acquisition price)



ADDRESS	7-3-1 Bessho, Minami Ward, Saitama City, Saitama Prefecture
TYPE OF TITLE	Land - Ownership, Building - Compartmentalized ownership interest (kubun shoyu-ken) (50% of beneficiary interests in real estate)
FLOOR SPACE	28,930.36m ²
COMPLETION	October 2005
ACQUISITION PRICE	4,335 million yen
PORTFOLIO SHARE	2.7% (based on acquisition price)





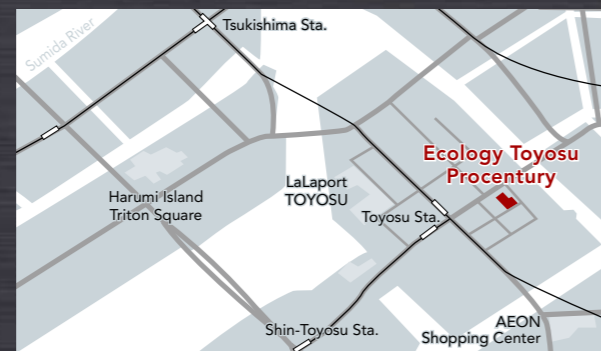
ECOLOGY TOYOSU PROCENTURY

The Ecology Toyosu Procentury is a large rental condominium complex featuring 224 units. The property boasts an excellent location a mere 4-minute walk from Toyosu Station on the Tokyo Metro Yurakucho Subway Line and only about 10 minutes from central Tokyo, making it very convenient for commuting to work and school. The project also has great access to entertainment and shopping as it is only minutes from the large LaLaport TOYOSU shopping and entertainment complex.

This convenient location is proven by the fact that about half of the contracts are corporate contracts and the above features of the property contribute to its high occupancy level. Ecology Toyosu Procentury is also environmentally friendly as it provides high energy conservation through a construction method that blocks out external heat.



ADDRESS	4-8-8 Toyosu, Koto Ward, Tokyo
TYPE OF TITLE	Ownership
FLOOR SPACE	9,630.96m ²
COMPLETION	January 2005
ACQUISITION PRICE	5,160 million yen
PORTFOLIO SHARE	3.2% (based on acquisition price)

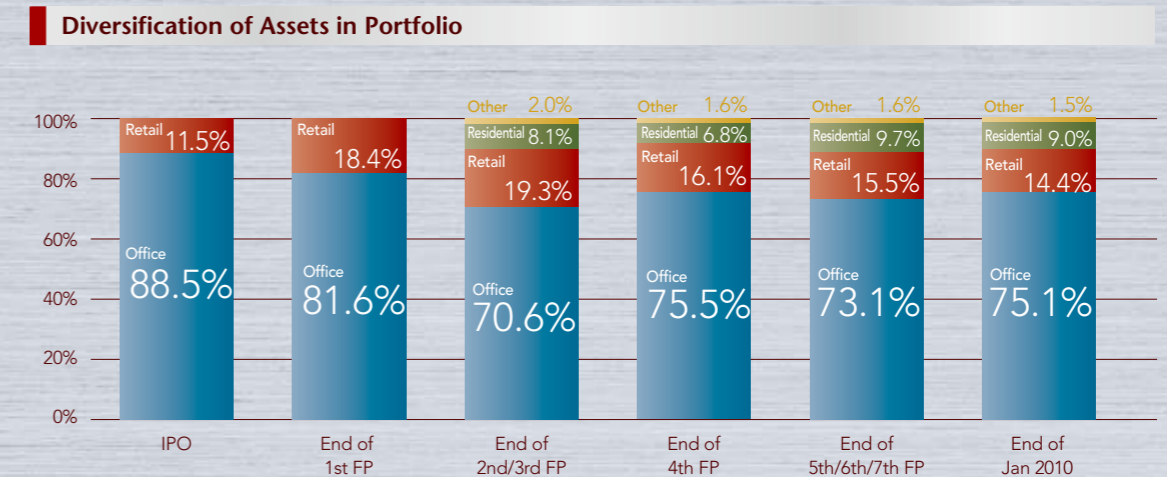


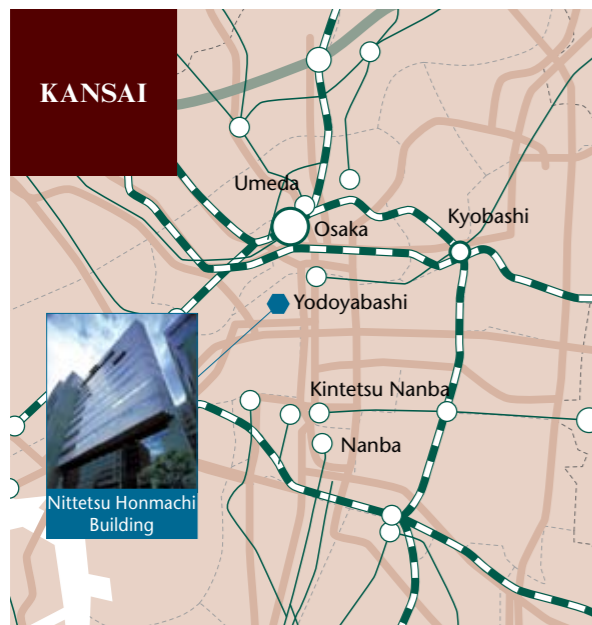
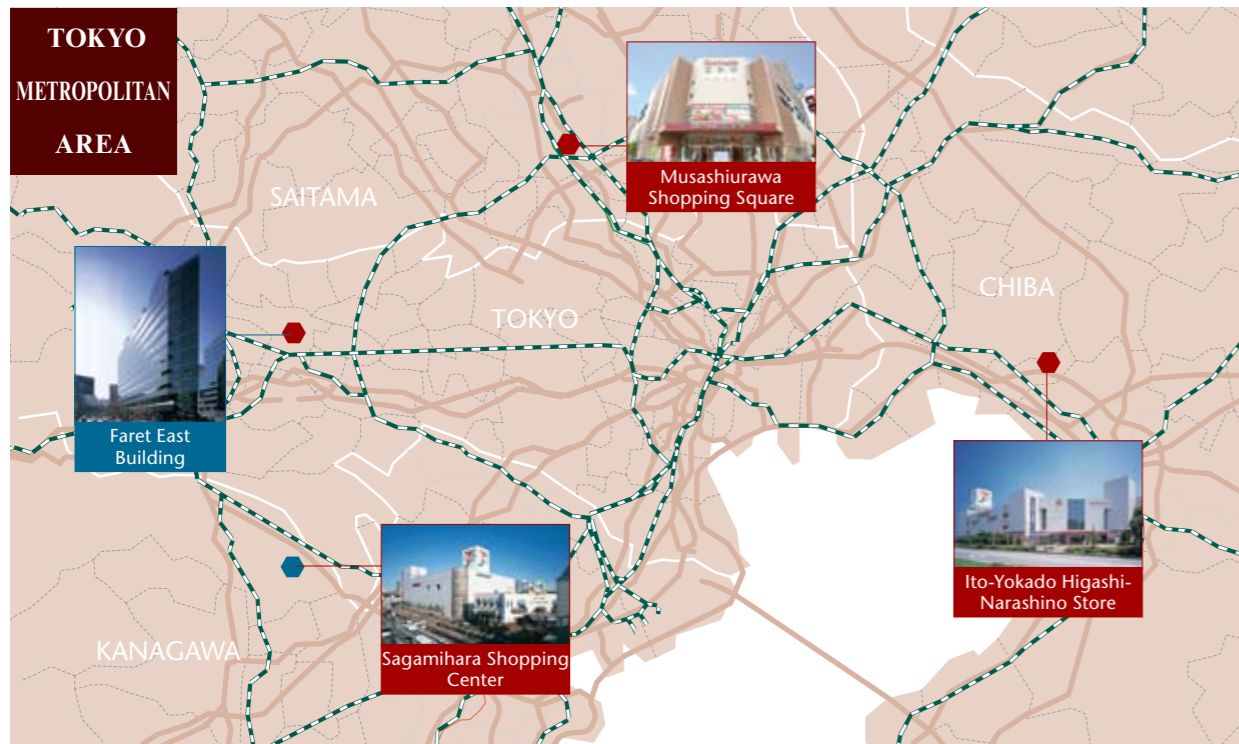
PORTFOLIO

TOP REIT Remains Committed to Building a Strong, Diversified Portfolio Centered on the Tokyo Area



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





Total acquisitions (as of January 31, 2009)
¥175,047 million

Appraised value (as of November 1, 2009)
¥179,048 million

Properties
15

Rentable area
291,647.86m²

PORTFOLIO LIST

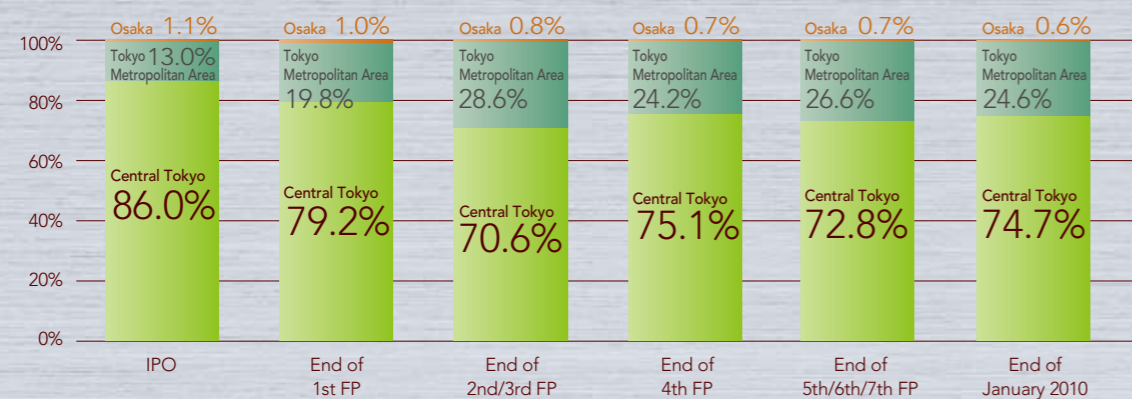
The diversified portfolio of Top REIT is largely comprised of properties in the Central Tokyo area.

(as of the end of Seventh Fiscal Period)

Portfolio Data					
ASSET CLASS	AREA	PROPERTY NAME	ACQUISITION VALUE (million yen)	APPRAISED VALUE AT END OF PERIOD (million yen)	INVESTMENT BREAKDOWN (%)
OFFICE	Central Tokyo	NEC Head Office Building	41,950	47,500	28.8
		Harumi Island Triton Square Office Tower Y	33,000	39,500	23.9
		Harumi Island Triton Square Office Tower Z	20,000	15,700	9.5
		Akasaka Oji Building	9,660	14,400	8.7
		Shiba-Koen Building	5,770	3,790	2.3
		Kanda Park Plaza	5,156	5,179	3.1
	Tokyo Metropolitan Area	Faret East Building	2,091	2,780	1.7
	Kansai Area	Nittetsu Honmachi Building	1,100	1,440	0.9
Subtotal (8 properties)			118,727	130,289	79.0
RETAIL	Tokyo Metropolitan Area	Sagami-hara Shopping Center	12,000	10,700	6.5
		Ito-Yokado Higashi-Narashino Store	8,900	5,416	3.3
		Musashiurawa Shopping Square	4,335	3,790	2.3
Subtotal (3 properties)			25,235	19,906	12.1
RESIDENTIAL	Tokyo Metropolitan Area	Fukasawa House Towers H & I	10,635	7,540	4.6
		Ecology Toyosu Procentury	5,160	4,640	2.8
Subtotal (2 properties)			15,795	12,180	7.4
OTHER	Central Tokyo	OAK PLAZA	2,590	2,573	1.6
		Subtotal (1 property)			2,590
TOTAL			162,347	164,948	100.0

Note: Investment Breakdown indicates the proportion of each property's appraised value to the total appraised value of all properties

Geographic Area



Property Acquired after Seventh Fiscal Period

ASSET CLASS	AREA	PROPERTY NAME	ACQUISITION VALUE (million yen)	APPRAISED VALUE AS OF NOVEMBER 1, 2009 (million yen)
OFFICE	Central Tokyo	Sumitomo Corporation Nishiki-cho Building	12,700	14,100

FINANCIAL STANDING AND STRATEGY

TOP REIT is committed to prudent financial management based on a financial policy that is built around a stable management of finances.

Within the difficult financial environment, TOP REIT was able to refinance 26 billion yen during the Sixth Fiscal Period in March 2009 within the terms we had foreseen. The Seventh Fiscal Period had no maturing debt and no properties were acquired so new debt was not raised. Therefore, our total borrowing statistics remained the same at 81,740 million yen of borrowings, an LTV of 47.3%, long-term borrowings comprising 83.8% of total borrowings and fixed-rate borrowings comprising 62.1% of borrowings.

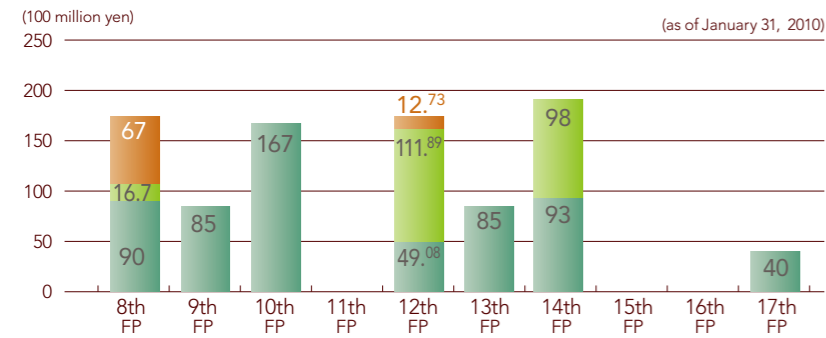
After the end of the Seventh Fiscal Period in October 2009 the following capital procurement was conducted.

(1) Refinancing was conducted on November 30, 2009 to heighten the ratio of long-term borrowings and to diversify the maturities of borrowings.

(2) A new loan was taken out to acquire the Sumitomo Corporation Nishiki-cho Building (12.5 billion yen) on January 13, 2010.

Presently, 17.3 billion yen of borrowings are scheduled to mature during the Eighth Fiscal Period in February and March 2010 and we are taking steps to refinance these with the corresponding financial institutions. TOP REIT will consider and implement diverse and flexible methods to raise capital from now on towards the acquisition of new properties and refinancing of existing borrowings. TOP REIT will also prepare measures to hedge against the risk of interest rates changing in a manner that maintains the capacity to raise capital adequately while also continuing to mitigate risks related to raising capital through a diversification of borrowing maturities and the use of long-term borrowings. TOP REIT will also maintain sound finances by controlling the LTV level at an appropriate level.

Diversification of Borrowing Maturities



A Strong Formation of Financial Institutions Supports TOP REIT

Sumitomo Trust and Banking	Mizuho Corporate Bank
Sumitomo Mitsui Banking Corporation	Bank of Tokyo-Mitsubishi UFJ
Chuo-Mitsui Trust and Banking	Mitsubishi UFJ Trust and Banking
Development Bank of Japan	Dai-ichi Mutual Life Insurance

Stable Financial Management

- ❖ While the ceiling is 60%, operate with about 50% as the targeted ratio of loans to total assets (LTV)
- ❖ From the standpoint of stable financial management, extend borrowing periods and spread out repayment dates
- ❖ While closely monitoring the market, prepare appropriately for interest rate fluctuation risks

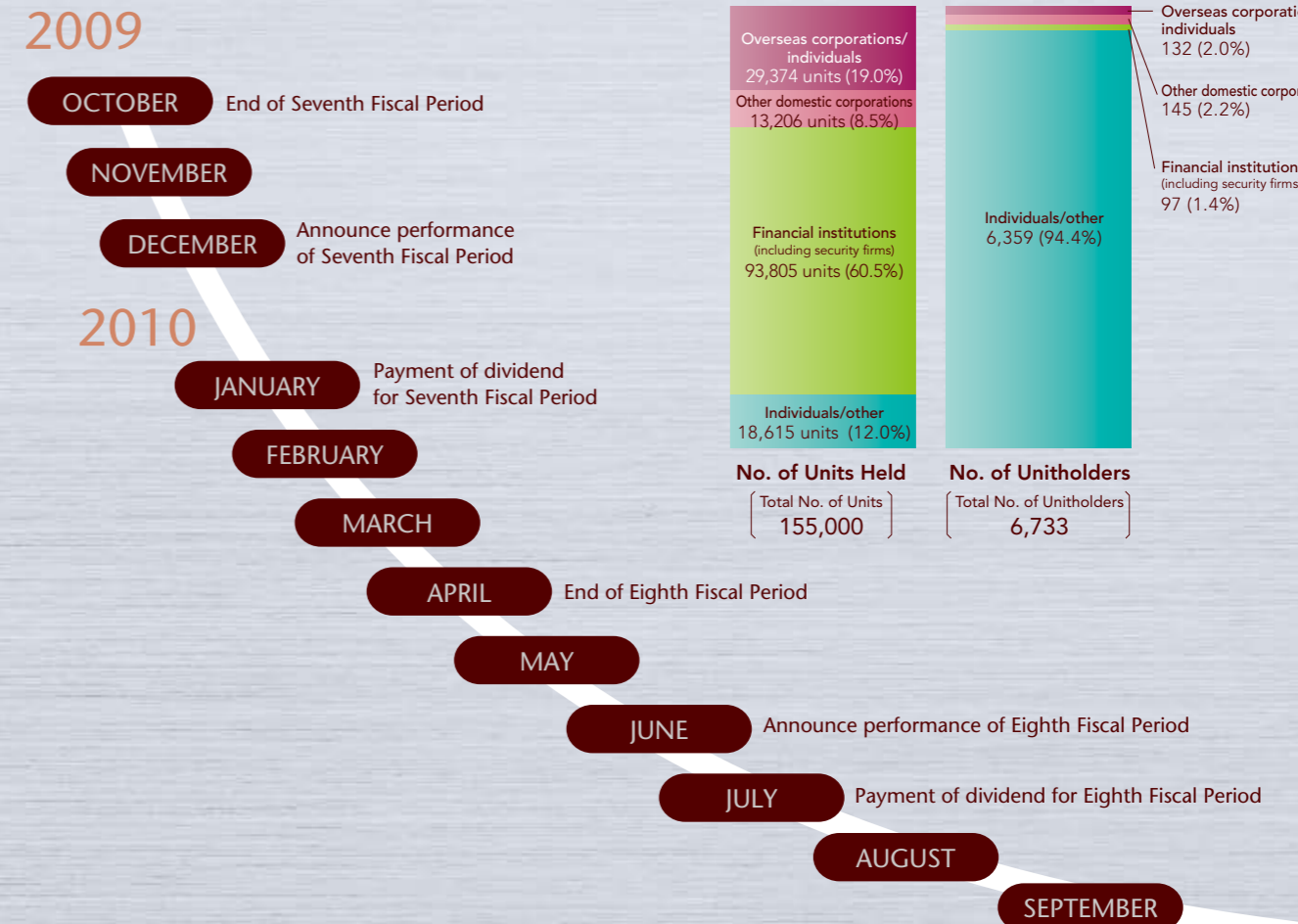
Stable Bank Formation

- ❖ Maintain stable relationship with major financial institutions
- ❖ All loans unsecured and without guarantee

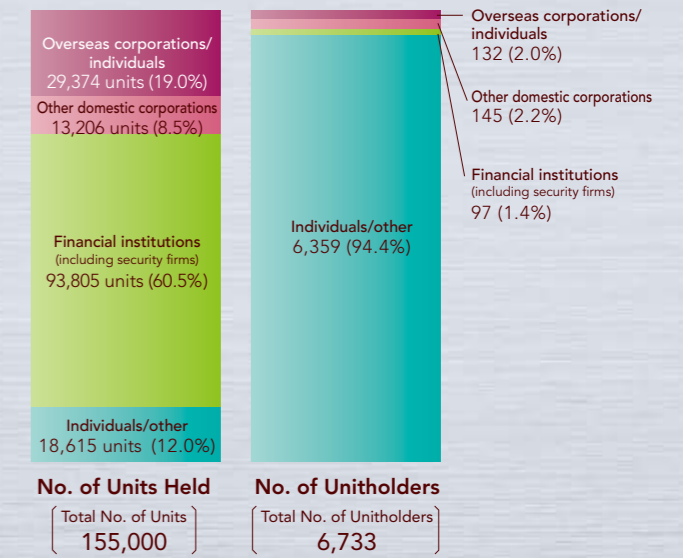
Unit Price Performance and Volume Table



IR Schedule



Unitholders (as of end October 2009)



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