



TOP REIT

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

1-13-1 Nihonbashi, Chuo Ward, Tokyo

TOP REIT

BUSINESS REPORT FOR THE 8TH FISCAL PERIOD

(November 1, 2009 ~ April 30, 2010)

LEAPING TO THE NEXT STAGE



TOP REIT, Inc.

TOP REIT'S DECLARATION

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

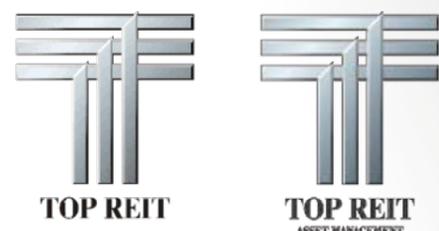
Sumitomo
Trust & Banking

Nippon Steel City Produce
(Nippon Steel Group)

Oji Real Estate
(Oji Paper Group)

Optimal Utilization of Sponsors

- Credibility
- Property pipeline/warehousing function
- Personnel support



EIGHTH FISCAL PERIOD PERFORMANCE HIGHLIGHTS

CATEGORY	8TH FISCAL PERIOD PERFORMANCE	9TH FISCAL PERIOD FORECAST (ANNOUNCED ON JUNE 17, 2010)	10TH FISCAL PERIOD FORECAST (ANNOUNCED ON JUNE 17, 2010)
PERIOD OF ASSET MANAGEMENT	181 days	184 days	181 days
OPERATING REVENUE	¥ 5,814 million	¥ 6,037 million	¥ 5,967 million
OPERATING INCOME	¥ 2,849 million	¥ 3,004 million	¥ 3,000 million
ORDINARY INCOME	¥ 2,091 million	¥ 2,171 million	¥ 2,171 million
NET INCOME	¥ 2,090 million	¥ 2,170 million	¥ 2,170 million
NUMBER OF INVESTMENT UNITS	155,000 units	155,000 units	155,000 units
DIVIDEND PER UNIT	¥ 13,484	¥ 14,000	¥ 14,000
PORTFOLIO SIZE	15 properties	15 properties	15 properties

Note: 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,

In the Eighth Fiscal Period (November 1, 2009 – April 30, 2010) the Japanese economy continuously showed uncertainty despite signs of recovery from the recession and stability.

Under such circumstances, TOP REIT acquired the Sumitomo Corporation Nishiki-cho Building in January 2010 as the first step in its leap to the next stage. The Sumitomo Corporation Nishiki-cho Building is a superior

property due to its location, facilities, tenants and other qualities. We are confident that this excellent acquisition will greatly contribute to the earnings of TOP REIT. The existing portfolio has also performed solidly thanks to the prudent asset management of TOP REIT Asset Management.

Consequently, despite the continued difficult real estate market, TOP REIT has achieved increases in revenue and income as follows, operating revenues of 5,814 million yen (period-on-period increase of 3.7%), ordinary income of 2,091 million yen (period-on-period increase of 6.7%) and net income of 2,090 million yen (period-on-period

increase of 6.6%). TOP REIT also raised its dividend per unit to 13,484 yen, a period-on-period increase of 6.6%.

TOP REIT perceives the future to be a continually demanding period during which overseas conditions and the political situation in Japan continue to be uncertain despite the emerging signs of an economic recovery in Japan.

TOP REIT will continue to utilize the strengths of our superior sponsors in this difficult environment, and focus on prudent management of our present portfolio and the acquisition of new superior 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 Co., Ltd. in 2001 and served as Managing Director. He was appointed as Corporate Advisor to 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

LEAPING TO THE NEXT STAGE

The following is an overview of TOP REIT, Inc.'s (TOP REIT) performance over its Eighth Fiscal Period (November 1, 2009 – April 30, 2010) 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.



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.

TOP REIT began managing assets upon its listing on the Tokyo Stock Exchange on March 1, 2006 and has now successfully entered its fifth year as a J-REIT. I would like to express my sincere gratitude to investors for your continued support.

Over the past few years the global economy has suffered from difficulties. The financial crisis, triggered by the subprime loan issue, eventually plummeted to a global recession referred to as a "once in a century" event following the Lehman Shock in 2008. Fortunately, concerted active economic measures among globally leading countries have resulted in the global economy calming down and beginning to gradually recover from last year. The Japanese economy is also seeing a recovery in corporate earnings due to the effects of economic

measures passed and implemented by the Japanese government, a recovery in Asian exports and progress in corporate cost reductions. There are also signs of a gradual shift to a recovery in personal consumption and employment. Thus comprehensively the economy is showing signs of steady progress towards recovery. However, the environment remains severe with the economy still unable to fully recover and unemployment remaining high.

The same also applies to the real estate market. Conditions continue to be difficult in the office rental market with vacancies rising due to demands by tenants to reduce or combine office spaces as a means to reduce costs and demands to cut actual rents.

Despite such conditions, TOP REIT has managed to produce stable results in

the Eighth Fiscal Period thanks to our core strengths of a strong portfolio, and strong fund-raising ability and strong sponsors.

1. EIGHTH FISCAL PERIOD: STEADY GROWTH IN A DIFFICULT REAL ESTATE MARKET

TOP REIT has continued to maintain a high occupancy level since listing. The occupancy level surpassed 99% in the Eighth Fiscal Period, as it did in the Seventh Fiscal Period. This result is the product of an excellent portfolio and strong tenant relations. We have also been able to achieve steady performance through the acquisition of a new superior property that enhances our portfolio by utilizing the pipeline and brokerage function of our powerful sponsors, and by utilizing our fund-

The TOP REIT Edge

Sponsor strengths

- **Property sourcing**...Sponsors provide information on properties by utilizing their pipeline functions and brokerage networks, as well as supplying properties they develop or own
- **Fund-raising**...Fund-raising ability endorsed by the sponsors' credibility

Sumitomo Trust and Banking

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

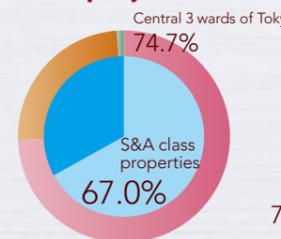
Oji Real Estate
(a wholly-owned subsidiary of Oji Paper)

Growth
in asset size

Superior portfolio

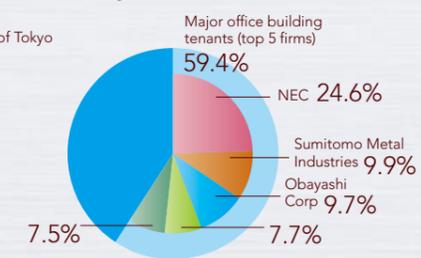
- 1 Primarily large-scale office buildings in central Tokyo (3 central wards: **74.7%**, S&A class: **67.0%**)
- 2 Major office tenants (**59.4%**) are well-rated firms that use buildings as headquarters or major operational bases
- 3 High occupancy rates and stable revenues due to long-term rent agreements (**61.6%**) of which fixed-term rents account for **38.4%**

Area and Property Grade



*Based on acquisition price

Major Office Tenants



*Based on monthly rent (overall)

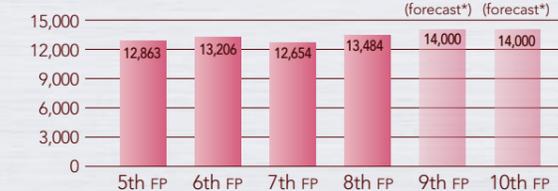
Long-Term Agreements (over 3 years)



*Based on monthly rent (overall)

Period-end occupancy has been maintained at over 99% since listing

Dividends



*The forecasts should not be construed as a guarantee of the actual dividends

Stable
payment of
Dividends

raising ability backed by the robust credit of our sponsors in the market. As a result, we were able to increase revenue, income and dividends per unit in the Eighth Fiscal Period, posting operating revenue of 5,814 million yen, ordinary income of 2,091 million yen and, as a result, dividend per unit of 13,484 yen.

New Property Acquisition and Fund Raising as Products of TOP REIT's Strengths

On January 13 of this year, TOP REIT acquired the Sumitomo Corporation Nishiki-cho Building, an office building at 3-chome Kanda Nishiki-cho, Chiyoda Ward, Tokyo, from Sumitomo

Corporation for 12.7 billion yen. TOP REIT had been considering the property since information on it was first obtained in fall 2008, but there had been a rapid collapse in the real estate market at that time due to the Lehman Shock suddenly worsening the economy. Later, the market for some superior office buildings in central Tokyo began to show signs of real-estate prices bottoming out. TOP REIT Asset Management interpreted this as an excellent opportunity to acquire superior properties. It chose to do so for several reasons that are outlined below.

First, the property is situated in a competitive location. This building is located in the Kanda office area, an

area neighboring the central business district of Otemachi and Marunouchi. It is a mere three-minute walk from the Takebashi Subway Station and only a five-minute walk from the Jimbocho Station. Thus it enjoys excellent transportation access.

Second, although a number of years have passed since its construction, the building can be considered superior as it had large-scale renovations conducted in November 2001, installing equipment comparable to those of the latest office buildings. Furthermore, anti-seismic reinforcement construction was conducted in October 2009 in accordance with the Act on Seismic Retrofitting of Buildings.

Third, the building is expected to produce a steady occupancy level as it is leased in whole by a subsidiary of a blue-chip listed firm, with excellent credibility in the market.

Finally, the assumed NOI yield of this property is 6.2%, which surpasses the overall NOI yield of the portfolio in the Seventh Fiscal Period of 5.3%. Thus the property will contribute to raising TOP REIT's profitability.

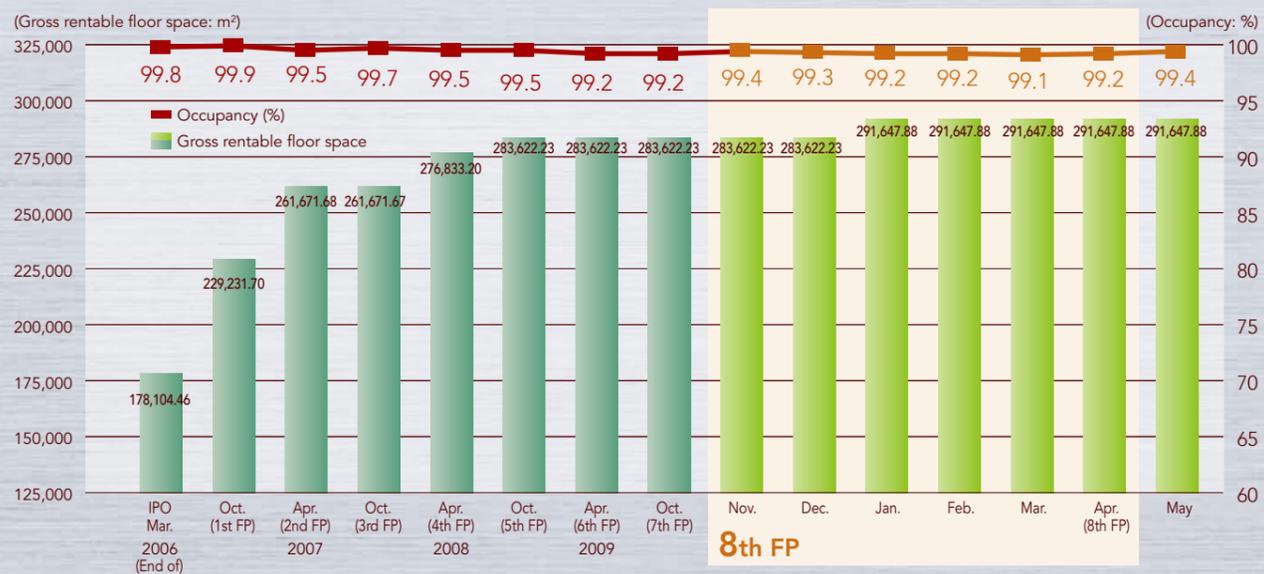
Furthermore, despite the severe environment for raising funds, TOP REIT was able to raise funds to acquire this property. Our robust bank formation that is a reflection of the strong market credibility of our sponsors – a strength of TOP REIT – enabled TOP REIT to smoothly raise 12.5 billion yen.

Stable Dividend: Proof of Portfolio Superiority

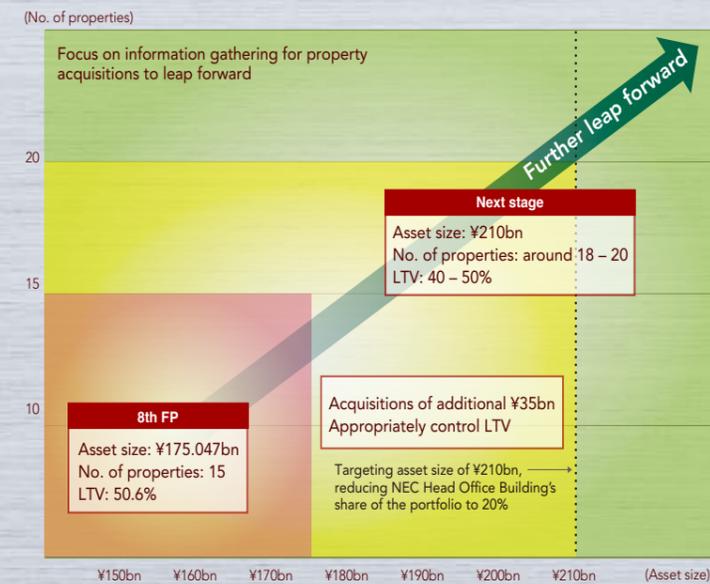
TOP REIT has continued to steadily deliver a dividend despite the recent severe economic climate. This dividend is supported by the high occupancy of more than 99% that we have continued to maintain since listing. The origin of this robust occupancy level is the superiority of the portfolio. The TOP REIT portfolio is focused on large office buildings in the central three wards of Tokyo, which comprise 74.7% of the overall portfolio. Additionally, Class S and Class A office buildings comprise 67.0% of the portfolio. The major tenants of the portfolio are blue-chip companies like NEC, Sumitomo Metal and Obayashi Corporation. The

buildings are principally leased as their head offices or major operational bases. The five major tenants of the TOP REIT office buildings produce 59.4% of monthly rents. In addition, 61.6% of the portfolio is comprised of long-term rent agreements of at least three years in length and 38.4% of these are fixed rents. These factors help the portfolio produce high occupancy levels and stable earnings. Although TOP REIT Asset Management believes that the real estate market conditions will continue to suffer for a while, dividends per unit of 14,000 yen for the Ninth Fiscal Period (period ending in October 2010) and Tenth Fiscal Period (period ending in April 2011) have been forecast.

HISTORY OF OCCUPANCY



GROWTH STRATEGY FOR THE NEXT STAGE



	FUTURE INVESTMENT POLICY/STANCE	PROPERTY ACQUISITION TARGET	PORTFOLIO SHARE
Offices	Expand asset size while maintaining present shares in the portfolio	<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"> Target residential properties Located in Central Tokyo or Tokyo metropolitan area, close to railway stations and with excellent transit access Stable occupancy rates and rent levels 	Approx. 25%

2. THE TARGETED NEXT STAGE FOR TOP REIT

What is this next stage? TOP REIT Asset Management named the period from May 2010, the Ninth Fiscal Period onwards, as the period when we will “Leap to the Next Stage.” TOP REIT Asset Management’s focus during this period is expanding the portfolio and stabilizing dividends.

Overview of the J-REIT Market

TOP REIT listed with a portfolio of seven properties acquired for 104,386 million yen, and TOP REIT has steadily grown this portfolio in the approximately four years since. TOP REIT added eight properties for about 70 billion yen since

then and now has fifteen properties that were acquired for a total of 175,047 million yen.

The J-REIT market was launched in September 2001 when two major real estate companies and other sponsors listed two large J-REITs. This means the market itself will enter its tenth year in September of this year. After the market’s creation, backed by major real estate companies, trading companies and others, J-REITs listed one after the other. At one time there were 42 J-REITs listed. Two years ago the market was impacted by the Lehman Shock and the global financial crisis the “Shock” triggered. This development led to a rapid contraction of credit and an economic recession, and some

investment corporations and sponsors filed bankruptcy during those abnormal times. Furthermore, the deterioration in the real estate market led to an increase in vacancies, drop in rents and other conditions that were and are severe for the asset management of J-REITs. Within these conditions, some J-REITs merged and others changed sponsors leading to a reorganization of the market. Presently there are 38 J-REITs.

TOP REIT was the 31st J-REIT to be listed and has just entered its fifth year. TOP REIT has focused on providing stable dividends and expanding the portfolio steadily supported by robust sponsors, high quality assets and prudent asset management.

“TOP REIT Asset Management will fully apply the strengths of TOP REIT to maintain stable dividends and maximize investor value”

The Growth Envisioned for the Next Stage

The quantitative definition for the next stage that TOP REIT is striving for is a portfolio of about 210 billion yen and a stable dividend between 13,000 and 14,000 yen. TOP REIT has maintained stable dividends even in today’s difficult environment, and will have to expand its portfolio to keep this dividend level. The reason that 210 billion yen has been set as the medium- to long-term portfolio target is because we want to lower the portfolio share of the NEC Head Office Building to 20% or less. Since establishing this target we have expanded the portfolio steadily through the acquisition of new properties. Presently the portfolio size is 175 billion yen and the share of the NEC Head Office Building has been reduced from the 40% share upon listing to about 24%. Thus TOP REIT needs to additionally acquire about 35 billion yen in assets to achieve this target.

3. NEW STRATEGY FOR REACHING THE NEXT STAGE

TOP REIT’s Strategy to Leap to the Next Stage

About 35 billion yen in new acquisitions are needed to leap to the next stage. The present TOP REIT portfolio is 75% office and 25% non-office (retail, residential, etc.). Furthermore, about 75% of the properties are in Central Tokyo and so the portfolio is mainly comprised of office buildings in Central Tokyo. Therefore, we would like to maintain the present investment ratio with future acquisitions. In other words, the investment target is Class A office or competitive office buildings with equal or better specifications in Central Tokyo. As for properties other than office buildings, we would like to primarily invest in Central Tokyo residential properties. This requires TOP REIT Asset Management to fully utilize the real estate brokerage functions of Sumitomo Trust and Banking, a sponsor, and the networks of Nippon Steel City Produce (Nippon Steel Group) and Oji Real Estate (Oji Paper Group). The asset manager will also utilize the information network it has built as an asset manager and focus on acquiring superior properties that have been “comprehensively considered and selected after looking at their area, size, yield and other factors.”

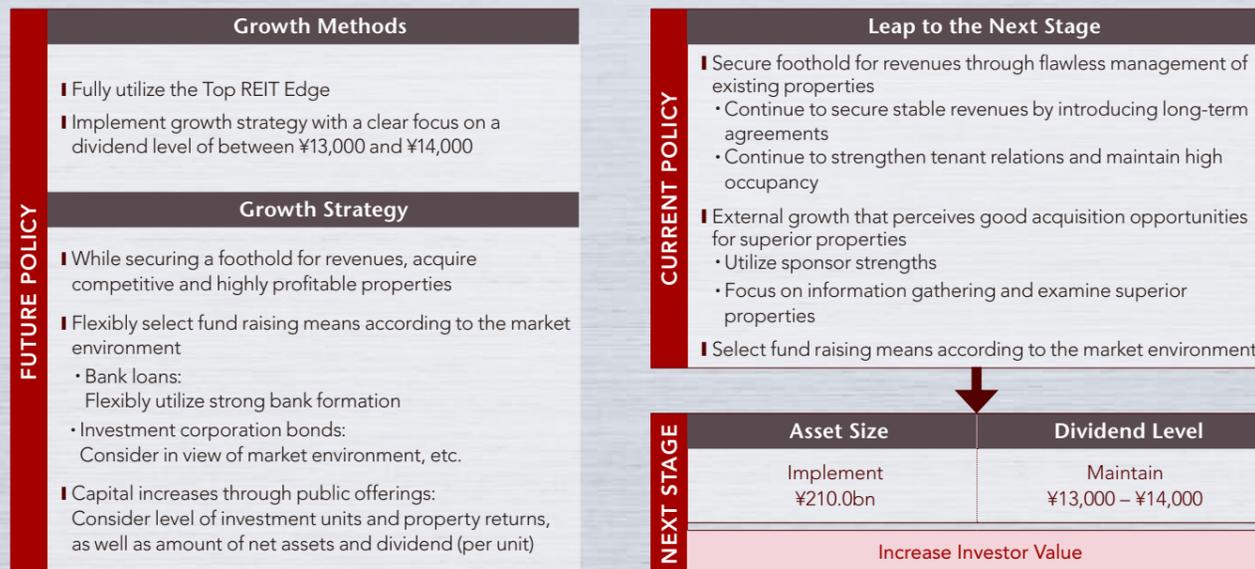
Method of Raising New Funds for the Leap to the Next Stage

TOP REIT’s financial policy sets the LTV ceiling at 60%, but we have striven to maintain it at around 50%. The raising of funds to leap to the next stage will be done using a flexible approach to fund raising. We will first thoroughly consider the market environment, pricing and yield of the property to be acquired, and other factors, and then flexibly select from among various methods of financing. These include utilizing cash on hand, borrowings from banks, investment corporation bonds, equity offerings and other potential methods.

Finally, in managing the assets of TOP REIT, TOP REIT Asset Management will fully apply the strengths of TOP REIT to maintain stable dividends and maximize investor value by securing revenues from our existing portfolio through prudent management of our portfolio and external growth that recognizes conditions today to be a perfect opportunity for acquiring properties.

TOP REIT Asset Management is committed to reinforcing its management structure to achieve prudent management of TOP REIT’s portfolio and growth. We ask for your continued support.

FUTURE STRATEGY FOR THE NEXT STAGE



FINANCIAL STANDING AND STRATEGY:

ACHIEVING GREATER STABILITY THROUGH LONGER BORROWING PERIODS AND DIVERSIFIED SOURCES

TOP REIT has been conducting prudent financial management within the severe economic environment based on a financial policy that focuses on stable financial management. In particular, the following financing was executed in the Eighth Fiscal Period in order to secure flexibility and to extend borrowing periods and spread out repayment dates.

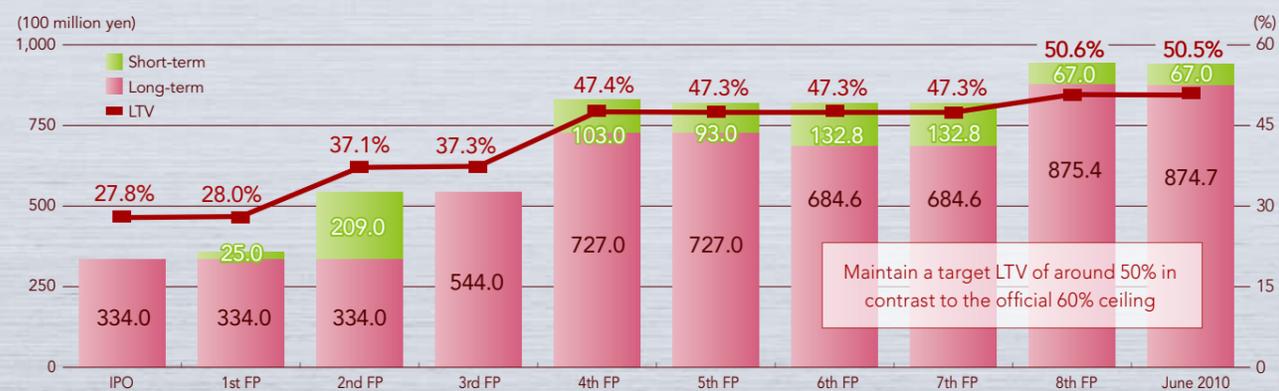
1) 12.5 billion yen was raised as capital to acquire the Sumitomo Corporation Nishiki-cho Building that was acquired in January 2010

- ❖ 9.8 billion yen will be repaid in November 2012 (borrowing period: 2 years and 11 months), floating interest
- ❖ 2.7 billion yen will be repaid in November 2016 (borrowing period: 6 years and 11 months), fixed interest
- ❖ A new lender was added to the robust bank formation

2) 22.2 billion yen in borrowings that were maturing in February and March were refinanced

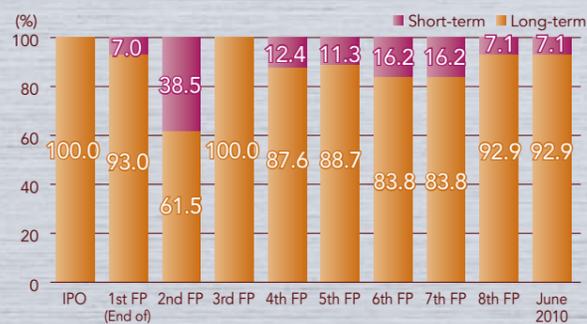
- ❖ 4.9 billion yen of short-term borrowings were refinanced into long-term borrowings prior to the maturity date (November 2009)
- ❖ As for the 8.37 billion yen in short-term borrowings, 6.7 billion yen was refinanced as short-term borrowings and 1.67 billion yen was refinanced into long-term borrowings (period of 1 year and 9 months)
- ❖ Borrowings of 9.0 billion yen were refinanced as long-term borrowings (length of 2 years and 3 months)

HISTORY OF DEBT STRUCTURE AND LTV



MANAGING THE RISK OF FLUCTUATING INTEREST RATES

Ratio of Long-term Loans



Ratio of Loans with Fixed Interest Rates



FINANCIAL POLICY

STABLE FINANCIAL MANAGEMENT

- ❖ Maintain a stable bank formation and secure financial flexibility
- ❖ Extend borrowing periods and spread out repayment dates
- ❖ Manage interest fluctuation risks

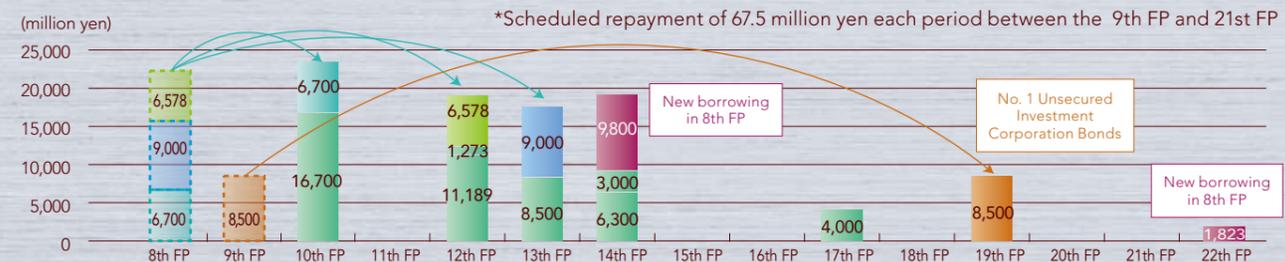
As a result of the above, the total borrowings as of the end of the Eighth Fiscal Period were 94.24 billion yen, giving TOP REIT an LTV of 50.6%. TOP REIT was also able to successfully extend the borrowing period and spread out repayment dates. This is evident in the fact that the average remaining period for interest-bearing liabilities as of the end of the Eighth Fiscal Period was 1 year and 10 months compared to 1 year and 8 months as of the end of the Seventh Fiscal Period, and the fact that the long-term borrowing ratio was 92.9% as of the end of the Eighth Fiscal Period versus 83.8% as of the end of the Seventh Fiscal Period.

Further, TOP REIT issued its first investment corporation bond (8.5 billion yen) on June 4, 2010 with the objective of repaying the 8.5 billion yen in borrowings maturing on June 30, 2010. This route of financing was taken by TOP REIT to further diversify borrowing methods and to extend the period of borrowings and spread out repayment dates. The bond was issued under the following conditions.

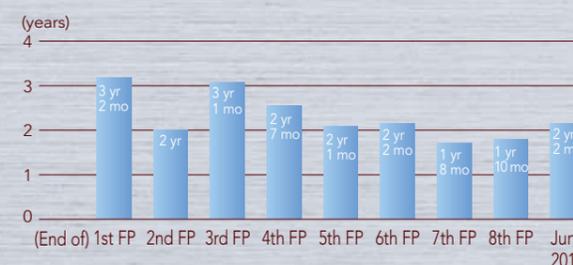
- Name: TOP REIT, Inc. No. 1 Investment Corporation Bonds (with special pari passu conditions among specified TOP REIT Investment Corporation Bonds)
- Issued amount: 8.5 billion yen
- Paid amount: 100 yen per 100 yen of the investment corporation bond
- Repayment amount: 100 yen per 100 yen of the investment corporation bond
- Interest rate: 1.0% per annum
- Collateral and guarantee: No collateral or guarantee
- Maturity: June 4, 2015; The Bonds may be repurchased and cancelled at any time unless otherwise specified by the book-entry transfer agent.
- Interest payment dates: June 4 and December 4 (annually)

The rating of this investment corporation bond is AA- (Rating and Investment Information, Inc.) and A3 (Moody's Investors Service, Inc.).

DIFFUSION OF REPAYMENT DATES AND EXTENSION OF MATURITIES FOR BORROWINGS



AVERAGE REMAINING PERIOD OF BORROWINGS



BANK FORMATION

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	Resona Bank [NEW]

SUMITOMO CORPORATION NISHIKI-CHO BUILDING

The Sumitomo Corporation Nishiki-cho Building is very conveniently located only a 3-minute walk from the Tokyo Metro Tozai Line Takebashi Subway Station and a mere 5-minute walk from Jimbocho Station on the Toei Shinjuku and Mita Subway Lines. Furthermore, it is within easy walking distance of Japan's largest CBD, the Otemachi and Marunouchi area. The building's specifications have been upgraded with large-scale renovations in 2001 and anti-seismic construction in 2009, placing it on par with new office buildings in the area. In addition, like with other TOP REIT properties, this property functions as the head office of its tenant. The tenant is a subsidiary of a listed firm and enjoys high credibility in the market. Despite being an office building in Central Tokyo, the property boasts a high NOI yield and has contributed to both cash flow and earnings since it was acquired.



Address	3-11-1 Kanda Nishiki-cho, Chiyoda Ward, Tokyo
Type of title	Ownership
Floor space	12,169.78m ²
Completion	March 1973
Acquisition date	January 13, 2010
Acquisition price	12,700 million yen
Portfolio share	8.0%



AKASAKA OJI BUILDING

The Akasaka Oji Building is located on one of the most renowned streets of Tokyo, Aoyama Dori (National Highway 246) and is blessed with high visibility. It neighbors the residence of the Crown Prince and the Canadian Embassy and is blessed with a rich green environment despite being located in a business district. Access to the building is also very convenient as it is only a 3-minute walk from Aoyama 1-chome Station on the Tokyo Metro Ginza and Hanzomon Subway Lines and the Toei Oedo Line.

The Akasaka Oji Building is a 9-floor office building with more than 10,000m² of floor space.



Address	8-1-22 Akasaka, Minato Ward, Tokyo
Type of title	Ownership
Floor space	10,063.05m ²
Completion	April 1999
Acquisition price	9,660 million yen
Portfolio share	7.5%



ITO-YOKADO HIGASHI-NARASHINO STORE

The Ito-Yokado Higashi-Narashino Store is a leading shopping center in the Narashino area with Ito-Yokado as its core tenant and a UNIQLO clothing store, Daiso 100 yen shop and other successful specialty shops as its tenants. The building is four stories tall with Ito-Yokado and the specialty shop area boasting a total combined sales space of 16,389m². The center also has 1,100 parking spaces.

Narashino City is a typical Tokyo bed town and the 5km trade area has a population of 526,000 people. Additionally, a huge condominium project with about 1,450 planned units is being constructed and sold very near this property presently.



Address	7-3-1 Higashi-Narashino, Narashino City, Chiba Prefecture
Type of title	Ownership
Floor space	45,338.37m ²
Completion	October 2004
Acquisition price	8,900 million yen
Portfolio share	3.2%



PORTFOLIO MANAGEMENT:

LONG-TERM LEASES A KEY PART OF SUCCESS

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. TOP REIT pursues both external growth and the qualitative improvement of its assets based on a policy of diversified portfolio management and optimal utilization of sponsor strengths. TOP REIT is committed to utilizing the management strengths of its asset management company to accomplish this and create added value for its investors.

Despite the last two years being difficult for the rental office market and many firms suffering from weak occupancy rates and dropping rents, TOP REIT, through the efforts of TOP

REIT Asset Management, has been able to maintain a strong occupancy level and keep negative effects of rent revisions to a minimum. The occupancy rate of 99.2% as of the end of the Eighth Fiscal Period is supported by a series of long-term leases.

RENT REVISIONS

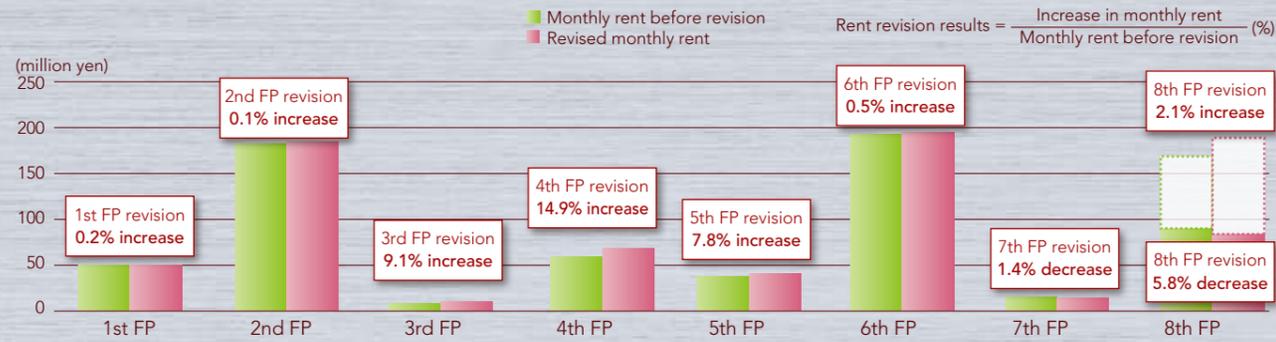
Likewise key to the success of a J-REIT in delivering strong and stable dividends is the ability to negotiate the present severe economy with successful rent negotiations. TOP REIT, through its asset management company, successfully negotiated with 15 tenants to renew their contracts and the rents were revised downward on average by only 5.8%. Specifically, rents were left unchanged with seven of the tenants and revised downwards with eight of the tenants.

LONG-TERM LEASES THE KEY TO HIGH OCCUPANCY LEVELS

	PROPERTY	MAIN TENANT	PORTFOLIO SHARE BY RENT	PORTFOLIO SHARE BY LEASED SPACE	EXPIRATION	NOTES
Long-Term Lease (3 years or more)	NEC Head Office Building	NEC Corporation	24.6%	24.8%	Dec. 28, 2025	Fixed-rate rent until Dec. 2013 (16th FP) Cancellation banned until Dec. 2013 (16th FP)
	Harumi Island Triton Square Office Tower Y	Some tenants	9.9%	4.1%	Mar. 31, 2011	Ordinary lease contract until Mar. 2012 (12th FP)
	Harumi Island Triton Square Office Tower Z	Ito-Yokado Co., Ltd., etc.	9.7%	3.7%	Mar. 31, 2011	Fixed-term lease contract (fixed-rate rent) until Mar. 2011 (10th FP)
	Sagamihara Shopping Center	Ito-Yokado Co., Ltd.	7.3%	20.9%	Aug. 10, 2013	Next rent revision: Aug. 2011 (11th FP)
	Ito-Yokado Higashi-Narashino Store	Olympic Corporation, Nitro Co., Ltd.	4.2%	17.5%	Nov. 30, 2014	Expiration date of lease :18th FP (some rent is to be calculated on sales of store)
	Musashirawa Shopping Square	Nippon Steel City Produce, Ltd.	2.3%	5.1%	Oct. 31, 2025	Cancellation banned until Oct. 2015 (19th FP) Fixed-rate rent until Oct. 2010 (9th FP)
	OAK PLAZA	-	1.7%	2.1%	Mar. 31, 2027	Fixed-rate rent until Mar. 2017 (22nd FP) Cancellation banned until Mar. 2017 (22nd FP)
	Others	-	1.8%	1.2%	-	-
Total			61.6%	79.4%		

*Lease agreements with 3 or more years set as the lease period at the time current agreement was executed.

OFFICE RENT REVISION RESULTS (END OF 8th FP)



SPECIAL CASE: HARUMI ISLAND TRITON SQUARE Z

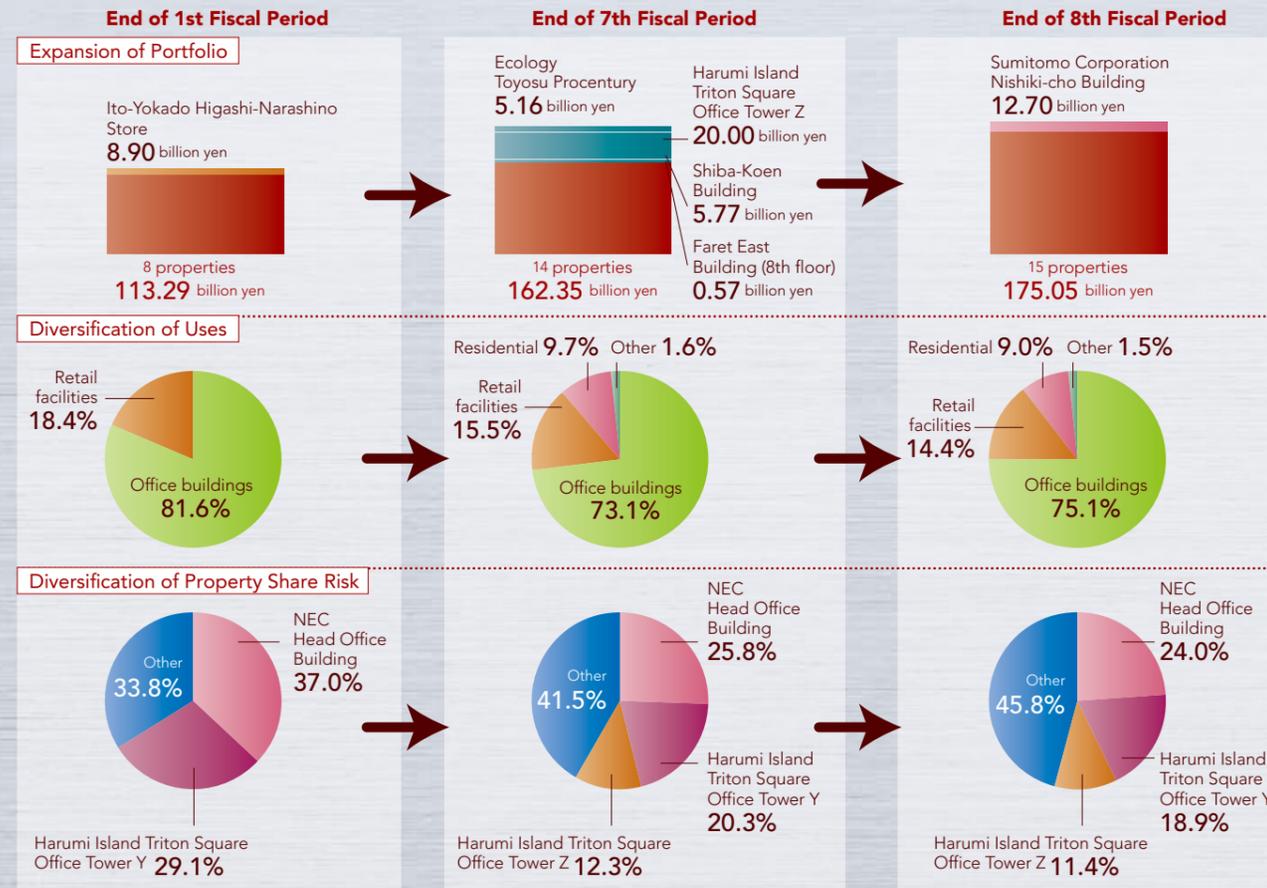
A special master lease with Obayashi Corporation resulted in rents being raised for the master lessee during the Eighth Fiscal Period.

Master lease agreement containing special covenant with Obayashi Corporation



- Obayashi Corporation leases the property and then subleases it to tenants as the master lessee.
- It was agreed that when sublease rent (B) is revised upwards, an equivalent amount over the original rent (A) will be paid to the trustee.
 - Obayashi Corporation and the sublessee revised rents upward in April 2010.
 - Consequently, the rent of Obayashi Corporation, the master lessee, was also raised.

PORTFOLIO HISTORY



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

PORTFOLIO LIST

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

(end of Eighth Fiscal Period)

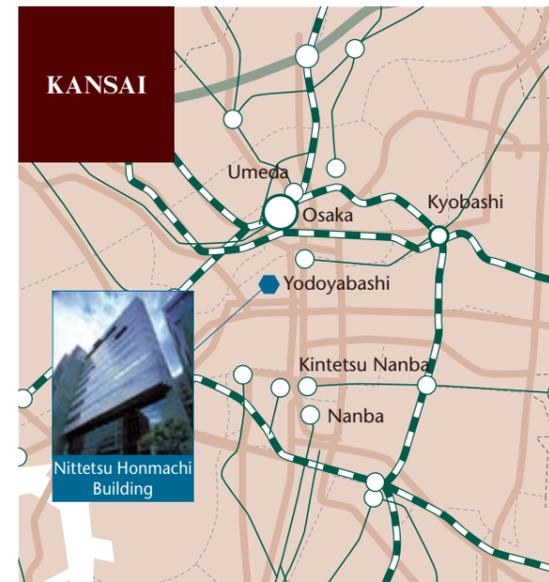
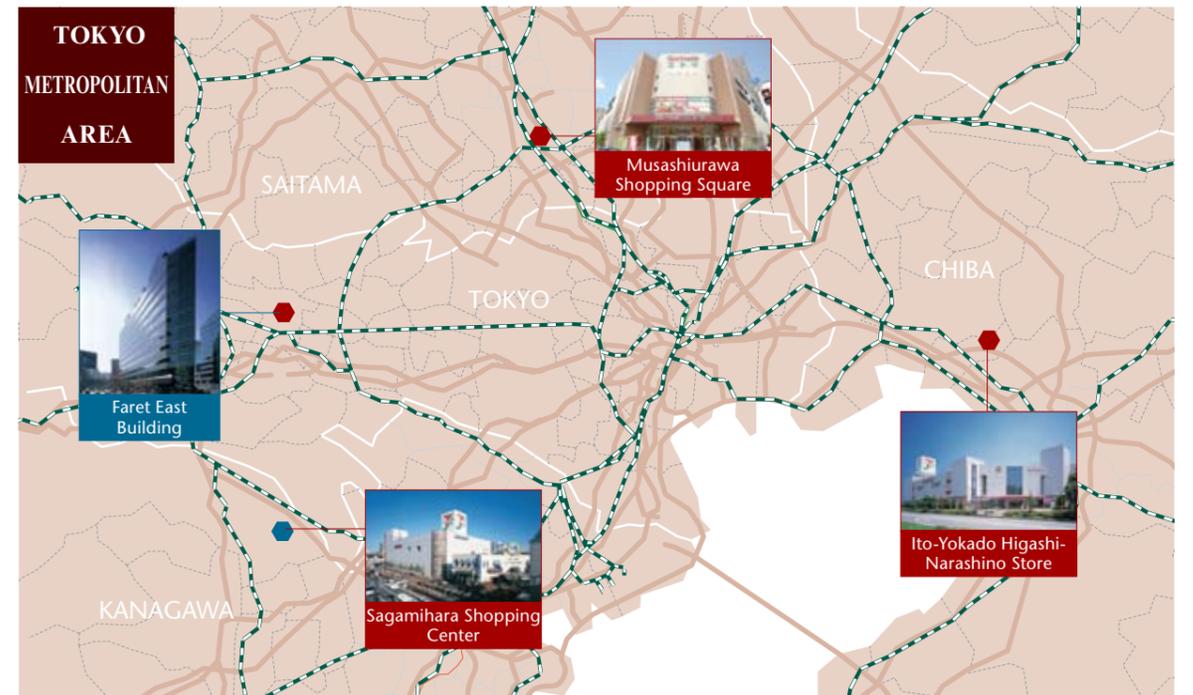
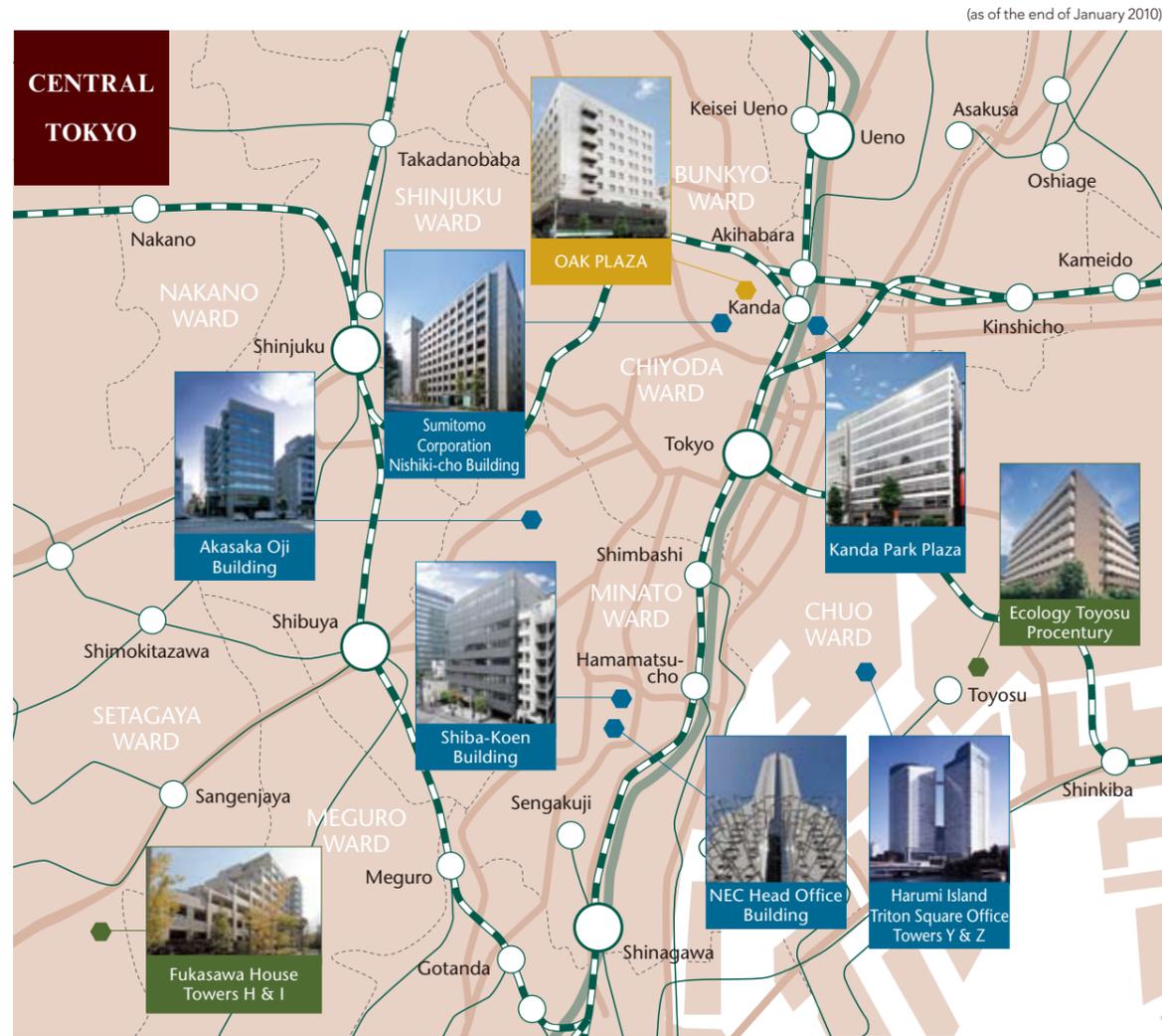
Portfolio Data

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	47,750	27.0
		Harumi Island Triton Square Office Tower Y	33,000	39,300	22.2
		Harumi Island Triton Square Office Tower Z	20,000	15,500	8.7
		Sumitomo Corporation Nishiki-cho Building	12,700	14,100	8.0
		Akasaka Oji Building	9,660	13,300	7.5
		Shiba-Koen Building	5,770	3,710	2.1
		Kanda Park Plaza	5,156	5,047	2.8
	Tokyo Metropolitan Area	Faret East Building	2,091	2,500	1.4
	Kansai Area	Nittetsu Honmachi Building	1,100	1,390	0.8
Subtotal (9 properties)			131,427	142,597	80.5
RETAIL	Tokyo Metropolitan Area	Sagamihara Shopping Center	12,000	10,700	6.0
		Ito-Yokado Higashi-Narashino Store	8,900	5,613	3.2
		Musashiurawa Shopping Square	4,335	3,800	2.1
Subtotal (3 properties)			25,235	20,113	11.4
RESIDENTIAL	Tokyo Metropolitan Area	Fukasawa House Towers H & I	10,635	7,180	4.1
		Ecology Toyosu Procentury	5,160	4,560	2.6
Subtotal (2 properties)			15,795	11,740	6.6
OTHER	Central Tokyo	OAK PLAZA	2,590	2,696	1.5
		Subtotal (1 property)			2,590
TOTAL			175,047	177,146	100.0

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

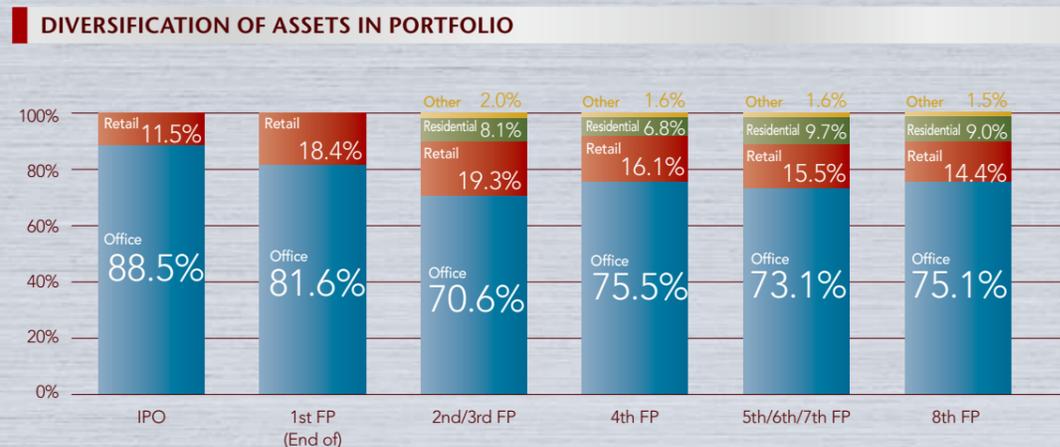
PORTFOLIO

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



Total acquisitions (as of April 30, 2010)	¥175,047 million
Appraised value (as of April 30, 2010)	¥177,146 million
Properties	15
Rentable area	291,647.88m ²

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



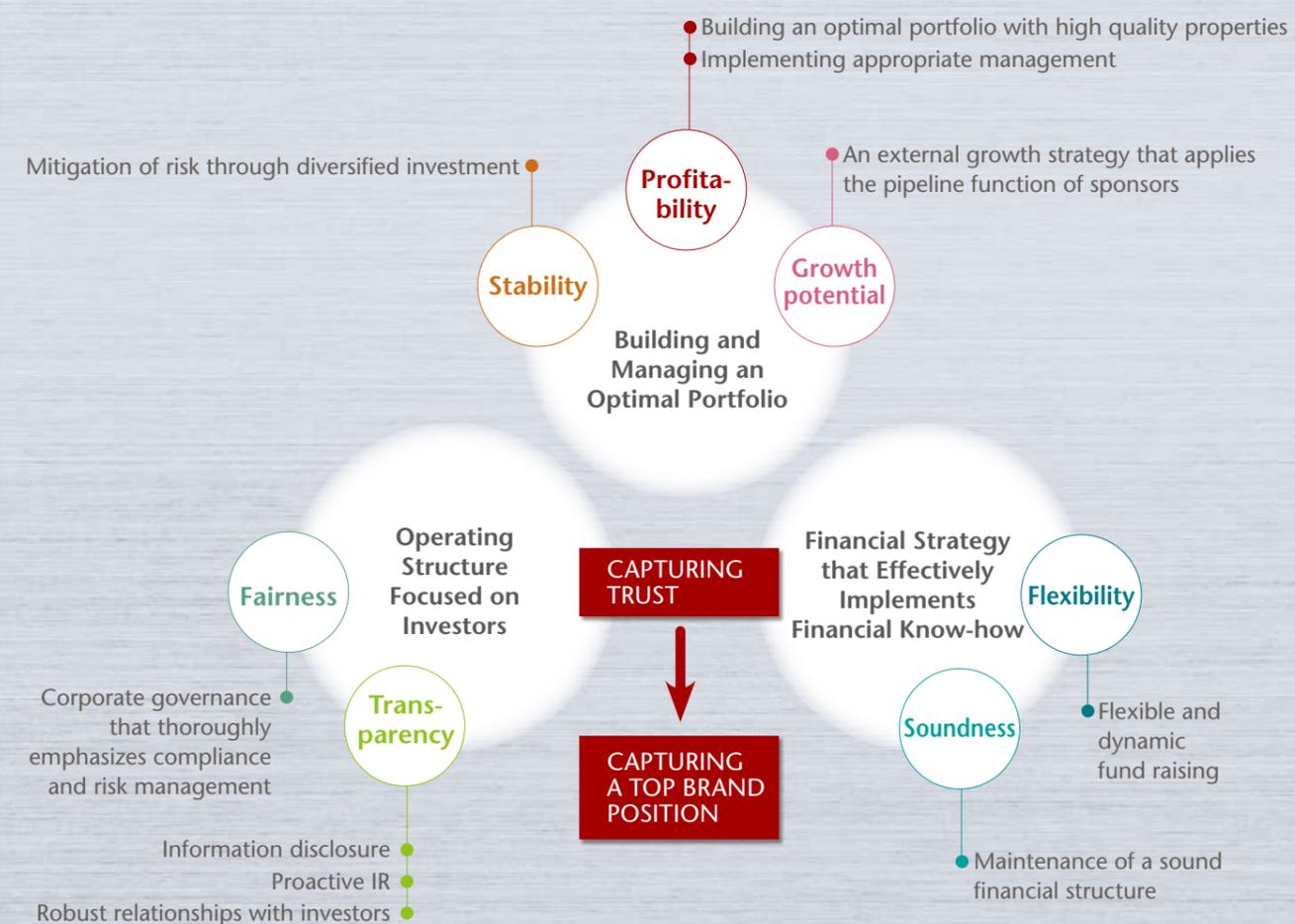
TOP REIT ASSET MANAGEMENT:

COMMITTED TO MAKING TOP REIT A LEADING J-REIT

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” for 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.

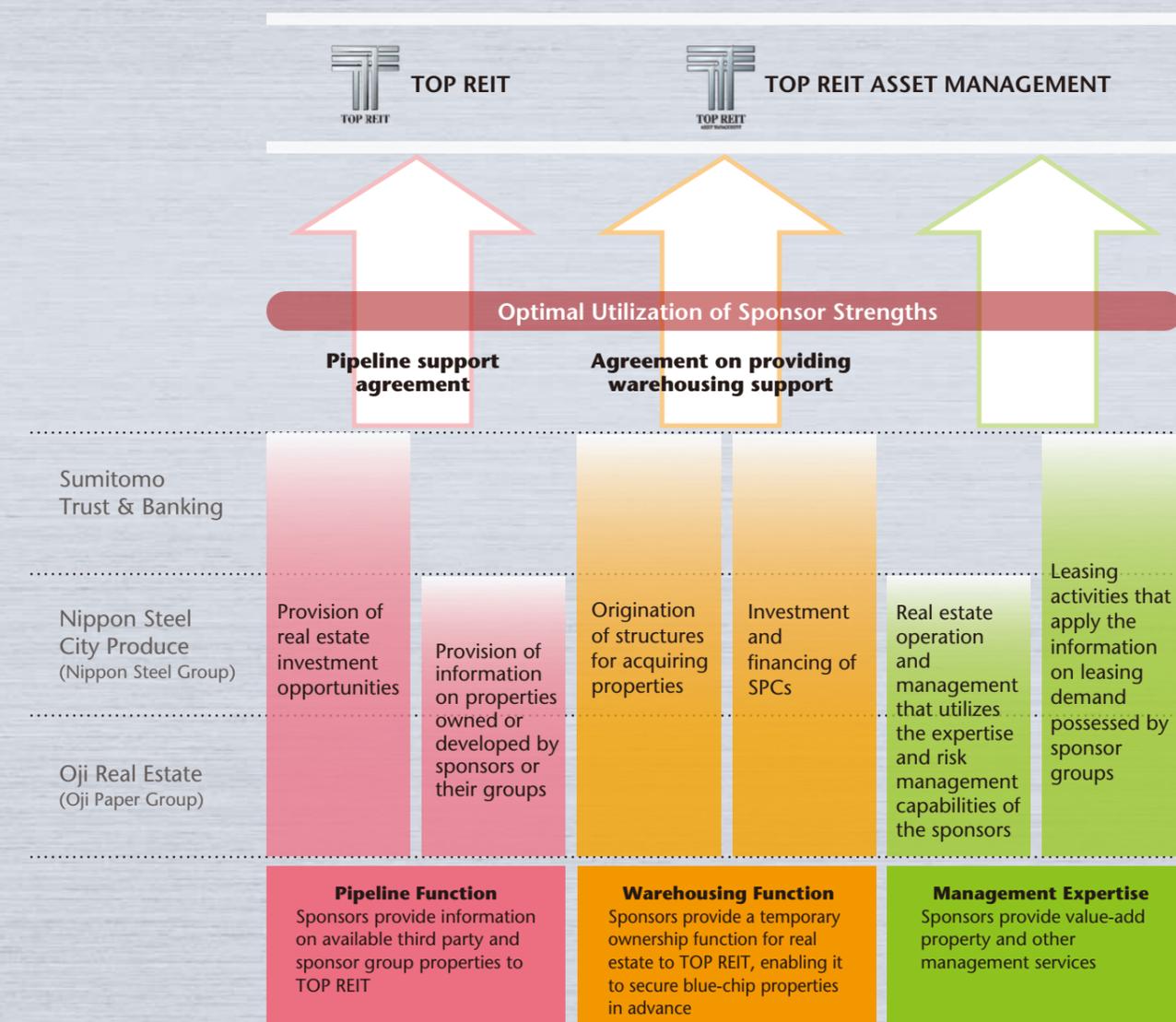
The operating philosophy that TRAM follows to achieve these goals is outlined in the figure below.



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.



ASSET MANAGEMENT OVERVIEW: FINANCIAL SUMMARY

CATEGORY	UNIT	4TH FP NOV. 1, 2007 – APR. 30, 2008	5TH FP MAY 1, 2008 – OCT. 31, 2008	6TH FP NOV. 1, 2008 – APR. 30, 2009	7TH FP MAY 1, 2009 – OCT. 31, 2009	8TH FP NOV. 1, 2009 – APR. 30, 2010
(1) Operating results						
Operating revenue	(Note 1) mn yen	4,817	5,584	5,606	5,608	5,814
(Of which, rent revenue)	mn yen	4,817	5,584	5,606	5,608	5,814
Operating expense	mn yen	2,464	2,933	2,905	2,978	2,964
(Of which, expenses related to rent business)	mn yen	1,974	2,371	2,346	2,429	2,405
Operating income	mn yen	2,353	2,651	2,700	2,630	2,849
Ordinary income	mn yen	1,842	1,994	2,047	1,960	2,091
Net income	mn yen	1,841	1,993	2,046	1,961	2,090
(2) Asset, etc. (end of period)						
Total assets	mn yen	175,226	173,241	172,850	172,884	186,296
(Period-on-period variation)	%	(20.0)	(-1.1)	(-0.2)	(0.0)	(7.8)
Interest-bearing liabilities	mn yen	84,185	82,000	81,740	81,740	94,240
Net assets	mn yen	84,037	84,141	84,208	84,140	84,289
(Period-on-period variation)	%	(0.0)	(0.1)	(0.1)	(-0.1)	(0.2)
Unitholders' capital	mn yen	82,260	82,260	82,260	82,260	82,260
(3) Cash distributions						
Total cash distributions	mn yen	1,842	1,993	2,046	1,961	2,090
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	542,175	542,846	543,280	542,842	543,805
Dividend per unit	yen	11,884	12,863	13,206	12,654	13,484
(Earnings distribution per unit)	yen	11,884	12,863	13,206	12,654	13,484
(Distribution in excess of earnings per unit)	yen	–	–	–	–	–
(5) Financial indices						
Ratio of ordinary income to total assets	(Note 3) %	1.1 (2.3)	1.1 (2.3)	1.2 (2.4)	1.1 (2.2)	1.2 (2.3)
Ratio of net income to unitholders' equity	(Note 3) %	2.2 (4.4)	2.4 (4.7)	2.4 (4.9)	2.3 (4.6)	2.5 (5.0)
Ratio of unitholders' equity to total assets	%	48.0	48.6	48.7	48.7	45.2
(Period-on-period variation)	%	(-9.6)	(0.6)	(0.1)	(-0.0)	(-3.5)
LTV	%	48.0	47.3	47.3	47.3	50.6
Rental NOI	(Note 4) mn yen	3,830	4,360	4,412	4,284	4,535
(6) Other referential information						
Number of properties at end of period	case	13	14	14	14	15
Number of tenants at end of period	(Note 5) case	43	44	42	42	44
Total rentable area at period end	m ²	276,833.20	283,622.23	283,622.23	283,622.23	291,647.88
Occupancy at end of period	(Note 6) %	99.5	99.5	99.2	99.2	99.2
Depreciation and amortization at end of period	mn yen	987	1,147	1,151	1,105	1,127
Capital expenditure at end of period	mn yen	463	59	412	97	544

(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 ().

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

Ratio of net income to unitholders' equity = Ordinary income / ((Total assets at beginning of period + Total assets at end of period) / 2)

(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 properties, it is calculated as multiple tenants.

(Note 6) Occupancy at end of period = Leased floor area at end of period / Total leasable floor area at end of period

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

UNIT PRICE PERFORMANCE AND VOLUME TABLE

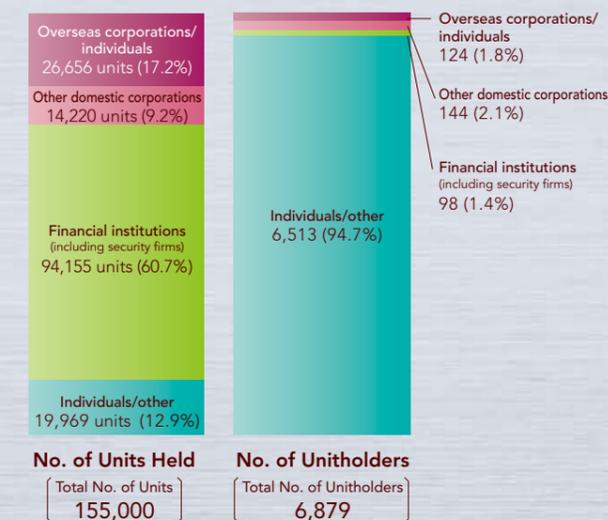


IR SCHEDULE

2010



UNITHOLDERS (END OF APRIL 2010)



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