

December 15, 2010

Summary of Earnings Results for the Ninth Fiscal Period (From May 1, 2010 to October 31, 2010)

Top REIT, Inc. (listed on the Tokyo Stock Exchange with securities code 8982) hereby announces its earnings results for the fiscal period ended October 31, 2010 (ninth fiscal period).

1. Earnings Results for the Ninth Fiscal Period

Ninth Fiscal Period: From May 1, 2010 to October 31, 2010

Eighth Fiscal Period: From November 1, 2009 to April 30, 2010

(1) Business Results

	Operating Revenue	Period-on-Period Change	Operating Income	Period-on-Period Change	Ordinary Income	Period-on-Period Change
Ninth Fiscal Period	¥6,060mn	4.2%	¥3,019mn	6.0%	¥2,204mn	5.4%
Eighth Fiscal Period	¥5,814mn	3.7%	¥2,849mn	8.3%	¥2,091mn	6.7%

	Net Income	Period-on-Period Change	Net Income per Unit	Ratio of Net Income to Unitholders' Equity	Ratio of Ordinary Income to Total Assets	Ratio of Ordinary Income to Operating Revenue
Ninth Fiscal Period	¥2,204mn	5.5%	¥14,220	2.6%	1.2%	36.4%
Eighth Fiscal Period	¥2,090mn	6.6%	¥13,484	2.5%	1.2%	36.0%

(Note) Net income per unit is rounded to the nearest yen.

(2) Dividends

	Dividend per Unit (excluding dividend in excess of earnings)	Total Amount of Dividends	Dividend in Excess of Earnings per Unit	Total Amount of Dividends in Excess of Earnings	Dividend Payout Ratio	Ratio of Dividends to Net Assets
Ninth Fiscal Period	¥14,220	¥2,204mn	¥0	¥-mn	100.0%	2.6%
Eighth Fiscal Period	¥13,484	¥2,090mn	¥0	¥-mn	100.0%	2.5%

(3) Financial Position

	Total Assets	Net Assets	Ratio of Unitholders' Equity to Total Assets	Net Assets per Unit
Ninth Fiscal Period	¥186,459mn	¥84,438mn	45.3%	¥544,768
Eighth Fiscal Period	¥186,296mn	¥84,289mn	45.2%	¥543,805

(Note) Net assets per unit is rounded to the nearest yen.

(4) Cash Flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investing Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of Period
Ninth Fiscal Period	¥3,481mn	(¥141mn)	(¥2,213mn)	¥12,013mn
Eighth Fiscal Period	¥2,981mn	(¥12,425mn)	¥10,538mn	¥10,886mn

2. Forecast of Earnings Results for the Tenth Fiscal Period

Tenth Fiscal Period: From November 1, 2010 to April 30, 2011

	Operating Revenue	Period-on-Period Change	Operating Income	Period-on-Period Change	Ordinary Income	Period-on-Period Change
Tenth Fiscal Period	¥5,976mn	(1.4%)	¥2,951mn	(2.3%)	¥2,169mn	(1.6%)

	Net Income	Period-on-Period Change	Dividend per Unit (excluding dividend in excess of earnings)	Dividend in Excess of Earnings per Unit
Tenth Fiscal Period	¥2,170mn	(1.5%)	¥14,000	¥0

(Note) Estimated net income per unit for the tenth fiscal period: ¥14,000

*Explanation on the Appropriate Use of Earnings Results Forecasts, and Other Matters of Special Note

The earnings results forecasts and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by Top REIT. Accordingly, the actual results may differ materially due to a variety of factors. Moreover, the forecasts should not be construed as a guarantee of the dividend amount.

3. Others

(1) Changes in Accounting Policies

- Changes accompanying revisions in accounting standards, etc.: Yes
- Changes aside from a. above: No

[Accounting Standard for Asset Retirement Obligations]

Since the ninth fiscal period, Top REIT has applied "Accounting Standard for Asset Retirement Obligations" (Accounting Standards Board of Japan (ASBJ) Statement No. 18; March 31, 2008) and "Guidance on Accounting Standard for Asset Retirement Obligations" (ASBJ Guidance No. 21; March 31, 2008). This does not impact income/loss.

(2) Number of Investment Units Issued and Outstanding

- Number of investment units (including own investment units) issued and outstanding at end of fiscal period
Ninth Fiscal Period: 155,000 units
Eighth Fiscal Period: 155,000 units
- Number of own investment units issued and outstanding at end of fiscal period
Ninth Fiscal Period: 0 units
Eighth Fiscal Period: 0 units

This summary of earnings results is translated from the Japanese "Kessan Tanshin" report, dated December 15, 2010, which is prepared in accordance with generally accepted accounting principles in Japan and Japanese law.

Unless otherwise stated, fractions less than the specified unit are rounded down to the nearest specified unit for monetary amounts and rounded to the nearest specified unit for percentage figures.

4. Asset Management Performance

(1) Acquisition and Selling of Assets

Top REIT began the ninth fiscal period with 15 properties (total acquisition value: ¥175,047 million). None of the deliberations over the possible acquisition of properties, based on information collected and carefully selected with a focus on office buildings located in central Tokyo through the “optimal application of sponsor strengths,” led to the decision to acquire properties. As a result, the number of properties owned by Top REIT remained unchanged from the eighth fiscal period at 15 properties (total acquisition value: ¥175,047 million) as of the end of the ninth fiscal period.

(2) Management and Maintenance of Portfolio Assets

The basic asset management strategy of Top REIT centers on sustaining and increasing revenue over the medium to long term by maintaining and improving tenant satisfaction (the “Tenants First” policy) and keeping operational management costs at an appropriate level.

Top REIT strives to improve tenant satisfaction by sustaining relationships of trust with tenants and discerning tenant needs via property management companies in order to maintain high occupancy rates. Moreover, solicitation of new tenants and other efforts were appropriately made. As a result of such undertakings, the occupancy rate of Top REIT’s entire portfolio at the end of the ninth fiscal period was 99.5%.

Regarding maintenance, Top REIT followed up on ensuring an appropriate perception of the operational management conditions and steady implementation of asset management plans for each property. Top REIT also carried out repair work that contributes to enhancing the competitiveness of properties and maintaining and improving the functionality of properties based on asset management plans, took steps to keep relevant costs at an appropriate level, as well as conducted efficient management of resources.

5. Procurement of Funds

Top REIT procures funds by adopting a financial policy that is based on stable financial management. During the ninth fiscal period, in view of diversifying fund procurement means, Top REIT filed a shelf registration statement for investment corporation bonds on May 12, 2010 (scheduled period of issue: 2 years, starting May 20, 2010; amount to be issued: ¥100 billion) to enable flexible issuance of investment corporation bonds. Top REIT issued its No. 1 Unsecured Investment Corporation Bonds (with special pari passu conditions among specified Top REIT investment corporation bonds) (total issue amount: ¥8,500 million; interest rate: 1.0% per annum) on June 4, 2010 in view of extending borrowing periods and the periods remaining until repayment dates and fixing interest rates, and used the funds to repay a long-term loan payable that was due for repayment on June 30, 2010. As a result, at the end of the ninth fiscal period, the total amount of interest-bearing liabilities stands at ¥94,172.5 million and the ratio of interest-bearing liabilities to total assets at 50.5%. Of the total amount of interest-bearing liabilities, 47.2% are interest-bearing liabilities with fixed interest rates and 92.9% are long-term interest-bearing liabilities (including the current portion).

The credit ratings of Top REIT as of October 31, 2010 are as follows:

Rating Agency	Issuer Rating [Outlook]
Moody’s Japan K.K. (Moody’s) (Note)	A3 [Negative]
Rating and Investment Information, Inc. (R&I)	AA– [Stable]

(Note) The rating agency changed from Moody’s Investors Service, Inc. (Moody’s) to Moody’s Japan K.K. (Moody’s) on October 1, 2010.

[Reference Information]

Sony Computer Entertainment Inc., a major tenant of Akasaka Oji Building, reported to Top REIT on December 15, 2010 of the following plans to relocate to the Shinagawa area.

- (i) Relocated the headquarters from TK Minami Aoyama Building to Sony City at 1-7-1 Konan, Minato-Ward, Tokyo on August 23, 2010, and also plans to relocate the other departments that are tenants of Akasaka Oji Building to the Shinagawa area by around the summer of 2011.
- (ii) The termination of the lease agreement for Akasaka Oji Building and the specific timing of such are yet to be determined at this stage. A notice of early termination of the lease agreement will be issued at a later date based on the lease agreement once finalized.

6. Outlook for the Tenth and Eleventh Fiscal Periods

The earnings results forecasts for the tenth fiscal period (from November 1, 2010 to April 30, 2011) and the eleventh fiscal period (from May 1, 2011 to October 31, 2011) are as follows:

Fiscal Period [period of asset management]	Tenth Fiscal Period [181 days]	Eleventh Fiscal Period [184 days]
Operating Revenue	¥5,976mn	¥5,811mn
Ordinary Income	¥2,169mn	¥2,047mn
Net Income	¥2,170mn	¥2,046mn
Dividend per Unit (excluding dividend in excess of earnings)	¥14,000	¥13,200
Dividend in Excess of Earnings per Unit	¥0	¥0

(Note) The earnings results forecasts presented above are the current estimated figures calculated based on certain assumptions. Accordingly, the actual operating revenue, ordinary income, net income, dividend per unit and dividend in excess of earnings per unit may vary due to changes in the circumstances. Moreover, the forecasts should not be construed as a guarantee of the dividend amount.

Preconditions for Forecast of Earnings Results for the Tenth Fiscal Period (from November 1, 2010 to April 30, 2011) and the Eleventh Fiscal Period (from May 1, 2011 to October 31, 2011)

Item	Preconditions and Assumptions
Management Period	<ul style="list-style-type: none">• Tenth fiscal period: November 1, 2010 – April 30, 2011 (181 days)• Eleventh fiscal period: May 1, 2011 – October 31, 2011 (184 days)
Portfolio Assets	<ul style="list-style-type: none">• The forecast is based on the 15 properties Top REIT owns as of December 15, 2010.• The actual circumstances may change due to the acquisition or disposal of properties and other factors.• Top REIT does not have any forward commitments, etc. indicated in the supervision guidelines of the Financial Services Agency (FSA) as of December 15, 2010.
Number of Investment Units Issued and Outstanding	<ul style="list-style-type: none">• The number of investment units issued and outstanding is based on the number as of October 31, 2010, which is 155,000 units, and assumes that no issuance of new investment units will be made through to October 31, 2011.

Interest-Bearing Liabilities	<ul style="list-style-type: none"> • It is assumed that the total amount of interest-bearing liabilities will be ¥94,172.5 million, which is the amount as of October 31, 2010. • For the tenth fiscal period, it is assumed that ¥67.5 million of a long-term loan payable will be repaid on December 30, 2010 as agreed upon. Moreover, it is assumed that the ¥6,700 million loan payable due for repayment on February 28, 2011 and the ¥16,700 million loan payable due for repayment on March 3, 2011 will be fully refinanced. • For the eleventh fiscal period, it is assumed that ¥67.5 million of a long-term loan payable will be repaid on June 30, 2011 as agreed upon.
Operating Revenue	<ul style="list-style-type: none"> • For real estate rent revenue for existing properties, Top REIT takes into consideration execution of new agreements, early termination of agreements, etc. that have been finalized as of December 15, 2010, 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. • As the timing of the early termination of the lease agreement for a major tenant of Akasaka Oji Building as outlined on page 4 [Reference Information] is yet to be determined at this stage, it is assumed that there will be no impact on the tenth fiscal period and eleventh fiscal period.
Operating Expenses	<ul style="list-style-type: none"> • Top REIT adopts a method treating property, city planning and depreciable asset taxes, etc. on real estate, etc. it owns, as expenses related to the rent business in the amount corresponding to the management period out of the assessed and determined taxation amount. • It is assumed that the amount of property tax, etc. will be ¥586 million for the tenth fiscal period and ¥629 million for the eleventh fiscal period. • It is assumed that depreciation and amortization will be ¥1,088 million for the tenth fiscal period and ¥1,055 million for the eleventh fiscal period. • Repair expenses for buildings, etc. may vary greatly from the forecasted amount due to various reasons. For example, emergency repair expenses may possibly arise due to unexpected factors causing building damages, etc. Another reason is that repair expenses are expenses that do not accrue periodically and, rather, the variation in the amount is large depending on the fiscal period. • Management operation fees are assumed by reflecting historical data, among other factors.
Non-Operating Expenses	<ul style="list-style-type: none"> • It is assumed that non-operating expenses for the tenth fiscal period will be ¥787 million, of which interest on loans and interest expenses on investment corporation bonds (including related expenses) will be ¥782 million. • It is assumed that non-operating expenses for the eleventh fiscal period will be ¥802 million, of which interest on loans and interest expenses on investment corporation bonds (including related expenses) will be ¥799 million.
Dividend per Unit	<ul style="list-style-type: none"> • Dividends (dividend per unit) are calculated based on the dividend policy stipulated in Top REIT's Articles of Incorporation.
Dividend in Excess of Earnings per Unit	<ul style="list-style-type: none"> • Top REIT does not currently anticipate dividends in excess of earnings (dividend in excess of earnings per unit).
Other	<ul style="list-style-type: none"> • It is assumed that there will be no changes in legislation, taxation, accounting standards, Tokyo Stock Exchange's listing regulations, rules and requirements imposed by The Investment Trusts Association, Japan that would impact the aforementioned forecasts. • It is assumed that there will be no unpredictable material changes in general economic trends and real estate market conditions, etc.

7. Financial Statements

(1) Balance Sheets

(Unit: thousand yen)

	Eighth Fiscal Period (as of April 30, 2010)	Ninth Fiscal Period (as of October 31, 2010)
Assets		
Current assets		
Cash and deposits	6,184,999	7,343,741
Cash and deposits in trust	4,701,262	4,769,415
Operating accounts receivable	36,742	42,947
Prepaid expenses	246,767	250,570
Deferred tax assets	39,187	16,379
Income taxes receivable	530	511
Consumption taxes receivable	17,430	—
Other	1,979	2,859
Total current assets	11,228,898	12,426,425
Noncurrent assets		
Property, plant and equipment		
Buildings	1,116,573	1,116,573
Accumulated depreciation	(89,700)	(110,360)
Buildings, net	1,026,872	1,006,212
Structures	4,452	4,452
Accumulated depreciation	(1,876)	(2,283)
Structures, net	2,575	2,168
Machinery and equipment	11,436	11,436
Accumulated depreciation	(6,594)	(8,116)
Machinery and equipment, net	4,842	3,320
Tools, furniture and fixtures	1,004	1,004
Accumulated depreciation	(343)	(448)
Tools, furniture and fixtures, net	660	555
Land	4,888,525	4,888,525
Buildings in trust	57,653,042	57,717,230
Accumulated depreciation	(7,926,071)	(8,942,395)
Buildings in trust, net	49,726,970	48,774,834
Structures in trust	656,108	657,339
Accumulated depreciation	(159,651)	(179,227)
Structures in trust, net	496,456	478,112
Machinery and equipment in trust	208,528	212,861
Accumulated depreciation	(60,504)	(71,141)
Machinery and equipment in trust, net	148,023	141,720
Tools, furniture and fixtures in trust	144,174	156,580
Accumulated depreciation	(54,832)	(67,501)
Tools, furniture and fixtures in trust, net	89,341	89,079
Land in trust	118,234,009	118,234,009
Total property, plant and equipment	174,618,279	173,618,539
Intangible assets		
Other	233	212
Total intangible assets	233	212
Investments and other assets		
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	300,759	198,549
Other	132,394	154,660
Total investments and other assets	443,154	363,210
Total noncurrent assets	175,061,667	173,981,962
Deferred assets		
Deferred organization expenses	5,670	—
Investment corporation bond issuance costs	—	51,444
Total deferred assets	5,670	51,444
Total assets	186,296,235	186,459,832

(Unit: thousand yen)

	Eighth Fiscal Period (as of April 30, 2010)	Ninth Fiscal Period (as of October 31, 2010)
Liabilities		
Current liabilities		
Operating accounts payable	116,903	187,056
Short-term loans payable	6,700,000	6,700,000
Current portion of long-term loans payable	25,335,000	16,835,000
Accounts payable – other	296,129	271,228
Accrued expenses	228,365	239,784
Income taxes payable	441	445
Accrued consumption taxes	—	134,143
Advances received	909,119	810,715
Derivatives liabilities	120,135	62,972
Other	2,438	2,670
Total current liabilities	33,708,533	25,244,017
Noncurrent liabilities		
Investment corporation bond	—	8,500,000
Long-term loans payable	62,205,000	62,137,500
Tenant leasehold and security deposits	147,894	146,592
Tenant leasehold and security deposits in trust	5,945,013	5,992,614
Long-term advances received	—	122
Total noncurrent liabilities	68,297,908	76,776,829
Total liabilities	102,006,441	102,020,847
Net Assets		
Unitholders' equity		
Unitholders' capital	82,260,100	82,260,100
Surplus		
Unappropriated retained earnings (undisposed loss)	2,090,112	2,204,126
Total surplus	2,090,112	2,204,126
Total unitholders' equity	84,350,212	84,464,226
Valuation and translation adjustments		
Deferred gains or losses on hedges	(60,419)	(25,241)
Total valuation and translation adjustments	(60,419)	(25,241)
Total net assets	84,289,793	84,438,984
Total liabilities and net assets	186,296,235	186,459,832

(2) Statements of Income

(Unit: thousand yen)

	Eighth Fiscal Period (November 1, 2009 – April 30, 2010)	Ninth Fiscal Period (May 1, 2010 – October 31, 2010)
Operating revenue		
Rent revenue – real estate	5,797,208	6,047,097
Other lease business revenue	17,007	13,728
Total operating revenue	5,814,215	6,060,826
Operating expenses		
Expenses related to rent business	2,405,910	2,451,121
Asset management fee	436,159	455,280
Asset custody fee	8,062	8,367
Administrative service fees	61,108	63,093
Directors' compensations	6,900	6,900
Audit fee	10,000	10,000
Other operating expenses	36,280	46,613
Total operating expenses	2,964,421	3,041,377
Operating income	2,849,794	3,019,449
Non-operating income		
Interest income	5,366	6,225
Reversal of dividends payable	1,061	728
Other	826	678
Total non-operating income	7,254	7,633
Non-operating expenses		
Interest expenses	671,063	665,835
Interest expense on investment corporation bonds	—	34,698
Amortization of investment corporation bond issuance costs	—	4,593
Borrowing related expenses	—	108,153
Amortization of deferred organization expenses	5,670	5,670
Other	89,284	3,144
Total non-operating expenses	766,018	822,095
Ordinary income	2,091,030	2,204,986
Income before income taxes	2,091,030	2,204,986
Income taxes – current	1,011	950
Income taxes – deferred	(9)	2
Total income taxes	1,002	953
Net income	2,090,028	2,204,033
Retained earnings brought forward	84	92
Unappropriated retained earnings (undisposed loss)	2,090,112	2,204,126

(3) Statements of Cash Flows

(Unit: thousand yen)

	Eighth Fiscal Period (November 1, 2009 – April 30, 2010)	Ninth Fiscal Period (May 1, 2010 – October 31, 2010)
Net cash provided by (used in) operating activities		
Income before income taxes	2,091,030	2,204,986
Depreciation and amortization	1,127,065	1,081,984
Amortization of deferred organization expenses	5,670	5,670
Amortization of right of trademark	21	21
Amortization of investment corporation bond issuance costs	—	4,593
Interest income and interest on securities	(5,366)	(6,225)
Interest expenses	671,063	700,534
Decrease (increase) in operating accounts receivable	3,921	(6,205)
Decrease (increase) in income taxes receivable	178	19
Decrease (increase) in consumption taxes receivable	(17,430)	17,430
Decrease (increase) in prepaid expenses	(127,986)	(3,803)
Decrease (increase) in other current assets	613	96
Increase (decrease) in operating accounts payable	(38,118)	35,191
Increase (decrease) in accounts payable – other	8,665	17,047
Increase (decrease) in accrued consumption taxes	(74,301)	134,143
Increase (decrease) in advances received	154,318	(98,403)
Decrease (increase) in long-term prepaid expenses	(217,522)	102,210
Other, net	10,544	(23,850)
Subtotal	3,592,366	4,165,440
Interest income received	5,869	5,391
Interest expenses paid	(616,201)	(688,296)
Income taxes paid	(945)	(945)
Net cash provided by (used in) operating activities	2,981,089	3,481,589
Net cash provided by (used in) investing activities		
Payments into time deposits	(525,000)	(400,000)
Proceeds from withdrawal of time deposits	890,000	300,000
Purchase of property, plant and equipment	(1,191)	(196)
Purchase of property, plant and equipment in trust	(13,503,884)	(87,610)
Proceeds from tenant leasehold and security deposits	18,586	—
Repayments of tenant leasehold and security deposits	—	(1,301)
Proceeds from tenant leasehold and security deposits in trust	761,941	82,322
Repayments of tenant leasehold and security deposits in trust	(65,489)	(34,721)
Net cash provided by (used in) investing activities	(12,425,037)	(141,507)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	6,700,000	—
Decrease in short-term loans payable	(13,278,000)	—
Proceeds from long-term loans payable	28,078,000	—
Repayment of long-term loans payable	(9,000,000)	(8,567,500)
Proceeds from issuance of investment corporation bonds	—	8,500,000
Payments for investment corporation bond issuance costs	—	(55,667)
Dividends paid	(1,961,370)	(2,090,020)
Net cash provided by (used in) financing activities	10,538,630	(2,213,187)
Net increase (decrease) in cash and cash equivalents	1,094,682	1,126,894
Cash and cash equivalents at beginning of period	9,791,579	10,886,261
Cash and cash equivalents at end of period	10,886,261	12,013,156

8. Portfolio Data

Asset Class	Area	Property Name	Acquisition Value (million yen)	Appraisal Value at End of Period (million yen)	Investment Breakdown (Note 1) (%)
Office Building	Central Tokyo	NEC Head Office Building	41,950	47,750	27.2
		Harumi Island Triton Square Office Tower Y	33,000	39,000	22.2
		Akasaka Oji Building	9,660	13,300	7.6
		Kanda Park Plaza	5,156	4,959	2.8
		Shiba-Koen Building	5,770	3,410	1.9
		Harumi Island Triton Square Office Tower Z	20,000	15,100	8.6
		Kanda Nishiki-cho 3-chome Building (Note 2)	12,700	14,100	8.0
	Tokyo Metropolitan Area	Faret East Building	2,091	2,500	1.4
	Kansai	Nittetsu Honmachi Building	1,100	1,380	0.8
Subtotal (9 properties)			131,427	141,499	80.7
Retail Property	Tokyo Metropolitan Area	Sagamihara Shopping Center	12,000	10,300	5.9
		Ito-Yokado Higashi-Narashino Store	8,900	5,568	3.2
		Musashiurawa Shopping Square	4,335	3,810	2.2
	Subtotal (3 properties)			25,235	19,678
Residential Property	Tokyo Metropolitan Area	Fukasawa House Towers H&I	10,635	6,980	4.0
		Ecology Toyosu Procentury	5,160	4,520	2.6
	Subtotal (2 properties)			15,795	11,500
Other Property	Central Tokyo	OAK PLAZA	2,590	2,674	1.5
	Subtotal (1 property)			2,590	2,674
Total (15 properties)			175,047	175,351	100.0

(Note 1) The investment breakdown is the ratio of the appraisal value at end of period for the applicable property or the applicable asset class to the sum total of the appraisal value at end of period for all properties in the portfolio and is rounded to the first decimal place.

(Note 2) The name of the property was changed from Sumitomo Corporation Nishiki-cho Building, effective December 15, 2010.

For more information, please visit our website <http://www.top-reit.co.jp/english/>

Contact for inquiries in Japanese:
Top REIT Asset Management Co., Ltd. (Asset Manager)
Koji Murata, Director, General Manager, Finance Department
+81-3-3243-2181

Contact for inquiries in English:
Top REIT Asset Management Co., Ltd. (Asset Manager)
E-mail address: info-top@top-reit-am.co.jp

DISCLAIMER:

Top REIT, Inc. makes no assurance or warranty with respect to the completeness or accuracy of this English translation. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail. For complete and accurate information, please refer to the Japanese original.