



September 26, 2014

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Noritada Terasawa, Executive Director

(TSE code: 8952)

<Asset Management Company>

Japan Real Estate Asset Management Co., Ltd.

Hiroshi Katayama, CEO & President

Contact: Ryuta Yoshida,

Executive Officer, General Manager, Planning Department

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## **Notice on Acquisition of Domestic Real Estate**

Japan Real Estate Investment Corporation (the “Company”) hereby announces that Japan Real Estate Asset Management Co., Ltd., an asset management company to which the Company entrusts the management of its assets, decided on September 26, 2014 to acquire the following domestic real estate.

### **1. Outline of the acquisition**

- |                                |  |
|--------------------------------|--|
| 1) Asset to be acquired:       | Domestic Real Estate<br>Land: Ownership (share of co-ownership: 14%)<br>Building: Ownership (share of co-ownership: 14%) |
| 2) Name of asset:              | Shinjuku Eastside Square   |
| 3) Acquisition price:          | ¥ 23,100 million   |
| 4) Scheduled acquisition date: | October 1, 2014  |
| 5) Seller:                     | Shinjuku Rokuchome Special Purpose Company (TMK)   |
| 6) Method of Settlement:       | Lump sum payment at closing of acquisition   |
| 7) Acquisition funds:          | Loans (Note ) and cash on hand   |

(Note) Please refer to the announcement in the “Notice concerning New Loan” dated on September 26, 2014 for details.

We will notify you as soon as a decision is made regarding other loan.

### **2. Reasons for the acquisition**

The Company will acquire the asset based on the basic policies and investment attitude for

acquisition under the Articles of Incorporation of the Company. In particular, the following points have been highly evaluated in the determination of the acquisition.

(1) Superior location

This property is a recently-built large office building and a rare property located in Shinjuku, a world-class business district with a high concentration of commercial facilities.

The property offers superior traffic convenience as it is directly connected to Higashi-Shinjuku Station of the Toei Oedo Line and the Tokyo Metro's Fukutoshin Line. Shinjuku Sanchome Station is also within walking distance. It is possible to take advantage of the well-developed traffic network from Shinjuku Station, a rail hub which boasts one of the world's highest transit riderships.

(2) Brand new office building with sophisticated features

Completed in March 2012, the property has an office building equipped with the latest specifications and its office space is approximately 1,800 tsubo per floor, one of the largest in central Tokyo. It accommodates convenient facilities for office workers such as restaurants and a fitness gym.

With the use of a double-skin façade and air barrier system, the building enhances energy efficiency and reduces environmental burdens. In addition, it has high functionality in terms of earthquake-resistance and disaster prevention since it is equipped with an emergency generator and a damping device.

### 3. Details of the asset to be acquired

The relevant information is as set out below. The information on “area”, “structure” and “completion date” are derived from the land registry and “usage” described below is among the main usages listed in the land registry.

(1) Details of the real property

Location		
Address shown in land registry	Land	315-10, 6 Chome, Shinjuku, Shinjuku-ku, Tokyo
	Building	315-10, 6 Chome, Shinjuku, Shinjuku-ku, Tokyo
Address		27-30, 6 Chome, Shinjuku, Shinjuku-ku, Tokyo
Usage		Offices, shops and parking lot
Area		
Land		25,320.28 m <sup>2</sup> (Total land area for the building site)
Building		167,245.46 m <sup>2</sup> (Total area for the building) *Including retail outlets in the attached building (214.27 m <sup>2</sup> )
Structure		Steel-framed, steel- reinforced concrete structure, flat roof Above ground: 20 floors Below ground: 2 floors
Completion date		March 2012 (derived from the land registry)
Architect		Mitsubishi Jisho Sekkei Inc. and Nihon Sekkei INC. JV
Constructor		Kajima Corporation

Building confirmation and inspection body	The Building Center of Japan
Type of ownership	
Land	Ownership (14/100 co-ownership of 1 lot: 25,320.28 m <sup>2</sup> )
Building	Ownership (14/100 co-ownership of 1 building 167,245.46 m <sup>2</sup> )
Acquisition price	¥23,100 million
Appraisal value (Appraisal institution)	¥23,800 million (as of September 1, 2014) (Japan Real Estate Institute)
PML value	1.2 % (Based on an earthquake risk assessment report issued by Tokio Marine & Nichido Risk Consulting Co., Ltd.)
Collateral	Mortgage (The mortgage will be released before the acquisition of the property.)
Property management company	Mitsubishi Estate Co., Ltd. (Note)
Others	<p>The property is located in an area designated under the District Plan of Shinjuku Rokuchome Seihoku District, and for the construction of buildings, it is required to comply with the details specified under the District Plan.</p> <p>Moreover, the property is certified as Ichi-danchi complex (a complex consisting of multiple premises) in accordance with the Building Standards Act 86, as a single lot together with the adjacent land (315-33, 6 Chome, Shinjuku, Shinjuku-ku). The standard plot ratio for Ichi-danchi complex is 600%. The plot ratio of this property is 608.09% and that of the adjacent land 219.56%, the combined plot ratio for the Ichi-danchi complex comes to 599.99%. The standard plot ratio for the Ichi-danchi complex is almost fully used up. The owner of this property hereunder and the owner of the adjacent land are not allowed to build any additions, or undertake any repairs or renovations on the respective properties if they exceed the standard plot ratio of the Ichi-danchi complex of the combined land areas.</p> <p>To comply with this restriction, Shinjuku Rokuchome Special Purpose Company (TMK) concluded a land owners agreement with the owner of the adjacent land and we will succeed the status consented in the agreement.</p>

Note : Outline of property management company

Corporate name	Mitsubishi Estate Co., Ltd.
Address of the registered head office	1-6-1 Otemachi, Chiyoda-ku, Tokyo
Representative	Hiroataka Sugiyama, President & CEO
Paid-in capital	¥141,373 million (as of March 31, 2014)
Major shareholder	<p>The Master Trust Bank of Japan Ltd. (trust account)</p> <p>Meiji Yasuda Life Insurance Company</p> <p>Japan Trustee Services Bank, Ltd.(trust account)</p> <p>(as of March 31, 2014)</p>

Principal business	Real Estate business
Relationship with the Company or the asset management company	<p>Mitsubishi Estate Co., Ltd. (“Mitsubishi Estate”) is the parent company and it holds a 63 % (Note) stake of Japan Real Estate Asset Management Co., Ltd. (the “asset management company”), to which the Company entrusts the management of its assets.</p> <p>Mitsubishi Estate falls within the definition of related party of the asset management company under the Order for Enforcement of the Japanese Act on Investment Trusts and Investment Corporations, and also falls within the definition of related party under the internal rules of the asset management company.</p> <p>As of March 31, 2014, Mitsubishi Estate holds 20,320 investment units of the Company (1.71% of total outstanding investment units).</p>

(Note) Mitsubishi Estate Co., Ltd. will acquire all of shares held by The Dai-ichi Life Insurance Company, Limited in the asset management company on September 29, 2014. As a result of the acquisition of shares, the ratio of shares held by Mitsubishi Estate Co., Ltd. will reach to 90%. For further details, please refer to the announcement in the “Notice concerning Change of Major Shareholders for the Asset Management Company” dated on September 16, 2014.

## (2) Tenant detail

Total number of tenants	40						
Total leasable space	16,365 m <sup>2</sup>						
Total leased space	14,518 m <sup>2</sup>						
Trend in occupancy rates	<p>(New construction as of March, 2012 derived from the land registry)</p> <table> <tr> <td>March 31, 2013</td><td>33.1%</td></tr> <tr> <td>March 31, 2014</td><td>51.0%</td></tr> <tr> <td>Acquisition date</td><td>88.7%</td></tr> </table>	March 31, 2013	33.1%	March 31, 2014	51.0%	Acquisition date	88.7%
March 31, 2013	33.1%						
March 31, 2014	51.0%						
Acquisition date	88.7%						
Total rent revenue	Undisclosed due to non-approval of disclosure by tenants						
Security Deposit	Undisclosed due to non-approval of disclosure by tenants						
NOI (Net Operating Income)	¥ 1,019 million per year (Estimated under normal leasing operation)						
Depreciation	¥ 264 million per year (Estimated under normal leasing operation)						
(Note)	<ul style="list-style-type: none"> <li>- The Company, upon acquisition of the building, will lease the entire space in the building to Mitsubishi Estate Co., Ltd, who will sublease the space to tenants.</li> <li>- Total number of tenants, total leasable space, total leased space and occupancy rate on the acquisition date are projections as of the acquisition date.</li> <li>- NOI is an estimated amount under normal operation given the fixed property taxes and city planning taxes based on the terms and conditions of lease agreements as of the acquisition date, etc. *Estimated occupancy rate: 97.1%</li> <li>- Depreciation represents the estimated amount under normal operation.</li> <li>- The above figures (except NOI and depreciation) are based on the data provided by the seller. However, here, the figures are calculated only for the shares acquired this time.</li> </ul>						

(3) Specifications for rental floor space

Ceiling height	2,850 mm
Standard floor area	5,914.61 m <sup>2</sup>
Office automation floor	130 mm
Electric capacity	60 VA/ m <sup>2</sup>
Air conditioning system	Individual air conditioning by zone (Max.12 zoning per floor)
Floor load	500 kg/ m <sup>2</sup> (heavy-duty zone 800 kg/m <sup>2</sup> )
Others	Around-the-clock entry and exit by card security (contactless IC card key)

(4) Outline of the engineering report

i. Outline of repair items

Date of report		September 1, 2014
Preparer of report		Shimizu Corporation
Repairing expenses/Capital expenditure for the next 15 years (Annual average for the assets to be acquired by the company)	Repairing expenses	¥ 11 million
	Capital expenditure	¥ 6 million
	Total	¥ 17 million

ii. Description concerning utilization status of asbestos

(Description on the possible use of asbestos)

Sprayed materials with asbestos	None
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4. Outline of seller

Corporate name	Shinjuku Rokuchome Special Purpose Company (TMK)
Address of the registered head office	1-9-13 Nihonbashi, Chuo-ku, Tokyo
Representative	Masami Mikami, Director
Paid-in capital	¥154,300 million (as of September 12, 2014)
Establishment date	August 31, 2007
Major shareholder	Undisclosed due to non-approval of disclosure by the seller
Principal business	(1) Undertaking, managing, and disposing of specified assets in accordance with an asset securitization plan under the Act on Securitization of Assets (2) Operations that occur in conjunction with and in relation to the securitization of such specified assets etc.

Relationship with the Company or the asset management company	
Capital relationship	Mitsubishi Estate Co., Ltd., a shareholder that holds a 63% (Note) stake of the assets management company to which the Company entrust the management of its assets, has a preferred equity investment in Shinjuku Rokuchome Special Purpose Company (TMK).
Personal relationship	None in particular
Business relationship	None in particular
Applicability to related parties	Shinjuku Rokuchome Special Purpose Company (TMK) falls within the definition of related party of the Company under the Regulation for Terminology, Forms and Preparation of Financial Statements. Furthermore, Shinjuku Rokuchome Special Purpose Company (TMK) falls within the definition of related party of the asset management company under the Order for Enforcement of the Japanese Act on Investment Trusts and Investment Corporations, and also falls within the definition of related party under the internal rules of the asset management company.

(Note) Mitsubishi Estate Co., Ltd. will acquire all of shares held by The Dai-ichi Life Insurance Company, Limited in the asset management company on September 29, 2014. As a result of the acquisition of shares, the ratio of shares held by Mitsubishi Estate Co., Ltd. will reach to 90%. For further details, please refer to the announcement in the “Notice concerning Change of Major Shareholders for the Asset Management Company” dated on September 16, 2014.

## 5. Information on property owners, etc.

Property name (Address)	Shinjuku Eastside Square (27-30, 6 Chome, Shinjuku, Shinjuku-ku, Tokyo)	
	Previous Owner	Former Owner
Corporate name	Shinjuku Rokuchome Special Purpose Company (TMK)	None
Relationship to party with special interest	Reference to above <b>4. Outline of seller</b>	-
Acquisition background and reason, etc.	Newly built in March 2012	-
Acquisition price	-	-
Acquisition date	-	-

## 6. Outline of the brokerage

Not applicable

## **7. Transactions with related parties**

The acquisition of the property is deemed as transaction with related parties. When executing such transaction, the asset management company has obtained the review and approval from the compliance committee, and undergone approval procedures at an asset management meeting, pursuant to the Rules for Related Party Transactions.

## **8. Acquisition schedule**

September 26, 2014	The acquisition of the property was determined.
September 29, 2014	Execution of agreement for the acquisition of the property (scheduled)
October 1, 2014	Closing of acquisition (scheduled)

## **9. Performance projection**

As the impact of this property acquisition on the Company's management performance for the 26th period from April 1, 2014 to September 30, 2014 and the 27th period from October 1, 2014 to March 31, 2015 is expected to be minor, no revision of the forecast for performance will be made.

Reference materials (attachments)

- Outline of appraisal report
- Information map
- Photo: Outside view of Shinjuku Eastside Square
- List of all the assets of the Company after the acquisition of this asset

This notice is the English translation of the announcement in Japanese dated September 26, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

(Reference) Outline of appraisal report

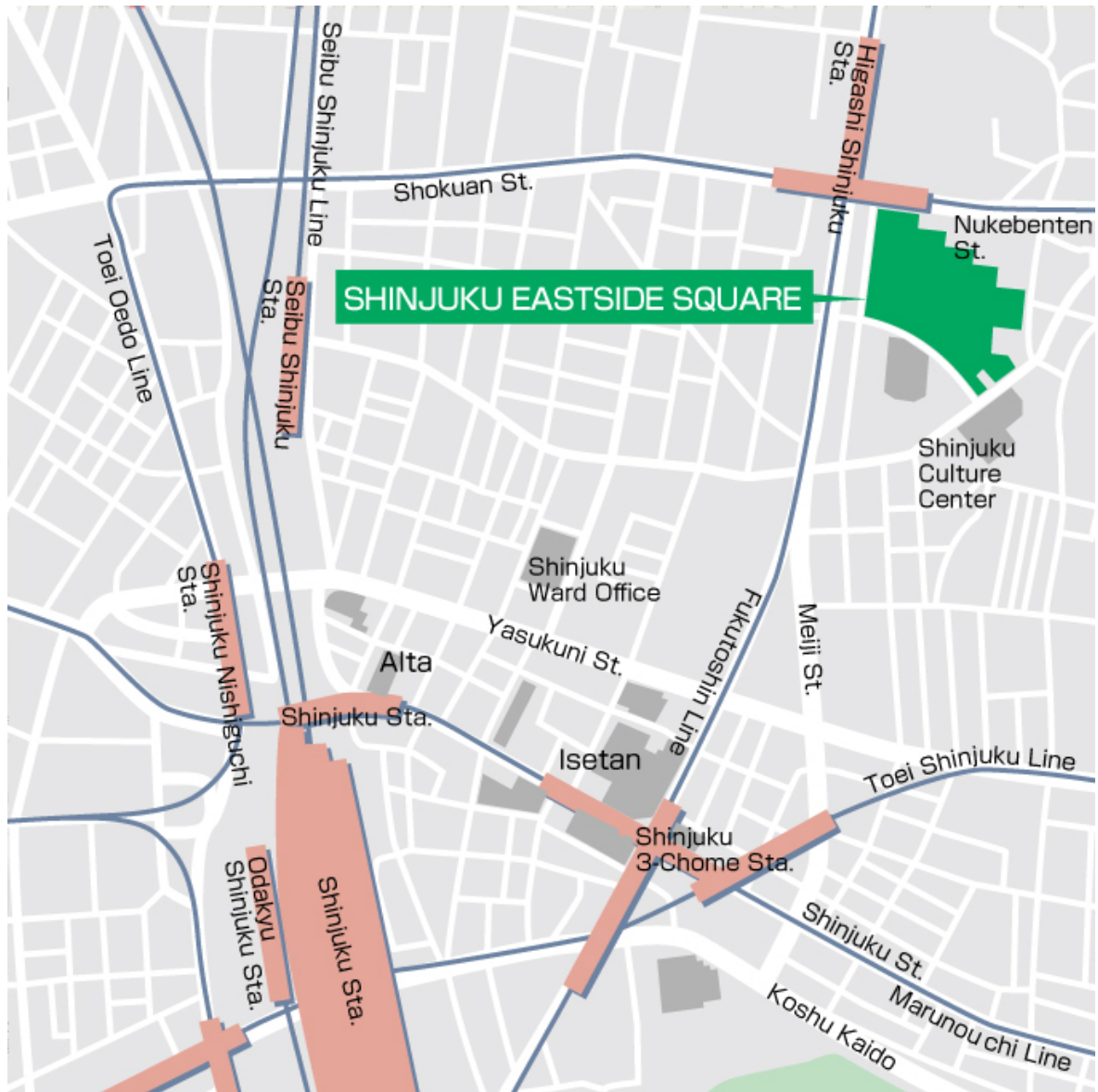
Appraisal value	¥23,800 million
Appraisal institution	Japan Real Estate Institute
Date of appraisal	September 1, 2014

Item	Value/%
Capitalized value	¥23,800,000 thousand
Value in direct capitalization method	¥24,200,000 thousand
Net cash flow	¥1,062,619 thousand
Cap rate	4.4%
Value in DCF method	¥23,400,000 thousand
Discount rate	4.0%
Terminal cap rate	4.5%
Integration value	¥22,400,000 thousand
Percentage for land	75.3%
Percentage for building	24.7%

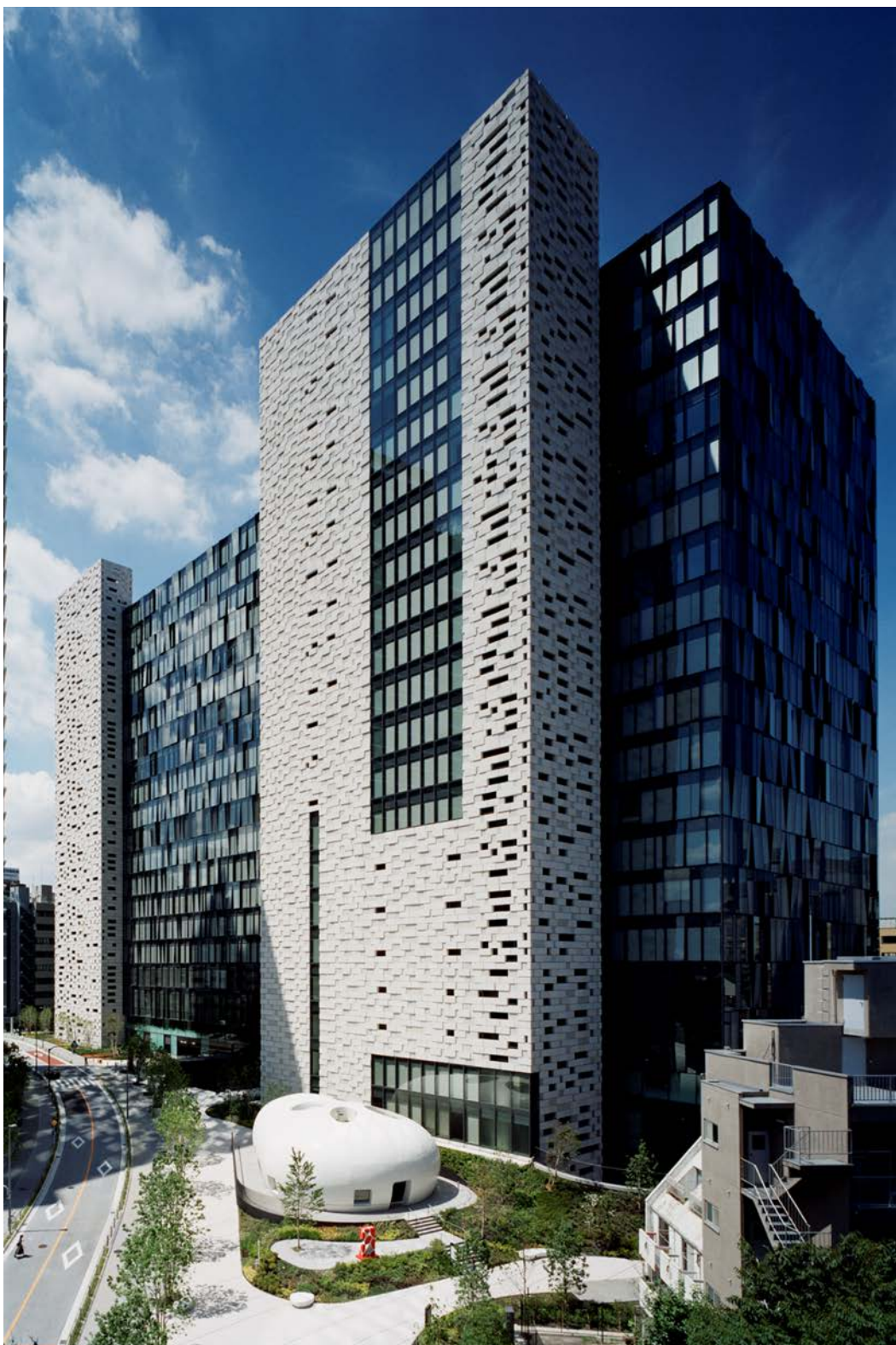
\* Values below a thousand yen are cut off.



(Reference) Information map



(Reference) Photo: Outside view of Shinjuku Eastside Square



(Reference) List of all the assets of the Company after the acquisition of this asset

Area	Name	Location	Type of asset	Acquisition date	Acquisition price (Note 1) (thousand yen)	Percentage of portfolio	Percentage by area
Tokyo metropolitan area (23 wards)	Genki Medical Plaza	Chiyoda-ku, Tokyo	Real property	October 31, 2002	5, 000, 000	0.6%	77.3%
	Kitanomaru Square	Chiyoda-ku, Tokyo	Real property	February 24, 2006	81, 555, 500	9.5%	
	MD Kanda Building	Chiyoda-ku, Tokyo	Real property	May 31, 2002	9, 520, 000	1.1%	
	Kandabashi Park Building	Chiyoda-ku, Tokyo	Real property	August 15, 2002	4, 810, 000	0.6%	
	Otemachi Financial City North Tower	Chiyoda-ku, Tokyo	Real property	March 31, 2014	15, 462, 900	1.8%	
	Nibancho Garden	Chiyoda-ku, Tokyo	Real property	April 1, 2005	14, 700, 000	1.7%	
	Mitsubishi UFJ Trust and Banking Building	Chiyoda-ku, Tokyo	Real property	March 28, 2007	44, 700, 000	5.2%	
	Burex Kojimachi Building	Chiyoda-ku, Tokyo	Real property	July 29, 2005	7, 000, 000	0.8%	
	Sanno Grand Building	Chiyoda-ku, Tokyo	Real property	January 31, 2005 April 3, 2006 Total	10, 200, 000 10, 700, 000 20, 900, 000	2.4%	
	Yurakucho Denki Building	Chiyoda-ku, Tokyo	Real property	August 1, 2003	7, 200, 000	0.8%	
	Kodenmacho Shin-Nihonbashi Building	Chuo-ku, Tokyo	Trust beneficiary right in trust of real estate	September 25, 2001	3, 173, 000	0.4%	
	Kyodo Building (Kayabacho 2Chome)	Chuo-ku, Tokyo	Trust beneficiary right in trust of real estate	March 1, 2011	4, 410, 000	0.5%	
	Burex Kyobashi Building	Chuo-ku, Tokyo	Real property	July 22, 2002	5, 250, 000	0.6%	
	Ginza Sanwa Building	Chuo-ku, Tokyo	Real property	March 10, 2005	16, 830, 000	2.0%	
	Ryoshin Ginza East Mirror Building	Chuo-ku, Tokyo	Real property	March 15, 2005 May 24, 2010 Total	5, 353, 500 2, 645, 922 7, 999, 422	0.9%	
	Harumi Front	Chuo-ku, Tokyo	Real property	January 7, 2013	31, 300, 000	3.6%	
	Harumi Center Building	Chuo-ku, Tokyo	Real property	December 18, 2007	26, 800, 000	3.1%	
	Akasaka Park Building	Minato-ku, Tokyo	Real property	November 15, 2011	60, 800, 000	7.1%	
	Aoyama Crystal Building	Minato-ku, Tokyo	Real property	March 14, 2003	7, 680, 000	0.9%	
	Shiodome Building	Minato-ku, Tokyo	Trust beneficiary right in trust of real estate	December 19, 2008 January 15, 2010 Total	21, 250, 000 54, 600, 000 75, 850, 000	8.8%	
	Shiba 2Chome Daimon Building	Minato-ku, Tokyo	Trust beneficiary right in trust of real estate	September 10, 2001	4, 859, 000	0.6%	
	Cosmo Kanagubashi Building	Minato-ku, Tokyo	Trust beneficiary right in trust of real estate	September 25, 2001	2, 808, 000	0.3%	
	Shinjuku Eastside Square	Shinjuku-ku, Tokyo	Real property	October 1, 2014	23, 100, 000	2.7%	
	Shinwa Building	Shinjuku-ku, Tokyo	Real property	September 1, 2004	7, 830, 000	0.9%	
	Tokyo Opera City Building	Shinjuku-ku, Tokyo	Real property	September 13, 2005 March 24, 2010 Total	9, 350, 000 22, 426, 831 31, 776, 831	3.7%	
	TIXTOWER UENO	Taito-ku, Tokyo	Real property	June 15, 2012	22, 000, 000	2.6%	
	Higashi-Gotanda 1Chome Building	Shinagawa-ku, Tokyo	Real property	November 1, 2004	5, 500, 000	0.6%	
	Osaki Front Tower	Shinagawa-ku, Tokyo	Real property	February 1, 2011	12, 300, 000	1.4%	
	Omori-Eki Higashiguchi Building	Ota-ku, Tokyo	Trust beneficiary right in trust of real estate	September 10, 2001	5, 123, 000	0.6%	
	Nippon Brunswick Building (Land with leasehold interest)	Shibuya-ku, Tokyo	Real property	March 24, 2004 August 23, 2013 Total	6, 670, 000 1, 170, 000 5, 500, 000	0.6%	
	Yoyogi 1Chome Building	Shibuya-ku, Tokyo	Real property	April 1, 2004	8, 700, 000	1.0%	
	da Vinci Harajuku	Shibuya-ku, Tokyo	Real property	November 22, 2002	4, 885, 000	0.6%	
	Jingume Media Square Building	Shibuya-ku, Tokyo	Real property	October 9, 2003	12, 200, 000	1.4%	
	Shibuya Cross Tower	Shibuya-ku, Tokyo	Real property	November 30, 2001	34, 600, 000	4.0%	
	Ebisu Neonato	Shibuya-ku, Tokyo	Real property	November 14, 2003 April 1, 2004 February 18, 2014 Total	3, 740, 000 360, 000 10, 512, 000 14, 612, 000	1.7%	
	Harmony Tower	Nakano-ku Tokyo	Real property	February 28, 2005 December 19, 2012 Total	8, 500, 000 520, 000 9, 020, 000	1.0%	
	Otsuka Higashi-Ikebukuro Building	Toshima-ku, Tokyo	Trust beneficiary right in trust of real estate	September 25, 2001	3, 541, 000	0.4%	
	Ikebukuro 2Chome Building	Toshima-ku, Tokyo	Trust beneficiary right in trust of real estate	September 25, 2001	1, 728, 000	0.2%	
	Ikebukuro YS Building	Toshima-ku, Tokyo	Real property	August 2, 2004	4, 500, 000	0.5%	
Tokyo metropolitan area (excluding 23 wards)	Hachioji First Square	Hachioji City, Tokyo	Real property	March 31, 2005 March 19, 2008 Total	3, 300, 000 2, 379, 112 5, 679, 112	0.7%	8.2%
	Saitama Urawa Building	Saitama City, Saitama Prefecture	Real property	September 25, 2001 October 11, 2001 Total	1, 232, 000 1, 342, 000 2, 574, 000	0.3%	
	MM Park Building	Yokohama City, Kanagawa Prefecture	Real property	March 24, 2008	37, 400, 000	4.3%	
	Queen's Tower A	Yokohama City, Kanagawa Prefecture	Trust beneficiary right in trust of real estate	January 31, 2014	17, 200, 000	2.0%	
	Kawasaki Isago Building	Kawasaki City, Kanagawa Prefecture	Trust beneficiary right in trust of real estate	September 25, 2001	3, 375, 000	0.4%	
	Musahi Kosugi STM Building	Kawasaki City, Kanagawa Prefecture	Real property	March 25, 2008	4, 000, 000	0.5%	
	Total: Tokyo metropolitan area				735, 751, 766	85.4%	85.4%

Hokkaido	8・3 Square Kita Building	Sapporo City, Hokkaido	Real property	June 1, 2007	7, 1 0 0, 0 0 0	0. 8 %	0. 8 %
Tohoku region	Jozenji Park Building	Sendai City, Miyagi Prefecture	Real property	January 31, 2005	1, 0 0 0, 0 0 0	0. 1 %	1. 6 %
	Higashi Nibancho Square	Sendai City, Miyagi Prefecture	Real property	January 7, 2013	9, 9 5 0, 0 0 0	1. 2 %	
	Sendai Honcho Honma Building	Sendai City, Miyagi Prefecture	Trust beneficiary right in trust of real estate	September 25, 2001 June 28, 2006 total	2, 9 2 4, 0 0 0 2 5 0, 0 0 0 3, 1 7 4, 0 0 0	0. 4 %	
Hokuriku region	Kanazawa Park Building	Kanazawa City, Ishikawa Prefecture	Real property	February 28, 2002 March 3, 2003 total	2, 8 8 0, 0 0 0 1, 7 0 0, 0 0 0 4, 5 8 0, 0 0 0	0. 5 %	0. 5 %
Chubu region	Nishiki Park Building	Nagoya City, Aichi Prefecture	Real property	October 2, 2006 November 1, 2006 June 9, 2014 total	3, 8 5 0, 0 0 0 1, 3 0 0, 0 0 0 6 5 0, 0 0 0 5, 8 0 0, 0 0 0	0. 7 %	3. 8 %
	Nagoya Hirokoji Place	Nagoya City, Aichi Prefecture	Trust beneficiary right in trust of real estate	July 31, 2013	8, 5 6 7, 0 0 0	1. 0 %	
	Hirokoji Sakae Building	Nagoya City, Aichi Prefecture	Real property	September 22, 2006	1, 6 8 0, 0 0 0	0. 2 %	
	Nagoya Hirokoji Building	Nagoya City, Aichi Prefecture	Real property	September 10, 2001	1 4, 5 3 3, 0 0 0	1. 7 %	
	Nagoya Misono Building	Nagoya City, Aichi Prefecture	Real property	August 8, 2003	1, 8 6 5, 0 0 0	0. 2 %	
Kinki region	Shijo Karasuma Center Building	Kyoto City, Kyoto Prefecture	Real property	September 3, 2013	4, 4 0 0, 0 0 0	0. 5 %	5. 8 %
	Kyoto Shijo Kawaramachi Building	Kyoto City, Kyoto Prefecture	Real property	December 20, 2001	2, 6 5 0, 0 0 0	0. 3 %	
	Shin-Fujita Building	Osaka City, Osaka Prefecture	Trust beneficiary right in trust of real estate	September 1, 2008	2 4, 0 0 0, 0 0 0	2. 8 %	
	Sakaisujihonnachi Building	Osaka City, Osaka Prefecture	Real property	September 25, 2001 December 26, 2003 total	2, 2 6 4, 0 0 0 1, 9 0 0, 0 0 0 4, 1 6 4, 0 0 0	0. 5 %	
	Midosuji Daiwa Building	Osaka City, Osaka Prefecture	Trust beneficiary right in trust of real estate	September 25, 2001 February 28, 2002 total	6, 9 3 4, 0 0 0 7, 3 8 0, 0 0 0 1 4, 3 1 4, 0 0 0	1. 7 %	
Chugoku region	Li City Building	Okayama City, Okayama Prefecture	Real property	February 1, 2006	4, 6 5 0, 0 0 0	0. 5 %	0. 9 %
	NHK Hiroshima Broadcasting Center Building	Hiroshima City, Hiroshima Prefecture	Real property	March 25, 2004 March 3, 2008 total	1, 3 2 0, 0 0 0 1, 4 5 0, 0 0 0 2, 7 7 0, 0 0 0	0. 3 %	
Kyushu region	Tosei Tenjin Building	Fukuoka City, Fukuoka Prefecture	Real property	September 25, 2001	1, 5 5 0, 0 0 0	0. 2 %	1. 2 %
	Tenjin Crystal Building	Fukuoka City, Fukuoka Prefecture	Real property	June 1, 2005	5, 0 0 0, 0 0 0	0. 6 %	
	Hinode Tenjin Building	Fukuoka City, Fukuoka Prefecture	Trust beneficiary right in trust of real estate	September 10, 2001	3, 6 5 7, 0 0 0	0. 4 %	
Total: Other major cities					1 2 5, 4 0 4, 0 0 0	1 4. 6 %	1 4. 6 %
Total: Portfolio					8 6 1, 1 5 5, 7 6 6	1 0 0. 0 %	1 0 0. 0 %

(Note1) Acquisition prices are expressed by cutting off the numbers below a thousand.

(Note2) The transfer price of Nippon Brunswick Building (building) dated August 23, 2013 is indicated minus ¥1,170 million, which is the building acquisition price on the date of the acquisition as of March 24, 2004.

(Note3) The acquisition price of Jingumae Media Square Building is the price of the property on the date of acquisition (October 9, 2003), including the sales cost (¥614 million) of the part of the property that was transferred on October 30, 2009.