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For Immediate Release

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**Notice Concerning Transfer and Acquisition of Assets by Exchanging,
and Related Cancellation of lease and Leasing of Asset**

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that Sojitz REIT Advisors K.K. ("SRA"), which is entrusted to manage the assets of NIPPON REIT, today decided on the following transfer and acquisition of assets by exchanging ("the Exchanging").

This Exchanging intends to enhance unitholders' value over the medium- and long-term while increasing distribution to existing unitholders in a balanced manner.

We appropriate gains on transfer for reducing the book value of the properties to be acquired within the scope of the value reduction limit, and distributing the profit that will exceed the value reduction limit for this period by implementing the transfer of GreenOak Okachimachi and JS Progres Building, owned by NIPPON REIT, and the acquisition of Homat Horizon Building, Sannomiya First Building and Splendid Nanba, owned by Godo Kaisha Nicolas Capital 6, through exchange (in accordance with the provisions of the "Inclusion of Deductible Expenses of Reduced Amount of Assets Acquired through Exchange" in Article 50 of the Corporation Tax Act).

NIPPON REIT shall exercise the first negotiation rights granted by Godo Kaisha Nicolas Capital 6 when NIPPON REIT acquired its silent partnership equity interest.

Furthermore, SRA decided cancellation of lease and leasing of asset related to the Exchanging as well. The tenants of the properties to be acquired comply with the tenant screening criteria described in the Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties dated March 30, 2017.

1. Overview of To-be-acquired asset and To-be-transferred asset

(i). Overview of To-be-transferred asset

Property Number (Note1)	Real estate in trust (Property Name)	Location	Scheduled transfer price (million yen) (Note2)	Exchange counterparty (Buyer)(Note3)	Scheduled transfer date
A-12	GreenOak Okachimachi	Taito ward, Tokyo	3,650	Godo Kaisha Nicolas Capital 6	Sep. 28, 2017
A-15	JS Progres Building	Ota ward, Tokyo	6,350	Godo Kaisha Nicolas Capital 6	Sep. 28, 2017

(ii). Overview of To-be-acquired asset

Property Number (Note1)	Real estate in trust (Property Name)	Location	Scheduled acquisition price (million yen) (Note2)	Exchange counterparty (Seller)(Note3)	Scheduled acquisition date
A-56	Homat Horizon Building	Chiyoda ward, Tokyo	6,705	Godo Kaisha Nicolas Capital 6	Sep. 28, 2017
A-57	Sannomiya First Building	Kobe, Hyogo	1,390	Godo Kaisha Nicolas Capital 6	Sep. 28, 2017
B-9	Splendid Namba	Osaka, Osaka	3,502	Godo Kaisha Nicolas Capital 6	Sep. 28, 2017

(Note1) "Property No." is the number of each property in accordance with each asset type designated by NIPPON REIT. "A" represents office, "B" represents residence and the same shall apply hereinafter.

(Note2) "Scheduled transfer price" and "Scheduled acquisition price" are prices stated on Trust Beneficiary Right Placing Real Estate in Trust Exchange Agreement. Those exclude consumption taxes, local consumption taxes, various expenses required for the transaction, and is rounded down to the nearest million yen. The same shall apply hereinafter.

(Note3) Please refer to "8. Overview of Exchanging Counterparty" for detail of Exchange counterparty (Buyer) and Exchange counterparty (Seller). Furthermore, the properties to be transferred are planned to be retransferred from the Exchange counterparty (Buyer) to third party on the same date as the scheduled transfer date (Scheduled retransfer price: total 10,000 million yen). The third party does not fall under the category of related party of NIPPON REIT or SRA.

2. Outline of the Exchanging

- (i) Agreement conclusion date : September 15, 2017(Scheduled)
- (ii) Scheduled exchanging date : September 28, 2017
- (iii) Transaction Counterparty : Godo Kaisha Nicolas Capital 6
- (iv) Reduction entry : We will conduct the reduction entry (or, apply the provisions of the "Inclusion of Deductible Expenses of Reduced Amount of Assets Acquired through Exchange" in Article 50 of the Corporation Tax Act) for the land portion of the assets to be acquired.
- (v) Balance between scheduled acquisition price and scheduled transfer price : We will pay the balance between the scheduled acquisition price and the scheduled transfer price (1,597 million yen) to the exchange counterparty on the scheduled date of delivery.

(i) Overview of Transfer

- (i) To-be-sold asset : Trust beneficiary right placing real estate in trust
- (ii) Property name : GreenOak Okachimachi
- (iii) Scheduled transfer price : 3,650 million yen
- (iv) Assumed book value(Note1) : 3,450 million yen
- (v) Balance between scheduled transfer price and assumed book value(Note2) : 199 million yen
- (i) To-be-sold asset : Trust beneficiary right placing real estate in trust
- (ii) Property name : JS Progres Building
- (iii) Scheduled transfer price : 6,350 million yen
- (iv) Assumed book value(Note1) : 5,398 million yen
- (v) Balance between scheduled transfer price and assumed book value(Note2) : 951 million yen

(Note1) "Assumed book value" is figure which SRA calculated based on book value as of the end of the 10th period (ended June 2017), Capital expenditure and Depreciation cost that are expected until transaction date as of the transaction date. It is rounded down to the nearest million yen and the same shall apply hereinafter.

(Note2) "Balance between scheduled transfer price and assumed book value" is reference which is calculated as difference between disposition price and assumed book value, differs from Gain or loss on sales. It is rounded down to the nearest million yen.

(ii) Overview of Acquisition

- | | | | |
|-------|-----------------------------|---|---|
| (i) | To-be-acquired asset | : | Trust beneficiary right placing real estate in trust |
| (ii) | Property name | : | Homat Horizon Building |
| (iii) | Trustee | : | Mitsubishi UFJ Trust and Banking Corporation |
| (iv) | Period of Trust | : | From December 18, 2015 to the end of September 2027(Scheduled) |
| (v) | Scheduled acquisition price | : | 6,705 million yen |
| | | | |
| (i) | To-be-acquired asset | : | Trust beneficiary right placing real estate in trust |
| (ii) | Property name | : | Sannomiya First Building |
| (iii) | Trustee | : | Mitsubishi UFJ Trust and Banking Corporation |
| (iv) | Period of Trust | : | From September 25, 2007 to the end of September 2027(Scheduled) |
| (v) | acquisition price | : | 1,390 million yen |
| | | | |
| (i) | To-be-acquired asset | : | Trust beneficiary right placing real estate in trust |
| (ii) | Property name | : | Splendid Namba |
| (iii) | Trustee | : | Mitsubishi UFJ Trust and Banking Corporation |
| (iv) | Period of Trust | : | From December 18, 2015 to the end of September 2027(Scheduled) |
| (v) | Scheduled acquisition price | : | 3,502 million yen |

3. Reason for the selection of assets to be transferred and acquired

- (i) NIPPON REIT recognizes that replacing assets at the correct time while expanding the asset size is an essential strategy to maintain and improve the portfolio competitiveness from the medium- and long-term perspective.
- (ii) We are conducting the analysis as a part of our mid-long management strategy, and we decided to transfer the asset to be transferred based on the analysis. While AUM (Asset Under Management) has been growing, impact of each property on the portfolio is changing as well as our evaluation axis for office properties. We decided the transfer because we found that the position of these two properties in our portfolio had changed.
- (iii) NIPPON REIT has been granted the right of first negotiation for the three properties to be acquired which are owned by Godo Kaisha Nicolas Capital 6, and the properties match the investment policy of NIPPON REIT. Homat Horizon Building is located in Chiyoda-ku (Six central wards of Tokyo) near Ichigaya Station that has excellent visibility facing Nippon Television Street and a good tenant dispersion while maintaining a sense of scale. Sannomiya First Building is in the Kobe/Sannomiya area, which makes up part of the three major metropolitan areas, and is expected to have stable occupancy rate and high profitability based on stable demand principally from local enterprises. Splendid Nanba is a property with a sense of scale that will thicken our residential portfolio, and is conveniently located in the southern area of Osaka, which will help to reduce the average building age of our portfolio because it is only three years old. For the reasons, we have decided that the replacement of the two properties for transfer with these three properties will contribute to an improvement of the competitiveness of our portfolio.

4. Effect of the Transition

(i) Assumed book value of assets to be acquired

Because the reduction of book value of assets is possible for the land portion of the assets to be acquired in this exchange, we will deduct approximately 0.4 billion yen, an amount equivalent to an expected value reduction limit from gains upon transfer of the assets to be transferred, from the acquisition price of the assets to be acquired. As a result, the book value of the assets to be acquired is expected to be approximately 11.1 billion yen before reflecting acquisition expenses and other factors.

Property Name	Acquisition Price			Appraisal NOI yield		
	Acquisition Price (a)	Acquisition Price after the reduction (b)	(a)-(b)	Acquisition Price (a)	Acquisition Price after the reduction (b)	(b)-(a)
Homat Horizon Building	6,705 million yen	6,436 million yen	269 million yen	4.2 %	4.4 %	0.2 %
Sannomiya First Building	1,390 million yen	1,387 million yen	3 million yen	6.2 %	6.3 %	0.1 %
Splendid Nanba	3,502 million yen	3,368 million yen	133 million yen	5.1 %	5.3 %	0.2 %

(ii) Gains on transfer in the Exchange

Gains on transfer of approximately 0.38 billion yen (reduction of 0.4 billion yen is subtracted from Gain on transfer of 0.78 billion yen) is assumed for the fiscal period ending December 2017 (from July 1, 2017 to December 31, 2017).

5. Content of the Property to be sold

A-12GreenOak Okachimachi

(i) Overview of the property

Type of specified asset		Real estate trust beneficiary right
Acquisition date		April 24, 2014
Trustee		Sumitomo Mitsui Trust Bank, Limited Corporation
Trust establishment date		January 21, 2005
Trust expiration date		April 30, 2024
Location (indication of residential address)		5-23-14, Ueno, Taito-ku, Tokyo
Land	Parcel number	5-78-1, Ueno, Taito-ku, Tokyo
	Building coverage ratio /	100%(Note1) / 800%
	Use district	Commercial district
	Site area	529.75 m ²
	Type of ownership	Ownership
Building	Construction completion	January 1977
	Structure / Floors	Steel-framed ・ Steel-framed reinforced concrete with flat roof, B1/8F
	Use	Office, Retail
	Total floor space	4,296.39 m ²
	Type of ownership	Ownership
Master lease company		NIPPON REIT(Note2)
Type of master lease		Pass-through
Appraisal value		3,010 million yen
Real estate appraiser		Japan Real Estate Institute
PML		7.7%
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	3,497.09 m ²
	Leased floor space	3,497.09 m ²
	Occupancy rate	100%
	Main Tenant	Not disclosed(Note3)
	Total number of tenants	5
	Total rent income (annual)	169 million yen
	Deposits, etc.	88 million yen
Special notations		Although the property was designed and constructed under the former earthquake resistance standards, the seismic reinforcement has been performed in 2006. Therefore, we received the verification from Tokyo Marine & Nichido Risk Consulting Co., Ltd. that the property has been expected to have enough seismic capacity, as same level as the current earthquake resistance standards required.

(Note1) The building coverage ratio is essentially 80%, but it is 100% due to relaxation for fire-proof structures within commercial districts and fire prevention districts

(Note2) The master lease contract will cancel after the transfer immediately.

(Note3) This information is not disclosed as tenant's consent has not been obtained.

(ii) Outline of Appraisals

Property name	GreenOak Okachimachi
Appraisal value	3,010 million yen
Appraiser	Japan Real Estate Institute
Date of value	June 30, 2017

(Thousand yen)

	Details	Outline
Appraisal Value by capitalization method	3,010,000	Based on our judgment that an income approach value using the direct capitalization method and an income approach value using the DCF method have a similar degree of normativeness, we made a trial calculation by linking both values.
Appraisal value using the direct capitalization method	3,020,000	
Gross operating revenue	198,918	
Potential gross income	201,144	Recorded after assessing the level of rent unit price which can be received stably over the medium-to long-term.
Total of vacancy losses, etc.	2,226	Recorded after assessing the level of stable occupancy rate over the medium-to long-term.
Operating expenses	51,633	
Building management fees	7,550	Recorded by taking into account the individuality of the property by reference to actual amounts in prior years, assumed maintenance and management costs of the property and the maintenance and management costs of similar properties.
Utilities	21,600	Recorded by taking into account the occupancy rate and other aspects of the rental floor on the actual amounts in prior years.
Repairs and maintenance costs	3,885	Recorded by taking into account the future management and operation plan, the expense level of similar properties and the annual average repair expense in the engineering report with reference to actual amounts in prior years.
Property management fees	2,686	Recorded by taking into account the fee rates of similar properties and the individuality of the property with reference to fee rates and other factors based on the current terms and conditions in the contract.
Leasing cost	356	With respect to expenses and other factors required for intermediary services and advertisements to be provided for the leasing of new tenants, the annual recorded average amount was assessed based on the assumed turnover period of lessees.
Taxes	14,793	Assessed based on the standard taxable value and actual taxes in fiscal 2016.
Insurance	158	Recorded by taking into account the estimated amount of insurance premiums and the premium rates of similar buildings to the building.
Others	605	Recorded Road use fee as other expenses.
Net operating income	147,285	
Non-operating income	854	First assessed by the stable number of lease deposit months over the medium- and long-term based on the current lease terms and the number of lease deposit months at the time of the new contract, then multiplying the amount by the operating rate and then multiplying this amount with investment yield. The investment yield deemed to be appropriate is assessed to be 1.0%, taking into account the level of interest rates and for both investment and financing.
Capital expenditure	9,340	Assessed by taking into account the level of capital expenditures in similar properties, building age and annual average amount of repair and renewal expenses in the engineering report on the assumption that money is saved on average in every fiscal period for future expected expenditures.
Net income	138,799	
Capitalization rate	4.6%	Assessed by adding and subtracting spreads attributable to location, building and other conditions of the property and by taking into account future uncertainties and the transaction yields of similar properties and other aspects.
Appraisal value using the discount cash flow method	2,990,000	
Discount rate	4.3%	Assessed by comprehensively taking into account the individuality

			and other aspects of the property by reference to the investment yield of similar properties.
	Terminal rate	4.7%	Assessed by comprehensively taking into account future trends of the investment yield, risks in the property as an investment target, general prediction of the future economic growth rate, and trends in real estate prices, rents and other aspects with reference to the transaction yields and other aspects of similar properties.
Appraisal value by cost method		2,560,000	
	Proportion of land	94.1%	
	Proportion of building	5.9%	

Other matters to which the appraiser paid attention in appraisal	We have determined the appraisal value by adopting the income approach value, using the cost approach value only as a reference, based on our judgment that the income approach value, which has faithfully reproduced the price formation process on the revenue side, is more persuasive.
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A-15 JS Progres Building

(i) Overview of the property

Type of specified asset		Real estate trust beneficiary right
Acquisition date		January 8, 2015
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust establishment date		January 30, 2007
Trust expiration date		January 31, 2025
Location (indication of residential address)		4-1-23, Heiwajima, Ota-ku, Tokyo
Land	Parcel number	4-9-1, Heiwajima, Ota-ku, Tokyo
	Building coverage ratio /	70%(Note1) / 300%
	Use district	Light-industrial district
	Site area	5,480.28 m ²
	Type of ownership	Ownership
Building	Construction completion	April 1993
	Structure / Floors	Steel-framed reinforced concrete with flat roof,B1/11F
	Use	Office
	Total floor space	17,868.72 m ²
	Type of ownership	Ownership
Master lease company		NIPPON REIT(Note2)
Type of master lease		Pass-through
Appraisal value		5,250 million yen
Real estate appraiser		Japan Real Estate Institute
PML		6.9%
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	11,988.14 m ²
	Leased floor space	11,988.14 m ²
	Occupancy rate	100%
	Main Tenant	Note Disclosed(Note3)
	Total number of tenants	9
	Total rent income (annual)	376 million yen
	Deposits, etc.	294 million yen
Special notations		Not applicable

(Note1) The building coverage ratio is essentially 60%, but it is 70% due to a corner lot.

(Note2) The master lease contract will cancel after the transfer immediately.

(Note3) This information is not disclosed as tenant's consent has not been obtained.

(ii) Outline of Appraisals

Property name	JS Progres Building
Appraisal value	5,250 million yen
Appraiser	Japan Real Estate Institute
Date of value	June 30, 2017

(Thousand yen)

	Details	Outline
Appraisal Value by capitalization method	5,250,000	Based on our judgment that an income approach value using the direct capitalization method and an income approach value using the DCF method have a similar degree of normativeness, we made a trial calculation by linking both values.
Appraisal value using the direct capitalization method	5,300,000	
Gross operating revenue	456,861	
Potential gross income	482,078	Recorded after assessing the level of rent unit price which can be received stably over the medium-to long-term.
Total of vacancy losses, etc.	25,217	Recorded after assessing the level of stable occupancy rate over the medium-to long-term.
Operating expenses	176,164	
Building management fees	37,500	Recorded by taking into account the individuality of the property by reference to actual amounts in prior years, assumed maintenance and management costs of the property and the maintenance and management costs of similar properties.
Utilities	50,400	Recorded by taking into account the occupancy rate and other aspects of the rental floor on the actual amounts in prior years.
Repairs and maintenance costs	9,920	Recorded by taking into account the future management and operation plan, the expense level of similar properties and the annual average repair expense in the engineering report with reference to actual amounts in prior years.
Property management fees	6,069	Recorded by taking into account the fee rates of similar properties and the individuality of the property with reference to fee rates and other factors based on the current terms and conditions in the contract.
Leasing cost	6,934	With respect to expenses and other factors required for intermediary services and advertisements to be provided for the leasing of new tenants, the annual recorded average amount was assessed based on the assumed turnover period of lessees.
Taxes	64,657	Recorded based on documents related taxes.
Insurance	684	Recorded by taking into account the estimated amount of insurance premiums and the premium rates of similar buildings to the building.
Others	0	Not applicable
Net operating income	280,697	
Non-operating income	2,884	First assessed by the stable number of lease deposit months over the medium- and long-term based on the current lease terms and the number of lease deposit months at the time of the new contract, then multiplying the amount by the operating rate and then multiplying this amount with investment yield. The investment yield deemed to be appropriate is assessed to be 1.0%, taking into account the level of interest rates and for both investment and financing.
Capital expenditure	18,440	Assessed by taking into account the level of capital expenditures in similar properties, building age and annual average amount of repair and renewal expenses in the engineering report on the assumption that money is saved on average in every fiscal period for future expected expenditures.
Net income	265,141	
Capitalization rate	5.0%	Assessed by adding and subtracting spreads attributable to location, building and other conditions of the property and by taking into account future uncertainties and the transaction yields of similar properties and other aspects.
Appraisal value using the discount cash flow method	5,200,000	
Discount rate	4.8%	Assessed by comprehensively taking into account the individuality and other aspects of the property by reference to the investment

			yield of similar properties.
	Terminal rate	5.2%	Assessed by comprehensively taking into account future trends of the investment yield, risks in the property as an investment target, general prediction of the future economic growth rate, and trends in real estate prices, rents and other aspects with reference to the transaction yields and other aspects of similar properties.
	Appraisal value by cost method	5,340,000	
	Proportion of land	67.9%	
	Proportion of building	32.1%	
Other matters to which the appraiser paid attention in appraisal		We have determined the appraisal value by adopting the income approach value, using the cost approach value only as a reference, based on our judgment that the income approach value, which has faithfully reproduced the price formation process on the revenue side, is more persuasive.	

6. Content of the Property to be acquired

Homat Horizon Building

(i) Overview of the property

Type of specified asset		Real estate trust beneficiary right
Acquisition date		September 28, 2017
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust establishment date		December 18, 2015
Trust expiration date		The end of September 2027 (Scheduled)
Location (indication of residential)address)		6-2, Gobancho, Chiyoda-ku, Tokyo
Land	Parcel number	6-2, Gobancho, Chiyoda-ku, Tokyo (and another parcel)
	Building coverage ratio /	96%(Note1) / 571%(Note2)
	Use district	Commercial district, Category I residential area
	Site area	1,531.26 m ²
	Type of ownership	Ownership
Building	Construction completion	August 1987
	Structure / Floors	Steel-framed reinforced concrete with flat roof,B1/8F
	Use	Office
	Total floor space	8,143.02 m ²
	Type of ownership	Ownership
Master lease company		NIPPON REIT(Scheduled)
Type of master lease		Pass-through
Appraisal value		6,800 million yen
Real estate appraiser		Japan Real Estate Institute
PML		7.2%
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	6,038.51 m ²
	Leased floor space	6,038.51 m ²
	Occupancy rate	100.0%
	Main Tenant	Not disclosed (Note3)
	Total number of tenants	15
	Total rent income (annual)	376 million yen
	Deposits, etc.	257 million yen
Special notations		Not applicable

(Note1) The building coverage ratio is essentially 60%, 80%, but it is 96% due to relaxation for fire-proof structures within fire prevention districts and due to a weighted average based on the subject area of the respective use districts.

(Note2) The floor area ratio is essentially 400% and 600%, but it is 571% due to a weighted average based on the subject area of the respective use districts.

(Note3) This information is not disclosed as tenant's consent has not been obtained.

Characteristics	<ul style="list-style-type: none"> • Location The Bancho zone where the subject property is located extends from the south side of Ichigaya station towards kojimachi and mainly consists of residences and schools, while the zone's office market volume is the smallest in Chiyoda ward due to the restrictions on construction of high-rise office building. However, as several embassies and luxury residences are concentrated, the zone is recognized as prestigious high-quality area. In addition, as the green scenery and atmosphere, relatively spacious environment, regulation for building height and limited supply of office work positively, the zone has certain appealing power over tenant emphasizing work environment. The subject property is a 2-minute walk from Ichigaya station on the JR Sobu line, the Toei Shinjuku line and the Tokyo Metro Yurakucho line and a 5-minute walk from Ichigaya station on the Tokyo Metro Namboku line. The traffic convenience can be evaluated in the zone at a certain level as JR lines are available within walking distance. • Building Homat Horizon Building is categorized as a small- and mid-sized building as it has a total floor space of approximately 2,600 tsubos and the standard floor space of approximately 250 tsubos. As many buildings located in the Bancho zone are small-sized building with the total floor space of less than 1,000 tsubos, the size of the subject property has relatively high competing power. Furthermore, building age of the subject property has a standard level of competitiveness.
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(ii) Photo of real estate that is the trust property and Map

① Photo



② Map



(iii) Outline of Appraisals

Property name	Homat Horizon Building
Appraisal value	6,800 million yen
Appraiser	Japan Real Estate Institute
Date of value	September 1, 2017

(Thousand yen)

	Details	Outline
Appraisal Value by capitalization method	6,800,000	Based on our judgment that an income approach value using the direct capitalization method and an income approach value using the DCF method have a similar degree of normativeness, we made a trial calculation by linking both values.
Appraisal value using the direct capitalization method	6,830,000	
Gross operating revenue	389,485	
Potential gross income	410,401	Recorded after assessing the level of rent unit price which can be received stably over the medium-to long-term.
Total of vacancy losses, etc.	20,916	Recorded after assessing the level of stable occupancy rate over the medium-to long-term.
Operating expenses	105,995	
Building management fees	19,600	Recorded by taking into account the individuality of the property by reference to actual amounts in prior years and the maintenance and management costs of similar properties.
Utilities	23,100	Recorded by taking into account the occupancy rate and other aspects of the rental floor on the actual amounts in prior years.
Repairs and maintenance costs	5,394	Recorded by taking into account the future management and operation plan, the expense level of similar properties and the annual average repair expense in the engineering report with reference to actual amounts in prior years.
Property management fees	5,636	Recorded by taking into account the fee rates of similar properties and the individuality of the property with reference to fee rates and other factors based on the conditions in the contract.
Leasing cost	2,778	Recorded average amount was assessed based on the assumed turnover period of lessees.
Taxes	48,874	Recorded based on documents related taxes.
Insurance	613	Recorded by taking into account the estimated amount of insurance premiums and the premium rates of similar buildings to the building.
Others	0	Not applicable
Net operating income	283,490	
Non-operating income	2,554	First assessed by the stable number of lease deposit months over the medium- and long-term based on the current lease terms and the number of lease deposit months at the time of the new contract, then multiplying the amount by the operating rate and then multiplying this amount with investment yield. The investment yield deemed to be appropriate is assessed to be 1.0%, taking into account the level of interest rates and for both investment and financing.
Capital expenditure	12,910	Assessed by taking into account the level of capital expenditures in similar properties, building age and annual average amount of repair and renewal expenses in the engineering report on the assumption that money is saved on average in every fiscal period for future expected expenditures.
Net income	273,134	
Capitalization rate	4.0%	Assessed by adding and subtracting spreads attributable to location, building and other conditions of the property as well as market capitalization rate of the area in which the property is located, and by taking into account future uncertainties and the transaction yields of similar properties and other aspects.
Appraisal value using the discount cash flow method	6,760,000	
Discount rate	3.7%	Assessed by comprehensively taking into account the individuality and other aspects of the property by reference to the investment yield of similar properties, in consideration of forecast of net income and fluctuation of property price which are unspecified in the

			income approach value using the direct capitalization method are included in cash flow, based on analysis of Terminal rate in the income approach value using the direct capitalization method.
	Terminal rate	4.1%	Assessed by comprehensively taking into account future trends of the investment yield, risks in the property as an investment target, general prediction of the future economic growth rate, and trends in real estate prices, rents and other aspects with reference to the transaction yields and other aspects of similar properties.
	Appraisal value by cost method	7,160,000	
	Proportion of land	92.5%	
	Proportion of building	7.5%	
Other matters to which the appraiser paid attention in appraisal		We have determined the appraisal value by adopting the income approach value, using the cost approach value only as a reference, based on our judgment that the income approach value, which has faithfully reproduced the price formation process on the revenue side, is more persuasive.	

Sannomiya First Building

(i) Overview of the property

Type of specified asset		Real estate trust beneficiary right
Acquisition date		September 28, 2017
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust establishment date		September 25, 2007
Trust expiration date		The end of September 2027 (Scheduled)
Location (indication of residential		3-2-11, Isobedori, Chuo-ku, Kobe, Hyogo
Land	Parcel number	3-312, Isobedori, Chuo-ku, Kobe, Hyogo
	Building coverage ratio /	100%(Note1) / 600%
	Use district	Commercial district
	Site area	819.73 m ²
	Type of ownership	Ownership
Building	Construction completion	November 1993
	Structure / Floors	Steel structure with flat roof,9F
	Use	Office
	Total floor space	5,019.79 m ²
	Type of ownership	Ownership
Master lease company		NIPPON REIT (Scheduled)
Type of master lease		Pass-through
Appraisal value		1,490 million yen
Real estate appraiser		Japan Real Estate Institute
PML		5.4%
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	3,630.89 m ² (Note2)
	Leased floor space	3,495.05 m ²
	Occupancy rate	96.6%
	Main Tenant	Note disclosed (Note3)
	Total number of tenants	34
	Total rent income (annual)	109 million yen
	Deposits, etc.	54 million yen
Special notations		Not applicable

(Note1) The building coverage ratio is essentially 80%, but it is 100% due to relaxation for fire-proof structures within commercial districts and fire prevention districts.

(Note2) Leasable floor space has changed from 3,617.69m² to 3,630.89m² on September 15, 2017.

(Note3) This information is not disclosed as tenant's consent has not been obtained.

Characteristics	<ul style="list-style-type: none"> • Location The Sannomiya zone where the subject property is located extends between the railroads of Sannomiya station on the JR Kobe line and Kobe-Sannomiya station on the Hankyu Railway Kobe line as the northernmost and the Kaigandori street as the southernmost, many office buildings are accumulated mainly in the southern area of the Sannomiya station and along the Flower Road street and main street in the KyuKoryuchi. The property is a 6-minute walk southward from the Kobe-Sannomiya station on the Hanshin Electric Railway Main line, a 3-minute walk from the Boeki Center station on the Kobe New Transit port island line, and located in the area where buildings of many types such as office buildings, home electronics mass retail stores and tower condominiums are mixed. • Building Sannomiya First Building is categorized as a small- and mid-sized building as it has a total floor space of approximately 1,500 tsubos and the standard floor space of approximately 140 tsubos. As many buildings located in the Sannomiya zone are small- and mid-sized buildings with the total floor space of around 2,000 tsubos, the size and building age of the property has standard level of competitiveness. The leasing areas are unregularly shaped but should have a high competing power as they have no pillars and can be divided into several small spaces around 20 tsubos and equipped with a standard level of facilities and specifications which can meet tenant needs. Given the fact that new supply of office buildings in the zone is limited, the property has a certain competitiveness as its building conditions are in a favorable state as it underwent the renovation works including entrance hall and common areas and is equipped with a spacy refreshment room.
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(ii) Photo of real estate that is the trust property and Map

① Photo



② Map



(iii) Outline of Appraisals

Property name	Sannomiya First Building
Appraisal value	1,490 million yen
Appraiser	Japan Real Estate Institute
Date of value	September 1, 2017

(Thousand yen)

	Details	Outline
Appraisal Value by capitalization method	1,490,000	Based on our judgment that an income approach value using the direct capitalization method and an income approach value using the DCF method have a similar degree of normativeness, we made a trial calculation by linking both values.
Appraisal value using the direct capitalization method	1,500,000	
Gross operating revenue	133,779	
Potential gross income	143,873	Recorded after assessing the level of rent unit price which can be received stably over the medium-to long-term.
Total of vacancy losses, etc.	10,094	Recorded after assessing the level of stable occupancy rate over the medium-to long-term.
Operating expenses	46,906	
Building management fees	13,436	Recorded by taking into account the individuality of the property by reference to actual amounts in prior years and the maintenance and management costs of similar properties.
Utilities	16,400	Recorded by taking into account the occupancy rate and other aspects of the rental floor on the actual amounts in prior years.
Repairs and maintenance costs	3,484	Recorded by taking into account the future management and operation plan, the expense level of similar properties and the annual average repair expense in the engineering report with reference to actual amounts in prior years.
Property management fees	2,901	Recorded by taking into account the fee rates of similar properties and the individuality of the property with reference to fee rates and other factors based on the conditions in the contract.
Leasing cost	723	Recorded average amount was assessed based on the assumed turnover period of lessees.
Taxes	9,589	Recorded based on documents related taxes.
Insurance	373	Recorded by taking into account the estimated amount of insurance premiums and the premium rates of similar buildings to the building.
Others	0	Not applicable
Net operating income	86,873	
Non-operating income	559	First assessed by the stable number of lease deposit months over the medium- and long-term based on the current lease terms and the number of lease deposit months at the time of the new contract, then multiplying the amount by the operating rate and then multiplying this amount with investment yield. The investment yield deemed to be appropriate is assessed to be 1.0%, taking into account the level of interest rates and for both investment and financing.
Capital expenditure	8,170	Assessed by taking into account the level of capital expenditures in similar properties, building age and annual average amount of repair and renewal expenses in the engineering report on the assumption that money is saved on average in every fiscal period for future expected expenditures.
Net income	79,262	
Capitalization rate	5.3%	Assessed by adding and subtracting spreads attributable to location, building and other conditions of the property as well as market capitalization rate of the area in which the property is located, and by taking into account future uncertainties and the transaction yields of similar properties and other aspects.
Appraisal value using the discount cash flow method	1,470,000	
Discount rate	5.1%	Assessed by comprehensively taking into account the individuality and other aspects of the property by reference to the investment yield of similar properties, in consideration of forecast of net income and fluctuation of property price which are unspecified in the

			income approach value using the direct capitalization method are included in cash flow, based on analysis of Terminal rate in the income approach value using the direct capitalization method.
	Terminal rate	5.5%	Assessed by comprehensively taking into account future trends of the investment yield, risks in the property as an investment target, general prediction of the future economic growth rate, and trends in real estate prices, rents and other aspects with reference to the transaction yields and other aspects of similar properties.
	Appraisal value by cost method	1,390,000	
	Proportion of land	66.3%	
	Proportion of building	33.7%	
Other matters to which the appraiser paid attention in appraisal		We have determined the appraisal value by adopting the income approach value, using the cost approach value only as a reference, based on our judgment that the income approach value, which has faithfully reproduced the price formation process on the revenue side, is more persuasive.	

Splendid Namba

(i) Overview of the property

Type of specified asset		Real estate trust beneficiary right
Acquisition date		September 28, 2017
Trustee		Mitsubishi UFJ Trust and Banking Corporation (scheduled)
Trust establishment date		December 18, 2015
Trust expiration date		The end of September 2027 (Scheduled)
Location (indication of residential)		2-1-23, Inari, Naniwa-ku, Osaka, Osaka
Land	Parcel number	2-1-1, Inari, Naniwa-ku, Osaka, Osaka
	Building coverage ratio /	80% / 600%
	Use district	Commercial district
	Site area	1,067.80 m ²
	Type of ownership	Ownership
Building	Construction completion	January 2015
	Structure / Floors	Reinforced concrete structure/flat roof, 15F
	Use	Residence
	Total floor space	8,031.78 m ²
	Type of ownership	Ownership
Master lease company		NIPPON REIT(Scheduled)
Type of master lease		Pass-through
Appraisal value		3,570 million yen
Real estate appraiser		Morii Appraisal and Investment Consulting, Inc.
PML		6.2%
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	6,212.36 m ²
	Leased floor space	5,891.15 m ²
	Occupancy rate (by space)	94.8%
	Number of leasable units	252 units
	Number of leased units	237 units
	Occupancy rate (by unit)	94.1%
	Total number of tenants	237
	Total rent income (annual)	215 million yen
	Deposits, etc.	0 million yen
Special notations		Not applicable

Characteristics	<ul style="list-style-type: none"> • Location The area where Splendid Namba is located is adjacent to “Namba and Shinsaibashi area” which is one of the largest commercial districts in Japan. The subject property is a 4-minute walk from Sakuragawa station on the Osaka municipal subway Sennichimae line and has a good traffic convenience as it is located within the walking distance from Namba station on the JR lines which is a base of wide area transportation. In addition, the subject property has a competitive advantage in terms of living convenience as there is an abundance of living convenience facilities such as supermarkets and daily necessities shops near the subject property and has a certain competitive edge as a rental condominium primarily for singles. • Building The building is newly built and has standard room layout like studio or one-bedroom. The building is considered to have relatively superior competitiveness among properties in the surrounding area in terms of building grade, design and level of equipment, etc..
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(ii) Photo of real estate that is the trust property and Map

① Photo



② Map



(iii) Outline of Appraisals

Property name	Splendid Namba	
Appraisal value	3,570 million yen	
Appraiser	Morii Appraisal & Investment Consulting Inc.	
Date of value	September 1, 2017	
(Thousand yen)		
	Details	Outline
Appraisal Value by capitalization method	3,570,000	Because the income approach value using the direct capitalization method and the income approach value using the DCF method are mutually complementary, we made a trial calculation of the income approach value as described on the left by linking both values.
Appraisal value using the direct capitalization method	3,610,000	
Gross operating revenue	220,069	
Potential gross income	231,685	Assessed stable rent and other areas over the medium- and long-term based on the current terms and conditions and so on.
Total of vacancy losses, etc.	11,616	Assessed by taking into account the standard vacancy rate and the individuality of the target property.
Operating expenses	41,025	
Building management fees	5,864	Adopted based on our judgment that the level of actual performance is reasonable with reference to the level of similar properties.
Utilities	2,030	Assessed based on the actual performance with reference to the level of similar properties.
Repairs and maintenance costs	873	Recorded 30% of the levelled amount based on our judgment that the estimated ER is reasonable.
Property management fees	6,472	Adopted based on our judgment that the contract is reasonable with reference to the level of similar properties.
Leasing cost	6,190	1.5 months' worth of new monthly rent
Residence restoration costs	3,129	Assessed by taking into account the actual performance and the move-out ratio with reference to the level of similar properties.
Taxes	13,750	Land: Took volatility into account based on the actual amount. Building: Assessed by taking into account age depreciation. Depreciable assets: Assessed by taking into account building age depreciation.
Insurance	600	Recorded equivalent to 0.04% of replacement value.
Others	2,117	Recorded U-COM Use fee.
Net operating income	179,044	
Non-operating income	0	Assessed by multiplying the amount obtained by deducting guarantee deposits for vacant rooms from room guarantee deposits for the time of full occupancy by a 1.0% yield.
Capital expenditure	2,038	Recorded 70% of the levelled amount based on our judgment that the estimated ER is reasonable.
Net income	177,006	
Capitalization rate	4.9%	Assessed by adding the volatility risk of revenue and the principal to the discount rate.
Appraisal value using the discount cash flow method	3,520,000	
Discount rate	4.7%	Assessed by comprehensively taking into account investor research, examples of REITs, and trading market trends and other aspects in consideration of risk factors related to the regional characteristics and individuality of the target property, in addition to the standard basic yield in a region where the risk is deemed to be the lowest, in light of interest rate trends for long-term JGBs and other instruments.
Terminal rate	5.1%	Assessed by taking into account uncertainties in the forecast for future changes in net revenue and future degradation and sales risks of the building, in addition to the cap rate.
Appraisal value by cost method	2,980,000	
Proportion of land	50.5%	
Proportion of building	49.5%	

Other matters to which the appraiser paid attention in appraisal	We have determined the appraisal value by adopting the income approach value, using the cost approach value as a reference, after taking into account the characteristics of each method applied and the details and other aspects in the process of the application.
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[Explanation of matters stated in table 6. Content of the Property]

- “Location (indication of residential address)” is the indication of residential address of the Property. In addition, if there is no indication of residential address, the building location in the registry (if several, then one of the locations) is stated.
- “Parcel number”, lot number in the registry (if several, then one of the locations) is stated.
- “Building coverage ratio” and “Floor area ratio” of land are, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act and the City Planning Act, and rounded to the nearest whole number. Depending on a specified asset, there are cases where “Building coverage ratio” and “Floor area ratio” are subject to certain relaxation measures or restriction measures. In addition, where there are several floor area ratios that apply to a site, the floor area ratio is stated by converting to one that applies to the entire site.
- “Use district” of land is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- “Site area” of land is based on that stated in the registry and may differ from the present state.
- “Type of ownership” of land is the type of rights of the real estate held by the trustee of the Property.
- “Construction completion” of building is the date of new construction in the registry. In addition, the date of extension, reconstruction, etc. are also stated, if any.
- “Structure / Floors” of building is based on that stated in the registry.
- “Use” of building is the major type of building in the registry.
- “Total floor space” of building is based on that stated in the registry, and annex buildings are separately stated, if any.
- “Type of ownership” of building is the type of rights of the real estate held by the trustee of the Property.
- “Master lease company” is the company that has concluded or the company that is scheduled to conclude a master lease agreement that is valid as of today for the Property.
- “Type of master lease” is the main type of master lease agreement concluded or scheduled to be concluded as of today, where “Pass-through” is a master lease agreement in which the master lease company shall pay the same amount of rent as the rent payable by end tenants to the master lease company and “Rent guaranteed” is a master lease agreement in which the master lease company shall pay a fixed amount of rent.
- “Appraisal value” is the appraisal value stated in the appraisal report prepared by Japan Real Estate Institute or Morii Appraisal & Investment Consulting Inc., and rounded down to the nearest million yen. The appraisal value does not guarantee the possibility of acquisition or disposition with the price. Furthermore, there is no special interest among the Appraiser, NIPPON REIT and SRA.
- “PML” is the PML (Probable Maximum Loss) calculated in the evaluation of seismic risk analysis conducted by Tokio Marine & Nichido Risk Consulting Co., Ltd. as requested as part of due diligence upon acquisition of the real estate trust beneficiary right by NIPPON REIT, and rounded to one decimal place. Furthermore, “Probable Maximum Loss” means the probable maximum loss that may result from an earthquake and, herein, refers to the extent of damage that may be suffered due to an earthquake of the assumed maximum scale (earthquake with a probability of occurring once in 475 years = earthquake with a 10% probability of occurrence in 50 years) in the assumed scheduled use period (50 years = useful life of a general building), expressed as the estimated cost of restoring such damage as a percentage (%) of the replacement cost.
- “Collateral after acquisition” is whether or not collateral is scheduled to be established after acquisition of the real estate trust beneficiary right by each party.
- “Status of leasing” is based on the figures and information provided by the previous owner or the trust beneficiary, etc. regarding the content, etc. of the lease agreement, etc. that is valid as of the end of July 2017, unless otherwise stated.
- “Leasable floor space” is the floor space regarded as being available for leasing based on the lease agreement or building drawing, etc. of the building of each asset as of the end of July 2017 for the Property. (Note 1)
- “Leased floor space” is the sum total of the leased floor space indicated in each lease contract or each provisional lease contract for the Property as of the end of July 2017. However, in cases where a pass-through type master lease agreement is scheduled to be concluded, the sum total of the leased floor space of end tenants indicated in each sublease contract or each provisional

sublease contract for the Property as of the end of July 2017. Furthermore, because there are cases where leased floor space indicated in lease contracts, etc. includes the portion not included in total floor space, there are cases where total leased floor space may exceed total floor space.

- “Occupancy rate” is the ratio of the leased floor space to the leasable floor space for the Property as of the end of July 2017, and rounded to one decimal place.
- “Occupancy rate (by unit)” is ratio of number of leased unit to number of leasable unit, and rounded to one decimal place.
- “Main tenant” is a tenant who rent the biggest floor space in respective property.
- “Total number of tenants” is the sum total of the number of tenants in the lease agreement of the Property indicated in each lease agreement for the Property as of the end of July 2017. Furthermore, in cases where a pass-through type master lease agreement is scheduled to be concluded for the concerned asset, the total number of end tenants (Note 1) is stated. However, even in the case of a pass-through type master lease agreement, in cases where the sub lessee subleasing the entire property from the master lease company has been entrusted with property management and shall pay fixed rent to the master lease company, the total number of tenants is stated as 1.
- “Total rent income (annual)” is the annual rent, or the amount annualized by multiplying the monthly rent by 12, for the building indicated in each lease contract or each provisional lease contract for the Property as of the end of July 2017 (Note 2), and rounded down to the nearest million yen. However, in cases where a pass-through type master lease agreement is scheduled to be concluded between the master lease company and the lessor, etc. in which, in principle, the rent, etc. from end tenants is received as is, the annual rent, or the amount annualized by multiplying the monthly rent by 12, indicated in each sublease contract or each provisional sublease contract with end tenants for the Property as of the end of July 2017 (Note 2), and rounded down to the nearest million yen is stated.
- “Deposits, etc.” is the sum total amount of tenant leasehold and security deposits required based on each lease agreement for the Property as of the end of July 2017 (limited to the tenant leasehold and security deposits based on the lease agreement for the leasing space occupied as of the end of July 2017), and rounded down to the nearest million yen. In cases where a master lease agreement is scheduled to be concluded for the concerned asset, the sum total amount of tenant leasehold and security deposits required based on the lease agreement concluded with end tenants, and rounded down to the nearest million yen is stated.
- “Special notations” indicate, in general, items believed to be important in terms of the respective relationship of rights and use of each asset as well as items believed to be important in consideration of their impact on the appraisal value, profitability, and possibility of disposal of such asset based on the information as of the date of this press release. Prior notices of cancellation from a tenant or execution of an agreement with a new tenant which were received or executed before July 31, 2017, if any, are indicated.
- “Characteristics” describe the basic characteristics and features of the property that is the trust property and characteristics of the zone and area in which such property is located, based on the appraisal report and market reports prepared by CBRE Kabushiki Kaisha. Such appraisal reports, etc. only constitute judgment and opinions of external professionals who prepared such reports at a specific point of time and any validity or accuracy of such reports is guaranteed. Also, environmental changes, etc. which occurred after the preparation of such reports are not reflected.

(Note 1) Excluding warehouse, signboard, parking lot, etc.

(Note 2) For the Property under several lease agreements, the sum total amount thereof. In addition, common area maintenance charges are included, but warehouse, signboard, parking lot, etc. usage fees are not included, and free-rent is not taken into account (excluding consumption taxes).

8. Overview of Exchanging Counterparty

Name	Godo Kaisha Nicolas Capital 6
Location	1-1-7, Motoakasaka, Minato-ku, Tokyo
Title and name of representative	Representative member: Ippan Shadan Hojin Nicolas Funding 6 Person to execute duties: Terumitsu Nosaka
Capital	100 thousand yen
Date of establishment	March 18, 2010
Net Asset	12,328 million yen
Total Asset	58 thousand yen
Other equity investor in silent partnership	Not disclosed (Note1)
Line of Business	1. Acquisition, holding and disposition of trust beneficiary right of real estate 2. Acquisition, holding, disposition, leasing and management of real estate 3. Other businesses incidental or related to businesses listed in the preceding items
Relationship with NIPPON REIT or SRA	
Capital relationship	NIPPON REIT acquired total of 220 million yen of silent partnership equity interest of which the company is the operator on December 17, 2015 and January 28, 2016. Otherwise, there is no capital relationship to be specially noted between NIPPON REIT or SRA and the concerned company. In addition, there is no capital relationship to be specially noted between associated persons and associated companies of NIPPON REIT or SRA and associated persons and associated companies of the concerned.
Personnel relationship	There is no personnel relationship to be specially noted between NIPPON REIT or SRA and the concerned company. In addition, there is no personnel relationship to be specially noted between associated persons and associated companies of NIPPON REIT or SRA and associated persons and associated companies of the concerned.
Business relationship	NIPPON REIT has been granted the right to first negotiation for the properties to be acquired from the concerned company. Otherwise, there is no business relationship to be specially noted between NIPPON REIT or SRA and the concerned company. In addition, there is no business relationship to be specially noted between associated persons and associated companies of NIPPON REIT or SRA and associated persons and associated companies of the concerned.
Related-party status	The concerned company does not fall under the category of related party of NIPPON REIT or SRA as provided in the Act on Investment Trusts and Investment Corporation. In addition, although the stock holder who holds over 10% of stock of SRA is Asset manager of the concerned company, the concerned company does not fall under the category of related party of NIPPON REIT or SRA prescribed in the SRA's internal rule, the "Rules on Transactions with Interested Parties", because the concerned company is SPC established as bridge fund which is part of sponsor support. However, As regard to transfer transaction, the concerned company fall under the category of related party of NIPPON REIT or SRA prescribed in the SRA's internal rule, the "Rules on Transactions with Interested Parties".

(Note1) This information is not disclosed because consent has not been obtained from other equity investor in silent partnership.

(Note2) The company will be liquidated after the Exchanging.

9. Acquirer's profile

The seller of the properties does not fall under the category of a related party prescribed in the SRA's internal rule, the "Rules on Transactions with Interested Parties".

10. Overview of brokerage

(1) Broker

Not disclosed because consent has not obtained from brokers.

The broker does not fall under the category of related party of NIPPON REIT or SRA prescribed in the SRA's internal rule, the "Rules on Transactions with Interested Parties".

(2) Amount and breakdown of brokerage fees

Not disclosed because consent has not obtained from brokers.

11. Settlement method

NIPPON REIT pays the balance between the scheduled acquisition price and scheduled transfer price to the Exchange counterparty by loan on the acquisition date. Please refer to the "Notice Concerning Borrowing of Funds" announced today for detail of the borrowing.

12. Schedule of the Exchanging

Decision date	September 15, 2017
Agreement conclusion date	September 15, 2017 (Scheduled)
Acquisition date	September 28, 2017 (Scheduled)

13. Future outlook

Please refer to the “Notice Concerning Revision of the Forecast of Management Status and the Estimated Distribution for the Fiscal Period Ending December 2017 and June 30 2018” announced today.

< Attachment >

Reference List of properties (after the Acquisition)

Property no.	Real estate in trust (Property name)	Location	Acquisition date	Scheduled acquisition price (Note1)	
				price (¥mn)	Ratio (%)
A-1	FORECAST Nishishinjuku	Shinjuku ward, Tokyo	March 29, 2011	2,260	1.1
A-2	Nihombashi Playa Building	Chuo ward, Tokyo	March 29, 2011	2,130	1.0
A-3	FORECAST Yotsuya	Shinjuku ward, Tokyo	March 29, 2011	1,430	0.7
A-4	FORECAST Shinjuku AVENUE	Shinjuku ward, Tokyo	April 24, 2014	6,500	3.1
A-5	FORECAST Ichigaya	Shinjuku ward, Tokyo	April 24, 2014	4,800	2.3
A-6	FORECAST Mita	Minato ward, Tokyo	April 24, 2014	1,800	0.9
A-7	FORECAST Shinjuku SOUTH	Shinjuku ward, Tokyo	April 24, 2014	13,990	6.7
A-8	FORECAST Sakurabashi	Chuo ward, Tokyo	April 24, 2014	5,760	2.8
A-9	GreenOak Kayabacho	Chuo ward, Tokyo	April 24, 2014	2,860	1.4
A-10	GreenOak Kudan	Chiyoda ward, Tokyo	April 24, 2014	2,780	1.3
A-11	GreenOak Takanawadai	Minato ward, Tokyo	April 24, 2014	2,260	1.1
A-13	Higashi Ikebukuro Center Building	Toshima ward, Tokyo	April 24, 2014	2,520	1.2
A-14	Central Daikanyama	Shibuya ward, Tokyo	December 19, 2014	3,510	1.7
A-16	Hiroo Reeplex B's	Minato ward, Tokyo	February 12, 2015	2,827	1.4
A-17	Shibakoen Sanchoe Building	Minato ward, Tokyo	February 12, 2015	7,396	3.6
A-18	FORECAST Iidabashi	Chiyoda ward, Tokyo	February 12, 2015	5,230	2.5
A-19	Kudankita 325 Building	Chiyoda ward, Tokyo	February 12, 2015	1,850	0.9
A-20	FORECAST Uchikanda	Chiyoda ward, Tokyo	February 12, 2015	1,240	0.6
A-21	Itohpia Iwamotocho 2-chome Building	Chiyoda ward, Tokyo	February 12, 2015	2,810	1.4
A-22	Itohpia Iwamotocho 1-chome Building	Chiyoda ward, Tokyo	February 12, 2015	2,640	1.3
A-23	Itohpia Iwamotocho ANNEX Building	Chiyoda ward, Tokyo	February 12, 2015	2,100	1.0
A-24	Pigeon Building	Chuo ward, Tokyo	February 12, 2015	2,837	1.4
A-25	FORECAST Ningyocho	Chuo ward, Tokyo	February 12, 2015	2,070	1.0
A-26	FORECAST Ningyocho PLACE	Chuo ward, Tokyo	February 12, 2015	1,650	0.8
A-27	FORECAST Shin-Tokiwabashi	Chuo ward, Tokyo	February 12, 2015	2,030	1.0
A-28	Nishi-Shinjuku Sanko Building	Shinjuku ward, Tokyo	February 12, 2015	2,207	1.1
A-29	Iidabashi Reeplex B's	Shinjuku ward, Tokyo	February 12, 2015	1,249	0.6
A-30	FORECAST Shinagawa	Shinagawa ward, Tokyo	February 12, 2015	2,300	1.1
A-31	Nishi-Gotanda 8-chome Building	Shinagawa ward, Tokyo	February 12, 2015	2,210	1.1
A-32	Towa Higashi-Gotanda Building	Shinagawa ward, Tokyo	February 12, 2015	2,033	1.0

Property no.	Real estate in trust (Property name)	Location	Acquisition date	Scheduled acquisition price (Note1)	
				price (¥mn)	Ratio (%)
A-33	FORECAST Takadanobaba	Toshima ward, Tokyo	February 12, 2015	5,550	2.7
A-34	Mejiro NT Building	Toshima ward, Tokyo	February 12, 2015	3,094	1.5
A-35	Toshin Higashi-Ikebukuro Building	Toshima ward, Tokyo	February 12, 2015	979	0.5
A-36	Mitsui Woody Building	Koto ward, Tokyo	February 12, 2015	2,475	1.2
A-37	Itabashi Honcho Building	Itabashi ward, Tokyo	February 12, 2015	3,146	1.5
A-38	ANTEX24 Building	Taito ward, Tokyo	February 12, 2015	1,691	0.8
A-39	Itohia Kiyosubashidori Building	Taito ward, Tokyo	February 12, 2015	1,550	0.7
A-40	East Side Building	Taito ward, Tokyo	February 12, 2015	1,372	0.7
A-41	I・S Minamirimachi Building	Osaka, Osaka	February 12, 2015	2,258	1.1
A-42	Sunworld Building	Osaka, Osaka	February 12, 2015	1,200	0.6
A-43	Marunouchi Sanchome Building	Nagoya, Aichi	February 12, 2015	1,626	0.8
A-44	MK Kojimachi Building	Chiyoda ward, Tokyo	March 27, 2015	1,781	0.9
A-45	Toranomon Sakura Building	Minato ward, Tokyo	July 2, 2015	4,120	2.0
A-46	La Verite AKASAKA	Minato ward, Tokyo	July 2, 2015	2,000	1.0
A-47	Kanda Ocean Building	Chiyoda ward, Tokyo	July 2, 2015	1,440	0.7
A-48	Shinto Ginza EAST	Chuo ward, Tokyo	July 2, 2015	1,352	0.7
A-49	FORECAST Kayabacho	Chuo ward, Tokyo	July 2, 2015	3,000	1.4
A-50	FORECAST Waseda FIRST	Shinjuku ward, Tokyo	July 2, 2015	4,775	2.3
A-51	FORECAST Gotanda WEST	Shinagawa ward, Tokyo	July 2, 2015	6,520	3.1
A-52	Omiya Center Building	Saitama, Saitama	July 2, 2015	15,585	7.5
A-53	Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	July 2, 2015	2,850	1.4
A-54	NORE Fushimi	Nagoya, Aichi	July 2, 2015	2,840	1.4
A-55	NORE Meieki	Nagoya, Aichi	July 2, 2015	2,520	1.2
A-56	Homat Horizon Building	Chiyoda ward, Tokyo	September 28, 2017 (Scheduled)	6,705	3.2
A-57	Sannomiya First Building	Kobe, Hyogo	September 28, 2017 (Scheduled)	1,390	0.7
Office 55 properties Sub total				179,102	86.2
Residence					
B-1	Tower Court Kitashinagawa	Shinagawa ward, Tokyo	March 29, 2011	11,880	5.7
B-2	Sky Hills N11	Sapporo, Hokkaido	April 24, 2014	1,570	0.8
B-3	my atria Meieki	Nagoya, Aichi	April 24, 2014	1,280	0.6
B-4	my atria Sakae	Nagoya, Aichi	April 24, 2014	1,110	0.5

Property no.	Real estate in trust (Property name)	Location	Acquisition date	Scheduled acquisition price (Note1)	
				price (¥mn)	Ratio (%)
B-5	Mac Village Heian	Nagoya, Aichi	April 24, 2014	785	0.4
B-6	Seam Dwell Tsutsui	Nagoya, Aichi	April 24, 2014	695	0.3
B-7	Ciel Yakuin	Fukuoka, Fukuoka	April 24, 2014	640	0.3
B-8	Kanda Reeplex R's	Chiyoda ward, Tokyo	February 12, 2015	1,813	0.9
B-9	Splendid Namba	Osaka, Osaka	September 28, 2017 (Scheduled)	3,502	1.7
Residence 9 properties Sub total				23,275	11.2
Retail					
C-1	Otakibashi Pacifica Building	Shinjuku ward, Tokyo	March 12, 2015	3,350	1.6
C-2	Komyoike Act	Sakai, Osaka	February 12, 2015	2,063	1.0
Retail 2 properties Sub total				5,413	2.6
66 properties Total				207,790	100

(Note) "Scheduled acquisition price" is rounded down to the nearest million yen, "Ratio" is rounded to one decimal place.

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