

Translation

**JAPAN RETAIL FUND INVESTMENT CORPORATION  
SUMMARY OF FINANCIAL RESULTS  
FOR THE SIX MONTHS ENDED AUGUST 31, 2011**

October 13, 2011

Name of issuer:	Japan Retail Fund Investment Corporation ("the Investment Corporation")
Stock exchange listing:	Tokyo Stock Exchange
Securities code:	8953
Website:	<a href="http://www.jrf-reit.com/">http://www.jrf-reit.com/</a>
Representative of the Investment Corporation:	Fuminori Imanishi, Executive Director
Name of asset manager:	Mitsubishi Corp.-UBS Realty Inc.
Representative of the asset manager:	Takuya Kuga, President & CEO
Contact:	Fuminori Imanishi, Head of Retail Division Tel: (03)5293-7081
Scheduled date for filing of securities report:	November 25, 2011
Scheduled date for distributions payment:	November 16, 2011

(Amounts of less than one million yen are rounded down)

**1. Financial results for the six months ended August 31, 2011 (March 1, 2011 to August 31, 2011)**

## (1) Operating results

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Recurring profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
For the six months ended								
August 31, 2011	21,824	-4.8	8,546	-8.6	6,005	-11.2	5,502	-17.8
February 28, 2011	22,925	-1.7	9,348	5.1	6,764	14.8	6,698	-48.8

	Net income per unit	Return on unitholders' equity	Ratio of recurring profit to total assets	Ratio of recurring profit to operating revenues
	Yen	%	%	%
For the six months ended				
August 31, 2011	3,259	2.0	1.0	27.5
February 28, 2011	3,967	2.4	1.0	29.5

## (2) Distributions

	Distributions (excluding distributions in excess of profit)		Distributions in excess of profit		Payout ratio	Ratio of distributions to net assets
	Per unit	Total	Per unit	Total		
	Yen	Millions of yen	Yen	Millions of yen	%	%
For the six months ended						
August 31, 2011	3,259	5,501	0	0	100.0	2.0
February 28, 2011	3,968	6,698	0	0	100.0	2.4

## (3) Financial position

	Total assets	Net assets	Ratio of net assets to total assets	Net asset value per unit
	Millions of yen	Millions of yen	%	Yen
As of				
August 31, 2011	621,377	278,173	44.8	164,775
February 28, 2011	625,312	279,369	44.7	165,483

## (4) Cash flows

	Net cash provided by (used in)			Cash and cash equivalents at end of period
	Operating activities	Investing activities	Financing activities	
For the six months ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
August 31, 2011	9,500	(2,299)	(8,697)	15,095
February 28, 2011	9,674	23,356	(38,668)	16,592

## 2. Outlook for the six months ending February 29, 2012 (September 1, 2011 to February 29, 2012) and August 31, 2012 (March 1, 2012 to August 31, 2012)

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Recurring profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
For the six months ending								
February 29, 2012	23,590	8.1	9,316	9.0	6,776	12.8	6,775	23.1
August 31, 2012	23,757	0.7	9,450	1.4	6,920	2.1	6,919	2.1

	Net income per unit	Distributions per unit	Distributions in excess of profit per unit
	Yen	(excluding distributions in excess of profit)	Yen
For the six months ending			
February 29, 2012	3,603	3,659	0
August 31, 2012	3,680	3,680	0

### 3. Others

#### (1) Changes in accounting policies, procedures and presentation methods for preparing financial information

Changes due to accounting standards revision: None

Changes due to other reasons: None

#### (2) Number of units issued

Number of units issued at end of period (including treasury units):

As of August 31, 2011 1,688,198 units

As of February 28, 2011 1,688,198 units

Number of treasury units at end of period:

As of August 31, 2011 0 unit

As of February 28, 2011 0 unit

Note: For the number of unit as a basis of calculation of net income per unit, please refer to per unit information on page 28.

### Forward-looking Statements and Other Notes

Forward-looking statements in this presentation are based on the information currently available and certain assumptions we believe reasonable. Actual results may differ materially from the forward-looking statements in this presentation due to various factors. Furthermore, those statements do not guarantee the amount of future distributions.

For further information and assumptions regarding the forward-looking statements, please refer to "2.Management policy and results of operation, (2) State of operation, B. Outlook for the next period" on page 6.

## 1. Summary of Related corporations of the Investment Corporation

There have been no significant changes to the “structure of the investment corporation” since the most recent financial report (submitted May 26, 2011), and hence, description of these matters is omitted.

## 2. Management policies and operations

### (1) Management Policies

There have been no significant changes to the “investment policies.” “investment targets” and “distribution policies” in the most recent financial report (submitted May 26, 2011), and hence, description of these matters is omitted.

### (2) Operations

#### A. Operations during the period

##### i Principal Activities

Japan Retail Fund Investment Corporation (JRF) established under the Law Concerning Investment Trusts and Investment Corporations of Japan (“the Investment Act”) on September 14, 2001. It was the first investment corporation in Japan to specifically target retail property assets. It was listed on the Real Estate Investment Trust (“REIT”) Section on the Tokyo Stock Exchange (Securities code: 8953) on March 12, 2002.

Immediately after listing, JRF acquired four properties and began substantially managing these properties. To “expand the scale of our portfolio,” we continued to acquire and manage properties, achieving total assets of ¥400 billion by the end of the 10<sup>th</sup> fiscal period (February 28, 2007), a goal set at the time of listing. Thereafter, we strove to “diversify the portfolio.” In April 2008, we announced a medium-term business policy, under which we aimed to improved “portfolio quality.” In April 2009, we introduced the “Crisis Management Scenario” to cope with the deterioration in the fund-raising environment after the bankruptcy of Lehman Brothers, and made every effort to enhance the stability of finances, mainly by extending debt maturities.

We gave due consideration to M&As, and merged with LaSalle Japan REIT Inc. (“LJR”) on March 1, 2010. On the merger date, JRF executed a 4-for-1 unit split for its units. After the split, the total number of outstanding units of JRF was 1,688,198. On September 3, 2010, JRF sold 18 office and residential buildings other than those commercial facilities it had acquired due to the merger with LJR for a total of ¥33.2 billion, used the money it received from those sales to pay back its debts, and worked to stabilize its financial bases through the decreasing of its loan-to-value ratio (“LTV”)<sup>1</sup>, which had increased due to the merger.

As a result of the above, as of the end of the 19<sup>th</sup> fiscal period (August 31, 2011), we operate a total of 59 properties with an asset value of ¥621.3 billion, third among all listed real estate investment trusts. (“J-REIT”)

In addition, at its Board of Directors meeting held on August 24, 2011, JRF passed a resolution regarding the issuance of new units and the sale of units. At

the same time, the Board of Directors passed a resolution regarding the solicitation of specified securities of a type similar to those issued by the company (“Units”) in mainly the U.S. and European Markets (“Overseas Solicitation”); however, Units in the U.S. will only be sold to qualified institutional buyers as per rule 144A of the U.S. Securities Act of 1933) and has conducted Overseas Solicitation in accordance with this resolution.

- 1 LTV refers to the amount of tenant leasehold and security deposits (including those in trust) added to amount of interest-bearing debts, with that corresponding amount divided by the total amount of assets. The same applies hereafter.

## ii Investment environment and results

### (1) Investment environment

With regard to the domestic macro economy during the fiscal period under review, we suffered a great deal of damage due to the Great Eastern Japan Earthquake (the “Earthquake”), but the environment is slowly recovering. Additionally, movement in the Tokyo Stock Exchange REIT Index shows a decrease of over 15% compared to the level immediate before the Earthquake, but then recovered to the level that it was before the Earthquake. With regard to the real estate sales market, the trend toward expansion has continued since 2010, and, as domestic financial institution lending continues to remain flexible, we have started to see real estate investment for corporations and private funds, and at present there has been no significant change in the underlying tone. Due to this market recovery, we believe that the increase in the cap rates for prime real estate have converged in terms of real estate appraisal. With regard to the effects of the Earthquake on J-REIT asset retention, owing to the fact that there was little damage and the effects on revenue were limited, we believe that our superiority as an investment target was proven and we were able to reconfirm the importance of due diligence. With regard to the commercial facility leasing market, empty districts of urban commercial facilities seen comparatively often in city centers, particularly Tokyo, are slowly starting to fill up, and we are aware that the area operating rate is slowly beginning to climb. With regard to retail markets, the continuing decrease in supply of new large-scale commercial facilities and closing of unprofitable stores by large retail outlets means that there has been improvement in the balance of supply and demand, and sales of suburban commercial facilities have recovered. Although there was a temporary decline due to the Earthquake, the tone is shifting toward recovery by addressing the demand for restoration.

### (2) Results

With regard to the fiscal period ending August 2011 (the 19<sup>th</sup> fiscal period), as we communicated in the “Summary of Financial Results for the six months ended February 28, 2011,” 24 of the buildings retained by JRF were physically damaged, and we suffered extraordinary losses of ¥502 million due to repair costs. Of these, “AEON Sendai Nakayama”, which suffered the most damage, did not have any structural damage, although the interior, facilities, and parking lots were wrecked, and we rushed to perform restoration work, with normal

operations resuming on July 16, 2011.

In this environment, JRF, on April 15, 2011 (after the Earthquake) acquired equity interests in an anonymous association whose investment asset is beneficial interest in properties held in trust “Urban Terrace Jingumae” and “Round 1 Machida”, and obtained preferential negotiation rights on the acquisition of the said beneficial interest on the properties held in trust. With regard to these dealings, we believe some of the confirmed reasons that we were able to acquire these rights without any major change to pre-Earthquake trading conditions were that investors’ desire for prime real estate did not decrease due to the Earthquake, and that the Earthquake did not cause changes in financial institutions’ real estate-related lending nor had a negative effect on JRF’s rating.

In terms of urban commercial facilities retained by JRF, economic conditions such as leasing prices still need a good deal of time to recover, but we can confirm that there have been early signs of recovery such as a slow increase in the occupancy ratio. In addition, with regard to tenant sales, boutiques and restaurants that offer high-class brand products have taken a large hit due to the Earthquake, but have since recovered, in June topping 100% as compared to the same month of the previous year, showing a faster bounce back than had been expected. Finally, summer energy saving measures have had no particular effect on facility operation.

In terms of suburban commercial facilities retained by JRF, year-on-year tenant sales decreased in March 2011, but from April to August 2011 achieved an average of 99.2%, and we believe that the effects of the Earthquake on suburban commercial facilities was limited.

### iii Funding

On March 31, 2011, JRF paid back short-term debts that were about to reach full term as well as repay short-term debts that had not yet reached full term and, through re-borrowing over a seven to eight year period, worked to lengthen the term of its debts. We increased financial stability through concluding interest swap contracts for some of these loans and fixing the long-term interest rate. Through full term repayments and new loans, loans for the fiscal period under review come to ¥148.7 billion. Of this, ¥46.5 billion was short-term debt and ¥148.7 billion was long-term debt. The total balance outstanding on our second through six series investment corporation bonds was ¥80 billion yen as of the end of the fiscal period under review.

### iv Results and distributions

As a result of the above management actions, operating revenue was ¥21,824 million, and operating income was ¥8,546 million after deducting operating expenses such as fixed property tax, utilities charges, and asset management fees. Recurring profit was ¥6,005 million yen, while net income was ¥5,502 million.

With regard to distributions for the fiscal period under review, in accordance with the distribution policy set forth in Article 26, Paragraph 1, Items 2 of the

Articles of Incorporation, JRF basically intends to distribute in excess of 90% of distributable profit calculated under Article 67-15, Paragraph 1 of the Special Taxation Measures Law of Japan. Based on such distribution policy, distributions amounted to ¥5,501 million, excluding a fractional divided per unit of less than one yen from unappropriate retained earnings of ¥5,503 million for the fiscal period under review. As a result, the distribution per unit totaled ¥3,259.

## B Outlook for the next period

### i Outlook for overall operations

Although there was significant negative GDP growth in 2011 due to the Earthquake, in the second half we project that there will be developments toward recovery bolstered by the demand for reconstruction. Actual GDP growth in the period from April to June 2011 was negative for the third consecutive quarter; however, this was a sharp but temporary downturn in the Japanese economy in the immediate aftermath of the Earthquake, and starting in May the trend was toward recovery. In the immediate aftermath of the Earthquake, in addition to the destruction of much of citizen infrastructure and many corporate facilities, supply chains were cut off, electricity was scarce, spending from corporations and private citizens shrunk, and company productivity levels dropped, but these depressions were only short-term and have begun to recover. In terms of funding, stock prices plunged against the backdrop of unease about the future of the world economy kicked off by the downgrading of not just European but the U.S. bonds as well. Domestically, although there is a possibility of pressure toward higher interest rates due to the expansion of additional government obligations to meet the projected demand for funding for post-disaster reconstruction, financial institution lending has not drastically changed and we expect no changes in the foreseeable future.

### ii Issues confronting JRF

Within the environment described above, JRF will improve the profitability of its portfolio in the medium and long-term and work to distribute risks by taking advantage of the scale of its operations through the steady growth of managed assets by carefully selecting investments in prime assets. In addition, in order to enhance the quality of assets owned, we will carry out a proactive action plan that takes advantage of SC management capabilities. In doing so, we will both realize stable dividends by utilizing bonus reserves, which have as their source of funds gain on negative goodwill gained through the merger with LJR, and aim to increase investor value.

#### (1) External growth strategy

Going forward, JRF aims to increase dividends per unit by increasing profitability while further dispersing its portfolio through expanding the scope of its investments. With regard to investment targets, we will carefully select prime real estate in four categories: local top-class large scale commercial facilities, commercial facilities near densely-populated areas, commercial facilities in

prime locations near major train stations, and street stores with prime locations/specialty store buildings. We will undertake not just product sales, but also investment in a diverse array of services, entertainment, etc. in response to consumer trends in order to take full advantage of investment opportunities. Our investment techniques will not just be limited to direct investment, and we will work to secure investment opportunities that utilize bridge structures and, through fully leveraging our network as the largest domestic buyer of commercial facilities, we will search for opportunities to further expand the scale of our portfolio.

### (2) Internal growth strategy

Through further enhancing the operating structure supporting SC management, JRF aims to improve the quality and volume of its portfolio going forward. SC management will realize renovation and expansion-based strategic action plans with the goal of maintaining and improving the competitiveness of our commercial facilities and enact forward-looking measures to deal with problems and risks through continued monitoring of store and tenant business conditions, discovery of issues such as problem spots and room for increased value, and repetition of the cycle of discovering and implementing solutions. Additionally, we will enhance the flexible operational structure that organically links the three functions that support SC management: general operation management, leasing, and engineering. One SC management case study is March's large scale reform on Narupark, formerly known as Ito Yokado Narumi.

### (3) Financial Strategy

JRF is undertaking further lengthening of interest-bearing debt and conservative leverage control in order to further enhance its financial base. As of August 24, 2011, JRF, in order to acquire new real estate trust beneficiary rights for twelve buildings (total estimated acquisition price of ¥46 billion), resolved to issue new units (see "JRF to Issue New Investment Units and Conduct Secondary Offering of Investment Units" dated August 24, 2011, for more information) and, in order to re-borrow existing debts and realize said acquisition, decided to implement new debts. Of the aforementioned new loans, ¥25 billion were new long-term debts and ¥26.5 billion were re-borrowing of existing short-term debts. The debts period tops off at ten years, and, in addition to increasing the long-term liability ratio to 94.5%, we expect further strengthening of our financial base. Furthermore, we concluded a contract on August 24, 2011, that offers a new commitment line increasing our maximum borrowing limit from ¥40 billion to ¥50 billion. In addition, JRF is considering new long-term debts and issuing new corporate bonds in order to procure funding to redeem fourth series unsecured investment corporation bonds that are redeemable on December 22, 2011.

JRF's LTV was 54.4% as of the end of the 18<sup>th</sup> period, and even after procuring funding through ¥25 billion in long-term debts concurrently with the issuance of new units, is maintaining the same LTV level as before the aforementioned loans. In order to form a long-term, stable debt structure and lower the cost of procuring

funds, JRF will also negotiate fixed interest rates, debt periods, and other such conditions with multiple financial organizations and, by considering these conditions before making a decision, will maintain a healthy long-term debt rate and fixed interest rate, and be able to construct a stable financial base necessary for growth.

iii Prospects for results in the next period

JRF expects operating revenue to be ¥23,590 million for the 20th fiscal period (from September 1, 2011 to February 29, 2012), recurring profit to be ¥6,776 million, and net income to be ¥6,775 million, and distributions per unit to be ¥3,659. For the assumptions underlying these forecasts, please see the table below, “Assumptions underlying the forecasts of operations for February 2012 (20th) Fiscal Period (September 1, 2011 to February 29, 2012) and August 2012 (21st) Fiscal Period (March 1, 2012 to August 31, 2012).”

On that basis, we expect that operating revenue will be ¥23,757 million for the 21st fiscal period (from March 1, 2012 to August 31, 2012), recurring profit will be ¥6,920 million, net income will be ¥6,919 million, and distributions per unit will be ¥3,680.

(Note) The above forecasts were made on the basis of certain assumptions. The actual net profit and distributions for these periods may vary if conditions change. These forecasts are not to be taken as guarantees of the amount of distributions.

Note also that as described in “Assumptions underlying the forecasts of operations for February 2012 (20th) Fiscal Period (September 1, 2011 to February 29, 2012) and August 2012 (21st) Fiscal Period (March 1, 2012 to August 31, 2012)” below, JRF will issue new units and acquire new assets after the date of closing as outlined below.

(1) Issuance of new units

At the Board of Directors meetings held on August 24, 2011, and September 7, 2011, respectively, a resolution was passed to issue new units as described below. Payments were completed by September 14, 2011, for new publicly issued units and by October 12, 2011, for new units allotted to third parties. The conditions for issuance are as outlined below. Through issuing these units, total capital injection stands at ¥270,752,950,160, while the total number of issued units stands at 1,880,198.

(New issued units by public offering)

(Solicitation from domestic markets and overseas markets, in particular the U.S. and European markets; however, Units in the U.S. will only be sold to qualified institutional buyers as per rule 144A of the U.S. Securities Act of 1933)

Number of new units to be issued: 187,500 (Domestic: 94,200, Overseas: 93,300 (88,800 units for firm commitment underwriting by overseas

underwriting firms and 4,500 units for the rights for given to overseas underwriting firms to purchase additional Units to be issued.)

Issue price (offer price)	: ¥107,640 per unit
Total issue price (offer price)	: ¥20,182,500,000
Issue value (Amount paid in)	: ¥104,107 per unit
Total issue value (Amount paid in)	: ¥19,520,062,500
Payment date	: September 14, 2011
Commencement of dividends	: September 1, 2011

(Issuance of new units altered to third parties)

Number of new units to be issued	: 4,500 units
Issue value (Amount paid in)	: ¥104,107 per unit
Total issue value (Amount paid in)	: ¥468,481,500
Payment date	: October 12, 2011
Commencement of dividends	: September 1, 2011
Distributor	: SMBC Nikko Securities

## (2) Acquired Assets

JRF acquired the trust beneficial interest in real property outlined in the chart below from the funding acquired from the issuance of new units in (1) above and from new short-term debts.

Property name	Location	Acquisition price (millions of yen)	Date of acquisition
Kishiwada CanCan Bayside Mall	Kishiwada, Osaka	7,000	September 22, 2011
Makuhari Plaza	Chiba, Chiba	5,700	
MrMax Nagasaki	Nagasaki, Nagasaki	2,475	
Urban Terrace Jingumae	Shibuya-ward, Tokyo	2,797	September 26, 2011
Round1 Stadium Itabashi	Itabashi-ward, Tokyo	2,400	
Round1 Machida	Machida, Tokyo	2,450	
Arkangel Daikanyama (land with leasehold interest)	Meguro-ward (Shibuya-ward), Tokyo	1,820	September 27, 2011
G-Bldg. Shinsaibashi 02	Osaka, Osaka	4,380	
[Tentative] Round1 Namba Sennichimae (land with leasehold interest)	Osaka, Osaka	8,000	
Izumisano Shoufudai (land with leasehold interest)	Izumisano, Osaka	2,625	September 28, 2011
Tecc Land Neyagawa (land with leasehold interest)	Neyagawa, Osaka	1,135	
mozo wonder city	Nagoya, Aichi	5,250	October 3, 2011
Total		46,032	

Note: Refer to the “Japan Retail Fund Investment Corporation to Acquire 12 Properties in Japan” announced on August 24, 2011.

**Assumptions underlying the forecasts of operations for February 2012 (20th) Fiscal Period (September 1, 2011 to February 29, 2012) and August 2012 (21th) Fiscal Period (March 1, 2012 to August 31, 2012)**

Item	Assumptions
Accounting Period	February 2012 (20 <sup>th</sup> ) Fiscal Period (September 1, 2011 to February 29, 2012) (182 days) August 2012 (21 <sup>st</sup> ) Fiscal Period (March 1, 2012 to August 31, 2012) (184 days)
Assets owned	<ul style="list-style-type: none"> <li>- JRF assumes 59 properties it owns (excepting the four properties related to the equity interest in anonymous association whose investment asset is beneficial interest in properties held in trust in accordance with the planned acquisition of assets) as well as acquisition of 12 new properties as of September 1, 2011.</li> <li>- In addition, we may acquire new properties or dispose of existing properties.</li> </ul>
Issue of units	<ul style="list-style-type: none"> <li>- Based on 1,880,198 units issued and outstanding as of the end of the fiscal period.</li> <li>- There are 1,688,198 issued and outstanding units as of August 31, 2011, but this number will increase by 192,000 due to the issuance of 187,500 new units via solicitation as passed by resolution at the Board of Directors meeting held on August 24, 2011 and the issuance of 4,500 new units via third party allotment in accordance with sales via over allotment.</li> </ul>
Interest-bearing debt	<ul style="list-style-type: none"> <li>- As of September 1, 2011, interest-bearing debt stands at ¥275,351 million, but due to the conclusion of a lending contract on August 24, interest-bearing debt as of September 30, 2011 stands at ¥297,851 million. Of these, borrowings account for ¥217,851 million (long-term debt: ¥199,851 million; short-term debt: ¥18,000 million) and investment corporation bonds account for ¥80,000 million.</li> <li>- Of the above interest-bearing debt, ¥1,200 million in long-term debt and ¥ 18,000 million in short-term debt and ¥40,000 million yen in investment corporation bond will mature within the 20th and 21th fiscal periods. We assume that we will repay part of these debts with our own funds, and the remainder will be repaid with borrowings and the like.</li> </ul>
Operating revenues	<ul style="list-style-type: none"> <li>- We assume that operating revenues will consist principally of rental revenues generated by the lease contracts effective as of the date of this document.</li> <li>- The rent level and estimated rents for the parts of properties that are vacant are calculated taking into account the negotiations we conducted with our tenants until the said date and the recent decline in the real estate market.</li> <li>- We assume that there will be no arrears or nonpayment of rent by our tenants.</li> </ul>

Operating expenses	<ul style="list-style-type: none"> <li>- Fixed asset taxes, city planning taxes and depreciable assets taxes (“fixed asset taxes, etc.”) on property owned by the Investment Corporation assessed and payable have been calculated as leasing business expenses for the accounting period. However, should any need arise for settlement, such as a need to pay fixed asset taxes, in relation to new property acquisitions to be made during the year in which the period falls (“amounts equivalent to fixed asset taxes, etc.”), they are taken into account in the purchase price of the properties and therefore are not listed as expenses for the period.</li> <li>- We assume that taxes and public charges will be ¥2,466 million in the 20th fiscal period and ¥2,643 million in the 21st fiscal period.</li> <li>- We assume that depreciation will be ¥5,337 million in the 20th fiscal period and ¥5,301 million in the 21st fiscal period.</li> <li>- We assume that property management fees will be ¥434 million in the 20th fiscal period and ¥438 million in the 21st fiscal period, and building maintenance fees will be ¥1,045 million in the 20th fiscal period and ¥1,053 million in the 21st fiscal period.</li> </ul>
Non-operating expenses	We assume that non-operating expenses (including interest expenses, loan-related costs and interest expenses on investment corporation bonds) will be ¥2,543 million in the 20th fiscal period and ¥2,533 million in the 21st fiscal period.
Distribution per units	Distribution per unit is calculated according to the cash distribution policy stipulated in the Articles of Incorporation of JRF. From reserve for distribution derived from the gain on negative goodwill, which was booked in the 17 <sup>th</sup> fiscal period, we do assume that we will distribute ¥55 per unit in the 20 <sup>th</sup> fiscal period in equivalent of loss on disposal of fixed assets (¥105 million) following renovation of properties held by JRF. We do not make such assumptions for the 21 <sup>st</sup> period.
Distribution in excess of profit per unit	We will not implement distributions in excess of profits for the moment.
Other	These forecasts are based on the assumption that there will be no important changes in related laws, accounting standards and the tax system in Japan during the relevant period, and that no unforeseen, significant changes will occur in general economic trends and property market movements in Japan.

### 3. Financial information

#### (1) Balance sheets

	As of		Increase (Decrease)	
	February 28, 2011	August 31, 2011	Thousands of yen	Period-on-period change (%)
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
<b>ASSETS</b>				
<b>Current assets:</b>				
Cash and bank deposits	10,819,131	8,208,658	(2,610,473)	
Cash and bank deposits in trust	5,773,686	6,886,744	1,113,057	
Rental receivables	901,345	891,159	(10,186)	
Income taxes receivable	358	7,190	6,831	
Consumption tax refundable	-	273,089	273,089	
Other current assets	916,642	1,086,937	170,295	
<b>Total current assets</b>	<b>18,411,165</b>	<b>17,353,780</b>	<b>(1,057,385)</b>	<b>(5.7)</b>
<b>Fixed assets (Note 3):</b>				
<b>Property and equipment:</b>				
Buildings	1,641,726	1,662,824	21,098	
Accumulated depreciation	(87,950)	(113,476)	(25,526)	
Buildings, net	1,553,776	1,549,347	(4,428)	
Building improvements	67,876	67,876	-	
Accumulated depreciation	(4,323)	(5,665)	(1,341)	
Building improvements, net	63,552	62,210	(1,341)	
Furniture and fixtures	10,782	11,976	1,193	
Accumulated depreciation	(1,913)	(2,433)	(519)	
Furniture and fixtures, net	8,868	9,542	674	
Land	21,193,419	21,193,419	-	
Buildings in trust	256,128,397	257,227,974	1,099,577	
Accumulated depreciation	(44,639,039)	(49,242,327)	(4,603,287)	
Buildings in trust, net	211,489,357	207,985,647	(3,503,710)	
Building improvements in trust	13,759,998	13,860,710	100,712	
Accumulated depreciation	(3,052,752)	(3,332,882)	(280,130)	
Building improvements in trust, net	10,707,246	10,527,827	(179,418)	
Machinery and equipment in trust	1,471,201	1,485,970	14,768	
Accumulated depreciation	(456,302)	(499,834)	(43,531)	
Machinery and equipment in trust, net	1,014,898	986,135	(28,762)	
Furniture and fixtures in trust	3,344,987	3,456,806	111,819	
Accumulated depreciation	(1,444,375)	(1,591,875)	(147,499)	
Furniture and fixtures in trust, net	1,900,611	1,864,930	(35,680)	
Land in trust	344,370,608	344,370,922	313	
<b>Total property and equipment</b>	<b>592,302,340</b>	<b>588,549,984</b>	<b>(3,752,355)</b>	<b>(0.6)</b>
<b>Intangible assets:</b>				
Leasehold rights	19,803	19,803	-	
Leasehold rights in trust	8,893,577	8,879,301	(14,275)	
Other intangible assets in trust	126,187	121,454	(4,733)	
<b>Total intangible assets</b>	<b>9,039,568</b>	<b>9,020,559</b>	<b>(19,009)</b>	<b>(0.2)</b>
<b>Investment and other assets:</b>				
Investment securities	518,935	854,816	335,881	
Lease deposits in trust	3,305,768	3,298,268	(7,500)	
Long-term prepaid expenses	1,527,002	2,103,934	576,932	
Other investments	123,038	132,654	9,615	
<b>Total investment and other assets</b>	<b>5,474,744</b>	<b>6,389,673</b>	<b>914,928</b>	<b>16.7</b>
<b>Total fixed assets</b>	<b>606,816,653</b>	<b>603,960,216</b>	<b>(2,856,436)</b>	<b>(0.5)</b>
<b>Deferred charges:</b>				
Bonds issuance costs	84,865	63,437	(21,428)	
<b>Total deferred charges</b>	<b>84,865</b>	<b>63,437</b>	<b>(21,428)</b>	<b>(25.2)</b>
<b>TOTAL ASSETS</b>	<b>625,312,685</b>	<b>621,377,434</b>	<b>(3,935,250)</b>	<b>(0.6)</b>

(To be continued on the following page)

	As of		Increase	
	February 28, 2011	August 31, 2011	(Decrease)	
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
<b>LIABILITIES AND NET ASSETS</b>				
<b>Current liabilities:</b>				
Accounts payable – operating	681,444	857,343	175,898	
Short-term borrowings (Note 4)	86,575,000	46,575,000	(40,000,000)	
Current portion of long-term bonds issued – unsecured	20,000,000	40,000,000	20,000,000	
Current portion of long-term borrowings	5,900,000	5,700,000	(200,000)	
Accounts payable – other	9,289	2,895	(6,393)	
Accrued expenses	1,720,587	1,763,638	43,051	
Income taxes payable	485	535	50	
Consumption tax payable	519,707	-	(519,707)	
Rent received in advance	1,858,625	1,897,518	38,893	
Deposits received	603,383	702,121	98,738	
Current portion of tenant leasehold and security deposits	-	15,051	15,051	
Current portion of tenant leasehold and security deposits in trust (Note 3)	4,145,368	4,152,495	7,126	
Other current liabilities	191,620	57,144	(134,475)	
<b>Total current liabilities</b>	<b>122,205,510</b>	<b>101,723,744</b>	<b>(20,481,765)</b>	<b>(16.8)</b>
<b>Non-current liabilities:</b>				
Long-term bonds issued – unsecured	60,000,000	40,000,000	(20,000,000)	
Long-term borrowings	104,876,000	143,076,000	38,200,000	
Tenant leasehold and security deposits	1,182,149	1,526,264	344,115	
Tenant leasehold and security deposits in trust (Note 3)	57,340,411	56,536,307	(804,103)	
Asset retirement obligations	337,474	340,518	3,043	
Other non-current liabilities	1,796	1,460	(335)	
<b>Total non-current liabilities</b>	<b>223,737,831</b>	<b>241,480,550</b>	<b>17,742,719</b>	<b>7.9</b>
<b>TOTAL LIABILITIES</b>	<b>345,943,342</b>	<b>343,204,295</b>	<b>(2,739,046)</b>	<b>(0.8)</b>
<b>Net Assets (Note 5)</b>				
<b>Unitholders' equity:</b>				
Unitholders' capital	250,764,406	250,764,406	-	
Surplus:				
Capital surplus	14,986,826	14,986,826	-	
Reserve for dividends	6,918,474	6,918,474	-	
Retained earnings	6,699,636	5,503,431	(1,196,204)	
Total surplus	28,604,936	27,408,732	(1,196,204)	(4.2)
<b>Total unitholders' equity</b>	<b>279,369,342</b>	<b>278,173,138</b>	<b>(1,196,204)</b>	<b>(0.4)</b>
<b>TOTAL NET ASSETS</b>	<b>279,369,342</b>	<b>278,173,138</b>	<b>(1,196,204)</b>	<b>(0.4)</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>625,312,685</b>	<b>621,377,434</b>	<b>(3,935,250)</b>	<b>(0.6)</b>

The accompanying notes in "(6) Notes to financial information" are an integral part of these statements.

## (2) Statements of income and retained earnings

	For the six months ended		Increase (Decrease)	
	February 28, 2011	August 31, 2011	Thousands of yen	Period-on-period change (%)
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
<b>Operating revenues</b>				
Rental and other operating revenues (Note 6)	21,868,722	21,789,766	(78,955)	
Gain on sales of property (Note 7)	1,056,362	-	(1,056,362)	
Dividend income from investment in Tokumei Kumiai	-	34,909	34,909	
<b>Total operating revenues</b>	<b>22,925,085</b>	<b>21,824,675</b>	<b>(1,100,409)</b>	<b>(4.8)</b>
<b>Operating expenses</b>				
Property-related expenses (Note 6)	11,298,205	11,136,949	(161,256)	
Asset management fees	1,924,252	1,885,904	(38,348)	
Custodian fees	24,743	24,667	(75)	
General administration fees	151,410	112,693	(38,717)	
Compensation for Directors	3,890	3,480	(410)	
Other operating expenses	174,552	114,534	(60,018)	
<b>Total operating expenses</b>	<b>13,577,054</b>	<b>13,278,228</b>	<b>(298,825)</b>	<b>(2.2)</b>
<b>Operating income</b>	<b>9,348,030</b>	<b>8,546,446</b>	<b>(801,583)</b>	<b>(8.6)</b>
<b>Non-operating revenues</b>				
Interest income	2,394	1,390	(1,004)	
Other non-operating revenues	2,799	4,863	2,064	
<b>Total non-operating revenues</b>	<b>5,193</b>	<b>6,254</b>	<b>1,060</b>	<b>20.4</b>
<b>Non-operating expenses</b>				
Interest expense	1,535,945	1,506,021	(29,923)	
Corporate bonds interest	706,150	720,849	14,699	
Amortization of bonds issuance costs	21,428	21,428	-	
Loan-related costs	314,171	288,544	(25,626)	
Other non-operating expenses	11,257	10,246	(1,010)	
<b>Total non-operating expenses</b>	<b>2,588,952</b>	<b>2,547,090</b>	<b>(41,862)</b>	<b>(1.6)</b>
<b>Recurring profit</b>	<b>6,764,271</b>	<b>6,005,610</b>	<b>(758,661)</b>	<b>(11.2)</b>
<b>Extraordinary losses</b>				
Effect of application of new accounting standard for asset retirement obligations	65,542	-	(65,542)	
Loss on disaster (Note 8)	-	502,440	502,440	
<b>Total extraordinary losses</b>	<b>65,542</b>	<b>502,440</b>	<b>436,897</b>	<b>666.6</b>
<b>Income before income taxes</b>	<b>6,698,728</b>	<b>5,503,170</b>	<b>(1,195,558)</b>	<b>(17.8)</b>
<b>Income taxes</b>				
Current	605	605	-	
<b>Total income taxes</b>	<b>605</b>	<b>605</b>	<b>-</b>	<b>-</b>
<b>Net income</b>	<b>6,698,123</b>	<b>5,502,565</b>	<b>(1,195,558)</b>	<b>(17.8)</b>
<b>Retained earnings at beginning of period</b>	<b>1,512</b>	<b>866</b>	<b>(645)</b>	
<b>Retained earnings at end of period</b>	<b>6,699,636</b>	<b>5,503,431</b>	<b>(1,196,204)</b>	

The accompanying notes in "(6) Notes to financial information" are an integral part of these statements.

## (3) Statements of changes in net assets

(Thousands of yen)

## For the six months ended February 28, 2011

	Unitholders' equity						Total net assets
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	
		Capital surplus	Reserve for dividends	Retained earnings			
<b>Balance as of August 31, 2010</b>	250,764,406	14,986,826	-	13,093,726	28,080,552	278,844,959	278,844,959
<b>Changes during the period</b>							
Reserve for dividends			6,918,474	(6,918,474)	-	-	-
Cash distribution declared				(6,173,740)	(6,173,740)	(6,173,740)	(6,173,740)
Net income				6,698,123	6,698,123	6,698,123	6,698,123
<b>Total changes during the period</b>	-	-	6,918,474	(6,394,090)	524,383	524,383	524,383
<b>Balance as of February 28, 2011</b>	250,764,406	14,986,826	6,918,474	6,699,636	28,604,936	279,369,342	279,369,342

## For the six months ended August 31, 2011

	Unitholders' equity						Total net assets
	Unitholders' capital	Surplus			Total surplus	Total unitholders' equity	
		Capital surplus	Reserve for dividends	Retained earnings			
<b>Balance as of February 28, 2011</b>	250,764,406	14,986,826	6,918,474	6,699,636	28,604,936	279,369,342	279,369,342
<b>Changes during the period</b>							
Cash distribution declared				(6,698,769)	(6,698,769)	(6,698,769)	(6,698,769)
Net income				5,502,565	5,502,565	5,502,565	5,502,565
<b>Total changes during the period</b>	-	-	-	(1,196,204)	(1,196,204)	(1,196,204)	(1,196,204)
<b>Balance as of August 31, 2011</b>	250,764,406	14,986,826	6,918,474	5,503,431	27,408,732	278,173,138	278,173,138

The accompanying notes in "(6) Notes to financial information" are an integral part of these statements.

## (4) Statements of cash distributions

(Yen)

	For the six months ended	
	February 28, 2011	August 31, 2011
Retained earnings at the end of period	6,699,636,016	5,503,431,703
Cash distribution declared	6,698,769,664	5,501,837,282
(Cash distribution declared per unit)	(3,968)	(3,259)
Retained earnings carried forward	866,352	1,594,421

## Note:

In accordance with the distribution policy in the Investment Corporation's article of incorporation 26, Paragraph 1, Item 2, which stipulates to make distribution in excess of 90% of distributable profit as defined in Article 67-15, Paragraph 1 of the Special Taxation Measures Act of Japan for the fiscal period, cash distributions declared for the six months ended February 28, 2011 and August 31, 2011 were ¥6,698,769,664 and ¥5,501,837,282, respectively, which were all of retained earnings at the end of each period except for fractional distribution per unit less than one yen. The Investment Corporation generally does not make distribution out of reserve for dividends nor in excess of profit prescribed in the article of incorporation 26, Paragraph 2.

## (5) Statements of cash flows

	For the six months ended		(Thousands of yen)
	February 28, 2011	August 31, 2011	Increase (Decrease)
<b>Cash Flows from Operating Activities:</b>			
Income before income taxes	6,698,728	5,503,170	(1,195,558)
Adjustments to reconcile income before income taxes to net cash provided by operating activities:			
Depreciation	5,160,372	5,129,044	(31,327)
Amortization of bonds issuance costs	21,428	21,428	-
Gain on sales of property	(1,056,362)	-	1,056,362
Loss on disposal of fixed assets	122,211	1,759	(120,451)
Effect of application of new accounting standard for asset retirement obligations	65,542	-	(65,542)
Interest income	(2,394)	(1,390)	1,004
Interest expense	2,242,095	2,226,871	(15,224)
Loss on disaster	-	502,440	502,440
Changes in assets and liabilities:			
Decrease (increase) in Rental receivables	(64,845)	7,660	72,506
Decrease (increase) in Income taxes receivable	298	(6,831)	(7,130)
Increase in Consumption tax refundable	-	(273,089)	(273,089)
Decrease (increase) in Long-term prepaid expenses	127,479	(576,932)	(704,411)
Increase (decrease) in Accounts payable - operating	(195,360)	173,025	368,386
Decrease in Consumption tax payable	(387,069)	(519,707)	(132,637)
Decrease in Accounts payable - other	(7,814)	(5,324)	2,489
Increase (decrease) in Accrued expenses	(87,254)	1,621	88,876
Increase (decrease) in Rent received in advance	(280,949)	38,893	319,842
Increase (decrease) in Deposits received	(158,369)	98,738	257,107
Other, net	(120,705)	(170,244)	(49,539)
Sub total	12,077,030	12,151,134	74,103
Interest received	2,394	1,390	(1,004)
Interest expenses paid	(2,404,469)	(2,185,441)	219,028
Loss on disaster paid	-	(466,471)	(466,471)
Income taxes paid	(505)	(554)	(49)
Net cash provided by operating activities	9,674,450	9,500,057	(174,392)
<b>Cash Flows from Investing Activities:</b>			
Purchase of property and equipment	(6,147)	(22,231)	(16,083)
Purchase of property and equipment in trust	(607,967)	(1,344,400)	(736,432)
Proceeds from sales of property and equipment in trust	33,141,181	-	(33,141,181)
Purchase of intangible assets in trust	-	(5,385)	(5,385)
Payments of tenant leasehold and security deposits	(86,883)	(24,919)	61,963
Proceeds from tenant leasehold and security deposits	224,304	243,398	19,093
Payments of tenant leasehold and security deposits in trust	(8,946,571)	(880,111)	8,066,459
Proceeds from tenant leasehold and security deposits in trust	152,057	74,013	(78,044)
Proceeds from lease deposits in trust	7,500	7,500	-
Investment in securities	(516,994)	(337,822)	179,172
Other expenditures	(3,787)	(11,615)	(7,827)
Other proceeds	-	2,000	2,000
Net cash provided by (used in) investing activities	23,356,692	(2,299,574)	(25,656,267)
<b>Cash Flows from Financing Activities:</b>			
Proceeds from short-term borrowings	1,500,000	-	(1,500,000)
Repayments of short-term borrowings	(22,497,000)	(40,000,000)	(17,503,000)
Proceeds from long-term borrowings	11,000,000	39,000,000	28,000,000
Repayments of long-term borrowings	(22,500,000)	(1,000,000)	21,500,000
Distribution payments	(6,171,767)	(6,697,898)	(526,130)
Net cash used in financing activities	(38,668,767)	(8,697,898)	29,970,869
<b>Net change in cash and cash equivalents</b>	<b>(5,637,624)</b>	<b>(1,497,415)</b>	<b>4,140,209</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>22,230,443</b>	<b>16,592,818</b>	<b>(5,637,624)</b>
<b>Cash and cash equivalents at end of period (Note 9)</b>	<b>16,592,818</b>	<b>15,095,402</b>	<b>(1,497,415)</b>

The accompanying notes in "(6) Notes to financial information" are an integral part of these statements.

## (6) Notes to financial information

**Note 1 – Note rerating to going concern assumption**

Nothing to be noted.

**Note 2 – Summary of significant accounting policies****(a) Securities**

Non-marketable securities held as available-for-sale are stated at cost determined by the moving average method. Investments in Tokumei Kumiai (anonymous association) agreements which are presented as investment securities in the balance sheets are accounted for using the equity method of accounting.

**(b) Property and equipment**

Property and equipment is recorded at cost. Depreciation of property and equipment, except for land, is calculated on a straight-line basis over the estimated useful lives of the assets as stated below:

Buildings	2-50 years
Building improvements	2-60 years
Machinery and equipment	3-17 years
Furniture and fixtures	2-20 years

**(c) Other intangible assets in trust**

Other intangible assets in trust are amortized on a straight-line basis.

**(d) Long-term prepaid expenses**

Long-term prepaid expenses are amortized on a straight-line basis.

**(e) Bonds issuance costs**

Bonds issuance costs are capitalized and amortized on a straight-line basis over the maturity period of the bonds issued.

**(f) Taxes on property and equipment**

Property and equipment are annually subject to various taxes, such as property taxes and urban planning taxes. An owner of a property is registered in the record maintained by the local government in each jurisdiction, and such taxes are imposed on the owner registered in the record as of January 1st of each year based on the assessment made by the local government.

Under the above tax rules, a seller of a property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser for these accrued tax liabilities and the amount of settlement reflects this adjustment. For the purchaser, a portion of such taxes calculated from the acquisition date to the end of the calendar year is capitalized as a cost of the property in accordance with generally accepted accounting principles in Japan. In subsequent calendar years, half of such taxes on property and equipment for each calendar year are charged as operating expenses in each fiscal period.

No taxes on property and equipment were capitalized for the six months period ended for February 28, 2011 and August 31, 2011.

***(g) Equipment leases***

Finance leases that do not transfer ownership of the leased property to the lessee and were entered into on or after March 1, 2008 are capitalized and depreciated on a straight-line basis, assuming no residual value, over the lease term.

However, finance leases that do not transfer ownership and were entered into before March 1, 2008 are accounted for as operating leases with required disclosures in footnotes.

***(h) Hedge accounting***

In accordance with the Investment Corporation's risk management policy and its internal rules, the Investment Corporation uses derivative instruments for the purpose of heading risks prescribed in the Investment Corporation's article of incorporation. The Investment Corporation hedges fluctuations in interest rates of borrowings by interest rate swaps as hedging instruments. The interest rate swaps which qualify for hedging accounting and meet specific criteria are not measured at fair value and interests received or paid under the interest rate swap contracts are recognized on an accrual basis.

***(i) Cash and cash equivalents***

Cash and cash equivalents consist of cash, demand deposits, and short-term investments which are highly liquid and readily convertible to cash, have a low risk of price fluctuation, and mature within three months from the date of acquisition.

***(j) Accounting treatment of trust beneficiary interests in real estate trusts***

For the trust beneficiary interests in real estate trusts, which are commonly utilized to obtain ownership in commercial properties in Japan and through which the Investment Corporation holds all of its real estate, all assets and liabilities with respect to assets in trust, as well as all income generated and expenses incurred with respect to assets in trust, are recorded in the relevant balance sheet and income statement accounts of the Investment Corporation in proportion to the percentage interest that such trust beneficiary interest presents. Certain material accounts in trust are shown as accounts in trust in balance sheets.

***(k) Consumption tax***

Consumption taxes withheld and consumption taxes paid are not included in the statements of income and retained earnings. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over amounts withheld are included in current assets and the excess of amounts withheld over payments are included in current liabilities as the case may be.

***(l) Change in accounting policies***

On March 31, 2008, the Accounting Standard Board of Japan ("ASBJ") issued ASBJ Statement No.18, "Accounting Standard for Asset Retirement Obligations" and ASBJ Guidance No.21, "Guidance on Accounting Standard for Asset Retirement Obligations". The Investment Corporation adopted the new standard for asset retirement obligations from six months ended February 28, 2011. The application of this new standard resulted in a decrease in operating income and recurring profit of ¥8,004 thousand and income before income taxes of ¥73,547 thousand for the six months ended February 28, 2011, respectively.

**Note 3 – Collateral**

The carrying amounts of assets stated below were pledged as collateral to secure liabilities of tenant leasehold and security deposits in trust of ¥43,618,265 thousand and ¥42,884,794 thousand as of February 28, 2011 and August 31, 2011, respectively.

	(Thousands of yen)	
	As of	
	February 28, 2011	August 31, 2011
Buildings in trust	83,981,479	82,588,954
Buildings improvements in trust	4,615,941	4,506,090
Machinery and equipment in trust	353,591	339,865
Furniture and fixtures in trust	564,013	539,796
Land in trust	143,522,992	143,522,992
Total	233,038,018	231,497,699

Certain lands and buildings included in the above table were pledged as collateral to secure co-owners' payment of tenant leasehold and security deposits for a total amount of ¥691,908 thousand as of February 28, 2011 and August 31, 2011.

**Note 4 – Credit facilities and commitment lines**

As of February 28, 2011 and August 31, 2011, the Investment Corporation entered into credit facilities and commitment lines of credit as follows:

	(Thousands of yen)	
	As of	
	February 28, 2011	August 31, 2011
Credit facilities		
Total amount of credit facilities	106,000,000	106,000,000
Borrowings drawn down	(85,075,000)	(45,075,000)
Unused credit facilities	20,925,000	60,925,000
Commitment lines		
Total amount of commitment lines of credit	40,000,000	40,000,000
Borrowings drawn down	-	-
Unused commitment lines of credit	40,000,000	40,000,000

**Note 5 – Unitholders' equity**

## (1) Number of units

	As of	
	February 28, 2011	August 31, 2011
Authorized	8,000,000 units	8,000,000 units
Issued and outstanding	1,688,198 units	1,688,198 units

(2) The Investment Corporation is required to maintain net assets of at least ¥50,000 thousand as required by the Act on Investment Trusts and Investment Corporations of Japan.

**Note 6 – Breakdown of rental and other operating revenues and property-related expenses**

Rental and other operating revenues and property-related expenses for the six months ended February 28, 2011 and August 31, 2011 consist of the following:

	(Thousands of yen)	
	<b>For the six months ended</b>	
	<b>February 28, 2011</b>	<b>August 31, 2011</b>
Rental and other operating revenues:		
Rental and parking revenue	20,332,018	20,434,998
Common area charges	671,508	673,107
Other	865,195	681,660
Total rental and other operating revenues	21,868,722	21,789,766
Property-related expenses:		
Property management fees	353,162	359,213
Facility management fees	876,325	883,497
Utilities	731,229	786,967
Property-related taxes	2,454,980	2,467,315
Repair and maintenance	98,514	53,037
Insurance	51,373	52,083
Trust fees	115,675	112,618
Rent expense	949,946	949,172
Other	384,539	342,326
Depreciation	5,160,246	5,128,969
Loss on disposal of property	122,211	1,747
Total property-related expenses	11,298,205	11,136,949
Operating income from property leasing activities	10,570,516	10,652,817

**Note 7 – Breakdown of gain on sales of property**

Breakdown of gain on sales of property for the six months ended February 28, 2011 were as follows:

	(Thousands of yen)	
	<b>For the six months ended</b>	
	<b>February 28, 2011</b>	
Sale of land and building	33,200,000	
Cost of land and building	(32,084,818)	
Other sales expenses	(58,818)	
Gains on sale of property	1,056,362	

**Note 8 – Loss on disaster**

Loss on disaster presented as extraordinary losses in statements of income and retained earnings is mainly repair expenses for investment properties damaged by the Great East Japan Earthquake.

**Note 9 – Cash and cash equivalents**

Cash and cash equivalents in statements of cash flows consist of the following:

(Thousands of yen)

	As of	
	February 28, 2011	August 31, 2011
Cash and bank deposits	10,819,131	8,208,658
Cash and bank deposits in trust	5,773,686	6,886,744
Cash and cash equivalents	16,592,818	15,095,402

**Note 10 – Significant non-cash transactions**

For the six months ended February 28, 2011, the Investment Corporation applied ASBJ Statement No.18, “Accounting Standard for Asset Retirement Obligations” issued on March 31, 2008, and ASBJ Guidance No.21, “Guidance on Accounting Standard for Asset Retirement Obligations” issued on March 31, 2008. As a result of the application of this new accounting standard, an asset retirement obligation was recognized for an amount of ¥310,941 thousand with the corresponding liability at an amount of ¥337,474 thousand as of February 28, 2011.

**Note 11 – Leases****(a) Finance leases**

Finance lease transactions entered into on or after March 1, 2008, that do not transfer ownership of the leased property to the lessee, are capitalized and depreciated on a straight-line basis, assuming no residual value, over the lease term. Such capitalized leased properties are mainly personal computers.

Finance lease transactions entered into before March 1, 2008, that do not transfer ownership of the leased property to the lessee are accounted for as operating leases, and related lease expenses are charged to income in the periods in which they are incurred.

Pro forma information on an “as if capitalized” basis is as follows:

(Thousands of yen)

	As of	
	February 28, 2011	August 31, 2011
Furniture and fixtures in trust		
At cost	39,369	39,369
Accumulated depreciation	(37,997)	(39,369)
Net book value	1,372	-
Machinery and equipment in trust		
At cost	38,742	38,742
Accumulated depreciation	(36,981)	(38,742)
Net book value	1,761	-
Total		
At cost	78,111	78,111
Accumulated depreciation	(74,978)	(78,111)
Net book value	3,133	-

Depreciation expense would have been ¥7,397 thousand and ¥3,133 thousand for the six months ended February 28, 2011 and August 31, 2011, respectively. Depreciation amounts are calculated utilizing the straight-line method over the term of the leases based on the acquisition cost which is equivalent to the total lease payments.

Given that the value of the leased assets is deemed not material, interest implicit in these leases is included in the minimum lease payments and in the cost of these assets in the disclosures above.

Lease expenses incurred in connection with such finance leases on equipment utilized by the Investment Corporation amounted to ¥7,397 thousand and ¥3,133 thousand for the six months ended February 28, 2011 and August 31, 2011, respectively.

Future minimum lease payments required under the terms of these finance leases as of February 28, 2011 and August 31, 2011 are as follows:

	(Thousands of yen)	
	As of	
	February 28, 2011	August 31, 2011
Due within one year	3,133	-
Due after one year	-	-
Total	3,133	-

**(b) Operating leases (Lessor)**

The Investment Corporation leases its properties to retail tenants. Future minimum rental revenues pursuant to existing rental contracts as of February 28, 2011 and August 31, 2011 scheduled to be received are summarized as follows:

	(Thousands of yen)	
	As of	
	February 28, 2011	August 31, 2011
Due within one year	29,734,149	30,133,090
Due after one year	131,222,461	118,820,746
Total	160,956,610	148,953,837

**Note 12 – Financial instruments**

**(a) Qualitative information for financial instruments**

*(i) Policy for financial instrument transactions*

The Investment Corporation raises funds through borrowings, the issuance of corporate bonds or investment units for the acquisition of real estate properties, expenditures on property maintenance and/or repayment of existing debt. Surplus funds are managed carefully by investing in financial instruments that meet the Investment Corporation's investment policy in terms of liquidity and safety in light of the current financial market condition. Derivative instruments are used only for hedging purposes and not for the speculative purpose. The Investment Corporation did not use any derivative instruments for the six months ended February 28, 2011.

*(ii) Nature and extent of risks arising from financial instruments and risk management*

The funds raised through borrowings or issuance of corporate bonds are mainly used to acquire real estate properties or properties in trust, and for the repayment of existing borrowings or corporate bonds. Tenant leasehold and security deposits are deposits from tenants. Although borrowings with floating interest rate are subject to fluctuations in market interest rates, the Investment Corporation manages to keep an appropriate level of liabilities ratio in order to manage its exposure to the potential rise in the market interest rates. In addition, a certain portion of borrowings with floating interest rate are hedged by derivative instruments (interest rate swaps) as hedging instruments. The assessment of the effectiveness of the hedge is omitted when the interest rate swaps meet specific criteria to be regarded as being high

correlation between the fluctuant factor of hedged items and hedging instruments. The Investment Corporation uses derivative instruments in accordance with its risk management policy and internal rules.

Liquidity risks relating to borrowings, corporate bonds and tenant leasehold and security deposits are managed by preparing monthly plan for funds, keeping high liquidity and making credit facility agreements and commitment line agreements with banks.

*(iii) Supplemental information on fair value of financial instruments*

The fair value of financial instruments based on quoted market prices if available. When quoted market prices are not available, fair value is estimated using valuation techniques which contain various assumptions. If other valuation models or assumptions were used, the estimated value may differ.

**(b) Quantitative information for financial instruments**

The following table shows the carrying amounts, fair value and unrealized gain (loss) of financial instruments for which fair value is available as of February 28, 2011 and August 31, 2011.

	(Thousands of yen)					
	As of					
	February 28, 2011			August 31, 2011		
	Carrying amounts	Fair value	Unrealized gain (loss)	Carrying amounts	Fair value	Unrealized gain (loss)
(1) Cash and bank deposits	10,819,131	10,819,131	-	8,208,658	8,208,658	-
(2) Cash and bank deposits in trust	5,773,686	5,773,686	-	6,886,744	6,886,744	-
(3) Investment securities	-	-	-	854,816	893,325	38,509
<b>Total assets</b>	<b>16,592,818</b>	<b>16,592,818</b>	<b>-</b>	<b>15,950,218</b>	<b>15,988,728</b>	<b>38,509</b>
(1) Short-term borrowings	86,575,000	86,575,000	-	46,575,000	46,575,000	-
(2) Current portion of long-term bonds issued	20,000,000	20,139,200	139,200	40,000,000	40,195,200	195,200
(3) Current portion of long-term borrowings	5,900,000	5,913,726	13,726	5,700,000	5,713,984	13,984
(4) Current portion of tenant leasehold and security deposits	-	-	-	15,051	15,015	(36)
(5) Current portion of tenant leasehold and security deposits in trust	4,096,460	4,094,161	(2,299)	4,105,541	4,108,646	3,104
(6) Long-term bonds issued	60,000,000	61,472,200	1,472,200	40,000,000	41,602,050	1,602,050
(7) Long-term borrowings	104,876,000	106,503,713	1,627,713	143,076,000	145,052,826	1,976,826
(8) Tenant leasehold and security deposits	-	-	-	616	610	(5)
(9) Tenant leasehold and security deposits in trust	18,773,286	18,761,222	(12,064)	18,030,231	18,316,138	285,906
<b>Total liabilities</b>	<b>300,220,747</b>	<b>303,459,223</b>	<b>3,238,476</b>	<b>297,502,440</b>	<b>301,579,471</b>	<b>4,077,030</b>
Derivative instruments	-	-	-	-	-	-

Note (i): The methods and assumption used to estimate fair value are as follows:

Assets

*(1) Cash and bank deposits and (2) Cash and bank deposits in trust*

The carrying amounts of cash and bank deposits and those in trust are deemed to approximate their fair value.

*(3) Investment securities*

The fair value of investment securities (investments in Tokumei Kumiai agreements) as of August 31, 2011 is determined on the present value of reasonably estimated cash flows because the agreements will be terminated within a short term after the end of fiscal period.

Liabilities

*(1) Short-term borrowings*

Because of their short maturities, the carrying amounts of short-term borrowings approximate their fair values.

*(2) Current portion of long-term bonds issued and (6) Long-term bonds issued*

The fair value is the quoted price provided by financial market information provider.

*(3) Current portion of long-term borrowings and (7) Long-term borrowings*

Long-term borrowings with floating interest rates are stated at their carrying amounts as their carrying amounts approximate their fair values. When long-term borrowings with floating interest rates are hedged by interest rate swaps which qualify for hedge accounting and meet special criteria, the fair value of the hedged long-term borrowings is determined based on the present value of contractual cash flows including the hedging interest rate swaps discounted at current market interest rates which would be applicable to new borrowings under the same conditions and terms. Fair value of long-term borrowings with fixed interest rates, the fair value is determined based on the present value of contractual cash flows discounted at current market interest rates which would be applicable to new borrowings under the same conditions and terms.

*(4) Current portion of tenant leasehold and security deposits, (5) Current portion of tenant leasehold and security deposits in trust, (8) Tenant*

*leasehold and security deposits and (9) Tenant leasehold and security deposits in trust*

The fair value is determined based on the present value of contractual cash flows discounted at current interest rates which would be applicable to contracts with similar terms and credit risk.

Derivative instruments

Please refer to "Note 14 Derivative instruments".

Note (ii): Financial instruments for which fair value is difficult to determine are as follows:

	(Thousands of yen)	
	As of	
	February 28, 2011	August 31, 2011
Investment securities	518,935	-
<b>Total assets</b>	<b>518,935</b>	<b>-</b>
Current portion of tenant leasehold and security deposits in trust	48,907	46,953
Tenant leasehold and security deposits	1,182,149	1,525,648
<b>Tenant leasehold and security deposits in trust</b>	<b>38,567,125</b>	<b>38,506,075</b>
<b>Total liabilities</b>	<b>39,798,181</b>	<b>40,078,677</b>

Investment securities (investments in Tokumei Kumiai agreements) are not publicly traded, and it was difficult to estimate reasonable future cash flows as of February 28, 2011. Similarly, tenant lease hold and security deposits and those in trust are not publicly traded, and it is difficult to determine their fair value based on estimated future cash flows because the repayment dates of those deposits is not certain. Therefore, these financial instruments are not included in the above quantitative information.

Note (iii): Cash flows schedule of financial assets after the balance sheet date

As of February 28, 2011	(Thousands of yen)					
	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	10,819,131	-	-	-	-	-
Cash and bank deposits in trust	5,773,686	-	-	-	-	-
<b>Total</b>	<b>16,592,818</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

As of August 31, 2011	(Thousands of yen)					
	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	8,208,658	-	-	-	-	-
Cash and bank deposits in trust	6,886,744	-	-	-	-	-
<b>Total</b>	<b>15,095,402</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note (iv): Cash flows schedule of financial liabilities after the balance sheet date

As of February 28, 2011	(Thousands of yen)					
	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Short-term borrowings	86,575,000	-	-	-	-	-
Current portion of long-term bonds issued	20,000,000	-	-	-	-	-
Current portion of long-term borrowings	5,900,000	-	-	-	-	-
Current portion of tenant leasehold and security deposits in trust	1,594,029	-	-	-	-	-
Long-term bonds issued	-	20,000,000	-	15,000,000	10,000,000	15,000,000
Long-term borrowings	-	1,600,000	12,000,000	13,450,000	46,810,000	31,016,000
Tenant leasehold and security deposits in trust	-	1,594,029	1,594,029	1,305,724	1,548,139	8,932,520
<b>Total</b>	<b>114,069,029</b>	<b>23,194,029</b>	<b>13,594,029</b>	<b>29,755,724</b>	<b>58,358,139</b>	<b>54,948,520</b>

As of August 31, 2011	(Thousands of yen)					
	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Short-term borrowings	46,575,000	-	-	-	-	-
Current portion of long-term bonds issued	40,000,000	-	-	-	-	-
Current portion of long-term borrowings	5,700,000	-	-	-	-	-
Current portion of tenant leasehold and security deposits in trust	1,594,029	-	-	-	-	-
Long-term bonds issued	-	-	-	15,000,000	10,000,000	15,000,000
Long-term borrowings	-	9,000,000	8,550,000	43,810,000	23,250,000	58,466,000
Tenant leasehold and security deposits in trust	-	1,594,029	1,521,953	1,354,855	1,548,139	8,478,535
<b>Total</b>	<b>93,869,029</b>	<b>10,594,029</b>	<b>10,071,953</b>	<b>60,164,855</b>	<b>34,798,139</b>	<b>81,944,535</b>

**Note 13 – Investment securities****For the six months ended February 28, 2011:***Available-for-sale securities:*

Nothing to be disclosed because the available-for-sale securities are only non-marketable investments in Tokumei Kumiai agreements (¥518,935 thousand as of February 28, 2011), and it was difficult to determine the fair value based on reasonably estimated future cash flows.

**For the six months ended August 31, 2011:***Available-for-sale securities:*

Investments in Tokumei Kumiai agreements (¥854,816 thousand as of August 31, 2011) are accounted for using by the equity method of accounting. There is no difference between net book value as of August 31, 2011 and initial investment cost.

**Note 14 – Derivative instruments****For the six months ended February 28, 2011:**

None

**For the six months ended August 31, 2011:**

Derivative instruments are used only for hedging purpose and subject to hedge accounting as following table shows.

**As of August 31, 2011**

(Thousands of yen)

Method of hedge accounting	Derivative instruments	Hedged item	Notional contract amount of derivative instruments		Fair value	Method used to estimate fair value
				Over 1 year		
Special treatment for hedge accounting of interest rate swaps (Note (i))	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term borrowings	20,000,000	20,000,000	Note (i)	-

Note:

- (i) The interest rate swaps which qualify for hedging accounting and meet specific criteria are not measured at fair value and interests received or paid under the interest rate swap contracts are recognized on an accrual basis. The fair value of the hedging interest rate swaps is included in the fair value of hedged long-term borrowings. Please refer to Note (i) in "Note 12 Financial instruments (b) Quantitative information for financial instruments".

**Note 15 – Related-party transaction**

There was no related-party transaction to be disclosed for the six months ended February 28, 2011 and August 31, 2011.

**Note 16 – Income taxes**

Deferred tax assets consist of the following:

	As of	
	February 28, 2011	August 31, 2011
(Thousands of yen)		
Deferred tax assets:		
Current:		
Valuation difference on assets acquired by merger	48,031	14,963
Tax loss carryforwards	3,541,643	3,541,643
Sub total	3,589,674	3,556,606
Valuation allowance	(3,589,674)	(3,556,606)
Total current deferred tax assets	-	-
Non-current:		
Amortization of leasehold rights	82,170	91,188
Asset retirement obligations	132,728	133,925
Valuation difference on assets acquired by merger	7,141,164	7,118,748
Sub total	7,356,064	7,343,862
Valuation allowance	(7,356,064)	(7,343,862)
Total non-current deferred tax assets	-	-
Total deferred tax assets	-	-
Net deferred tax assets	-	-

A reconciliation of the Investment Corporation's effective tax rates and statutory tax rates are as follows:

	For the six months ended	
	February 28, 2011	August 31, 2011
Statutory tax rate	39.33%	39.33%
Deductible cash dividends	-	(38.62)
Change in valuation allowance (for deferred tax assets)	(38.05)	(0.82)
Other	(1.27)	0.12
Effective tax rate	0.01%	0.01%

**Note 17 – Asset retirement obligations**

The Investment Corporation has an obligation under a fixed-term leasehold agreement to restore the leased land where Loc City Ogaki is located upon the termination of the agreement. The estimated useful life of the property is 29 years which is the same as the term of the agreement. The asset retirement obligation of the restoration is recognized as a liability for an amount representing the present value of estimated future cash flow discounted at 1.789%.

Movements of asset retirement obligations for the six months ended February 28, 2011 and August 31, 2011 were as follows:

	For the six months ended	
	February 28, 2011	August 31, 2011
(Thousands of yen)		
Balance at the beginning of the period	334,507	337,474
Adjustment for passage of time	2,967	3,043
Balance at the end of the period	337,474	340,518

Note:

Effective on September 1, 2010, the Investment Corporation applied ASBJ Statement No.18, "Accounting Standard for Asset Retirement Obligations" issued on March 31, 2008, and ASBJ Guidance No.21, "Guidance on Accounting Standard for Asset Retirement Obligations" issued on March 31, 2008.

**Note 18 – Fair value of investment and rental property**

The Investment Corporation has mainly retail facilities as investment assets which are located mainly in three major metropolitan areas and other metropolitan areas in Japan. The following table shows the net book value and the fair value of the investment properties in the aggregate for the six months ended February 28, 2011 and August 31, 2011.

	(Thousands of yen)	
	<b>For the six months ended</b>	
	<b>February 28, 2011</b>	<b>August 31, 2011</b>
<b>Net book value<sup>(i)</sup></b>		
Balance at the beginning of the period	637,727,230	601,341,401
Net increase (decrease) during the period <sup>(ii)</sup>	(36,385,828)	(3,771,290)
Balance at the end of the period	601,341,401	597,570,111
<b>Fair value<sup>(iii)</sup></b>	568,969,000	566,765,000

**Note:**

- (i) The net book value includes leasehold rights and other intangible assets.  
(ii) Changes in the net book value are mainly due to the following transactions (except for depreciation):

	Increase (decrease) in net book value (Thousands of yen)
<b>For the six months ended February 28, 2011:</b>	
Capitalization of asset retirement costs corresponding to asset retirement obligations:	
Loc City Ogaki	310,941
Capital expenditures:	
Kyoto Family	71,170
Disposals:	
18 properties (office, residential and residential plus retail)	(32,084,818)
<b>For the six months ended August 31, 2011:</b>	
Capital expenditures:	
Narupark	562,620

- (iii) Fair value has been determined based on independent real estate appraisers.

For rental revenues and expenses for the six months ended February 28, 2011 and August 31, 2011, please refer to “Note 6 Breakdown for rental and other operating revenues and property-related expenses”.

**Note 19 – Segment information**

Segment information for the six months ended February 28, 2011 and August 31, 2011 is as follows:

**(a) Operating segment information**

Disclosure is omitted as the Investment Corporation is comprised of a single reportable segment engaged in the property rental business.

**(b) Enterprise-wide disclosures****(i) Information about products and services**

Disclosure is not required as revenues from external customers for the single segment is in excess of 90% of total revenues.

**(ii) Information about geographic areas****Revenues from overseas customers:**

Disclosure is not required as revenues from external customers attributed to Japan are in excess of 90% of total revenues.

*Tangible fixed assets:*

Disclosure is not required as tangible fixed assets located in Japan are in excess of 90% of total tangible fixed assets.

**(c) Information about major customers****For the six months ended February 28, 2011**

(Thousands of yen)

Name of customer	Revenues for the period	Relating segment
AEON Mall Co., Ltd.	4,020,893	Property rental business
AEON Retail Co., Ltd.	3,805,185	Property rental business
Ito-Yokado Co., Ltd.	2,861,520	Property rental business

**For the six months ended August 31, 2011**

(Thousands of yen)

Name of customer	Revenues for the period	Relating segment
AEON Retail Co., Ltd.	4,658,302	Property rental business
AEON Mall Co., Ltd.	4,026,089	Property rental business
Ito-Yokado Co., Ltd.	2,537,866	Property rental business

*(Additional information)*

Effective for the six months ended February 28, 2011, the Investment Corporation applied ASBJ Statement No.17, "Accounting Standard for Disclosures about Segments of an Enterprise and Related Information" revised on March 27, 2009, and ASBJ Guidance No.20, "Guidance on Accounting Standard for Disclosures about Segments of an Enterprise and Related Information" issued on March 21, 2008.

**Note 20 – Per unit information**

The net asset value per unit as of February 28, 2011 and August 31, 2011 was ¥165,483 and ¥164,775, respectively. Net income per unit for the six months ended February 28, 2011 and August 31, 2011 was ¥3,967 and ¥3,259, respectively.

Net income per unit is calculated by dividing the net income attributable to unitholders by the weighted-average number of units outstanding during the six months period.

Diluted net income per unit is not disclosed because dilutive security is not issued.

A basis of calculation of net income per unit is as follows:

	(Thousands of yen)	
	<b>For the six months ended</b>	
	<b>February 28, 2011</b>	<b>August 31, 2011</b>
Net income	6,698,123	5,502,565
Effect of dilutive unit	-	-
Net income available to common unitholders	6,698,123	5,502,565
Weighted-average number of units outstanding for the period	1,688,198 units	1,688,198 units

**Note 21 – Subsequent events****For the six months ended February 28, 2011:*****The Great East Japan Earthquake***

On March 11, 2011, the Great East Japan Earthquake occurred. Although partial damages, such as to the buildings' interior, were founded in 24 of investment properties as a result of this earthquake and subsequent tsunami, there was no significant building damage. The Investment Corporation estimated that repair expenses would amount to approximately ¥668 million.

**For the six months ended August 31, 2011:*****Issuance of new investment units***

The Board of Directors of the Investment Corporation, at its meeting held on August 24, 2011 and September 7, 2011, resolved to issue new investment units as follows:

***(a) Issuance of new investment units through public offering***

Investment units shall be offered through a public offering in Japan (“Domestic Public Offering”) and in overseas markets, consisting mainly of the U.S. and European markets (provided, however, that offering in the U.S. market shall be restricted to qualified institutional buyers pursuant to Rule 144A under the U.S. Securities Act of 1933) (referred to as “Overseas Offering” and collectively with the Domestic Public Offering, the “Offerings”).

- (i) Number of new investment units to be offered:  
187,500 investment units, out of which 94,200 new units to be offered through the Domestic Public Offering and 93,300 new units to be offered through the Overseas Offering consisting of 88,800 new units to be underwritten and purchased by overseas underwriters and an option to purchase up to an aggregate of 4,500 additional new units granted to the overseas underwriters.
- (ii) Issue price (Offer price): ¥107,640 per unit
- (iii) Total issue price (Total offer price): ¥20,182,500,000
- (iv) Issue value (Amount to be paid in): ¥104,107 per unit
- (v) Total issue value (Total amount to be paid in): ¥19,520,062,500
- (vi) Payment date: September 14, 2011
- (vii) Distribution:  
The units to be issued will first be entitled to distributions, if any, for the six months commencing on September 1, 2011 and ending on February 29, 2012.

***(b) Issuance of new investment units through third-party allotment***

- (i) Number of new investment units: 4,500 investment units
- (ii) Issue value (Amount to be paid in): ¥104,107 per unit
- (iii) Total issue value (Total amount to be paid in): ¥468,481,500
- (iv) Payment date: October 12, 2011
- (v) Distribution:  
The units to be issued will first be entitled to distributions, if any, for the six months commencing on September 1, 2011 and ending on February 29, 2012.
- (iv) Allottee: SMBC Nikko Securities Inc.

*(c) Use of proceeds*

The Investment Corporation will use the net proceeds from the Offerings partially for acquisition of additional specified assets. The proceeds from the issuance of new investment units through the third-party allotment will be used partially for miscellaneous expenses relating to the acquisition of the specified assets.

The new investment units through the Offerings and the third-party allotment were issued on September 14, 2011 and October 12, 2011, respectively. As a result of the issuance, unitholders' capital has increased to ¥270,752,950,160 and number of investment units issued and outstanding has been 1,880,198 units.

## (7) Changes in unit issued and outstanding

There was no change in unitholders' capital for the six months ended August 31, 2011. The outline of changes in unitholders' capital for the previous periods was as follows:

Date	Capital transaction	Number of units issued and outstanding		Unitholders' capital (Millions of yen)		Note
		Increase	Balance	Increase	Balance	
September 14, 2001	Private placement for incorporation	400	400	200	200	Note 1
March 12, 2002	Public offering	52,000	52,400	23,462	23,662	Note 2
March 4, 2003	Public offering	95,000	147,400	47,697	71,360	Note 3
March 26, 2003	Allocation of investment units to a third party	5,102	152,502	2,561	73,921	Note 4
March 2, 2004	Public offering	67,000	219,502	42,267	116,188	Note 5
March 8, 2005	Public offering	56,000	275,502	43,175	159,364	Note 6
March 29, 2005	Allocation of investment units to a third party	4,000	279,502	3,083	162,448	Note 7
September 14, 2005	Public offering	23,000	302,502	19,109	181,557	Note 8
September 21, 2006	Public offering	78,000	380,502	64,263	245,821	Note 9
September 27, 2006	Allocation of investment units to a third party	6,000	386,502	4,943	250,764	Note 10
March 1, 2010	Unit split	1,159,506	1,546,008	-	250,764	Note 11
March 1, 2010	Merger	142,190	1,688,198	-	250,764	Note 12

Note 1 The Investment Corporation was incorporated through private placement at a price of ¥500,000 per unit.

Note 2 New investment units were issued at a price of ¥470,000 per unit (subscription price of ¥451,200 per unit) through a public offering in order to raise funds for acquiring new real property and refund short-term debts.

Note 3 New investment units were issued at a price of ¥521,228 per unit (subscription price of ¥502,080 per unit) through a public offering in order to raise funds for acquiring new real property and refund short-term debts.

Note 4 New investment units were issued at a price of ¥502,080 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property and refund short-term debts.

Note 5 New investment units were issued at a price of ¥654,910 per unit (subscription price of ¥630,852 per unit) through a public offering in order to raise funds for acquiring new real property and refund short-term debts.

Note 6 New investment units were issued at a price of ¥798,700 per unit (subscription price of ¥770,990 per unit) through a public offering in order to raise funds for acquiring new real property and refund short-term debts.

Note 7 New investment units were issued at a price of ¥770,990 per unit through the allocation of investment units to a third party in order to raise funds for acquiring new real property and refund short-term debts.

Note 8 New investment units were issued at a price of ¥861,300 per unit (subscription price of ¥830,850 per unit) through a public offering in order to refund short-term debts.

Note 9 New investment units were issued at a price of ¥852,600 per unit (subscription price of ¥823,890 per unit) through a public offering in order to raise funds for acquiring new real property and refund short-term debts.

Note 10 New investment units were issued at a price of ¥823,890 per unit through the allocation of investment units to a third party in order to raise funds for acquiring new real property and refund short-term debts.

Note 11 The Investment Corporation executed a four-for-one unit split.

Note 12 The Investment Corporation merged with LaSalle Japan REIT Inc. ("LJR") The merger was an absorption-type in accordance with Article 147 of the Law Concerning Investment Trusts with the Investment Corporation as the surviving corporation and LJR was dissolved.

#### 4. Changes in officers

Changes in officers had been otherwise disclosed under the rule of timely disclosure.

#### 5. Additional information

##### (1) Composition of assets

Classification of Assets	Region	As of February 28, 2011		As of August 31, 2011	
		Total of net book value (Millions of yen)	Composition ratio (%)	Total of net book value (Millions of yen)	Composition ratio (%)
Real property	Tokyo metropolitan area	17,873	2.9	17,868	2.9
	Osaka and Nagoya metropolitan areas	4,965	0.8	4,965	0.8
	Sub-total	22,839	3.7	22,834	3.7
Trust beneficial interest in real property	Tokyo metropolitan area	287,781	46.0	286,046	46.0
	Osaka and Nagoya metropolitan areas	199,308	31.9	198,333	31.9
	Other metropolitan areas	91,412	14.6	90,356	14.6
	Sub-total	578,501	92.5	574,735	92.5
Sub-total		601,341	96.2	597,570	96.2
Investments in Tokumei Kumiai agreements (Note 2)		518	0.1	854	0.1
Bank deposits and other assets		23,452	3.7	22,952	3.7
Total assets		625,312	100.0	621,377	100.0
Total liabilities (Note 1)		345,943	55.3	343,204	55.2
Total net assets		279,369	44.7	278,173	44.8

Note 1 Total liabilities include tenant leasehold and security deposits and those in trust.

Note 2 Operators of the Tokumei Kumiai (anonymous association) are Retail Daikanyama Godo Kaisha, Retail Shinsaibashi Godo Kaisha and Retail Balloon Godo Kaisha.

## (2) Outline of portfolio properties

The principal properties (top ten properties in net book value) as of August 31, 2011 were as follows:

Name of property	Net book value (Millions of yen)	Leasable area (Note 1) (m <sup>2</sup> )	Leased area (Note 2) (m <sup>2</sup> )	Occupancy ratio (Note 3) (%)	Ratio of rental revenue to total rental revenues (Note 3) (%)	Major use
Higashi-Totsuka Aurora City (trust beneficial interest)	49,500	109,365.50	109,365.50	100.0	6.4	Retail facilities
Nara Family (trust beneficial interest)	30,779	84,981.97	84,741.34	99.7	9.3	Retail facilities
AEON MALL Musashi Murayama mu (trust beneficial interest)	29,700	137,466.97	137,466.97	100.0	4.4	Retail facilities
AEON Yachiyo Midorigaoka Shopping Center (trust beneficial interest)	29,554	132,294.48	132,294.48	100.0	3.1	Retail facilities
AEON MALL Tsurumi Leafa (trust beneficial interest)	27,827	138,538.63	138,538.63	100.0	4.1	Retail facilities
GYRE (trust beneficial interest)	22,579	4,863.19	4,649.12	95.6	2.7	Retail facilities
AEON MALL Itami Terrace (trust beneficial interest)	19,916	157,904.26	157,904.26	100.0	2.7	Retail facilities
Kawaramachi OPA (trust beneficial interest)	18,640	18,848.20	18,848.20	100.0	1.7	Retail facilities
Ario Otori (trust beneficial interest)	18,165	95,135.36	95,135.36	100.0	2.5	Retail facilities
AEON Sapporo Hassamu Shopping Center (trust beneficial interest)	17,831	102,169.00	102,169.00	100.0	2.6	Retail facilities
Total	264,496	981,567.56	981,112.86	100.0	39.5	

Note 1 “Leasable area” means the total leasable area of the building of each property used as stores, offices, etc. indicated in the lease agreement or the plan of such property and it does not include the leasable area of warehouses and land (flat parking lots).

Note 2 “Leased area” means the total leased area of the building of each property used as stores, offices, etc. indicated in the lease agreement and it does not include the leased area of warehouses and land (flat parking lots).

Note 3 “Occupancy ratio” (percentage of leased area against the leasable area at the end of accounting period) and “Ratio of rental revenue to total rental revenues” are calculated by rounding to the nearest first decimal place.

The retail facilities as of August 31, 2011 were as follows:

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m <sup>2</sup> )	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
AEON Sendai Nakayama (Note 4)	35-40,57,5 Minami Nakayama 1-chome, Izumi-ku, Sendai-shi, Miyagi	Trust beneficial interest	46,248.96	10,500	9,180
ESPA Kawasaki	1,2 Oda-sakae 2-chome, Kawasaki-ku, Kawasaki-shi, Kanagawa	Trust beneficial interest	65,313.47	13,330	14,400
8953 Osaka Shinsaibashi Building	4-12, Minami Senba 3-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	13,666.96	13,300	13,063
Hakata Riverain (Note 5)	3-1, Shimo-Kawabatomachi, Hakata-ku, Fukuoka-shi, Fukuoka	Trust beneficial interest	25,224.23	3,470	5,910
Narupark (Note 6)	232 Urasato 3-chome, Midori-ku, Nagoya-shi, Aichi	Trust beneficial interest	15,220.73	5,420	8,120
8953 Minami Aoyama Building	8-5, Minami Aoyama 5-chome, Minato-ku, Tokyo	Trust beneficial interest	1,529.15	5,520	5,298
Nara Family	4-1, Saidaiji-higashimachi 2-chome, Nara-shi, Nara	Trust beneficial interest	84,981.97	32,500	30,779
Abiko Shopping Plaza	11-1, Abiko 4-chome, Abiko-shi, Chiba, etc.	Trust beneficial interest	42,841.48	12,100	10,053
Ito-Yokado Yabashira	15-8, Higurashi 1-chome, Matsudo-shi, Chiba, etc.	Trust beneficial interest	21,308.78	1,840	1,468
Ito-Yokado Kamifukuoka Higashi	1-30, Ohara 2-chome, Fujimino-shi, Saitama	Trust beneficial interest	28,316.18	6,660	6,366
Ito-Yokado Nishikicho	12-1, Nishikicho 1-chome, Warabi-shi, Saitama	Trust beneficial interest	73,438.52	12,300	11,577
G-Bldg. Daikanyama 01 (Note 7)	35-17, Ebisu-Nishi 1-chome, Shibuya-ku, Tokyo	Trust beneficial interest	599.79	1,300	1,248
G-Bldg. Jingumae 05 (Note 7)	32-5, Jingumae 2-chome, Shibuya-ku, Tokyo	Trust beneficial interest	1,479.10	3,640	2,728
AEON MALL Higashiura	62-1, Aza-toueicho, Oaza-ogawa, Higashiuracho, Chita-gun, Aichi	Trust beneficial interest	129,124.73	10,100	7,719
AEON Kashiihama Shopping Center	12-1, Kashiihama 3-chome, Higashi-ku, Fukuoka-shi, Fukuoka	Trust beneficial interest	109,616.72	13,200	12,374
AEON Sapporo Naebo Shopping Center	1-1, Higashinaebo 2jo 3-chome, Higashi-ku, Sapporo-shi, Hokkaido	Trust beneficial interest	74,625.52	8,540	7,538
GYRE	10-1, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	4,863.19	22,000	22,579
G-Bldg. Jingumae 04 (Note 7)	1-17, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	540.78	1,230	876
Ito-Yokado Tsunashima	8-1, Tsunashima-Nishi 2-chome, Kohoku-ku, Yokohama-shi, Kanagawa	Trust beneficial interest	16,549.50	4,850	4,866
Bic Camera Tachikawa	12-2, Akebonocho 2-chome, Tachikawa-shi, Tokyo	Trust beneficial interest	20,983.43	11,900	11,598
AEON Itabashi Shopping Center (Note 4)	6-1, Tokumaru 2-chome, Itabashi-ku, Tokyo	Trust beneficial interest	72,253.88	12,500	11,499
G-Bldg. Kita Aoyama 01 (Note 7)	14-8, Kita-Aoyama 3-chome, Minato-ku, Tokyo	Trust beneficial interest	492.69	1,320	973
AEON MALL Yamato	2-6, Shimotsuruma 1-chome, Yamato-shi, Kanagawa	Trust beneficial interest	85,226.68	17,200	15,946
SEIYU Hibarigaoka	9-8, Sumiyoshicho 3-chome, Nishi-Tokyo-shi, Tokyo	Trust beneficial interest	19,070.88	6,960	5,343
AEON Tobata Shopping Center	2-2, Shioi-cho, Tobata-ku, Kita-Kyushu-shi, Fukuoka	Trust beneficial interest	93,258.23	5,990	5,753

## Japan Retail Fund Investment Corporation (8953) Financial Results for August 2011 Fiscal Period

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m <sup>2</sup> )	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
AEON Takatsuki (Note 4)	47-2, Haginoshō 3-chome, Takatsuki-shi, Osaka	Trust beneficial interest	77,267.23	9,550	10,704
G-Bldg. Jiyugaoka 01 (Note 7)	9-17, Jiyugaoka 2-chome, Meguro-ku, Tokyo, etc.	Trust beneficial interest	1,817.65	3,085	2,582
AEON Yagoto (Note 4)	2-1, Ishizaka, Kojimachi-aza, Showa-ku, Nagoya-shi, Aichi	Trust beneficial interest	63,778.44	3,570	3,649
AEON Naha Shopping Center (Note 4)	10-2, Kanagusuku 5-chome, Naha-shi, Okinawa	Trust beneficial interest	79,090.48	10,100	10,596
Cheers Ginza	9-5, Ginza 5-chome, Chuo-ku, Tokyo	Trust beneficial interest	1,686.58	3,670	4,078
AEON Nishi-Otsu (Note 4)	11-1, Ohjigaoka 3-chome, Otsu-shi, Shiga	Trust beneficial interest	62,717.26	10,700	12,780
Kyoto Family	1-1, Ikejiricho, Yamanouchi, Ukyo-ku, Kyoto-shi, Kyoto	Trust beneficial interest	20,000.52	5,480	6,012
Higashi-Totsuka Aurora City	535-1, 536-1, 537-1, 9 Shinanocho, Totsuka-ku, Yokohama-shi, Kanagawa	Trust beneficial interest	109,365.50	40,000	49,500
AEON Omiya (Note 4)	574-1, Kushibikicho 2-chome, Kita-ku, Saitama-shi, Saitama	Trust beneficial interest	75,344.90	6,230	5,987
AEON TOWN Ogaki (Note 7)	233-1, Aza-nakashima, Mitsuzukacho, Ogaki-shi, Gifu etc.	Trust beneficial interest	57,500.35	3,980	4,307
Kawaramachi OPA	385 Komeyacho, Shijo-agaru, Kawaramachi-dori, Nakagyo-ku, Kyoto-shi, Kyoto	Trust beneficial interest	18,848.20	15,700	18,640
AEON Ueda (Note 4)	12-18, Tsuneda 2-chome, Ueda-shi, Nagano	Trust beneficial interest	61,349.07	7,960	8,781
AEON MALL Tsurumi Leafa	17-1, Tsurumi 4-chome, Tsurumi-ku, Osaka-shi, Osaka	Trust beneficial interest	138,538.63	25,400	27,827
AEON MALL Itami Terrace	1-1, Fujinoki 1-chome, Itami-shi, Hyogo	Trust beneficial interest	157,904.26	17,700	19,916
Ito-Yokado Yotsukaido	5 Chuo, Yotsukaido-shi, Chiba	Trust beneficial interest	59,207.19	10,000	13,460
Oyama Yuen Harvest Walk (Note 6)	1457 Oaza-Kizawa, Oyama-shi, Tochigi	Trust beneficial interest	57,524.87	6,800	9,351
AEON Yachiyo Midorigaoka Shopping Center	1-3, Midorigaoka 2-chome, Yachiyo-shi, Chiba	Trust beneficial interest	132,294.48	21,800	29,554
G-Bldg. Jingumae 06 (Note 7)	28-3, Jingumae 6-chome, Shibuya-ku, Tokyo	Real property	670.43	2,470	2,381
AEON Sapporo Hassamu Shopping Center	1-1, Hassamu 8jo 12-chome, Nishi-ku, Sapporo-shi, Hokkaido	Trust beneficial interest	102,169.00	16,700	17,831
Ario Otori	199-12, Otori Minami-cho 3-cho, Nishi-ku, Sakai-shi, Osaka etc.	Trust beneficial interest	95,135.36	14,900	18,165
G-Bldg. Jingumae 01	21-5, Jingumae 4-chome, Shibuya-ku, Tokyo	Real property	555.75	3,640	3,422
G-Bldg. Jingumae 02	9-9, Jingumae 4-chome, Shibuya-ku, Tokyo	Trust beneficial interest	426.29	1,660	2,328
G DINING SAPPORO (Note 6)	2-2, 1-9, 2-1, 2-3, 3-3, Minami 3jo Nishi 3-chome, Chuo-ku, Sapporo-shi, Hokkaido	Trust beneficial interest	4,090.51	2,110	3,037
G-Bldg. Minami Aoyama 01	4-48, Minami Aoyama 5-chome, Minato-ku, Tokyo	Real property	922.30	5,010	6,494
La Porte Aoyama (Note 6)	51-8, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	4,147.93	9,300	9,337
AEON MALL Musashi Murayama mu	1-3, Enoki 1-chome, Musashimurayama-shi, Tokyo	Trust beneficial interest	137,466.97	30,600	29,700

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m <sup>2</sup> )	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
AEON MALL Kobe Kita	2-1, Kouzudai 8-chome, Kita-ku, kobe-shi, Hyogo	Trust beneficial interest	128,031.55	15,900	15,039
G-Bldg. Shinjuku 01	1-8, Shinjuku 4-chome, Shinjuku-ku, Tokyo	Trust beneficial interest	1,093.67	6,610	6,679
LIFE Taiheiji (land with leasehold interest)	43-6, Taiheiji 2-chome, Higashi Osaka-shi, Osaka	Real property	3,898.01	1,290	1,304
LIFE Shimodera (land with leasehold interest)	8-12, Shimodera 2-chome, Naniwa-ku, Osaka-shi, Osaka	Real property	4,344.18	1,690	1,717
LIFE Kishibe (land with leasehold interest)	21-58, Haracho 4-chome, Suita-shi, Osaka	Real property	5,516.61	1,970	1,942
G-Bldg. Jingumae 03	30-12, Jingumae 3-chome, Shibuya-ku, Tokyo	Real property	1,676.87	4,760	5,571
G-Bldg. Minami-Ikebukuro 01 (Note 6)	19-5, Minami Ikebukuro 1-chome, Toshima-ku Tokyo	Trust beneficial interest	5,061.43	7,140	6,011
G-Bldg. Shinsaibashi 01	5-3, Shinsaibashisuji 2-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	886.46	1,620	1,606
Total			2,717,104.48	566,765	597,570

Note 1 "Location" means the residence indication or the location indicated in the land registry book.

Note 2 "Leasable area" means the total leasable area of the building of each property used as stores, offices, etc. indicated in the lease agreement or the plan of such property and it does not include the leasable area of warehouses and land (flat parking lots).

Note 3 "Appraisal value at end of period" shows the value appraised or researched by the real estate appraiser (CB Richard Ellis K.K., Daiwa Real Estate Appraisal Co., Ltd., Japan Real Estate Institute and Tanizawa Sōgō Appraisal Co., Ltd.) in accordance with the methods and standard of assets valuation as stipulated in the Articles of Incorporation of the Investment Corporation as well as the regulations as stipulated by The Investment Trusts Association, Japan.

Note 4 The names of these properties were changed on March 1, 2011 as follows:

Old name	New name
Sendai Nakayama Shopping Center	AEON Sendai Nakayama
Itabashi SATY	AEON Itabashi Shopping Center
JUSCO City Takatsuki	AEON Takatsuki
JUSCO City Yagoto	AEON Yagoto
JUSCO Naha	AEON Naha Shopping Center
JUSCO City Nishi-Otsu	AEON Nishi-Otsu
Omiya SATY	AEON Omiya
AEON Ueda Shopping Center	AEON Ueda

Note 5 Although the Investment Corporation owns 50% of the share of quasi-co-ownership in respect of Hakata Riverain after the partial sale of its ownership interest on August 1, 2007, the leasable area above shows the total area of the property.

Note 6 These properties are leased in the form of a pass-through master lease agreement and the "Leasable area" of the properties shows the leasable area to the end tenants.

Note 7 The names of these properties were changed on October 1, 2011 as follows:

Old name	New name
8953 Daikanyama Building	G-Bldg. Daikanyama 01
8953 Harajuku Face Building	G-Bldg. Jingumae 05
Esquisse Omotesando Annex	G-Bldg. Jingumae 04
8953 Kita Aoyama Building	G-Bldg. Kita Aoyama 01
8953 Jiyugaoka Building	G-Bldg. Jiyugaoka 01
Loc City Ogaki	AEON TOWN Ogaki
8953 Jingumae6 Building	G-Bldg. Jingumae 06

Operating results of each property for the six months ended February 28, 2011 and August 31, 2011 were as follows:

Name of property	For the six months ended							
	February 28, 2011				August 31, 2011			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
AEON Sendai Nakayama	2	100.0	429	2.0	2	100.0	435	2.0
ESPA Kawasaki	5	100.0	490	2.2	5	100.0	490	2.3
8953 Osaka Shinsaibashi Building	1	100.0	407	1.9	1	100.0	407	1.9
Hakata Riverain	61	83.6	387	1.8	58	80.8	386	1.8
Narupark (Note 3)	0	0.0	328	1.5	48	100.0	374	1.7
8953 Minami Aoyama Building	3	90.4	161	0.7	3	90.4	161	0.7
Nara Family	124	99.6	2,086	9.5	123	99.7	2,022	9.3
Abiko Shopping Plaza	59	100.0	714	3.3	60	100.0	669	3.1
Ito-Yokado Yabashira	1	100.0	78	0.4	1	100.0	78	0.4
Ito-Yokado Kamifukuoka Higashi	1	100.0	256	1.2	1	100.0	256	1.2
Ito-Yokado Nishikicho	1	100.0	444	2.0	1	100.0	444	2.0
G-Bldg. Daikanyama 01	2	100.0	40	0.2	2	100.0	39	0.2
G-Bldg. Jingumae 05	4	84.8	104	0.5	4	84.8	91	0.4
AEON MALL Higashiura	1	100.0	478	2.2	1	100.0	478	2.2
AEON Kashiihama Shopping Center	1	100.0	477	2.2	1	100.0	477	2.2
AEON Sapporo Naebo Shopping Center	1	100.0	379	1.7	1	100.0	377	1.7
GYRE	18	93.5	577	2.6	19	95.6	595	2.7
G-Bldg. Jingumae 04	2	100.0	34	0.2	2	100.0	41	0.2
Ito-Yokado Tsunashima	1	100.0	180	0.8	1	100.0	180	0.8
Bic Camera Tachikawa	2	100.0	389	1.8	2	100.0	389	1.8
AEON Itabashi Shopping Center	1	100.0	655	3.0	1	100.0	668	3.1
G-Bldg. Kita Aoyama 01	3	100.0	35	0.2	3	100.0	34	0.2
AEON MALL Yamato	1	100.0	534	2.4	1	100.0	534	2.4
SEIYU Hibirigaoka	1	100.0	261	1.2	1	100.0	261	1.2
AEON Tobata Shopping Center	1	100.0	315	1.4	1	100.0	315	1.4
AEON Takatsuki	1	100.0	414	1.9	1	100.0	414	1.9
G-Bldg. Jiyugaoka 01	10	100.0	89	0.4	9	98.2	88	0.4

## Japan Retail Fund Investment Corporation (8953) Financial Results for August 2011 Fiscal Period

Name of property	For the six months ended							
	February 28, 2011				August 31, 2011			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
AEON Yagoto	2	100.0	148	0.7	2	100.0	148	0.7
AEON Naha Shopping Center	1	100.0	398	1.8	1	100.0	400	1.8
Cheers Ginza	10	100.0	105	0.5	10	100.0	105	0.5
AEON Nishi-Otsu	1	100.0	375	1.7	1	100.0	375	1.7
Kyoto Family	65	99.9	609	2.8	65	99.9	617	2.8
Higashi-Totsuka Aurora City	4	100.0	1,394	6.4	4	100.0	1,385	6.4
AEON Omiya	1	100.0	195	0.9	1	100.0	186	0.9
AEON TOWN Ogaki	1	100.0	330	1.5	1	100.0	328	1.5
Kawaramachi OPA	1	100.0	363	1.7	1	100.0	363	1.7
AEON Ueda	1	100.0	297	1.4	1	100.0	297	1.4
AEON MALL Tsurumi Leafa	1	100.0	892	4.1	1	100.0	895	4.1
AEON MALL Itami Terrace	1	100.0	579	2.7	1	100.0	582	2.7
Ito-Yokado Yotsukaido	1	100.0	290	1.3	1	100.0	290	1.3
Oyama Yuen Harvest Walk (Note 3)	70	100.0	556	2.5	68	99.6	573	2.6
AEON Yachiyo Midorigaoka Shopping Center	1	100.0	685	3.1	1	100.0	686	3.1
G-Bldg. Jingumae 06	4	100.0	58	0.3	4	100.0	59	0.3
AEON Sapporo Hassamu Shopping Center	1	100.0	577	2.6	1	100.0	577	2.6
Ario Otori	1	100.0	544	2.5	1	100.0	554	2.5
G-Bldg. Jingumae 01	2	100.0	83	0.4	2	100.0	82	0.4
G-Bldg. Jingumae 02	3	100.0	23	0.1	3	100.0	30	0.1
G DINING SAPPORO (Note 3)	16	68.0	65	0.3	16	68.0	73	0.3
G-Bldg. Minami Aoyama 01	0	0.0	0	0.0	1	36.1	11	0.1
La Porte Aoyama (Note 3)	18	77.5	271	1.2	18	80.0	258	1.2
AEON MALL Musashi Murayama mu	1	100.0	957	4.4	1	100.0	955	4.4
AEON MALL Kobe Kita	1	100.0	582	2.7	1	100.0	587	2.7
Shinsan Building (Note 3, 4)	-	-	3	0.0	-	-	-	-
35 Sankyo Building (Note 3, 4)	-	-	3	0.0	-	-	-	-
Shibuya West Building (Note 3, 4)	-	-	13	0.1	-	-	-	-
Chiba West Building (Note 3, 4)	-	-	4	0.0	-	-	-	-

Name of property	For the six months ended							
	February 28, 2011				August 31, 2011			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental and other operating revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
Narita TT Building (Note 3, 4)	-	-	3	0.0	-	-	-	-
Utsunomiya Center Building (Note 3, 4)	-	-	2	0.0	-	-	-	-
Southern Mito Building (Note 3, 4)	-	-	2	0.0	-	-	-	-
Horikawa-Dori Shijyo Building (Note 3, 4)	-	-	4	0.0	-	-	-	-
KYUHO Esaka Building (Note 3, 4)	-	-	6	0.0	-	-	-	-
Uchikanda Building (Note 3, 4)	-	-	2	0.0	-	-	-	-
Mirum Daikanyama (Note 3, 4)	-	-	2	0.0	-	-	-	-
Mirum Shirokanedai (Note 3, 4)	-	-	0	0.0	-	-	-	-
Mirum Nogizaka (Note 3, 4)	-	-	0	0.0	-	-	-	-
Mirum Minami Aoyama (Note 3, 4)	-	-	1	0.0	-	-	-	-
Mirum Hiro-o II (Note 3, 4)	-	-	0	0.0	-	-	-	-
Forest Hill Sendai-Aoba (Note 3, 4)	-	-	1	0.0	-	-	-	-
Nishino Building (Note 3, 4)	-	-	5	0.0	-	-	-	-
Leaf Comfort Shinkoiwa (Note 3, 4)	-	-	2	0.0	-	-	-	-
G-Bldg. Shinjuku 01	1	100.0	160	0.7	1	100.0	160	0.7
LIFE Taiheiji (land with leasehold interest)	1	100.0	48	0.2	1	100.0	48	0.2
LIFE Shimodera (land with leasehold interest)	1	100.0	56	0.3	1	100.0	56	0.3
LIFE Kishibe (land with leasehold interest)	1	100.0	66	0.3	1	100.0	68	0.3
G-Bldg. Jingumae 03	1	11.3	11	0.1	2	32.0	11	0.1
G-Bldg. Minami-Ikebukuro 01 (Note 3)	7	100.0	261	1.2	8	100.0	239	1.1
G-Bldg. Shinsaibashi 01	2	100.0	59	0.3	2	100.0	61	0.3
Total	530	99.1	21,868	100.0	576	99.6	21,789	100.0

Note 1 "Numbers of tenants" is based upon the numbers of the lease agreements of the buildings of each such property used as stores, offices, etc.

Note 2 "Occupancy ratio" (percentage of leased area against the leasable area at the end of accounting period) and "Ratio of rental revenue to total rental revenues" are calculated by rounding to the nearest first decimal place.

Note 3 "Number of tenants" and "Occupancy ratio" for a pass-through master leased property are presented on an end-tenant basis.

Note 4 The properties were sold on September 3, 2010.