



Japan Retail Fund Investment Corporation


narafamily
zoro



Appendix

August 2016 (29th) Period Results

JAPAN RETAIL FUND

<http://www.jrf-reit.com/>

Security Code

8953

US ADR(OTC): JNRFY



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1. Stable cash flow supported by large-sized and diversified portfolio

- > The largest listed J-REIT that specializes in retail properties, and top-class among all J-REITs by asset size based on total acquisition price (as of Oct. 3, 2016)
- > Large asset size reduces the effect of volatility of individual properties and enables more stable asset management
- > Diversification by region, location and types of retail properties ensures stable rental revenues and captures growth prospects
- > Integration of tenants and retail formats suited to a broad range of consumers' needs

2. Proactive SC Management

- > Our track record of proactive management and operations of retail properties about 14 years with 92 properties and about 900 various type of tenants (as of Oct. 3, 2016)

3. Solid financial base and diversified lenders

- > AA- (Stable) rating^(Note) and stable financing strategy focusing on long-term borrowings

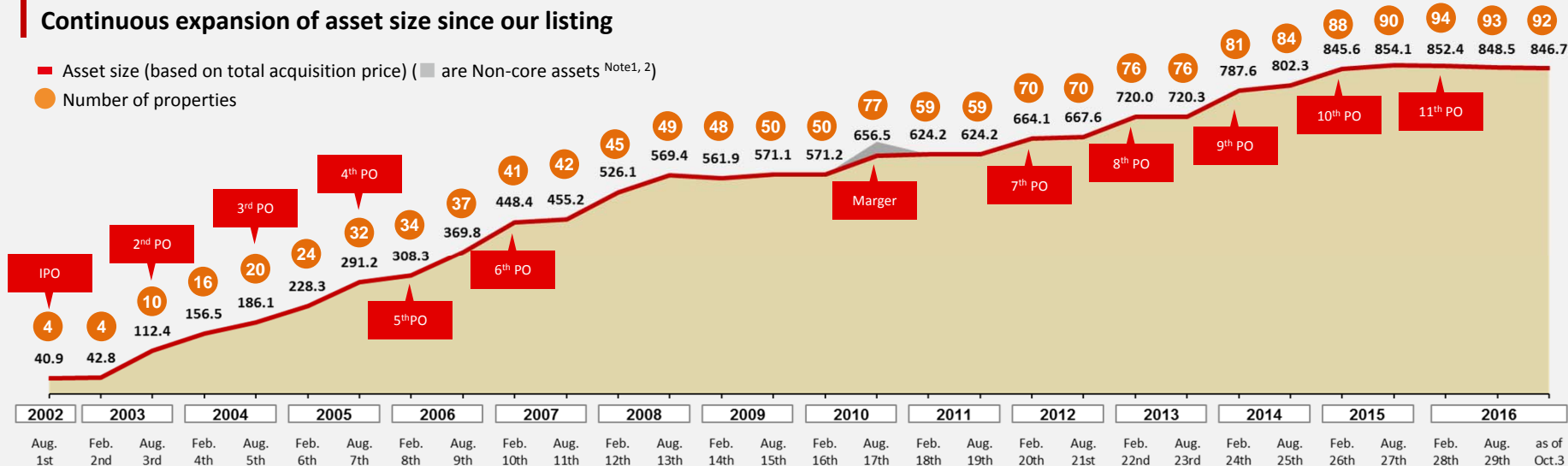
(Note) Issuer rating by Rating and Investment Information, Inc. (R&I) as of the end of Sep. 2016.

4. Sponsor support from Mitsubishi Corporation group and UBS AG

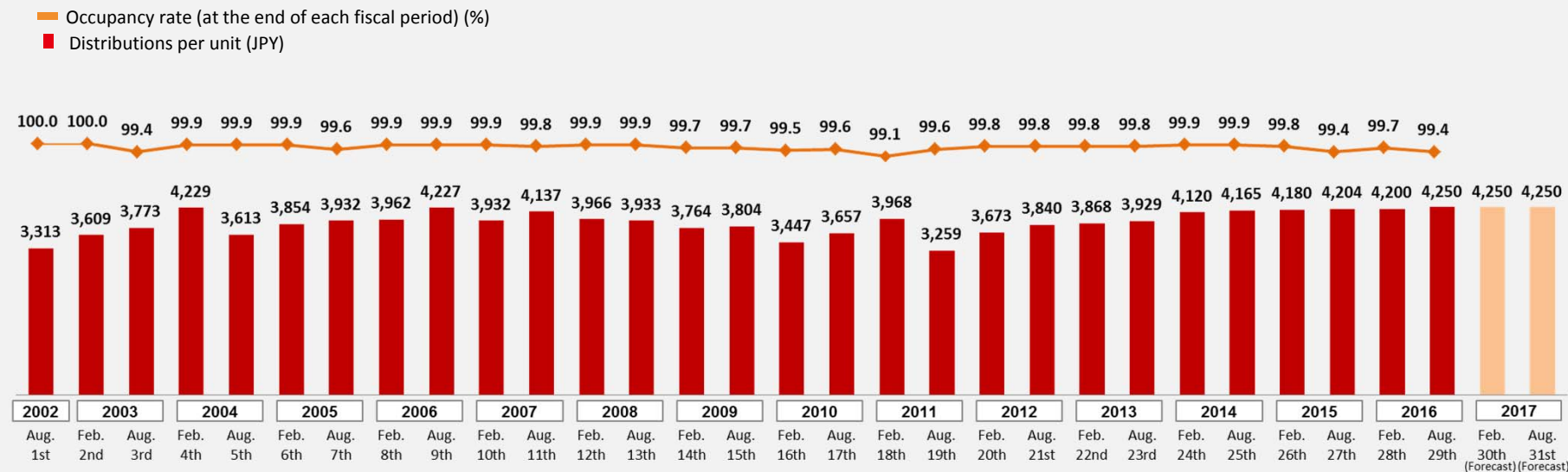
- > Mitsubishi Corporation group's development capability and extensive network in real estate and retail sectors
- > UBS's network developed through its platform that combines a leading financial institution and real estate asset management operations

A 14-year Track Record since Listing

Continuous expansion of asset size since our listing



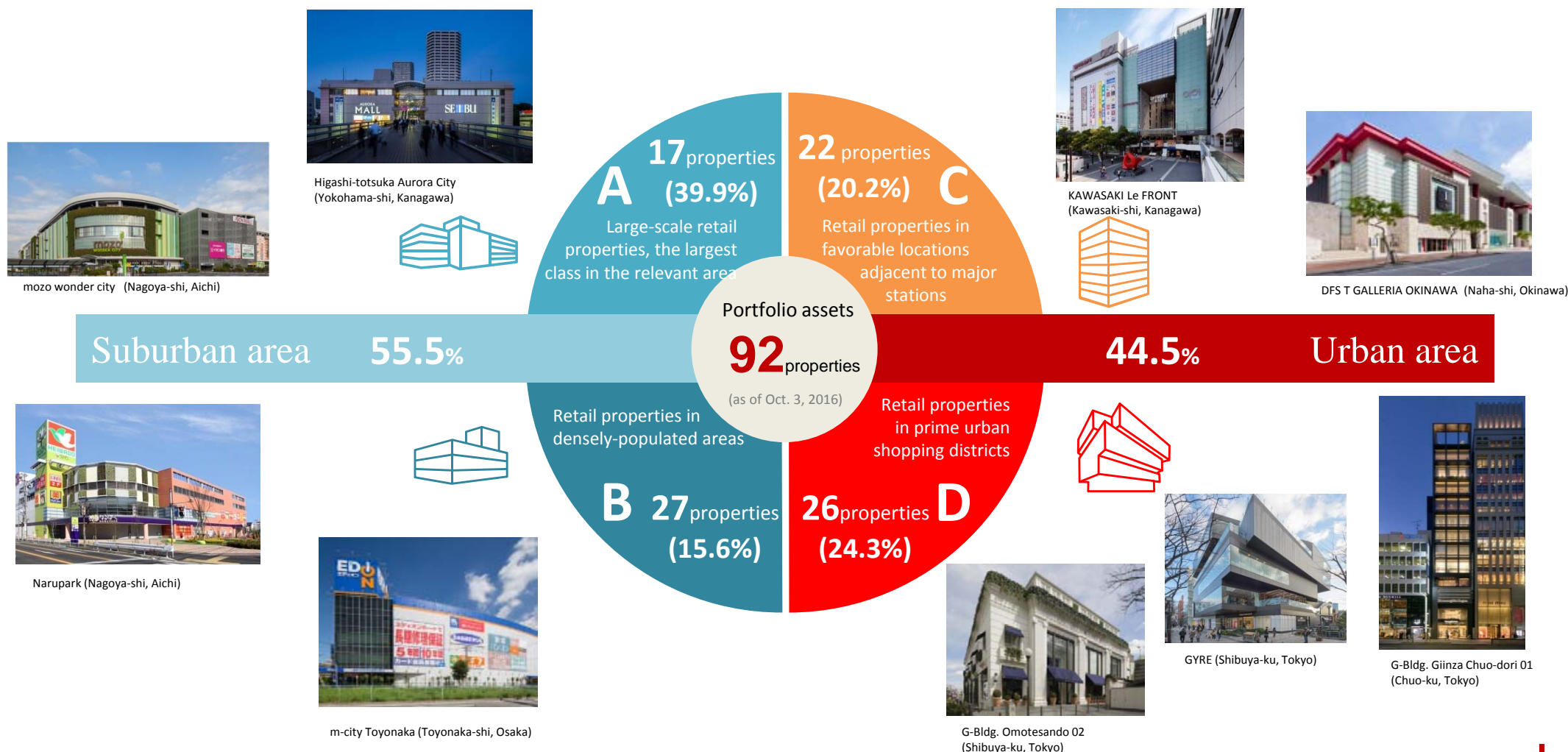
Distributions per unit and occupancy rate



Features of Our Portfolio Assets

We specialize in investing in a wide variety of retail properties varying from large-scale retail properties to road-side stores and specialty buildings in favorable locations

Furthermore, we also place emphasis on acquisition of retail properties with new business categories and shopping center formats which correspond to changing consumption trends due to factors including emergence of e-commerce and aging of population



(Note) Based on appraisal value .

Overview of New Acquisitions

1

G-Bldg. Sendai Ichibancho 01

Additional acquisition of the building with leasehold interest

Road-side and specialty stores
in prime urban shopping districts

Occupancy rate 100.0%



Sendai Ichibancho Area



Highlights

Urban retail property in Sendai Ichibancho, the heart of commercial activities in Tohoku Area

➤ Market

- Located at the node in the high-traffic shopping arcade in Sendai Ichibancho, the busiest commercial area in Sendai-shi, and the further increase in the traffic is expected due to the opening of "Aoba-dori Ichibancho Station" of subway Tozai Line.
- Major department stores in Sendai-shi such as Fujisaki Honten, Fujisaki Oomachi Kan and Fujisaki Ichibancho Kan and roadside stores including apparel, jewelry and general merchandise are concentrated in the area.

➤ Location

- Easily accessible to Aoba-dori Ichibancho Station of subway Tozai Line which opened on Dec 6, 2015 and within walking distance of JR Sendai Station and Hirose-dori Station of subway Nanboku Line.
- Located at the intersection of Vlandome Ichibancho and Marble Road Oomachi, two busy shopping arcades, the property has a high upside potential as a roadside store with good visibility from the two sides.
- A new arcade built at Fujisakimae intersection, in front of the property in Dec 2015, has enhanced the convenience for visitors by preventing the walkway from exposure to rain

➤ Facility

- Features a flagship store in Tohoku area of the world-famous fast fashion brand
- Rare property with 200 tsubo of well-shaped land and 650 tsubo of leased area with two sides facing streets, as well as a floor-expansion potential by raising its floor-space ratio.

Acquisition price

4,320 million JPY

NOI yield

4.4%

NOI yield
after depreciation

4.0%

Appraisal value	4,610 million JPY		
Acquisition date	Dec. 25, 2015, Sep. 29, 2016		
Location	Sendai-shi, Miyagi		
Land area	682.33 m ²	Floor area	2,191.16 m ²
No. of tenants	1	Key tenant	—(Note)

(Note) Not disclosed as the tenant has not agreed to the disclosure of information.

Overview of New Acquisitions

2 G-Bldg. Takadanobaba 01

Additional acquisition of 40% co-ownership interest in the underlying land and the building



Retail properties
adjacent to major stations
Occupancy rate **100.0%**



Highlights

Land with leasehold interest for a retail property facing Waseda Street surrounded by one of the most popular academic areas in Japan as well as a densely populated residential area

➤ Market

- Takadanobaba is surrounded by an academic area with universities, vocational schools and preparatory schools as well as a densely populated residential area

➤ Location

- Faces Waseda Street, a main street in the area, and is approximately a six-minute walk from JR Takadanobaba Station and only a one-minute walk from Tokyo-Metro Takadanobaba Station
- Accessible by 3 train lines with a combined average number of passengers using Takadanobaba Station each day of approx. 880,000 passengers as of 2013
- A relatively newly-built property with a stylish impression which has high commercial potential due to the limited supply of new properties

➤ Facility

- Features Seijo Ishii, a high-end supermarket, and Saizeriya, a family-style Italian restaurant, and service-type tenants in the lower stories and office tenants in the upper stories



Acquisition price

5,945 million JPY

NOI yield

4.1%

NOI yield
after depreciation

3.5%

Appraisal value	6,270 million JPY		
Acquisition date	Sep. 15, 2015, Oct. 3, 2016		
Location	Shinjuku ward, Tokyo		
Land area	1,010.19 m ²	Floor area	4,340.44 m ²
No. of tenants	15	Key tenant	Seijo Ishii, Saizeriya

Overview of Forward Commitment Property

1

Kasugai (Land with Leasehold Interest)

Acquisition is scheduled for around August 2017



Retail properties in densely-populated areas

Occupancy rate **100.0%**

Highlights

Land with leasehold interest of commercial properties focused on daily needs in a densely housed area located northeast of Nagoya city

Market

- The population of Kasugai city, located northeast of Nagoya city, experienced an upward trend to 2015, increasing 111.1% from 1995.
- The population of the trade area by distance is approx. 17 thousand within a 1-km radius and approx. 161 thousand within a 3-km radius, representing a high population density for a suburban district of Nagoya city.

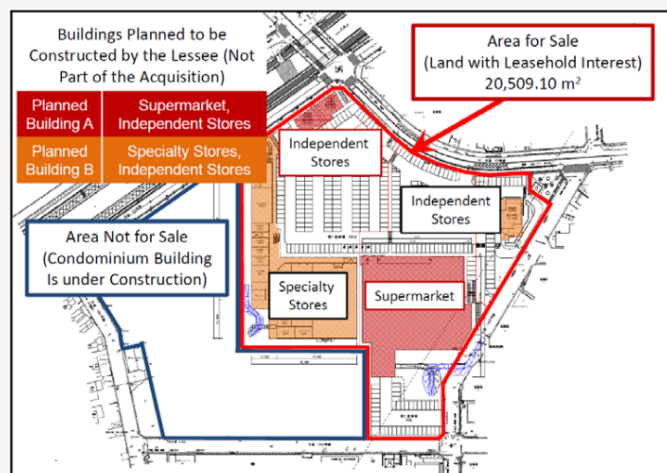
Location

- The Property is located within a seven-minute walk from Katsukawa station, which is within approx. 20 minutes from Nagoya station on the JR Tokai Chuo Line, and is close to Katsukawa IC of the Nagoya Daini Kanjo Expressway, offering easy access to central Nagoya city.
- At an adjacent area, a large condominium building is under construction with 158 units selling in the first phase and another construction is scheduled for the second phase, leading to the expectation of future population growth.

Facility

- A planned construction of commercial properties that cater to the day-to-day needs of local area customers in the premises of the Property expects tenants including a supermarket, as well as specialty stores operated by a TSE First Section-listed company, which operates supermarkets, drug stores, and home improvement retailers based in the Chubu area.
- A long-term commercial fixed term land lease contract has been concluded.

Building arrangement plan of the asset



Anticipated acquisition price

6,350 million JPY

NOI yield

4.2%

NOI yield after depreciation

4.2%

Appraisal value	6,420 million JPY		
Acquisition date	August, 2017 (scheduled)		
Location	Kasugai-shi, Aichi		
Land area	20,509.10 m ²		
No. of tenants	1	Key tenant	—(Note)

(Note) Not disclosed as the tenant has not agreed to the disclosure of information.

Retail rent comparison among world's major cities

Rent level for urban type retails in Tokyo is relatively low and there is a plenty room for the upside

- Rent level of Tokyo is +20% higher than the level before financial crisis (2008 1Q = 100)
- On the other hand, Tokyo lagged well behind compared to other cities in the world.

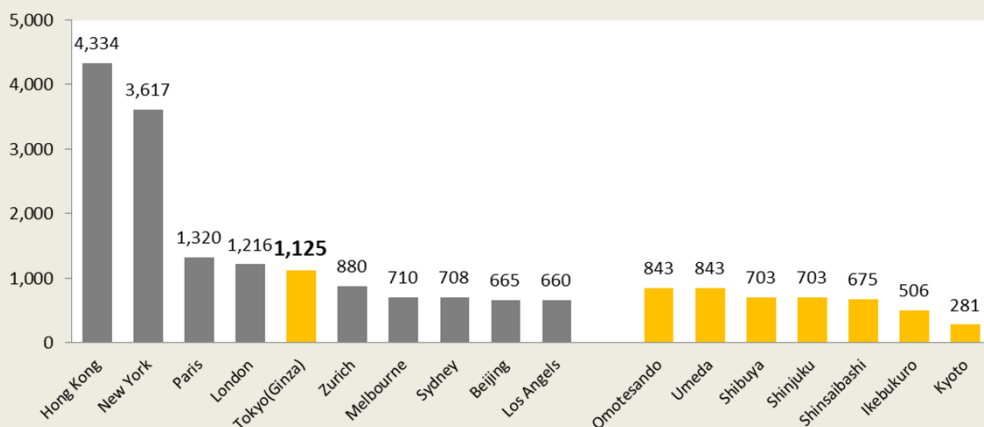
Tokyo prime retail rent index (100 = 2008 1Q)



(Source) CBRE

Global prime rent rankings

(USD/ sf / year)



(Source) CBRE

Tokyo is still in the top 3 as the destination for new international brands

- Even though the rank of Tokyo slid into 3rd place, inflow of new entrants are still strong.
- Majority of new entrant tends to choose the secondary locations in the core area, given the increasing trend of rents and limited availability in prime streets.

Top target markets by new entrants

	City	Number of retail brands
1	Hong Kong	73
2	Singapore	63
3	Tokyo	53
4	Taipei	47
5	Moscow	40
6	London	39
7	Dubai	38
8	Beijing	37
9	Bucharest	35
10	Doha	29
11	Toronto	26
11	Mexico City	26
11	Seoul	26
12	Jakarta	24
13	Vienna	21

Leasing demand from luxury brand is still solid for the stores in main street in Ginza and Omotesando

<Luxury brand>

Ermenegildo Zegna

Opened the flagship store in Asia (Ginza)

VERSUS VERSACE

Opened its first directly-managed boutique (Omotesando) etc.

(Source) CBRE "How Global is the Business of Retail? 2016"

Annual retail sales in major commercial areas in Japan

Annual sales of goods ^(Note 1)

■ Tokyo prefecture: Major commercial area

Area	Annual sales	Share	Number of our properties ^(Note 2) (Percentage ^(Note 3))
Shinjuku	1,079.9 billion JPY	10.6 %	1 (0.9%)
Ikebukuro	551.3 billion JPY	5.4 %	1 (0.9%)
Ginza, Yurakucho	542.4 billion JPY	5.3 %	3 (2.9%)
Shibuya	416.4 billion JPY	4.1 %	1 (0.4%)
Kichijoji	186.6 billion JPY	1.8 %	2 (2.2%)
Harajuku	96.2 billion JPY	0.9 %	1 (1.0%)
Futakotamagawa	88.8 billion JPY	0.9 %	—
Jiyugaoka	65.3 billion JPY	0.6 %	1 (0.4%)
Aoyama, Omotesando	56.0 billion JPY	0.6 %	12 (10.7%)
Tokyo prefecture total ^(Note 4)	10,180.8 billion JPY	100.0 %	

■ Other than Tokyo: Major commercial area

Area	Annual sales	Share	Number of our properties ^(Note 2) (Percentage ^(Note 3))
Umeda (Osaka)	710.5 billion JPY	1.7 %	1 (1.1%)
Shinsaibashi, Nanba (Osaka)	547.9 billion JPY	1.3 %	6 (7.0%)
Yokohama (Kanagawa)	547.2 billion JPY	1.3 %	1 (0.5%)
Sakae (Aichi)	444.1 billion JPY	1.0 %	1 (0.2%)
Sapporo (Hokkaido)	323.8 billion JPY	0.8 %	—
Shijo-Kawaramachi (Kyoto)	307.3 billion JPY	1.0 %	3 (2.4%)
Tenjin (Fukuoka)	283.2 billion JPY	0.7 %	—
Sendai (Miyagi)	251.4 billion JPY	0.6 %	1 (0.3%)
Nagoya Station (Aichi)	234.5 billion JPY	0.5 %	—
Total other than Tokyo ^(Note 5)	429,58.8 billion JPY	100.0 %	

(Source) “Census of Commerce Results by Characteristics of Location <Retail Trade>” Ministry of Economy, Trade and Industry (As of Jun. 1, 2007)

(Note 1) Annual sales of goods means the annual sales amount of tangible commodities (consumption tax included) for the period of Apr.1, 2006 to Mar. 31, 2007.

It therefore does not include gains on the sale of real estate such as land and buildings, or gains on the sale of securities such as stocks, gift certificates, prepaid cards, lottery tickets, and stamps.

(Note 2) Number of our properties shows the number of urban type property in the area in our portfolio. (As of Oct. 3, 2016)

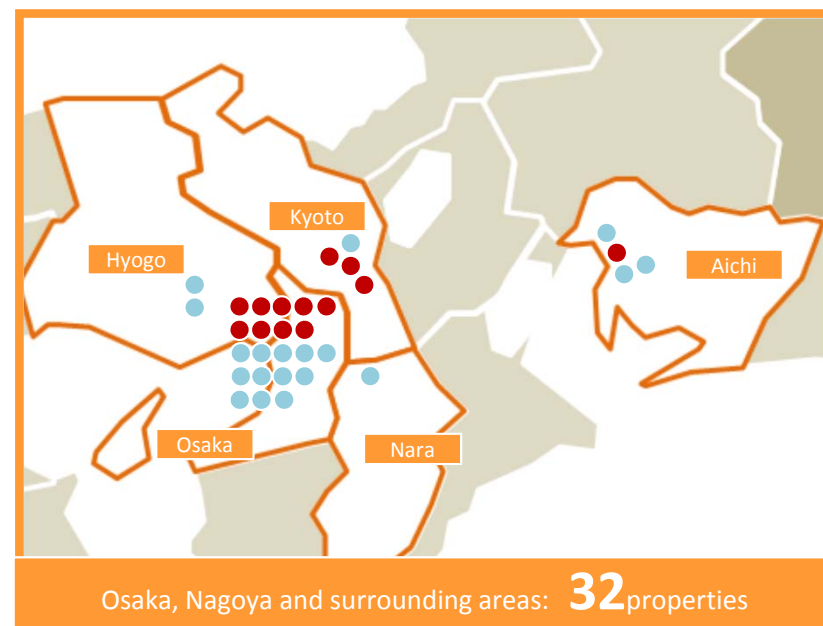
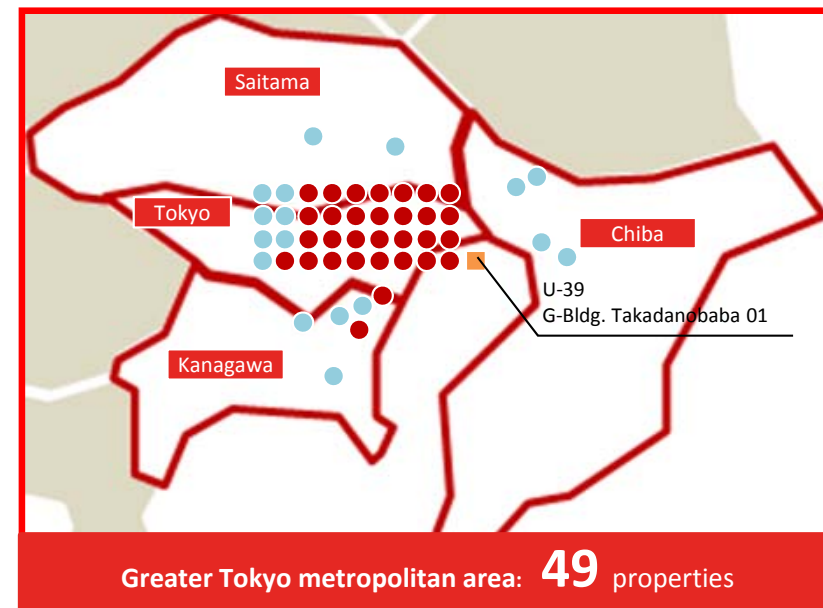
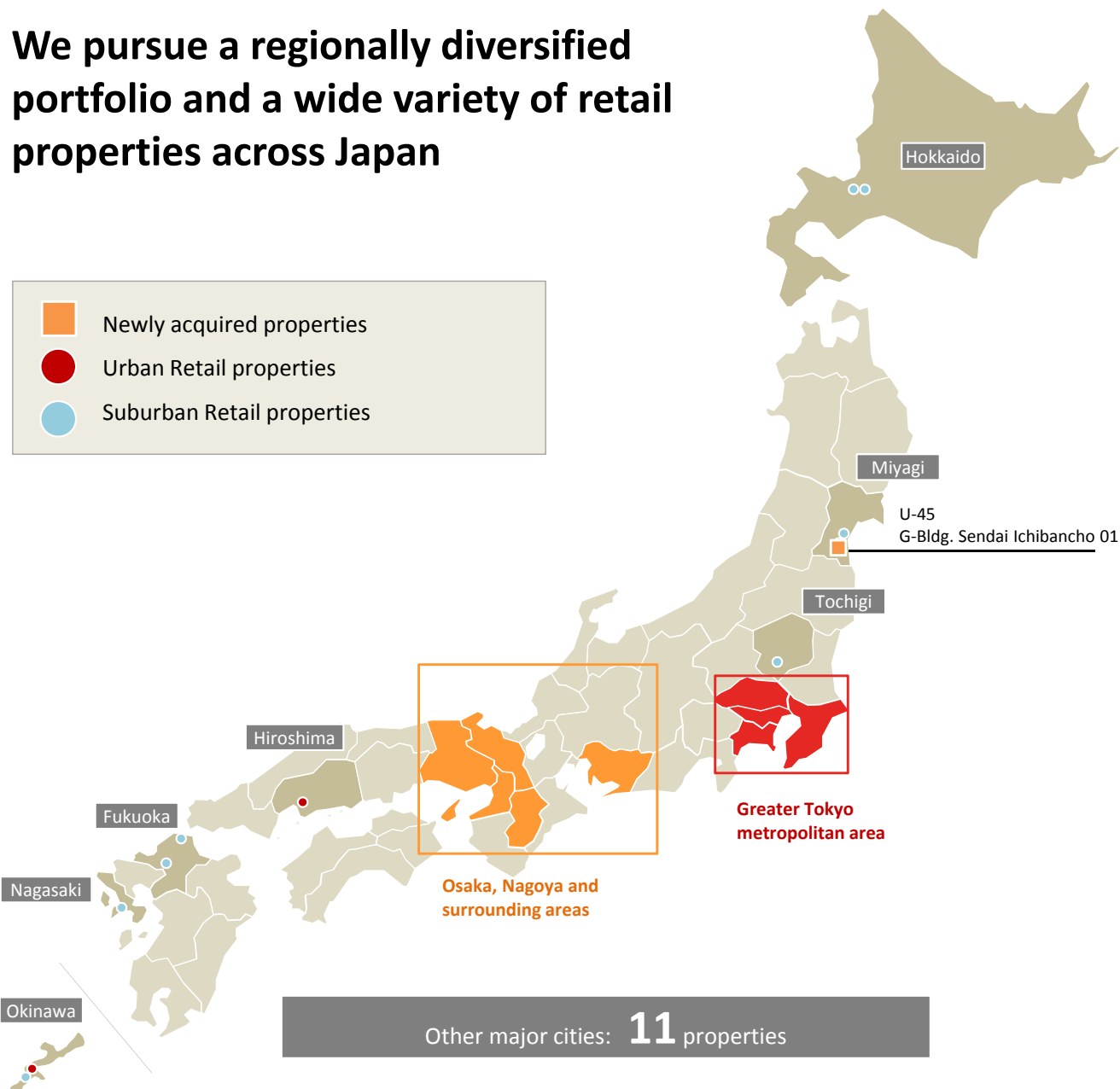
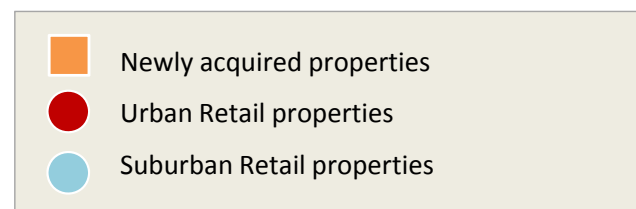
(Note 3) Based on appraisal value of each property.

(Note 4) Annual sales of goods in commercial areas in Tokyo

(Note 5) Total annual sales of goods other than Tokyo is total annual sales of goods in commercial area in Japan less total annual sales of good in commercial area in Tokyo.

Portfolio Map (based on 92 properties as of Oct. 3, 2016)

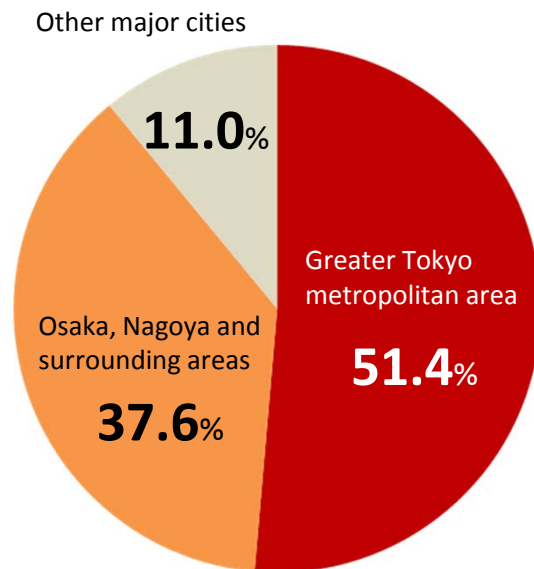
We pursue a regionally diversified portfolio and a wide variety of retail properties across Japan



Diversified portfolio

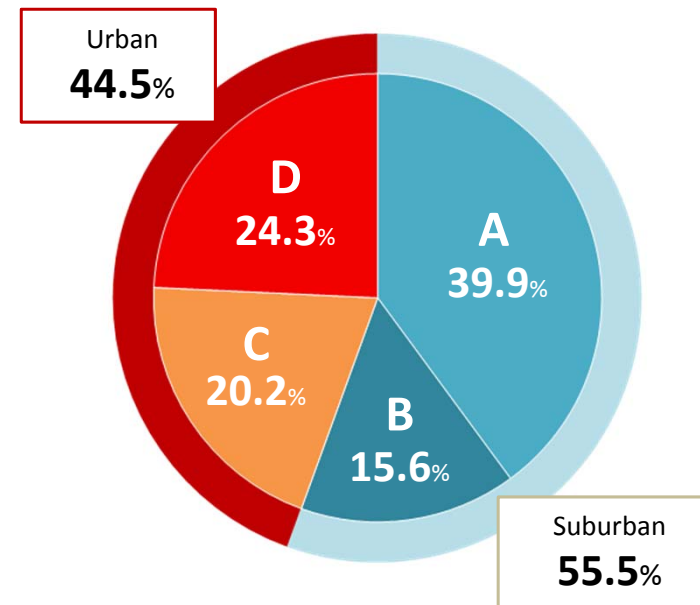
By region

(based on appraisal value) (Note)



By asset type

(based on appraisal value) (Note)



- | | |
|----------|---|
| A | Large-scale retail properties, the largest class in the relevant area |
| B | Retail properties in densely-populated areas |
| C | Retail properties in favorable locations adjacent to major stations |
| D | Retail properties in prime urban shopping districts |

(Note) Based on the assets owned as of Oct. 3, 2016.

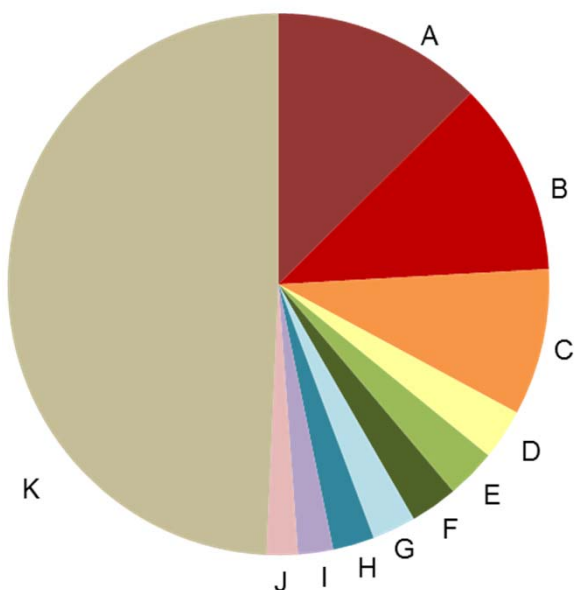
Calculated based on appraisal value as of the end of Aug. 2016 for the properties we own as of the end of Aug. 2016 period and appraisal value as of the acquisition date for the properties we acquired after Spt. 1, 2016

Portfolio Data (2) (based on 92 properties as of Oct. 3, 2016)

Diversified portfolio

By tenant

(based on annual rent) (Note)



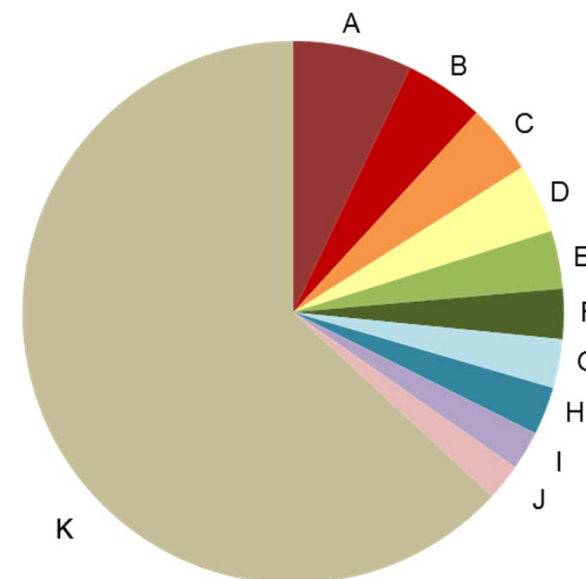
A	AEON MALL	12.6%
B	AEON Retail	11.5%
C	Ito-Yokado	8.8%
D	Yamada Denki	3.0%
E	UNIQLO	3.0%
F	Kintetsu Dept.	2.8%
G	Round 1	2.6%
H	Yodobashi Camera	2.5%
I	SOGO, SEIBU	2.1%
J	DFS OKINAWA	1.9%
K	Others	49.3%

(Note) Based on the assets owned as of Oct. 3, 2016.

Based on effective lease contracts as of the end of Aug. 2016 for the properties owned as of the end of Aug. 2016 and acquisition date for the properties newly acquired after Spt. 1, 2016.

By property size

(based on appraisal value) (Note)

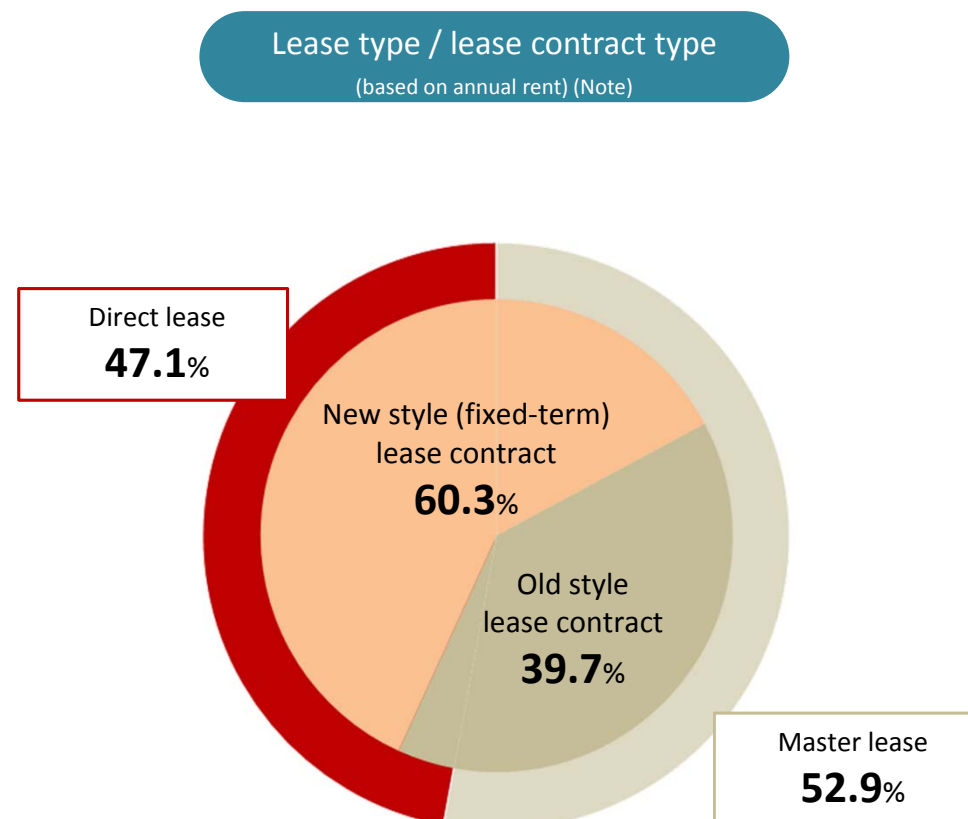
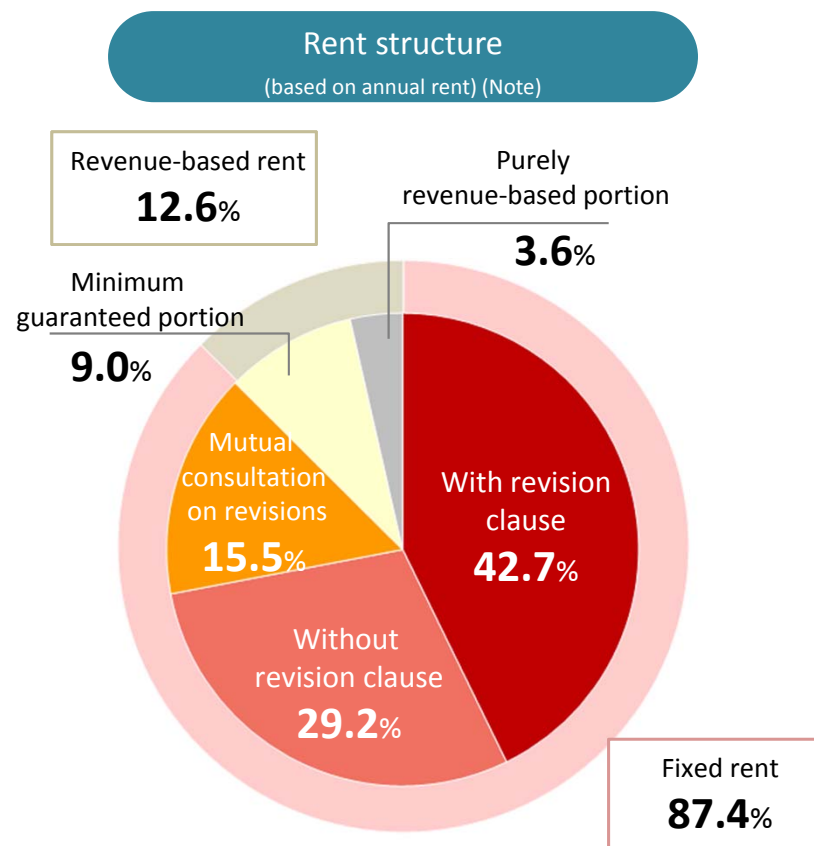


A	mozo wonder city	7.1%
B	Higashi-Totsuka Aurora City	4.7%
C	Nara Family	4.2%
D	KAWASAKI Le FRONT	4.1%
E	AEON MALL Musashi Murayama	3.5%
F	G-bldg. Shinsaibashi 03	3.0%
G	AEON MALL Tsurumi Ryokuchi	2.9%
H	GYRE	2.9%
I	G-bldg. Omotesando 02	2.3%
J	AEON MALL Itami	2.2%
K	Others	63.1%

(Note) Based on the assets owned as of Oct. 3, 2016.

Calculated based on appraisal value as of the end of Aug. 2016 for the properties we own as of the end of Aug. 2016 period and appraisal value as of the acquisition date for the properties we acquired after Spt. 1, 2016

Stable portfolio based on fixed rents



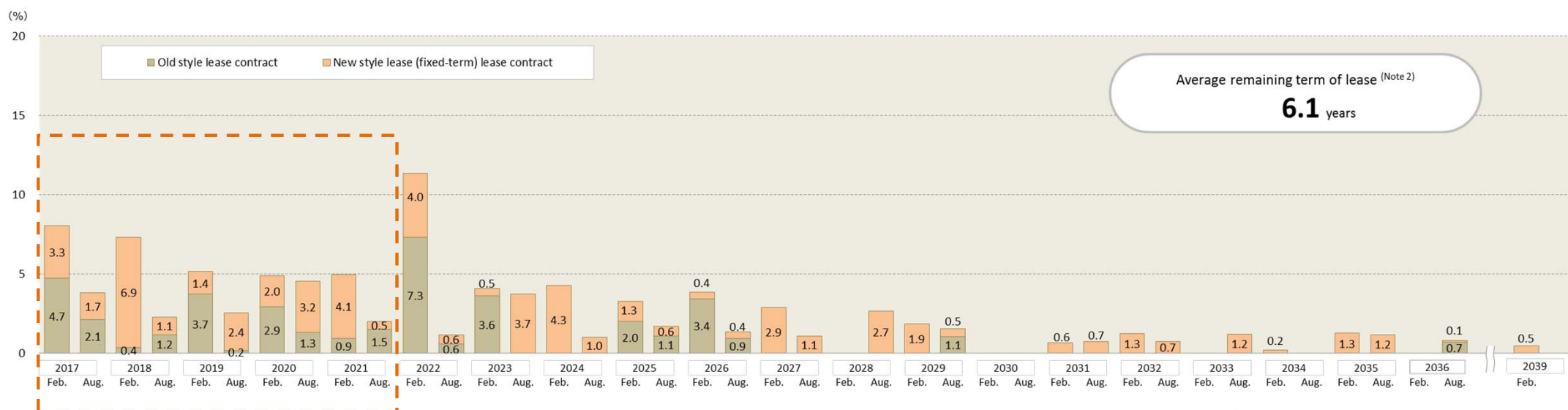
(Note) Based on the assets owned as of Oct. 3, 2016.

Based on effective lease contracts as of the end of Aug. 2016 for the properties owned as of the end of Aug. 2016 and acquisition date for the properties newly acquired after Spt. 1, 2016.

Long-term lease contract and diversified maturity date

Distribution of lease contract expiry

(based on annual rent) (Note1)



■ Expiry of lease contract by key tenants (Note 3) (next 5 years)

	2017		2018		2019		2020		2021	
	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.	Feb.	Aug.
No. of key tenants	2	1	1	1	3	1	3	2	2	1
% of annual rent	3.7%	1.2%	1.0%	1.1%	3.4%	0.6%	3.4%	3.6%	2.9%	1.5%

(Note 1) Based on the assets owned as of Oct. 3, 2016. Based on effective lease contracts as of the end of Aug. 2016 for the properties owned as of the end of Aug. 2016 and acquisition date for the properties newly acquired after Spt. 1, 2016.

(Note 2) Weighted-average based on annual rent.

(Note 3) Key tenant refers to a tenant, the percentage share in the portfolio of rent of which exceeds 0.5%.

Portfolio List (1) (based on 92 properties as of Oct. 3, 2016)

(NEW) Property number	(Old) Property number	Property name	Investment target (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(㎡) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s)	Age (Note 2) (years)	PML (Note 3) (%)
Tokyo and Greater Tokyo Metropolitan Area						Percentage		Percentage						
Urban Retail Properties														
U-2	UM-2	G-Bldg. Minami Aoyama 02	D	Minato-ku, Tokyo	Mar-2003	5,350	0.6%	1,529.15	0.1%	100.0%	4	VULCANIZE London	14.5	13.5
U-3	US-19	G-Bldg. Daikanyama 01	D	Shibuya-ku, Tokyo	Dec-2003	1,235	0.1%	599.79	0.0%	100.0%	1	Family Mart	25.5	4.7
U-4	UM-8	GYRE (Note4)	D	Shibuya-ku, Tokyo	Mar-2004	22,712	2.7%	4,815.02	0.2%	100.0%	23	CHANEL, Omotesando Ukai-tei	8.9	4.1
U-5	US-4	Bic Camera Tachikawa	C	Tachikawa-shi, Tokyo	Sep-2004	11,920	1.4%	20,983.43	0.8%	100.0%	2	Bic Camera	46.1	15.5
U-6	UM-5	G-Bldg. Kita Aoyama 01	C	Minato-ku, Tokyo	Feb-2005	989	0.1%	492.69	0.0%	100.0%	3	AnZie, Best Bridal	11.6	11.4
U-7	UM-6	G-Bldg. Jiyugaoka 01	D	Meguro-ku, Tokyo	Mar-2005	2,589	0.3%	1,358.82	0.1%	100.0%	2	BAYCREW'S, LAVA	11.5	3.3
U-8	UM-7	Cheers Ginza	C	Chuo-ku, Tokyo	Aug-2005	4,200	0.5%	1,686.58	0.1%	100.0%	10	Syoutaien, MATSUJIN	11.5	5.7
U-10	UM-9	G-Bldg. Jingumae 06	C	Shibuya-ku, Tokyo	Dec-2007	2,360	0.3%	670.43	0.0%	100.0%	4	Family Mart	8.8	8.0
U-11	US-8	G-Bldg. Jingumae 01	D	Shibuya-ku, Tokyo	May-2008	3,400	0.4%	555.75	0.0%	100.0%	2	BAPE STORE	8.9	13.2
U-12	UM-10	G-Bldg. Jingumae 02	D	Shibuya-ku, Tokyo	May-2008	2,233	0.3%	426.29	0.0%	100.0%	3	ANASTASIA	8.4	11.2
U-13	UM-13	G-Bldg. Minami Aoyama 01	D	Minato-ku, Tokyo	Mar-2009	10,085	1.2%	1,592.90	0.1%	100.0%	4	HERNO、PENDULE VIA BUS STOP	5.3	11.3、8.3
U-14	UM-14	La Porte Aoyama	D	Shibuya-ku, Tokyo	Mar-2010	9,400	1.1%	4,153.44	0.2%	96.2%	23	BENOIT	11.8	2.8
U-15	US-9	G-Bldg. Shinjuku 01	D	Shinjyuku-ku, Tokyo	Mar-2010	6,600	0.8%	1,093.67	0.0%	100.0%	1	ZARA	8.0	9.9
U-16	UM-15	G-Bldg. Jingumae 03	C	Shibuya-ku, Tokyo	Mar-2010	5,520	0.7%	1,676.87	0.1%	100.0%	8	HOT TOYS JAPAN, RIZAP	7.2	10.7
U-17	UM-16	G-Bldg. Minami Ikebukuro 01	D	Toshima-ku, Tokyo	Mar-2010	5,800	0.7%	5,061.47	0.2%	87.1%	7	adidas, SMBC Trust Bank	41.9	5.3
U-19	UM-17	Urban Terrace Jingumae	C	Shibuya-ku, Tokyo	Sep-2011	2,797	0.3%	1,719.19	0.1%	100.0%	2	OMOTESANDO TERRACE	8.5	7.4
U-22	US-11	Arkangel Daikanyama (Land with leasehold interest)	D	Meguro-ku, Tokyo	Sep-2011	1,820	0.2%	904.04	0.0%	100.0%	1	Arkangel	-	-
U-23	US-15	G-Bldg. Omotesando 01	D	Shibuya-ku, Tokyo	Oct-2012	5,850	0.7%	1,508.03	0.1%	100.0%	1	KIDDY LAND	4.4	4.4
U-24	US-14	Round1 Yokohama Station West	C	Yokohama-shi, Kanagawa	Oct-2012	3,930	0.5%	6,560.09	0.3%	100.0%	1	Round1	14.4	8.4
U-25	UM-18	G-Bldg. Sangenjaya 01	C	Setagaya-ku, Tokyo	Oct-2012	3,725	0.4%	3,471.52	0.1%	100.0%	3	TIPNESS	10.8	5.1
U-26	UM-19	G-Bldg. Ginza 01	D	Chuo-ku, Tokyo	Oct-2013	5,500	0.6%	1,610.54	0.1%	100.0%	8	Brioni	35.8	5.4
U-29	UM-20	KAWASAKI Le FRONT	C	Kawasaki-shi, Kanagawa	Oct-2013	30,000	3.5%	56,131.21	2.2%	96.9%	67	Yodobashi Camera, Marui	28.5	4.9
U-31	US-20	G-Bldg. Shibuya 01	D	Shibuya-ku, Tokyo	Mar-2014	3,230	0.4%	1,582.08	0.1%	100.0%	1	BAYCREW'S	3.3	4.4
U-32	UM-21	G-Bldg. Omotesando 02	D	Shibuya-ku, Tokyo	Apr-2014	17,705	2.1%	5,555.65	0.2%	100.0%	6	—(Note5)	10.8	7.3、6.9、8.1
U-33	UM-22	G-Bldg. Kichijoji 01	D	Musashino-shi, Tokyo	Apr-2014	3,460	0.4%	1,512.03	0.1%	100.0%	1	—	21.5	9.0
U-35	UM-23	CUTE CUBE Harajuku	D	Shibuya-ku, Tokyo	Oct-2014	8,520	1.0%	1,428.54	0.1%	97.3%	9	SPINNS	3.0	6.1
U-38	US-23	G-Bldg. Ueno 01	C	Taito-ku, Tokyo	Jul-2015	3,320	0.4%	1,471.80	0.1%	100.0%	1	Adores	10.2	9.0
U-39	US-25	G-Bldg.Takadanobaba 01 <div>NEW</div>	C	Shinjyuku-ku, Tokyo	Sep-2015	5,945	0.7%	3,569.20	0.1%	100.0%	15	Seijo Ishii, Saizeriya (Note 6)	3.8	5.5
U-40	US-24	G-Bldg. Akihabara 01	C	Chiyoda-ku, Tokyo	Sep-2015	4,980	0.6%	2,701.99	0.1%	100.0%	1	Club SEGA	41.0	9.8
U-41	US-26	G-Bldg. Akihabara 02	C	Chiyoda-ku, Tokyo	Sep-2015	2,500	0.3%	1,053.55	0.0%	100.0%	1	Karaoke Kan	10.9	3.9
U-46	US-28	G-Bldg. Kichijoji 02	C	Musashino-shi, Tokyo	Feb-2016	15,300	1.8%	8,838.79	0.3%	100.0%	1	Yamada Denki	1.9	2.7
U-47	UM-29	G-Bldg. Ginza Chuo-Dori 01	D	Chuo-ku, Tokyo	Mar-2016	13,000	1.5%	3,141.07	0.1%	100.0%	9	Ermenegildo Zegna	2.3	2.3

(Note 1) Our investment target are classified into following 4 categories. A: Large-scale retail properties, the largest class in the relevant area B: Retail properties in densely-populated areas C: Retail properties in favorable locations adjacent major stations D: Retail properties in prime urban shopping districts

(Note 2) The information is as of the end of Aug. 2016 except for "G-Bldg.Takadanobaba 01" which is as of the additional acquisition date of Oct. 3, 2016.

(Note 3) Represents the expected loss ratio for subject properties due to earthquake damage that may result from an earthquake that is expected to occur once every 475 years, as described in the earthquake risk analysis report for each property

(Note 4) Acquisition price of GYRE includes the initially-held land with leasehold and the land additionally acquired. The cap rate at the time of acquisition only reflects the building plus the land leasehold and the land is not included.

(Note 5) Not disclosed because consent from tenants has not been obtained.

(Note 6) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Portfolio List (2) (based on 92 properties as of Oct. 3, 2016)

(NEW) Property number	(Old) Property number	Property name	Investment target (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(㎡) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s)	Age (Note 2) (years)	PML (Note 3) (%)
Tokyo and Greater Tokyo Metropolitan Area						Percentage		Percentage						
Suburban Retail Properties														
S-1	SM-6	Ito-Yokado Kawasaki	B	Kawasaki-shi, Kanagawa	Mar-2002	15,329	1.8%	65,313.47	2.5%	100.0%	5	Ito-Yokado, SPORTS DEPO	16.1	9.2, 11.3, 1.4
S-3	SM-2	Abiko Shopping Plaza	B	Abiko-shi, Chiba	Mar-2003	10,322	1.2%	43,495.98	1.7%	99.9%	54	Ito-Yokado	21.8	8.8, 13.8
S-6	SS-5	Ito-Yokado Yabashira	B	Matsudo-shi, Chiba	Jun-2003	1,616	0.2%	21,308.78	0.8%	100.0%	1	Ito-Yokado	33.9	6.1, 4.9
S-7	SS-6	Ito-Yokado Kamifukuoka-Higashi	B	Fujimino-shi, Saitama	Sep-2003	6,900	0.8%	28,316.18	1.1%	100.0%	1	Ito-Yokado	17.0	9.7
S-8	SS-7	Ito-Yokado Nishikicho	B	Warabi-shi, Saitama	Nov-2003	13,212	1.6%	73,438.52	2.9%	100.0%	1	Ito-Yokado	12.8	8.3
S-11	SS-11	Ito-Yokado Tsunashima	B	Yokohama-shi, Kanagawa	Jun-2004	5,000	0.6%	16,549.50	0.6%	100.0%	1	Ito-Yokado	34.5	12.3
S-12	SS-12	AEON Itabashi SC	A	Itabashi-ku, Tokyo	Dec-2004	12,411	1.5%	72,748.34	2.8%	100.0%	1	AEON	16.3	6.1
S-13	SS-13	AEON MALL Yamato	A	Yamato-shi, Kanagawa	Feb-2005	16,823	2.0%	85,226.68	3.3%	100.0%	1	AEON	14.8	8.0
S-15	SS-14	SEIYU Hibarigaoka	B	Nishi Tokyo-shi, Tokyo	Mar-2005	6,100	0.7%	19,070.88	0.7%	100.0%	1	Seiyu	37.9	10.4
S-20	SM-5	Higashi-Totsuka Aurora City	A	Yokohama-shi, Kanagawa	Mar-2006	50,500	6.0%	109,365.50	4.3%	100.0%	4	Seibu, AEON	17.0	3.7
S-23	SS-25	Ito-Yokado Yotsukaido	A	Yotsukaido-shi, Chiba	Aug-2007	13,744	1.6%	59,762.30	2.3%	99.1%	2	Ito-Yokado	11.5	5.9, 7.9
S-27	SS-30	AEON MALL Musashi Murayama	A	Musashimurayama-shi, Tokyo	Mar-2010	30,600	3.6%	137,466.97	5.4%	100.0%	1	AEON	9.9	5.7
S-32	SM-9	Makuhari Plaza	B	Chiba-shi, Chiba	Sep-2011	5,700	0.7%	24,505.37	1.0%	100.0%	5	Yamada Denki	18.1	10.8, 10.8
S-34	SS-37	Round1 Machida	B	Machida-shi, Tokyo	Sep-2011	2,450	0.3%	6,801.89	0.3%	100.0%	1	Round1	12.1	6.6
S-35	SS-36	Round1 Stadium Itabashi	B	Itabashi-ku, Tokyo	Sep-2011	2,400	0.3%	14,828.74	0.6%	100.0%	1	Round1	10.4	4.8
S-42	SS-41	Summit Store Nakano Minamidai	B	Nakano-ku, Tokyo	Oct-2013	3,100	0.4%	3,536.50	0.1%	100.0%	1	Summit Store	7.5	3.7
S-43	SM-13	Colline Bajikouen	B	Setagaya-ku, Tokyo	Oct-2013	3,100	0.4%	5,368.02	0.2%	100.0%	10	TSUTAYA	24.4	14.3, 3.8
Tokyo and Greater Tokyo Metropolitan Area: Sub-total /Average			49 properties			425,286	50.2%	936,559.24	36.5%	99.7%	316			
			Urban type			225,978	26.7%	149,455.62	5.8%	98.3%	225			
			Suburban type			199,308	23.5%	787,103.62	30.7%	99.9%	91			

(Note 1) Our investment target are classified into following 4 categories. A: Large-scale retail properties, the largest class in the relevant area B: Retail properties in densely-populated areas C: Retail properties in favorable locations adjacent major stations D: Retail properties in prime urban shopping districts

(Note 2) The information is as of the end of Aug. 2016 except for "Ito-Yokado Yotsukaido" which is as of the acquisition date.

(Note 3) Represents the expected loss ratio for subject properties due to earthquake damage that may result from an earthquake that is expected to occur once every 475 years, as described in the earthquake risk analysis report for each property

(Note 4) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Portfolio List (3) (based on 92 properties as of Oct. 3, 2016)

(NEW) Property number	(Old) Property number	Property name	Investment target (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(㎡) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s)	Age (Note 2) (years)	PML (Note 3) (%)
Osaka, Nagoya and Surrounding Areas						Percentage		Percentage						
Urban Retail Properties														
U-1	US-1	8953 Osaka Shinsaibashi Building	C	Osaka-shi, Osaka	Mar-2002	14,300	1.7%	13,666.96	0.5%	100.0%	1	Tokyu Hands	17.6	6.2
U-9	US-6	Kawaramachi OPA	D	Kyoto-shi, Kyoto	Sep-2006	18,500	2.2%	18,848.20	0.7%	100.0%	1	OPA	17.8	2.8
U-18	US-10	G-Bldg. Shinsaibashi 01	D	Osaka-shi, Osaka	Apr-2010	1,582	0.2%	886.46	0.0%	100.0%	2	Laox	21.8	12.8
U-20	US-13	Round1 Stadium Sennichimae(Land with leasehold interest)	C	Osaka-shi, Osaka	Sep-2011	8,000	0.9%	1,711.63	0.1%	100.0%	1	Round1 (Note 4)	-	-
U-21	US-12	G-Bldg. Shinsaibashi 02	D	Osaka-shi, Osaka	Sep-2011	4,380	0.5%	Not disclosed		100.0%	1	THE SUIT COMPANY	6.8	7.3
U-28	US-16	Round 1 Kyoto Kawaramachi	C	Kyoto-shi, Kyoto	Oct-2013	2,800	0.3%	8,821.66	0.3%	100.0%	1	Round1	15.5	4.2
U-30	US-18	G-Bldg. Shinsaibashi 03	D	Osaka-shi, Osaka	Oct-2013	22,300	2.6%	4,631.13	0.2%	100.0%	1	UNIQLO	6.0	5.5
U-36	UM-24	G-Bldg. Nagoya Sakae 01	D	Nagoya-shi, Aichi	Dec-2014	1,900	0.2%	927.09	0.0%	100.0%	2	UNDER ARMOUR	2.0	5.5
U-37	US-22	EDION Kyobashi (Land with leasehold interest)	C	Osaka-shi, Osaka	Mar-2015	5,640	0.7%	4,307.16	0.2%	100.0%	1	EDION	-	-
U-42	UM-25	G-Bldg. Abeno 01	C	Osaka-shi, Osaka	Oct-2015	4,100	0.5%	4,700.58	0.2%	100.0%	9	Nokai Center, Animate	12.8	3.9
U-43	UM-26	G-Bldg. Umeda 01	D	Osaka-shi, Osaka	Oct-2015	9,483	1.1%	3,529.51	0.1%	92.8%	11	Cafe La Bohème, LOFTMAN	10.5	6.5、3.2、3.2
U-44	UM-27	G-Bldg. Shinsaibashi 04	D	Osaka-shi, Osaka	Oct-2015	3,170	0.4%	1,610.63	0.1%	73.3%	7	SUIT SELECT, Gusto	11.2	7.4、5.4
U-48	UM-28	G-Bldg. Kyoto Kawaramachi 01	C	Kyoto-shi, Kyoto	Mar-2016	2,180	0.3%	2,209.87	0.1%	36.2%	3	—(Note5)	6.0	4.2
Suburban Retail Properties														
S-4	SM-7	Narupark	B	Nagoya-shi, Aichi	Mar-2003	8,540	1.0%	15,227.61	0.6%	98.5%	48	Heiwado, Joshin	19.1	8.1
S-5	SM-1	Nara Family	A	Nara-shi, Nara	Mar-2003	34,875	4.1%	82,791.74	3.2%	87.0%	57	Kintetsu Dept. Store, AEON	23.8	5.8
S-16	SS-16	AEON Takatsuki	A	Takatsuki-shi, Osaka	Mar-2005	11,700	1.4%	77,267.23	3.0%	100.0%	1	AEON	22.5	3.7
S-17	SS-17	AEON Yagoto	B	Nagoya-shi, Aichi	Jun-2005	3,700	0.4%	63,778.44	2.5%	100.0%	2	AEON	23.0	4.7
S-19	SM-4	Kyoto Family	B	Kyoto-shi, Kyoto	Dec-2005	5,340	0.6%	19,628.00	0.8%	100.0%	64	AEON, EDION	33.8	3.8
S-21	SS-23	AEON MALL Tsurumi Ryokuchi	A	Osaka-shi, Osaka	Nov-2006	29,902	3.5%	138,538.63	5.4%	100.0%	1	AEON	9.8	7.0
S-22	SS-24	AEON MALL Itami	A	Itami-shi, Hyogo	Dec-2006	21,488	2.5%	157,904.26	6.2%	100.0%	1	AEON	13.7	5.2
S-26	SS-29	Ario Otori	A	Sakai-shi, Osaka	May-2008	19,040	2.2%	95,135.36	3.7%	100.0%	1	Ito-Yokado	8.4	5.9
S-28	SS-31	AEON MALL Kobe Kita	A	Kobe-shi, Hyogo	Mar-2010	10,920	1.3%	128,050.62	5.0%	100.0%	1	AEON	9.8	5.0
S-29	SS-34	Life Kishibe (Land with leasehold interest)	B	Suita-shi, Osaka	Mar-2010	1,910	0.2%	5,516.61	0.2%	100.0%	1	Life	-	-
S-30	SS-33	Life Shimodera (Land with leasehold interest)	B	Osaka-shi, Osaka	Mar-2010	1,683	0.2%	4,344.18	0.2%	100.0%	1	Life	-	-
S-31	SS-32	Life Taiheiji (Land with leasehold interest)	B	Higashi Osaka-shi, Osaka	Mar-2010	1,282	0.2%	3,898.01	0.2%	100.0%	1	Life	-	-
S-36	SM-10	Izumisano Shofudai (Land with leasehold interest)	B	Izumisano-shi, Osaka	Sep-2011	2,625	0.3%	44,009.52	1.7%	100.0%	2	Keiyo D2, Okuwa	-	-
S-37	SM-11	mozo wonder city	A	Nagoya-shi, Aichi	Oct-2011	55,480	6.6%	86,727.87	3.4%	100.0%	215	AEON, FRAXUS	7.4	8.1、5.8、13.4
S-38	SS-39	Round1 Stadium Sakai Chuo Kanjyo	B	Sakai-shi, Osaka	Oct-2012	1,750	0.2%	17,521.46	0.7%	100.0%	1	Round1	11.7	4.8
S-39	SM-12	pivo Izumi Chuo	B	Izumi-shi, Osaka	Oct-2012	6,000	0.7%	21,182.94	0.8%	100.0%	17	Yamada Denki, Sumitomo Mitsui Banking Corporation	7.5	5.1、6.5
S-41	SM-14	KAMISHIN PLAZA	B	Osaka-shi, Osaka	Oct-2013	3,900	0.5%	11,930.76	0.5%	98.3%	37	HeiwadoFriendmart, The Bank of Toko-Mitsubishi UFJ	35.6	3.7
S-44	SS-42	Round1 Stadium Takatsuki	B	Takatsuki-shi, Osaka	Apr-2014	2,080	0.2%	19,767.64	0.8%	100.0%	1	Round1	11.8	6.6
S-45	SS-43	m-city Toyonaka	B	Toyonaka-shi, Osaka	Oct-2014	5,570	0.7%	33,301.93	1.3%	100.0%	1	EDION	10.4	8.9
Osaka, Nagoya Areas: Sub-total /Average			32 properties			326,122	38.5%	1,093,322.41	42.7%	98.8%	494			
Urban type			13 properties			98,335	11.6%	66,799.60	2.6%	96.9%	41			
Suburban type			19 properties			227,787	26.9%	1,026,522.81	40.1%	98.9%	453			

(Note 1) Our investment target are classified into following 4 categories. A: Large-scale retail properties, the largest class in the relevant area B: Retail properties in densely-populated areas C: Retail properties in favorable locations adjacent major stations D: Retail properties in prime urban shopping districts

(Note 2) The information is as of the end of Aug. 2016

(Note 3) Represents the expected loss ratio for subject properties due to earthquake damage that may result from an earthquake that is expected to occur once every 475 years, as described in the earthquake risk analysis report for each property

(Note 4) Key tenant of "Round 1 Stadium Sennichimae (Land with leasehold interest)" is the lessees of the building on the land.

(Note 5) Not disclosed because consent from tenants has not been obtained.

(Note 6) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Portfolio List (4) (based on 92 properties as of Oct. 3, 2016)

(NEW) Property number	(Old) Property number	Property name	Investment target (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m ²) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s)	Age (Note 2) (years)	PML (Note 3) (%)
Other major Cities						Percentage		Percentage						
Urban Retail Properties														
U-27	US-17	Round 1 Hiroshima	C	Hiroshima-shi, Hiroshima	Oct-2013	2,970	0.4%	9,890.63	0.4%	100.0%	1	Round1	12.7	2.9
U-34	US-21	DFS T GALLERIA OKINAWA (Note4)	C	Naha-shi, Okinawa	Oct-2014	15,600	1.8%	42,088.14	1.6%	100.0%	1	DFS OKINAWA	11.8	3.0
U-45	US-27	G-Bldg. Sendai Ichibancho 01 NEW	D	Sendai-shi, Miyagi	Dec-2015	4,320	0.5%	2,387.17	0.1%	100.0%	1	—(Note4)	41.5	1.8
Suburban Retail Properties														
S-2	SS-1	AEON Sendai Nakayama	A	Sendai-shi, Miyagi	Mar-2002	10,200	1.2%	46,248.96	1.8%	100.0%	2	AEON	20.2	2.2, 2.1, 0.8
S-10	SS-10	AEON MALL Sapporo Naebo	A	Sapporo-shi, Hokkaido	Mar-2004	9,260	1.1%	74,625.52	2.9%	100.0%	1	AEON	13.2	1.8
S-14	SS-15	AEON Tobata SC	B	Kita Kyushu-shi, Fukuoka	Mar-2005	6,290	0.7%	93,258.23	3.6%	100.0%	1	AEON	17.6	1.9
S-18	SS-18	AEON Naha SC	A	Naha-shi, Okinawa	Jun-2005	10,830	1.3%	79,090.48	3.1%	100.0%	1	AEON	22.9	7.3
S-24	SM-15	Oyama Yuen Harvest Walk	A	Oyama-shi, Tochigi	Aug-2007	10,454	1.2%	59,872.65	2.3%	99.8%	71	York Benimaru, Super Viva Home	9.2	3.4
S-25	SS-28	AEON MALL Sapporo Hassamu	A	Sapporo-shi, Hokkaido	Mar-2008	18,818	2.2%	102,169.00	4.0%	100.0%	1	AEON	9.9	0.6
S-33	SS-35	MrMax Nagasaki	B	Nagasaki-shi, Nagasaki	Sep-2011	2,475	0.3%	12,115.09	0.5%	100.0%	2	MrMax	15.9	3.2, 3.5, 6.6
S-40	SS-40	Tecc Land Fukuoka Shime Honten	B	Kasuya-gun, Fukuoka	Oct-2012	4,150	0.5%	Not disclosed		100.0%	1	Yamada Denki	7.8	0.9
Other major Cities: Sub-total / Average			11 properties			95,368	11.3%	532,975.57	20.8%	100.0%	83			
		Urban type	3 properties			22,890	2.7%	54,365.94	2.1%	100.0%	3			
		Suburban type	8 properties			72,478	8.6%	478,609.63	18.7%	100.0%	80			
Portfolio total / average			92 properties			846,777	100.0%	2,562,857.22	100.0%	99.4%	893	-	14.3	2.1
		Urban type	48 properties			347,203	41.0%	270,621.16	10.6%	98.3%	269			
		Suburban type	44 properties			499,574	59.0%	2,292,236.06	89.4%	99.5%	624			

(Note 1) Our investment target are classified into following 4 categories. A: Large-scale retail properties, the largest class in the relevant area B: Retail properties in densely-populated areas C: Retail properties in favorable locations adjacent major stations D: Retail properties in prime urban shopping districts

(Note 2) The information is as of the end of Aug. 2016 except for "G-Bldg. Sendai Ichibancho 01" which is as of the acquisition date.

(Note 3) Represents the expected loss ratio for subject properties due to earthquake damage that may result from an earthquake that is expected to occur once every 475 years, as described in the earthquake risk analysis report for each property

(Note 4) Not disclosed because consent from tenants has not been obtained.

(Note 5) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Appraisal Value (1) (based on 93 properties as of the end of Aug. 2016)

(NEW) Property number	(Old) Property number	Property name	Book value (million JPY)	Unrealized profits and losses (million JPY)	Appraisal value (million JPY)			Applicable valuation rate									
								Direct capitalization method			Discounted cash flow method						
								Direct Cap Rate			Discount Rate			Terminal Cap Rate			
Tokyo and Greater Tokyo Metropolitan Area						Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation			
Urban Retail Properties																	
U-2	UM-2	G-Bldg. Minami Aoyama 02		5,231	+158	5,390	5,390	-	3.5%	3.5%	-	3.6%	3.5%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-3	US-19	G-Bldg. Daikanyama 01		1,221	+258	1,480	1,480	-	4.1%	4.1%	-	3.9%	3.9%	-	4.3%	4.3%	
U-4	UM-8	GYRE		21,832	+3,967	24,700	25,800	+1,100	3.3%	3.1%	-0.2 pt	3.0%	2.9%	-0.1 pt	3.2%	3.1%	-0.1 pt
U-5	US-4	Bic Camera Tachikawa		13,234	+6,465	17,800	19,700	+1,900	5.5%	5.4%	-0.1 pt	4.7%	4.6%	-0.1 pt	5.7%	5.6%	-0.1 pt
U-6	UM-5	G-Bldg. Kita Aoyama 01		942	+577	1,520	1,520	-	3.6%	3.6%	-	3.4%	3.4%	-	3.8%	3.8%	-
U-7	UM-6	G-Bldg. Jiyugaoka 01	Bldg. A	2,566	+1,284	2,970	2,970	-	4.0%	4.0%	-	3.8%	3.8%	-	4.2%	4.2%	-
			Bldg. B			854	881	+27	3.9%	3.9%	-	3.7%	3.7%	-	4.1%	4.1%	-
U-8	UM-7	Cheers Ginza		3,961	+258	4,190	4,220	+30	3.5%	3.5%	-	3.4%	3.4%	-	3.7%	3.7%	-
U-10	UM-9	G-Bldg. Jingumae 06		2,347	+252	2,530	2,600	+70	3.5%	3.4%	-0.1 pt	3.6%	3.3%	-0.3 pt	3.7%	3.6%	-0.1 pt
U-11	US-8	G-Bldg. Jingumae 01		3,396	+633	3,950	4,030	+80	3.6%	3.5%	-0.1 pt	3.7%	3.6%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-12	UM-10	G-Bldg. Jingumae 02		2,292	-592	1,700	1,700	-	3.7%	3.5%	-0.2 pt	3.6%	3.5%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-13	UM-13	G-Bldg. Minami Aoyama 01		10,115	-1,255	8,800	8,860	+60	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-14	UM-14	La Porte Aoyama		9,331	+1,268	10,200	10,600	+400	3.6%	3.5%	-0.1 pt	3.7%	3.6%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-15	US-9	G-Bldg. Shinjuku 01		6,584	+1,365	7,940	7,950	+10	3.9%	3.9%	-	3.5%	3.5%	-	4.1%	4.1%	-
U-16	UM-15	G-Bldg. Jingumae 03		5,470	-1,500	4,070	3,970	-100	3.7%	3.7%	-	3.4%	3.4%	-	3.8%	3.8%	-
U-17	UM-16	G-Bldg. Minami Ikebukuro 01		6,173	+1,786	7,930	7,960	+30	4.3%	4.2%	-0.1 pt	4.2%	4.1%	-0.1 pt	4.6%	4.5%	-0.1 pt
U-19	UM-17	Urban Terrace Jingumae		2,768	+2,131	4,780	4,900	+120	3.9%	3.8%	-0.1 pt	3.8%	3.7%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-22	US-11	Arkangel Daikanyama (Land with leasehold interest)		1,842	+697	2,430	2,540	+110	-	-	-	3.6%	3.5%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-23	US-15	G-Bldg. Omotesando 01		5,872	+1,647	7,510	7,520	+10	3.2%	3.2%	-	3.0%	3.0%	-	3.4%	3.4%	-
U-24	US-14	Round1 Yokohama Station West		3,838	+1,151	4,990	4,990	-	4.0%	4.0%	-	4.1%	4.1%	-	4.2%	4.2%	-
U-25	UM-18	G-Bldg. Sangenjaya 01		3,676	+2,233	5,910	5,910	-	4.3%	4.3%	-	4.1%	4.1%	-	4.5%	4.5%	-
U-26	UM-19	G-bldg. Ginza 01		5,580	+3,489	7,810	9,070	+1,260	3.4%	3.6%	+0.2 pt	3.2%	3.2%	-	3.6%	3.6%	-
U-29	UM-20	KAWASAKI Le FRONT		30,309	+6,990	37,100	37,300	+200	4.7%	4.6%	-0.1 pt	4.7%	4.6%	-0.1 pt	4.9%	4.8%	-0.1 pt
U-31	US-20	G-Bldg. Shibuya 01		3,206	+823	4,010	4,030	+20	3.7%	3.7%	-	3.5%	3.5%	-	3.9%	3.9%	-
U-32	UM-21	G-Bldg. Omotesando 02		17,829	+3,220	20,250	21,050	+800	3.3%	3.2%	-0.1 pt	3.1%	3.0%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-33	UM-22	G-Bldg. Kichijoji 01		3,579	+370	3,990	3,950	-40	4.2%	4.3%	+0.1 pt	3.7%	3.7%	-	4.1%	4.1%	-
U-35	UM-23	CUTE CUBE HARAJUKU		8,561	+968	9,300	9,530	+230	3.4%	3.4%	-	3.2%	3.2%	-	3.6%	3.6%	-
U-38	US-23	G-Bldg. Ueno 01		3,448	+181	3,530	3,630	+100	3.7%	3.6%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-39	US-25	Takanobaba(Land with leasehold interest)		2,509	+28	2,538	2,538	-	3.5%	3.5%	-	3.5%	3.5%	-	3.5%	3.5%	-
U-40	US-24	G-Bldg. Akihabara 01		5,025	+264	5,290	5,290	-	4.1%	4.1%	-	3.8%	3.8%	-	4.2%	4.2%	-
U-41	US-26	G-Bldg. Akihabara 02		2,521	+148	2,670	2,670	-	3.8%	3.8%	-	3.6%	3.6%	-	4.0%	4.0%	-
U-46	US-28	G Bldg. Kichijoji 02 (Note 1)		15,420	+779	15,800	16,200	+400	4.0%	3.9%	-0.1 pt	3.8%	3.7%	-0.1 pt	4.2%	4.1%	-0.1 pt
U-47	UM-29	G-Bldg. Ginza Chuo-dori 01 (Note 2)		13,121	+178	7,315	13,300	-	2.7%	2.7%	-	2.5%	2.5%	-	2.7%	2.7%	

(Note 1) For reference purpose only, the appraisal value for G-Bldg. Kichijoji 02 is as of Feb. 19, 2016.

(Note 2) For reference purpose only, the appraisal value for G-Bldg. Ginza Chuo-dori 01 is as of Jan. 15, 2016.

(Note 3) The end of term appraisal value, direct cap rate, DCF discount rate and DCF terminal cap rate are based on appraisals and survey reports by real estate valuers (CBRE, Daiwa Real Estate Appraisal, Japan Real Estate Institute and Tanizawa Sogo).

(Note 4) Property number is updated as of Sep 2016. Each property is categorized as type U (Urban) or type S (Suburban) and numbered in the order of acquisition date and acquisition price.

Appraisal Value (2) (based on 93 properties as of the end of Aug. 2016)

(NEW) Property number	(Old) Property number	Property name		Book value (million JPY)	Unrealized profits and losses (million JPY)	Appraisal value (million JPY)			Applicable valuation rate								
									Direct capitalization method			Discounted cash flow method					
									Direct Cap Rate			Discount Rate			Terminal Cap Rate		
Tokyo and Greater Tokyo Metropolitan Area							Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation		
Suburban Retail Properties																	
S-1	SM-6	Ito-Yokado Kawasaki	MainBuilding	13,999	-439	10,700	10,700	-	5.2%	5.2%	-	4.8%	4.8%	-	5.5%	5.5%	-
			Annex			2,790	2,860	+70	5.6%	5.5%	-0.1 pt	5.3%	5.2%	-0.1 pt	5.8%	5.7%	-0.1 pt
S-3	SM-2	Abiko Shopping Plaza		9,457	+3,242	12,600	12,700	+100	5.7%	5.6%	-0.1 pt	5.4%	5.3%	-0.1 pt	5.9%	5.8%	-0.1 pt
S-6	SS-5	Ito-Yokado Yabashira		1,339	+640	1,980	1,980	-	5.8%	5.8%	-	5.6%	5.6%	-	6.1%	6.1%	-
S-7	SS-6	Ito-Yokado Kamifukuoka-Higashi		6,026	-176	5,860	5,850	-10	5.9%	5.9%	-	5.4%	5.4%	-	5.9%	5.9%	-
S-8	SS-7	Ito-Yokado Nishikicho		10,567	+3,632	14,200	14,200	-	5.1%	5.1%	-	5.1%	5.1%	-	5.3%	5.3%	-
S-11	SS-11	Ito-Yokado Tsunashima		4,657	+352	5,010	5,010	-	5.9%	5.9%	-	5.4%	5.4%	-	5.9%	5.9%	-
S-12	SS-12	AEON Itabashi SC		10,899	+2,000	13,000	12,900	-100	5.1%	5.1%	-	4.7%	4.7%	-	5.4%	5.4%	-
S-13	SS-13	AEON MALL Yamato		15,474	+2,425	17,800	17,900	+100	5.1%	5.1%	-	4.8%	4.8%	-	5.3%	5.3%	-
S-15	SS-14	SEIYU Hibarigaoka		4,877	+2,412	7,060	7,290	+230	6.3%	6.1%	-0.2 pt	6.1%	5.9%	-0.2 pt	6.6%	6.4%	-0.2 pt
S-20	SM-5	Higashi-Totsuka Aurora City		46,666	-3,866	41,900	42,800	+900	4.5%	4.4%	-0.1 pt	4.3%	4.2%	-0.1 pt	4.7%	4.6%	-0.1 pt
S-23	SS-25	Ito-Yokado Yotsukaido		12,823	-1,623	10,900	11,200	+300	5.2%	5.1%	-0.1 pt	5.0%	4.9%	-0.1 pt	5.2%	5.1%	-0.1 pt
S-27	SS-30	AEON MALL Musashi Murayama		26,844	+4,455	31,700	31,300	-400	4.9%	4.8%	-0.1 pt	4.4%	4.3%	-0.1 pt	5.0%	4.9%	-0.1 pt
S-32	SM-9	Makuhari Plaza		5,552	+1,217	6,780	6,770	-10	5.3%	5.3%	-	5.3%	5.3%	-	5.5%	5.5%	-
S-34	SS-37	Round1 Machida		2,353	+796	3,090	3,150	+60	5.0%	4.9%	-0.1 pt	5.0%	4.9%	-0.1 pt	5.2%	5.1%	-0.1 pt
S-35	SS-36	Round1 Stadium Itabashi		2,279	+920	3,130	3,200	+70	5.0%	4.9%	-0.1 pt	5.0%	4.9%	-0.1 pt	5.2%	5.1%	-0.1 pt
S-42	SS-41	Summit Store Nakano Minamidai		3,087	+302	3,320	3,390	+70	4.7%	4.6%	-0.1 pt	4.4%	4.3%	-0.1 pt	4.9%	4.8%	-0.1 pt
S-43	SM-13	Colline Bajikouen		3,184	+805	3,970	3,990	+20	4.3%	4.3%	-	4.0%	4.0%	-	4.5%	4.5%	-
Tokyo and Greater Tokyo Metropolitan Area: Sub-total				403,903	+57,335	447,037	461,239	+14,202									
		Urban type		223,813	+40,235	251,247	264,049	+12,802									
		Suburban type		180,089	+17,100	195,790	197,190	+1,400									

(Note 1) The end of term appraisal value, direct cap rate, DCF discount rate and DCF terminal cap rate are based on appraisals and survey reports by real estate valuers (CBRE, Daiwa Real Estate Appraisal, Japan Real Estate Institute and Tanizawa Sogo).

(Note 2) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Appraisal Value (3) (based on 93 properties as of the end of Aug. 2016)

(NEW) Property number	(Old) Property number	Property name	Book value (million JPY)	Unrealized profits and losses (million JPY)	Appraisal value (million JPY)			Applicable valuation rate								
								Direct capitalization method			Discounted cash flow method					
								Direct Cap Rate			Discount Rate			Terminal Cap Rate		
Osaka, Nagoya and Surrounding Areas					Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation	Feb. 2016	Aug. 2016	Variation			
Urban Retail Properties																
U-1	US-1	8953 Osaka Shinsaibashi Building	12,379	+3,320	15,300	15,700	+400	4.1%	4.0%	-0.1 pt	4.2%	4.1%	-0.1 pt	4.3%	4.2%	-0.1 pt
U-9	US-6	Kawaramachi OPA	18,334	-2,534	15,800	15,800	-	4.3%	4.3%	-	3.9%	3.9%	-	4.2%	4.2%	-
U-18	US-10	G-Bldg. Shinsaibashi 01	1,596	+923	2,500	2,520	+20	4.0%	4.0%	-	4.0%	4.0%	-	4.4%	4.4%	-
U-20	US-13	Round1 Stadium Sennichimae (Land with leasehold interest)	8,091	+2,108	9,870	10,200	+330	-	-	-	3.9%	3.8%	-0.1 pt	4.1%	4.0%	-0.1 pt
U-21	US-12	G-Bldg. Shinsaibashi 02	4,334	+1,005	5,680	5,340	-340	4.1%	4.0%	-0.1 pt	3.7%	3.6%	-0.1 pt	4.2%	4.1%	-0.1 pt
U-28	US-16	Round1 Kyoto Kawaramachi	2,768	+841	3,530	3,610	+80	4.5%	4.4%	-0.1 pt	4.5%	4.4%	-0.1 pt	4.7%	4.6%	-0.1 pt
U-30	US-18	G-Bldg. Shinsaibashi 03	22,252	+4,747	26,000	27,000	+1,000	3.8%	3.7%	-0.1 pt	3.6%	3.5%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-36	UM-24	G-Bldg. Nagoya Sakae 01	1,965	+64	2,030	2,030	-	4.4%	4.4%	-	3.9%	3.9%	-	4.4%	4.4%	-
U-37	US-22	EDION Kyobashi (Land with leasehold interst)	5,756	+13	5,770	5,770	-	-	-	-	4.4%	4.4%	-	-	-	-
U-42	UM-25	G-Bldg. Abeno 01	4,319	+200	4,350	4,520	-	4.4%	4.4%	-	4.0%	4.0%	-	4.4%	4.4%	-
U-43	UM-26	G-Bldg. Umeda 01	9,806	+493	10,200	10,300	-	3.9%	3.8%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-44	UM-27	G-Bldg. Shinsaibashi 04 (Note 1)	3,309	+50	2,480	3,360	-	4.3%	4.2%	-0.1 pt	3.8%	3.8%	-	4.2%	4.2%	-
U-48	UM-28	G-Bldg. Kyoto Kawaramachi 01 (Note 2)	2,209	+140	2,340	2,350	-	4.4%	4.3%	-0.1 pt	4.2%	4.1%	-0.1 pt	4.6%	4.5%	-0.1 pt
Suburban Retail Properties																
S-4	SM-7	Narupark	7,581	-2,531	4,960	5,050	+90	5.9%	5.8%	-0.1 pt	5.6%	5.5%	-0.1 pt	6.1%	6.0%	-0.1 pt
S-5	SM-1	Nara Family	34,360	+3,439	37,100	37,800	+700	6.1%	6.3%	+0.2 pt	5.6%	5.5%	-0.1 pt	6.4%	6.3%	-0.1 pt
S-16	SS-16	AEON Takatsuki	10,146	+653	10,700	10,800	+100	6.3%	6.2%	-0.1 pt	6.2%	6.1%	-0.1 pt	6.5%	6.4%	-0.1 pt
S-17	SS-17	AEON Yagoto	3,369	+220	3,540	3,590	+50	6.2%	6.1%	-0.1 pt	5.8%	5.7%	-0.1 pt	6.1%	6.0%	-0.1 pt
S-19	SM-4	Kyoto Family	6,515	-1,175	5,250	5,340	+90	6.0%	5.9%	-0.1 pt	5.5%	5.4%	-0.1 pt	6.5%	6.4%	-0.1 pt
S-21	SS-23	AEON MALL Tsurumi Ryokuchi	24,967	+1,432	26,300	26,400	+100	5.3%	5.3%	-	5.0%	5.0%	-	5.5%	5.5%	-
S-22	SS-24	AEON MALL Itami	19,165	+734	19,400	19,900	+500	4.8%	4.7%	-0.1 pt	4.6%	4.5%	-0.1 pt	5.0%	4.9%	-0.1 pt
S-26	SS-29	Ario Otori	15,711	+88	15,800	15,800	-	5.5%	5.5%	-	5.3%	5.3%	-	5.8%	5.8%	-
S-28	SS-31	AEON MALL Kobe Kita	9,316	+2,373	12,110	11,690	-420	5.3%	5.2%	-0.1 pt	4.9%	4.8%	-0.1 pt	5.4%	5.3%	-0.1 pt
S-29	SS-34	Life Kishibe (Land with leasehold interest)	1,942	+117	2,050	2,060	+10	-	-	-	4.6%	4.5%	-0.1 pt	-	-	-
S-30	SS-33	Life Shimodera (Land with leasehold interest)	1,717	+112	1,810	1,830	+20	-	-	-	4.6%	4.5%	-0.1 pt	-	-	-
S-31	SS-32	Life Taiheiji (Land with leasehold interest)	1,304	+35	1,350	1,340	-10	-	-	-	4.8%	4.7%	-0.1 pt	-	-	-
S-36	SM-10	Izumisano Shofudai (Land with leasehold interest)	2,657	+172	2,830	2,830	-	-	-	-	5.3%	5.2%	-0.1 pt	-	-	-
S-37	SM-11	mozo wonder city	54,816	+9,683	-	64,500	-	5.2%	5.2%	-	5.3%	5.3%	-	5.4%	5.4%	-
S-38	SS-39	Round1 Stadium Sakai Chuo Kanryo	1,689	+700	2,390	2,390	-	5.3%	5.3%	-	5.4%	5.4%	-	5.5%	5.5%	-
S-39	SM-12	pivo Izumi Chuo	5,697	+1,292	6,870	6,990	+120	5.7%	5.6%	-0.1 pt	5.5%	5.4%	-0.1 pt	5.9%	5.8%	-0.1 pt
		Tecc Land Bldg						5.6%	5.5%	-0.1 pt	5.4%	5.3%	-0.1 pt	5.8%	5.7%	-0.1 pt
S-41	SM-14	KAMISHIN PLAZA	4,290	+499	4,670	4,790	+120	5.6%	5.5%	-0.1 pt	5.4%	5.3%	-0.1 pt	5.8%	5.7%	-0.1 pt
S-44	SS-42	Round1 Stadium Takatsuki	2,056	+763	2,820	2,820	-	5.3%	5.3%	-	5.5%	5.5%	-	5.5%	5.5%	-
S-45	SS-43	m-city Toyonaka	5,504	+815	6,200	6,320	+120	5.2%	5.1%	-0.1 pt	5.0%	4.9%	-0.1 pt	5.4%	5.3%	-0.1 pt
Osaka, Nagoya and Surrounding Areas: Sub-total			309,939	+30,800	336,500	340,740	+4,240									
		Urban type	97,124	+11,375	105,850	108,500	+2,650									
		Suburban type	212,814	+19,425	230,650	232,240	+1,590									

(Note 1) The appraisal value of G-bldg. Shinsaibashi 04 as of Feb end is total amount of bldg-A whose appraisal report is as of end of Feb 2016 and bldg-B whose appraisal report as of Mar 15, 2016.

(Note 2) For reference purpose only, the appraisal value for G-Bldg. Kyoto Kawaramachi 01 is as of Jan 22, 2016.

(Note 3) The end of term appraisal value, direct cap rate, DCF discount rate and DCF terminal cap rate are based on appraisals and survey reports by real estate valuers (CBRE, Daiwa Real Estate Appraisal, Japan Real Estate Institute and Tanizawa Sogo).

(Note 4) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Appraisal Value (4) (based on 93 properties as of the end of Aug. 2016)

(NEW) Property number	(Old) Property number	Property name	Book value (million JPY)	Unrealized profits and losses (million JPY)	Appraisal value (million JPY)			Applicable valuation rate									
								Direct capitalization method			Discounted cash flow method						
								Direct Cap Rate			Discount Rate			Terminal Cap Rate			
Other major cities					Aug. 2015	Feb. 2016	Variation	Aug. 2015	Feb. 2016	Variation	Aug. 2015	Feb. 2016	Variation	Aug. 2015	Feb. 2016	Variation	
Urban Retail Properties																	
U-27	US-17	Round1 Hiroshima	2,899	+1,070	3,900	3,970	+70	5.4%	5.3%	-0.1 pt	5.4%	5.3%	-0.1 pt	5.6%	5.5%	-0.1 pt	
U-34	US-21	DFS T GALLERIA OKINAWA	15,815	+1,784	17,600	17,600	-	4.8%	4.8%	-	4.5%	4.5%	-	6.8%	6.8%	-	
U-45	US-27	G-Bldg. Sendai Ichibancho 01 (Land with leasehold interest)	2,953	+116	3,000	3,070	+70	-	-		4.0%	4.0%	-	-	-		
Suburban Retail Properties																	
S-2	SS-1	AEON Sendai Nakayama	8,782	+2,117	10,900	10,900	-	6.6%	6.6%	-	6.1%	6.1%	-	6.6%	6.6%	-	
S-9	SS-9	AEON MALL Kashiihama (Note1)	5,915	+1,479	10,150	7,395	-2,755	5.6%	5.6%	-	5.8%	5.8%	-	5.8%	5.8%	-	
S-10	SS-10	AEON MALL Sapporo Naebo	6,629	+2,160	8,790	8,790	-	6.4%	6.4%	-	6.0%	6.0%	-	6.6%	6.6%	-	
S-14	SS-15	AEON Tobata SC	5,534	+1,075	6,590	6,610	+20	6.9%	6.9%	-	6.3%	6.3%	-	7.4%	7.4%	-	
S-18	SS-18	AEON Naha SC	10,099	+700	10,800	10,800	-	5.6%	5.6%	-	5.4%	5.4%	-	5.9%	5.9%	-	
S-24	SM-15	Oyama Yuen Harvest Walk	8,795	+724	9,260	9,520	+260	6.5%	6.4%	-0.1 pt	6.3%	6.2%	-0.1 pt	6.8%	6.7%	-0.1 pt	
S-25	SS-28	AEON MALL Sapporo Hassamu	16,004	+2,195	18,200	18,200	-	5.2%	5.2%	-	5.0%	5.0%	-	5.4%	5.4%	-	
S-33	SS-35	MrMax Nagasaki	2,475	+784	3,210	3,260	+50	5.9%	5.8%	-0.1 pt	5.6%	5.5%	-0.1 pt	6.0%	5.9%	-0.1 pt	
S-40	SS-40	Tecc Land Fukuoka Shime Honten	3,888	+1,301	5,190	5,190	-	6.0%	6.0%	-	6.0%	6.0%	-	6.2%	6.2%	-	
Other major cities: Sub-total			89,794	+15,510	107,590	105,305	-2,285										
		Urban type	21,669	+2,970	24,500	24,640	+140										
		Suburban type	68,125	+12,539	83,090	80,665	-2,425										
Portfolio total			803,637	+103,646	891,127	907,284	+16,157										
		Urban type	342,608	+54,580	381,597	397,189	+15,592										
		Suburban type	461,029	+49,065	509,530	510,095	+565										

(Note 1) "AEON MALL Kashiihama" was disposed 19% and 51% co-ownership interest on Aug. 31, 2016 and interest Sep. 30, 2016, respectively.

(Note 2) The end of term appraisal value, direct cap rate, DCF discount rate and DCF terminal cap rate are based on appraisals and survey reports by real estate valuers (CBRE, Daiwa Real Estate Appraisal, Japan Real Estate Institute and Tanizawa Sogo).

(Note 3) Property number is updated as of Sep 2016. Each property is categorized as type U(Urban) or type S(Suburban) and numbered in the order of acquisition date and acquisition price.

Performance by Property (1)

Greater Tokyo metropolitan area: Urban retail properties

(million JPY)

Item	G-Bldg. Minami Aoyama 02		G-Bldg. Daikanyama 01		GYRE		Bic Camera Tachikawa		G-Bldg. Kita Aoyama 01		G-Bldg. Jiyugaoka 01		Cheers Ginza		G-Bldg. Jingumae 06		G-Bldg. Jingumae 01		G-Bldg. Jingumae 02	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	90	75	41	40	584	563	357	357	34	34	72	71	102	103	53	53	82	82	30	30
Rental revenue	83	69	36	36	489	485	327	327	33	33	66	66	85	85	49	49	82	82	29	29
Other income	6	6	5	4	94	77	30	30	1	1	5	5	17	18	3	3	0	0	1	1
(2) Total rental business expenses	21	21	10	8	224	196	73	71	6	5	59	13	32	32	7	7	3	3	5	5
Tax and public charges	8	8	2	2	64	66	39	39	2	2	5	4	6	6	2	2	2	2	1	1
Building management expenses	1	1	0	0	28	29	28	28	0	0	1	1	3	2	0	0	0	0	0	0
Repair expenses	0	1	0	0	1	4	1	1	0	-	45	-	0	0	0	0	0	0	-	-
Insurance premiums/ trust fees	1	1	0	0	3	3	0	0	0	0	1	1	0	0	0	0	0	0	1	1
Others	8	7	6	4	125	92	2	1	2	2	6	6	21	22	4	4	0	0	2	2
(3) Rent NOI (= (1) - (2))	69	54	31	31	359	367	284	285	28	28	12	58	70	71	45	45	79	79	25	25
(4) Depreciation	9	9	3	3	96	91	66	65	3	3	11	11	17	17	3	3	2	2	3	3
(5) Rental business profit (= (3) - (4))	59	44	27	28	263	276	217	220	24	24	0	46	52	54	42	42	76	76	21	21
(6) Deposits (ending balance)	67	67	48	48	520	514	639	639	38	38	86	86	117	117	75	75	135	135	37	37
Tenant leasehold deposits	67	67	48	48	520	514	639	639	38	38	49	49	117	117	75	75	135	135	37	37
Security deposits	-	-	-	-	-	-	-	-	-	-	37	37	-	-	-	-	-	-	-	-
(7) Capital expenditure	1	0	6	-	56	18	31	8	-	0	-	0	12	2	0	0	0	-	-	-

(million JPY)

Item	G-Bldg. Minami Aoyama 01 (Note 2)		La Porte Aoyama		G-Bldg. Shinjuku 01		G-Bldg. Jingumae 03		G-Bldg. Minami Ikebukuro 01		Urban Terrace Jingumae		Arkangel Daikanyama (Land with leasehold)		G-Bldg. Omotesando 01		Round 1 Yokohama Station West		G-Bldg. Sangenjaya 01	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	116	129	288	282	161	161	82	78	282	233	99	100			135	135	114	114	156	180
Rental revenue	114	127	222	233	160	160	75	71	211	199	93	93			135	135	114	114	132	151
Other income	2	2	65	48	0	0	6	6	70	34	6	6			-	-	-	-	23	28
(2) Total rental business expenses	15	17	107	95	7	7	20	17	63	63	14	14			12	12	10	11	41	46
Tax and public charges	5	10	29	29	5	5	7	7	13	13	6	6	Not Disclosed		12	12	9	9	8	8
Building management expenses	2	2	14	14	-	-	3	3	14	14	1	1	Not Disclosed		-	-	-	-	3	3
Repair expenses	0	0	22	2	-	-	-	-	1	1	0	-	Not Disclosed		-	-	-	-	0	0
Insurance premiums/ trust fees	0	0	0	0	1	1	0	0	1	0	0	0	Not Disclosed		0	0	0	0	0	0
Others	7	3	39	47	0	0	9	6	34	32	5	6	Not Disclosed		0	0	0	1	28	32
(3) Rent NOI (= (1) - (2))	101	112	181	187	153	153	62	61	218	170	85	85	51	51	122	122	103	103	115	134
(4) Depreciation	11	12	34	36	9	9	14	14	40	41	6	6	-	-	9	9	19	19	17	17
(5) Rental business profit (= (3) - (4))	89	99	146	151	144	144	47	46	177	129	79	79	51	51	112	112	84	83	97	117
(6) Deposits (ending balance)	166	166	224	218	-	-	73	73	377	377	99	99			236	236			266	266
Tenant leasehold deposits	166	166	212	205	-	-	73	73	377	377	99	99	Not Disclosed		236	236	Not Disclosed		266	266
Security deposits	-	-	12	12	-	-	-	-	-	-	-	-	Not Disclosed		-	-	Not Disclosed		-	-
(7) Capital expenditure	0	0	53	9	0	-	1	0	26	8	0	0	-	-	-	-	9	3	9	4

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "G-Bldg. Minami Aoyama 01" was additionally acquired a part of the adjacent land on Jul. 15, 2016.

Performance by Property (2)

(million JPY)

Item	G-Bldg. Ginza 01		KAWASAKI Le FRONT		G-Bldg. Shibuya 01		G-Bldg. Omotesando 02		G-Bldg. Kichijoji 01		CUTE CUBE Harajuku		G-Bldg. Ueno 01		Takadanobaba (Land with leasehold)		G-Bldg. Akihabara 01		G-Bldg. Akihabara 02	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	149	173	1,807	1,772			371	370			196	194	75	75	44	48				
Rental revenue	137	161	1,503	1,491			357	358			185	183	75	75	-	-				
Other income	11	12	303	281			13	12			10	11	-	-	44	48				
(2) Total rental business expenses	31	30	811	776	Not Disclosed		49	51	Not Disclosed		33	32	1	8	0	3	Not Disclosed		Not Disclosed	
Tax and public charges	14	14	144	151			30	33			14	14	-	6	0	3				
Building management expenses	3	3	190	195			7	7			5	5	-	-	-	-				
Repair expenses	1	0	28	10			1	0			-	0	-	-	-	-				
Insurance premiums/ trust fees	0	0	2	2			0	0			0	0	0	0	0	0				
Others	12	11	444	416			10	9			12	11	0	0	0	0				
(3) Rent NOI $(= (1) - (2))$	117	143	995	995	75	75	321	319	79	78	162	162	73	66	44	44	111	108	48	50
(4) Depreciation	7	7	175	174	12	12	9	9	8	8	11	11	4	4	-	-	6	6	4	4
(5) Rental business profit $(= (3) - (4))$	110	136	820	820	62	63	311	309	71	70	151	150	68	61	44	44	105	102	43	45
(6) Deposits (ending balance)	158	158	2,339	2,310	Not Disclosed		152	152	Not Disclosed		196	196	100	100	-	-	Not Disclosed		Not Disclosed	
Tenant leasehold deposits	158	158	2,339	2,310			152	152			196	196	100	100	-	-				
Security deposits	-	-	-	-			-	-			-	-	-	-	-	-				
(7) Capital expenditure	-	-	98	118	0	-	4	0	0	0	-	-	0	0	-	-	0	-	-	-

(million JPY)

Item	G-Bldg. Kichijoji 02		G-Bldg. Ginza Chuo-Dori 01 (Note 2)		Sub-Total: Urban type (Tokyo area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue				180	5,933	6,397
Rental revenue				168	5,142	5,679
Other income				11	791	717
(2) Total rental business expenses	Not Disclosed			9	1,699	1,617
Tax and public charges				0	451	492
Building management expenses				2	321	332
Repair expenses				-	104	25
Insurance premiums/ trust fees				0	21	21
Others				6	800	746
(3) Rent NOI $(= (1) - (2))$	1	333		170	4,234	4,779
(4) Depreciation	5	33		13	630	667
(5) Rental business profit $(= (3) - (4))$	-3	300		157	3,604	4,112
(6) Deposits (ending balance)	Not Disclosed			325	7,547	7,831
Tenant leasehold deposits				325	7,318	7,602
Security deposits				-	229	229
(7) Capital expenditure	-	-		-	314	179

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "G-Bldg. Ginza Chuo-dori 01" was acquired 27.5% co-ownership interest on Mar. 1, 2016, and 22.5% co-ownership interest on Apr. 28, 2016.

Performance by Property (3)

Greater Tokyo metropolitan area: Suburban retail properties

(million JPY)

Item	Ito-Yokado Kawasaki		Abiko Shopping Plaza		Ito-Yokado Yabashira		Ito-Yokado Kamifukuoka-Higashi		Ito-Yokado Nishikicho		Ito-Yokado Tsunashima		AEON Itabashi SC		AEON MALL Yamato		SEIYU Hibarigaoka		Higashi-Totsuka Aurora City	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	486	475	648	632	78	78	217	217	444	444	168	168	648	656	536	536	259	249	1,355	1,358
Rental revenue	483	472	444	440	78	78	217	217	444	444	168	168	648	655	536	536	259	249	1,315	1,321
Other income	2	2	203	191	-	-	-	-	-	-	-	-	0	0	-	-	0	0	39	37
(2) Total rental business expenses	91	90	315	306	16	15	59	45	61	59	22	23	309	312	60	65	16	15	329	319
Tax and public charges	77	77	31	31	13	13	37	37	53	53	16	16	39	39	50	50	13	13	147	147
Building management expenses	3	3	107	105	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99	99
Repair expenses	2	1	13	5	1	-	18	3	5	3	-	-	1	3	5	9	-	-	8	8
Insurance premiums/ trust fees	4	4	1	1	0	0	1	0	1	1	2	2	1	1	2	2	0	0	5	3
Others	3	3	160	162	1	1	2	2	0	1	3	4	267	268	2	3	1	1	67	59
(3) Rent NOI $(=(1) - (2))$	395	384	332	325	62	63	158	172	383	384	145	144	339	343	475	470	243	233	1,025	1,039
(4) Depreciation	143	147	98	97	17	17	48	49	112	112	22	22	99	99	108	109	46	46	351	353
(5) Rental business profit $(=(3) - (4))$	251	237	234	227	44	45	109	123	270	271	123	122	240	244	366	361	196	187	674	685
(6) Deposits (ending balance)	712	702	786	786	450	450	1,237	1,172	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619
Tenant leasehold deposits	616	616	784	784	450	450	774	774	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619
Security deposits	96	86	1	1	-	-	462	397	-	-	-	-	-	-	-	-	-	-	-	-
(7) Capital expenditure	317	55	36	28	3	5	26	11	17	21	-	-	0	3	14	116	-	-	112	79

(million JPY)

Item	Ito-Yokado Yotsukaicho (Note 2)		AEON MALL Musashi Murayama		Makuhari Plaza		Round 1 Machida		Round1 Stadium Itabashi		Summit Store Nakano Minamidai		Colline Bajikouen		Sub-Total: Suburban type (Tokyo area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	289	294	943	934	212	211	90	90	95	95	84	84	143	143	6,702	6,670
Rental revenue	288	289	934	934	204	203	90	90	95	95	84	84	115	115	6,409	6,395
Other income	0	4	9	-	8	8	0	0	0	0	-	-	28	28	293	274
(2) Total rental business expenses	43	51	143	143	26	25	10	10	14	14	6	6	51	50	1,578	1,557
Tax and public charges	38	38	137	137	13	13	9	9	13	13	5	5	12	12	712	711
Building management expenses	-	-	-	-	1	1	-	-	-	-	-	-	12	9	225	219
Repair expenses	1	10	1	0	0	0	-	-	-	-	-	0	0	1	59	47
Insurance premiums/ trust fees	2	2	3	2	0	0	0	0	0	0	0	0	0	0	31	27
Others	0	0	0	2	10	9	0	0	0	0	0	0	26	26	550	551
(3) Rent NOI $(=(1) - (2))$	246	242	800	791	186	185	79	79	80	80	77	77	92	92	5,124	5,112
(4) Depreciation	84	79	303	305	43	41	13	13	17	17	8	8	13	13	1,532	1,534
(5) Rental business profit $(=(3) - (4))$	162	163	496	485	143	144	65	65	62	62	69	69	78	79	3,591	3,578
(6) Deposits (ending balance)	451	451	1,861	1,861	212	212	95	95	Not Disclosed		140	140	162	162	12,790	12,716
Tenant leasehold deposits	429	451	1,861	1,861	212	212	95	95			140	140	162	162	12,208	12,230
Security deposits	22	-	-	-	-	-	-	-			-	-	-	-	582	485
(7) Capital expenditure	13	7	34	38	113	1	-	-	1	-	-	-	15	40	709	410

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "Ito-Yokado Yotsukaicho" was additionally acquired the extension building on Jul. 29, 2016.

Performance by Property (4)

Osaka, Nagoya and surrounding areas: Urban retail properties

(million JPY)

Item	8953 Osaka Shinsaibashi Building		Kawaramachi OPA		G-Bldg. Shinsaibashi 01		Round1 Stadium Sennichimae (Land with leasehold)		G-Bldg. Shinsaibashi 02		Round 1 Kyoto Kawaramachi		G-Bldg. Shinsaibashi 03		G-Bldg. Nagoya Sakae 01		EDION Kyobashi (Land with leasehold)		G-Bldg. Abeno 01	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	364	364	359	370	73	73	240	240			104	104			47	47			117	142
Rental revenue	364	364	359	370	71	71	-	-			104	104			46	46			101	121
Other income	0	0	0	0	2	2	240	240			-	-			0	0			15	21
(2) Total rental business expenses	34	34	50	45	12	11	14	14			20	20			3	3			33	51
Tax and public charges	29	29	38	37	4	4	13	13			20	20			2	1			0	9
Building management expenses	-	-	1	1	2	1	-	-			-	-			0	0			17	21
Repair expenses	0	0	1	-	0	0	-	-			-	-			-	-			0	0
Insurance premiums/ trust fees	3	2	1	1	0	0	0	0			0	0			0	0			0	0
Others	1	1	6	3	4	4	0	0			0	0			0	0			15	20
(3) Rent NOI (= (1) - (2))	330	330	309	325	61	62	225	225	113	113	83	83	483	484	43	43	128	122	83	90
(4) Depreciation	79	79	60	61	2	2	-	-	9	9	12	12	44	44	5	5	-	-	12	15
(5) Rental business profit (= (3) - (4))	250	250	248	264	58	59	225	225	103	104	71	71	439	439	37	37	128	122	71	75
(6) Deposits (ending balance)	798	798	1,056	1,056	71	73	320	320							85	85	471	471	134	134
Tenant leasehold deposits	798	798	1,056	1,056	71	73	320	320							85	85	471	471	134	134
Security deposits	-	-	-	-	-	-	-	-							-	-	-	-	0	0
(7) Capital expenditure	6	1	26	24	0	0	-	-	-	-	-	-	-	-	-	-	-	-	1	6

(million JPY)

Item	G-Bldg. Umeda 01		G-Bldg. Shinsaibashi 04 (Note 2)		G-Bldg. Kyoto Kawaramachi 01 (Note 3)		Sub-Total: Urban type (Osaka, Nagoya area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	185	219	45	77		25	2,295	2,425
Rental revenue	169	200	39	66		19	1,885	1,993
Other income	15	19	5	11		6	409	431
(2) Total rental business expenses	24	44	7	18		9	234	292
Tax and public charges	0	12	0	3		0	136	167
Building management expenses	5	6	1	2		3	28	36
Repair expenses	0	0	0	0		-	1	1
Insurance premiums/ trust fees	0	0	0	0		0	8	8
Others	18	24	5	12		5	58	77
(3) Rent NOI (= (1) - (2))	160	175	37	58		16	2,061	2,132
(4) Depreciation	9	11	2	3		6	239	253
(5) Rental business profit (= (3) - (4))	150	163	35	55		9	1,821	1,879
(6) Deposits (ending balance)	335	291	93	122		22	4,665	4,673
Tenant leasehold deposits	81	57	93	122		22	4,410	4,439
Security deposits	254	234	-	-		-	254	234
(7) Capital expenditure	4	1	0	1		-	40	34

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "G-Bldg. Shinsaibashi 04" was additionally acquired "Bldg. B" on Mar. 31, 2016.

(Note 3) "G-Bldg. Kyoto Kawaramachi 01" was acquired on Mar. 18, 2016.

Performance by Property (5)

Osaka, Nagoya and surrounding areas: Suburban retail properties

(million JPY)

Item	Narupark		Nara Family		AEON Takatsuki		AEON Yagoto		Kyoto Family		AEON MALL Tsurumi Ryokuchi		AEON MALL Itami		Ario Otori		AEON MALL Kobe Kita		Life Kishibe (Land with leasehold)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	340	331	1,896	1,746	401	399	126	126	584	577	896	892	579	581	549	549	405	405	68	68
Rental revenue	254	252	1,572	1,327	401	398	126	126	443	443	895	892	579	581	549	549	405	405	-	-
Other income	86	78	324	418	0	0	0	0	141	133	0	0	0	0	-	-	0	0	68	68
(2) Total rental business expenses	160	168	756	996	68	63	18	18	371	368	183	183	107	101	103	106	87	91	4	4
Tax and public charges	33	33	83	83	50	50	14	14	26	26	146	146	96	96	96	96	76	76	4	4
Building management expenses	44	44	164	174	-	-	-	-	86	84	0	0	-	-	0	0	-	-	-	-
Repair expenses	0	0	5	86	3	0	0	-	6	7	0	1	4	0	1	5	4	7	-	-
Insurance premiums/ trust fees	2	1	4	4	2	2	1	1	4	2	7	6	4	3	3	3	2	2	0	0
Others	80	88	498	647	11	10	1	2	246	247	28	28	1	1	1	1	3	4	0	0
(3) Rent NOI (= (1) - (2))	179	163	1,139	750	333	335	108	108	213	209	712	709	472	479	446	442	317	314	63	63
(4) Depreciation	98	98	419	423	69	68	29	29	119	119	285	284	166	168	252	253	138	139	-	-
(5) Rental business profit (= (3) - (4))	81	64	720	326	264	266	78	78	93	89	426	424	305	311	193	189	179	174	63	63
(6) Deposits (ending balance)	258	256	4,493	4,016	1,232	1,232	502	502	664	666	1,781	1,781	4,140	4,140	1,088	1,088	405	405	113	113
Tenant leasehold deposits	258	256	4,493	4,016	1,232	1,232	502	502	664	666	1,781	1,781	900	900	1,088	1,088	405	405	113	113
Security deposits	-	-	-	-	-	-	-	-	-	-	-	-	3,240	3,240	-	-	-	-	-	-
(7) Capital expenditure	14	33	13	384	19	7	0	1	28	48	7	17	144	12	8	31	16	29	-	-

(million JPY)

Item	Life Shimodera (Land with leasehold)		Life Taiheiji (Land with leasehold)		Izumisano Shofudai (Land with leasehold)		mozo wonder city		Round1 Stadium Sakai Chuo Kanryo		pivo Izumi Chuo		KAMISHIN PLAZA		Round1 Stadium Takatsuki		m-city Toyonaka		Sub-Total: Suburban type (Osaka, Nagoya area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	56	56	48	48			3,452	3,316	82	82			256	252	91	91			10,390	10,080
Rental revenue	-	-	-	-			2,657	2,571	82	82			204	206	91	91			8,699	8,366
Other income	56	56	48	48			794	745	0	0			52	45	-	-			1,690	1,713
(2) Total rental business expenses	4	4	2	2			1,806	1,643	16	16			161	139	14	14			3,965	4,019
Tax and public charges	4	4	2	2	Not Disclosed		140	177	15	15	Not Disclosed		18	18	13	13	Not Disclosed		884	920
Building management expenses	-	-	-	-			314	294	-	-			33	39	-	-			660	653
Repair expenses	-	-	-	-			65	3	-	-			42	0	-	-			140	114
Insurance premiums/ trust fees	0	0	0	0			8	7	0	0			0	0	0	0			44	39
Others	0	0	0	0			1,277	1,160	0	0			66	80	0	0			2,236	2,291
(3) Rent NOI (= (1) - (2))	51	51	45	45	95	95	1,646	1,673	66	66	199	202	95	113	77	77	158	158	6,424	6,060
(4) Depreciation	-	-	-	-	-	-	557	557	12	12	54	54	32	35	13	13	34	34	2,284	2,292
(5) Rental business profit (= (3) - (4))	51	51	45	45	95	95	1,089	1,115	53	53	145	147	62	77	63	63	124	124	4,139	3,767
(6) Deposits (ending balance)	94	94	81	81			2,611	2,611					228	248	137	137	300	300	18,802	18,345
Tenant leasehold deposits	94	94	81	81	Not Disclosed		2,611	2,611	Not Disclosed		Not Disclosed		228	248	137	137	300	300	15,562	15,105
Security deposits	-	-	-	-			-	-					-	-	-	-	-	-	3,240	3,240
(7) Capital expenditure	-	-	-	-	-	-	1,758	19	-	-	-	2	51	307	-	-	-	-	2,063	896

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

Performance by Property (6)

Other major cities: Urban retail properties

(million JPY)

Item	Round1 Hiroshima		DFS T GALLERIA Okinawa		G-Bldg. Sendai Ichibancho 01		Sub-Total: Urban type (Other area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	119	119	497	497	-	-	617	617
Rental revenue	119	119	497	497	-	-	617	617
Other income	-	-	0	-	-	-	0	-
(2) Total rental business expenses	13	12	80	62	0	4	93	80
Tax and public charges	11	11	21	21	0	4	33	37
Building management expenses	0	-	-	-	-	-	0	-
Repair expenses	-	-	0	0	-	-	0	0
Insurance premiums/ trust fees	0	0	2	1	0	0	2	1
Others	0	0	56	39	0	0	57	40
(3) Rent NOI $(=(1) - (2))$	106	106	417	434	0	-4	523	536
(4) Depreciation	18	18	142	131	-	-	160	150
(5) Rental business profit $(=(3) - (4))$	88	88	275	302	0	-4	362	386
(6) Deposits (ending balance)	Not Disclosed		400	400	66	66	639	639
Tenant leasehold deposits			-	-	66	66	239	239
Security deposits			400	400	-	-	400	400
(7) Capital expenditure	-	-	4	5	-	-	4	5

Other major cities: Suburban retail properties

(million JPY)

Item	AEON Sendai Nakayama		AEON MALL Kashiihama (Note 2)		AEON MALL Sapporo Naebo		AEON Tobata SC		AEON Naha SC		Oyama Yuen Harvest Walk		AEON MALL Sapporo Hassamu		MrMAX Nagasaki		Tecc Land Fukuoka Shime Honten		Sub-Total: Suburban type (Other area)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	415	415	368	333	371	371	315	315	373	373	811	812	577	577					3,513	3,481
Rental revenue	415	414	368	333	371	371	315	315	360	360	641	646	577	577					3,331	3,300
Other income	0	0	-	-	0	0	-	-	12	12	169	166	-	-					182	180
(2) Total rental business expenses	46	40	51	43	80	83	60	58	61	60	499	478	102	102	Not Disclosed		Not Disclosed		926	894
Tax and public charges	35	35	44	39	51	51	53	53	29	29	38	38	88	88					360	353
Building management expenses	-	-	0	0	-	-	-	-	0	0	97	97	-	-					100	101
Repair expenses	5	1	2	-	4	9	0	-	2	2	6	8	5	4					27	28
Insurance premiums/ trust fees	2	2	3	2	1	1	4	4	1	1	4	3	2	2					22	19
Others	3	1	0	0	21	20	0	0	28	27	351	330	6	6					415	391
(3) Rent NOI $(=(1) - (2))$	369	374	317	290	291	287	254	256	312	313	311	334	474	474	92	93	162	162	2,587	2,587
(4) Depreciation	75	75	63	55	103	104	73	73	103	104	189	179	192	192	16	17	39	39	858	843
(5) Rental business profit $(=(3) - (4))$	293	298	253	234	188	183	181	182	208	208	122	154	281	281	75	75	123	123	1,728	1,744
(6) Deposits (ending balance)	923	923	700	700	654	654	315	315	2,118	2,118	965	957	573	573	Not Disclosed		Not Disclosed		6,948	6,941
Tenant leasehold deposits	840	840	700	700	654	654	315	315	2,118	2,118	929	925	573	573					6,829	6,825
Security deposits	83	83	-	-	-	-	-	-	-	-	36	32	-	-					119	115
(7) Capital expenditure	5	5	4	1	80	36	6	7	21	32	39	29	16	10	43	3	-	-	218	127

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "AEON MALL Kashiihama" was disposed 19% and 51% co-ownership interest on Aug. 31, 2016 and interest Sep. 30, 2016, respectively.

Performance by Property (7)

(million JPY)

Item	Portfolio Total (Excluding disposed properties)	
	Feb.2016	Aug.2016
(1) Total rental business revenue	29,452	29,671
Rental revenue	26,085	26,353
Other income	3,367	3,317
(2) Total rental business expenses	8,497	8,462
Tax and public charges	2,577	2,682
Building management expenses	1,336	1,343
Repair expenses	334	219
Insurance premiums/ trust fees	130	117
Others	4,118	4,099
(3) Rent NOI $(=(1) - (2))$	20,955	21,208
(4) Depreciation	5,706	5,741
(5) Rental business profit $(=(3) - (4))$	15,248	15,467
(6) Deposits (ending balance)	51,393	51,147
Tenant leasehold deposits	46,567	46,441
Security deposits	4,826	4,705
(7) Capital expenditure	3,351	1,653

(million JPY)

Item	Kishiwada CanCan Bayside Mall		AEON MALL Higashiura		Neyagawa (Land with leasehold)		Disposed properties (Aug. 2016 period)	
	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016	Feb.2016	Aug.2016
(1) Total rental business revenue	670	736	480	404			1,198	1,180
Rental revenue	439	215	480	404			919	619
Other income	231	520	-	-			278	560
(2) Total rental business expenses	475	424	156	144			638	576
Tax and public charges	56	67	49	57	Not Disclosed		111	131
Building management expenses	140	121	-	0			140	121
Repair expenses	5	5	2	2			7	7
Insurance premiums/ trust fees	1	1	5	1			7	3
Others	271	228	99	83			371	312
(3) Rent NOI $(=(1) - (2))$	194	311	324	259	41	32	559	603
(4) Depreciation	123	124	155	151	-	-	279	275
(5) Rental business profit $(=(3) - (4))$	71	187	168	108	41	32	280	327
(6) Deposits (ending balance)	763	-	598	-			1,439	-
Tenant leasehold deposits	762	-	598	-	Not Disclosed		1,438	-
Security deposits	1	-	-	-			1	-
(7) Capital expenditure	91	10	32	11	-	-	124	21

(million JPY)

Portfolio Total	
Feb.2016	Aug.2016
30,651	30,851
27,005	26,972
3,645	3,878
9,135	9,038
2,689	2,814
1,476	1,464
341	227
138	120
4,489	4,411
21,515	21,812
5,986	6,017
15,529	15,795
52,833	51,147
48,005	46,441
4,827	4,705
3,475	1,675

(Note 1) The Aug. 2016 period was from Mar. 1, 2016 to Aug. 31, 2016 (184 days). The Feb. 2016 period was from Sep. 1, 2015 to Feb. 29, 2016 (182 days).

(Note 2) "Kishiwada CanCan Bayside Mall" was disposed on Aug. 5, 2016.

(Note 3) "AEON MALL Higashiura" was disposed on Aug. 2, 2016.

(Note 4) "Neyagawa (Land with leasehold interest)" was disposed on Aug. 2, 2016.

Financial Status (List of Borrowings (1)) (as of the end of Sep. 2016)

	Classification	Balance (millionJPY)		Borrowing date	Due date	Borrowing term	Fixed/Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown	Total							
Short-term borrowing	Mizuho Bank, Ltd.	1,000	1,000	2016/2/3	2017/1/31	1.0 years	Variable	0.15182%	0.12%	0.3 years
	Sumitomo Mitsui Banking Corporation	2,500	2,500	2016/3/1	2017/1/31	0.9 years	Variable	0.17182%	0.14%	0.3 years
	Total		3,500							

	Classification	Balance (millionJPY)		Borrowing date	Due date	Borrowing term	Fixed/Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown	Total							
Long-term borrowing	Development Bank of Japan Inc.	14,266	14,266	2009/7/30	2018/7/30	9.0 years	Fixed	2.24000%	1.05%	1.8 years
	Aflac	5,000	5,000	2009/9/4	2019/9/4	10.0 years	Fixed	2.95000%	-	2.9 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,550	14,000	2011/3/31	2018/9/28	7.5 years	Fixed(Note3)	0.68125%	0.35%	2.0 years
	Mitsubishi UFJ Trust and Banking Corporation	4,710								
	Sumitomo Mitsui Trust Bank, Limited	3,740								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	7,930	20,000	2011/3/31	2019/3/29	8.0 years	Fixed(Note3)	1.49000%	0.40%	2.5 years
	Mitsubishi UFJ Trust and Banking Corporation	6,730								
	Sumitomo Mitsui Trust Bank, Limited	5,340								
	Sumitomo Mitsui Banking Corporation	5,000	5,000	2011/3/31	2018/3/30	7.0 years	Fixed(Note3)	0.84725%	0.55%	1.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,982	5,000	2011/9/22	2021/9/22	10.0 years	Fixed(Note3)	0.96175%	0.60%	5.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,682								
	Sumitomo Mitsui Trust Bank, Limited	1,335								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,965	10,000	2011/9/22	2021/3/22	9.5 years	Fixed(Note3)	0.88175%	0.55%	4.5 years
	Mitsubishi UFJ Trust and Banking Corporation	3,365								
	Sumitomo Mitsui Trust Bank, Limited	2,670								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,875	10,075	2011/9/22	2020/9/18	9.0 years	Fixed(Note3)	0.80550%	0.50%	4.0 years
	Mitsubishi UFJ Trust and Banking Corporation	3,487								
	Sumitomo Mitsui Trust Bank, Limited	2,712								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,000	13,000	2011/9/22	2020/3/19	8.5 years	Fixed(Note3)	0.72500%	0.45%	3.5 years
	Mitsubishi UFJ Trust and Banking Corporation	4,500								
	Sumitomo Mitsui Trust Bank, Limited	3,500								
	Sumitomo Mitsui Banking Corporation	2,000	2,000	2011/9/30	2020/9/30	9.0 years	Fixed(Note3)	0.92425%	0.62%	4.0 years
	Sumitomo Mitsui Banking Corporation	3,500	3,500	2011/9/30	2018/3/30	6.5 years	Fixed(Note3)	0.74725%	0.45%	1.5 years
	Shinsei Bank, Limited	2,500	2,500	2011/9/30	2018/9/28	7.0 years	Fixed(Note3)	0.83125%	0.50%	2.0 years
	Shinsei Bank, Limited	4,000	4,000	2011/9/30	2018/9/28	7.0 years	Fixed(Note3)	0.83125%	0.50%	2.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,172	8,000	2011/12/21	2019/12/20	8.0 years	Fixed(Note3)	0.66275%	0.40%	3.2 years
	Mitsubishi UFJ Trust and Banking Corporation	2,692								
	Sumitomo Mitsui Trust Bank, Limited	2,136								

(Note 1) Applied interest rate is based on the interest rate as of the end of Sep. 2016.

(Note 2) Remaining period is calculated as of the end of Sep. 2016.

(Note 3) Pursuant to interest rate swap agreements, the variable interest rate is fixed.

	Classification	Balance (millionJPY)		Borrowing date	Due date	Borrowing term	Fixed/Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown	Total							
Long-term borrowing	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,775	7,000	2011/12/21	2019/6/21	7.5 years	Fixed(Note3)	0.58800%	0.35%	2.7 years
	Mitsubishi UFJ Trust and Banking Corporation	2,355								
	Sumitomo Mitsui Trust Bank, Limited	1,869								
	The Chugoku Bank, Ltd.	3,000	3,000	2011/12/21	2016/12/21	5.0 years	Fixed(Note3)	0.77900%	0.30%	0.2 years
	Resona Bank, Limited	2,000	2,000	2011/12/21	2016/12/21	5.0 years	Fixed(Note3)	0.77900%	0.30%	0.2 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,180	5,500	2012/5/22	2022/5/20	10.0 years	Fixed(Note3)	1.04995%	0.60%	5.6 years
	Mitsubishi UFJ Trust and Banking Corporation	1,850								
	Sumitomo Mitsui Trust Bank, Limited	1,470								
	Shinsei Bank, Limited	3,500	3,500	2012/5/22	2022/5/20	10.0 years	Fixed(Note3)	1.05065%	0.60%	5.6 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,570	9,000	2012/5/22	2017/11/22	5.5 years	Fixed(Note3)	0.58623%	0.30%	1.1 years
	Mitsubishi UFJ Trust and Banking Corporation	3,030								
	Sumitomo Mitsui Trust Bank, Limited	2,400								
	The Joyo Bank, Ltd.	1,000	1,000	2012/5/22	2017/11/22	5.5 years	Fixed(Note3)	0.58623%	0.30%	1.1 years
	The Chugoku Bank, Ltd.	2,000	2,000	2012/5/22	2017/11/22	5.5 years	Fixed(Note3)	0.58623%	0.30%	1.1 years
	The Bank of Fukuoka, Ltd.	3,000	3,000	2012/9/14	2017/9/14	5.0 years	Fixed(Note3)	0.47000%	0.20%	1.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	2,000	2012/9/28	2017/9/29	5.0 years	Fixed	0.52000%	0.20%	1.0 years
	The Bank of Fukuoka, Ltd.	1,000	1,000	2012/10/2	2017/10/2	5.0 years	Fixed(Note3)	0.47125%	0.20%	1.0 years
	Development Bank of Japan Inc.	1,000	1,000	2012/10/2	2024/10/1	12.0 years	Fixed	1.64000%	0.60%	8.0 years
	Development Bank of Japan Inc.	3,000	3,000	2012/10/2	2020/10/1	8.0 years	Fixed	1.03500%	0.40%	4.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000	2012/10/2	2022/10/2	10.0 years	Fixed	1.20000%	-	6.0 years
	Sumitomo Mitsui Banking Corporation	2,000	2,000	2012/10/2	2020/10/2	8.0 years	Fixed(Note3)	1.01875%	0.40%	4.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,190	3,000	2012/10/2	2020/10/2	8.0 years	Fixed(Note3)	1.01875%	0.40%	4.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,010								
	Sumitomo Mitsui Trust Bank, Limited	800								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,784	4,500	2012/10/2	2020/4/2	7.5 years	Fixed(Note3)	0.62700%	0.35%	3.5 years
	Mitsubishi UFJ Trust and Banking Corporation	1,514								
	Sumitomo Mitsui Trust Bank, Limited	1,202								
	Sumitomo Mitsui Banking Corporation	3,000	3,000	2012/10/2	2020/4/2	7.5 years	Fixed(Note3)	0.62700%	0.35%	3.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,974	7,500	2012/10/2	2019/10/2	7.0 years	Fixed(Note3)	0.54900%	0.30%	3.0 years
	Mitsubishi UFJ Trust and Banking Corporation	2,524								
	Sumitomo Mitsui Trust Bank, Limited	2,002								
	The Daishi Bank, Ltd.	1,500	3,000	2012/10/2	2017/10/2	5.0 years	Fixed(Note3)	0.47125%	0.20%	1.0 years
	The Ashikaga Bank, Ltd.	1,000								
	The Bank of Yokohama, Ltd.	500								

Financial Status (List of Borrowings (2)) (as of the end of Sep. 2016)

	Classification	Balance (millionJPY)		Borrowing date	Due date	Borrowing term	Fixed/ Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown	Total							
Long-term borrowing	Shinkin Central Bank	2,500	2,500	2012/12/28	2017/12/29	5.0 years	Fixed	0.53000%	0.18%	1.2 years
	The Gunma Bank, Ltd.	500	1,500	2012/12/28	2018/12/28	6.0 years	Fixed(Note3)	0.63250%	0.20%	2.2 years
	The Yamaguchi Bank, Ltd.	500								
	The Higashi-Nippon Bank, Limited.	500								
	Sumitomo Mitsui Banking Corporation	5,000	5,000	2013/2/28	2022/2/28	9.0 years	Fixed(Note3)	1.20194%	0.50%	5.4 years
	Sumitomo Mitsui Banking Corporation	5,000	5,000	2013/3/29	2022/3/31	9.0 years	Fixed(Note3)	1.21578%	0.50%	5.5 years
	Development Bank of Japan Inc.	3,000	3,000	2013/9/30	2023/4/7	9.5 years	Fixed	1.28000%	0.43%	6.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000	2013/10/7	2028/10/6	15.0 years	Fixed(Note3)	2.24175%	0.90%	12.0 years
	Development Bank of Japan Inc.	1,500	1,500	2013/10/7	2024/4/5	10.5 years	Fixed	1.45000%	0.53%	7.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000	2013/10/7	2023/10/6	10.0 years	Fixed	1.33000%	0.48%	7.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,189	3,000	2013/10/7	2023/10/6	10.0 years	Fixed(Note3)	1.35675%	0.48%	7.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,009								
	Sumitomo Mitsui Trust Bank, Limited	801								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,387	3,500	2013/10/7	2023/4/7	9.5 years	Fixed(Note3)	1.26050%	0.43%	6.5 years
	Mitsubishi UFJ Trust and Banking Corporation	1,177								
	Sumitomo Mitsui Trust Bank, Limited	934								
	Development Bank of Japan Inc.	1,500	1,500	2013/10/7	2023/4/7	9.5 years	Fixed	1.26000%	0.43%	6.5 years
	Mizuho Bank, Ltd.	1,500	1,500	2013/10/7	2022/10/7	9.0 years	Fixed(Note3)	1.18425%	0.40%	6.0 years
	Mizuho Trust & Banking Co., Ltd.	1,000	1,000	2013/10/7	2022/10/7	9.0 years	Fixed(Note3)	1.18425%	0.40%	6.0 years
	Sumitomo Mitsui Banking Corporation	2,000	2,000	2013/10/7	2022/10/7	9.0 years	Fixed(Note3)	1.18425%	0.40%	6.0 years
	The Yamaguchi Bank, Ltd.	1,000	1,000	2013/10/7	2021/10/7	8.0 years	Fixed	0.99000%	0.30%	5.0 years
	THE Nishi-Nippon City Bank, Ltd.	1,000	1,000	2013/10/7	2021/10/7	8.0 years	Fixed(Note3)	0.98800%	0.30%	5.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,189	3,000	2013/10/7	2021/4/7	7.5 years	Fixed(Note3)	0.94425%	0.30%	4.5 years
	Mitsubishi UFJ Trust and Banking Corporation	1,009								
	Sumitomo Mitsui Trust Bank, Limited	801								
	Shinkin Central Bank	1,500	1,500	2013/10/7	2020/10/7	7.0 years	Fixed	0.82000%	0.22%	4.0 years
	The Norinchukin Bank	1,500	1,500	2013/10/7	2020/4/7	6.5 years	Fixed(Note3)	0.75425%	0.20%	3.5 years
	The Joyo Bank, Ltd.	1,000	1,000	2013/10/7	2020/4/7	6.5 years	Fixed(Note3)	0.75425%	0.20%	3.5 years
	The Bank of Fukuoka, Ltd.	1,000	1,000	2013/10/7	2019/10/7	6.0 years	Fixed(Note3)	0.68550%	0.18%	3.0 years
	The 77 Bank, Ltd.	1,000	1,000	2013/10/7	2019/10/7	6.0 years	Fixed(Note3)	0.68550%	0.18%	3.0 years
	Development Bank of Japan Inc.	4,000	4,000	2014/3/31	2026/3/31	12.0 years	Fixed	1.66000%	0.60%	9.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	594	1,500	2014/4/1	2025/3/31	11.0 years	Fixed(Note3)	1.48875%	0.50%	8.5 years
	Mitsubishi UFJ Trust and Banking Corporation	504								
	Sumitomo Mitsui Trust Bank, Limited	400								

(Note 1) Applied interest rate is based on the interest rate as of the end of Sep. 2016.

(Note 2) Remaining period is calculated as of the end of Sep. 2016.

(Note 3) Pursuant to interest rate swap agreements, the variable interest rate is fixed.

	Classification	Balance (millionJPY)		Borrowing date	Due date	Borrowing term	Fixed/ Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown	Total							
Long-term borrowing	Development Bank of Japan Inc.	3,000	3,000	2014/10/1	2025/10/1	11.0 years	Fixed	1.28000%	0.50%	9.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	793	2,000	2014/10/1	2024/10/1	10.0 years	Fixed(Note3)	1.10260%	0.42%	8.0 years
	Mitsubishi UFJ Trust and Banking Corporation	673								
	Sumitomo Mitsui Trust Bank, Limited	534								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	800	800	2014/10/1	2024/10/1	10.0 years	Fixed	1.06400%	0.42%	8.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,189	3,000	2014/10/1	2022/9/30	8.0 years	Fixed(Note3)	0.77580%	0.27%	6.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,009								
	Sumitomo Mitsui Trust Bank, Limited	801								
	THE Nishi-Nippon City Bank, Ltd.	1,000	1,000	2014/10/1	2022/9/30	8.0 years	Fixed(Note3)	0.75580%	0.25%	6.0 years
	The Yamaguchi Bank, Ltd.	1,000	1,000	2014/10/1	2022/9/30	8.0 years	Fixed	0.77000%	0.25%	6.0 years
	Mizuho Bank, Ltd.	2,000	2,000	2014/10/1	2022/4/1	7.5 years	Fixed(Note3)	0.68955%	0.225%	5.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,387	3,500	2014/10/1	2021/10/1	7.0 years	Fixed(Note3)	0.65710%	0.23%	5.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,177								
	Sumitomo Mitsui Trust Bank, Limited	934								
	The Norinchukin Bank	1,500	1,500	2014/10/1	2021/10/1	7.0 years	Fixed(Note3)	0.62425%	0.20%	5.0 years
	Sumitomo Mitsui Banking Corporation	3,000	3,000	2014/10/1	2021/4/1	6.5 years	Fixed(Note3)	0.57100%	0.18%	4.5 years
	The Bank of Fukuoka, Ltd.	1,000	1,000	2014/10/1	2021/4/1	6.5 years	Fixed(Note3)	0.57100%	0.18%	4.5 years
	JAPAN POST INSURANCE Co., Ltd.	1,000	1,200	2015/2/2	2025/1/31	10.0 years	Fixed	0.96000%	0.40%	8.3 years
	Sumitomo Mitsui Trust Bank, Limited	200								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,571	4,000	2015/2/5	2024/2/5	9.0 years	Fixed(Note3)	0.82290%	0.35%	7.4 years
	Mitsubishi UFJ Trust and Banking Corporation	1,357								
	Sumitomo Mitsui Trust Bank, Limited	1,071								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,571	4,000	2015/2/5	2023/2/3	8.0 years	Fixed(Note3)	0.67130%	0.27%	6.3 years
	Mitsubishi UFJ Trust and Banking Corporation	1,357								
	Sumitomo Mitsui Trust Bank, Limited	1,071								
	Sumitomo Mitsui Banking Corporation	1,000	1,000	2015/3/2	2029/3/30	14.1 years	Fixed(Note3)	1.59175%	0.65%	12.5 years
	Sumitomo Mitsui Banking Corporation	7,000	7,000	2015/3/2	2025/3/31	10.1 years	Fixed(Note3)	1.00975%	0.42%	8.5 years
	Sumitomo Mitsui Banking Corporation	6,000	6,000	2015/3/2	2024/3/29	9.1 years	Fixed(Note3)	0.86550%	0.35%	7.5 years
	Sumitomo Mitsui Banking Corporation	6,000	6,000	2015/3/2	2023/3/31	8.1 years	Fixed(Note3)	0.70700%	0.27%	6.5 years
	Mizuho Bank, Ltd.	6,000	6,000	2016/2/18	2026/1/30	10.0 years	Fixed(Note3)	0.64500%	0.35%	9.3 years
	Sumitomo Mitsui Trust Bank, Limited	1,000	1,000	2016/2/18	2026/1/30	10.0 years	Fixed(Note3)	0.64500%	0.35%	9.3 years
	The Bank of Fukuoka, Ltd.	1,000	1,000	2016/2/18	2026/1/30	10.0 years	Fixed(Note3)	0.64500%	0.35%	9.3 years
	Resona Bank, Limited	1,000	1,000	2016/2/18	2024/7/31	8.5 years	Fixed(Note3)	0.45000%	0.25%	7.8 years
	Mizuho Trust & Banking Co., Ltd.	1,000	1,000	2016/2/18	2026/1/30	10.0 years	Fixed(Note3)	0.64500%	0.35%	9.3 years

Financial Status (List of Borrowings (3), Status of Lenders) (as of the end of Sep. 2016)

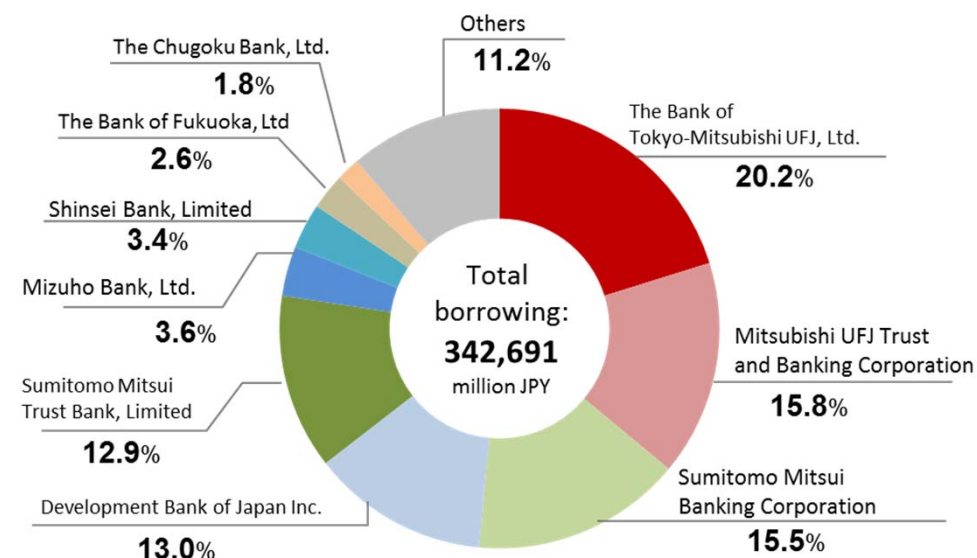
Classification	Balance (million JPY)		Borrowing date	Due date	Borrowing term	Fixed/Variable	Interest rate (Note1)	Spread	Remaining period (Note2)
	Name of lender	Breakdown							
Long-term borrowing	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	396	2016/3/1	2026/3/31	10.1 years	Fixed(Note3)	0.53260%	0.35%	9.5 years
	Mitsubishi UFJ Trust and Banking Corporation	336							
	Sumitomo Mitsui Trust Bank, Limited	267							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,965	2016/3/1	2017/7/31	1.4 years	Variable	0.18182%	0.15%	0.8 years
	Mitsubishi UFJ Trust and Banking Corporation	3,365							
	Sumitomo Mitsui Trust Bank, Limited	2,670							
	Development Bank of Japan Inc.	2,500	2016/3/1	2018/3/31	2.1 years	Variable	0.18182%	0.15%	1.5 years
	Mizuho Bank, Ltd.	2,000	2016/3/1	2025/3/31	9.1 years	Fixed(Note3)	0.43110%	0.30%	8.5 years
	Shinsei Bank, Limited	1,500	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30550%	0.225%	7.5 years
	The Chugoku Bank, Ltd.	1,000	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30480%	0.225%	7.5 years
	Shinkin Central Bank	1,000	2016/3/1	2024/3/29	8.1 years	Fixed	0.29500%	0.225%	7.5 years
	The Norinchukin Bank	1,500	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30480%	0.225%	7.5 years
	THE Nishi-Nippon City Bank, Ltd.	1,000	2016/3/18	2025/3/31	9.0 years	Fixed(Note3)	0.47800%	0.30%	8.5 years
	Mizuho Trust & Banking Co., Ltd.	1,000	2016/3/18	2025/3/31	9.0 years	Fixed(Note3)	0.47800%	0.30%	8.5 years
	The 77 Bank, Ltd.	1,000	2016/3/31	2026/3/31	10.0 years	Fixed	0.53000%	0.35%	9.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,180	2016/4/28	2024/9/30	8.4 years	Fixed	0.50977%	0.25%	8.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,850							
	Sumitomo Mitsui Trust Bank, Limited	1,468							
	Development Bank of Japan Inc.	10,850	2016/7/29	2027/7/30	11.0 years	Fixed	0.40800%	0.40%	10.8 years
	The Bank of Fukuoka, Ltd.	2,000	2016/9/21	2026/9/30	10.0 years	Fixed	0.49400%	0.35%	10.0 years
	The 77 Bank, Ltd.	1,000	2016/9/30	2026/9/30	10.0 years	Fixed	0.44100%	0.35%	10.0 years
	Resona Bank, Limited	2,500	2016/9/30	2026/9/30	10.0 years	Fixed	0.46120%	0.195%	10.0 years
	Total	339,191							
Total / Average		342,691							4.6 years

(Note 1) Applied interest rate is based on the interest rate as of the end of Sep. 2016.

(Note 2) Remaining period is calculated as of the end of Sep. 2016.

(Note 3) Pursuant to interest rate swap agreements, the variable interest rate is fixed.

■ Status of lenders (as of the end of Sep. 2016)



Financial Status (Corporate Bonds, Credit ratings)

Corporate bonds

Name	Issue amount (million JPY)	Issue date	Redemption date	Term	Interest	Maturity method
Series 6 of Unsecured Corporate Bonds	15,000	May 23, 2007	May 23, 2017	10 years	2.17%	Bullet maturity amortization (Note)
Series 7 of Unsecured Corporate Bonds	7,500	Dec 18, 2013	Dec 18, 2023	10 years	1.108%	Bullet maturity amortization (Note)
Series 8 of Unsecured Corporate Bonds	8,000	Jun 26, 2014	Jun 26, 2026	12 years	1.260%	Bullet maturity amortization (Note)
Series 9 of Unsecured Corporate Bonds	7,000	Feb 5, 2015	Feb 5, 2025	10 years	0.765%	Bullet maturity amortization (Note)
Total	37,500					

(Note) Redemption can be made at any time after the next day of issuance.

Credit ratings

Credit rating agency	Issuer rating	Long-term rating
R&I	AA- (Stable)	AA- (Stable)
Standard & Poor's	A ^(Note) (Stable)	A (Stable)
Moody's	A3 (Stable)	A3 (Stable)

(Note) Refers to long-term issuer rating. Short-term issuer rating of A-1.

Free cash management for DPU stabilization, strengthening of revenue/financial base

Decision tree for free cash management

DPU stabilization

1 Need to stabilize DPU due to occurrence of temporary expenses?

YES

Reversal of reserve for reduction entry if there is any

Strengthening of revenue base

2 Good investment opportunity to improve revenue base?

YES

Investment in new properties

Investment in existing properties

No

Strengthening of financial base

3 Need to improve financial stability considering latest debt market environment?

YES

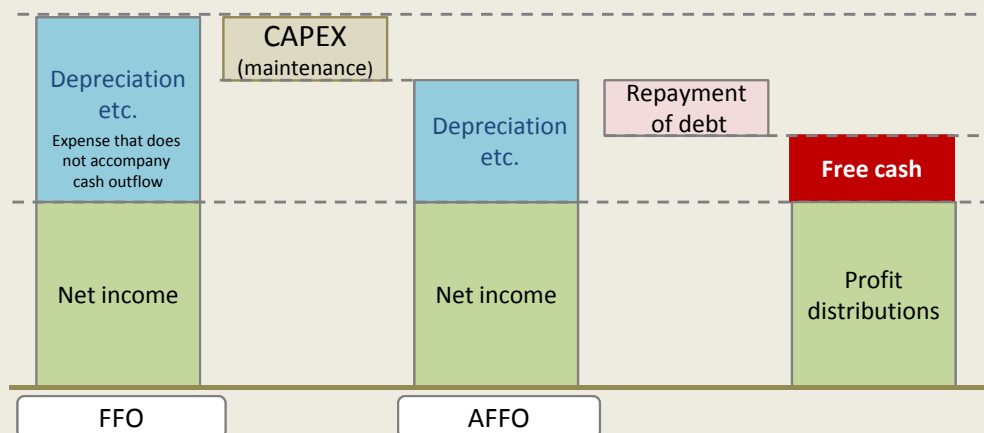
Additional repayment of outstanding borrowings

No

Consider ways to return to unitholders

Concept of free cash

Conceptual diagram



Current Judgment (as of Oct. 13, 2016)

1 Need to stabilize DPU due to occurrence of temporary expenses?

YES

- Reversal of reserve in Aug. 2016 period (29th)

2 Good investment opportunity to improve revenue base?

YES

- Investment in renewal projects for existing properties including Nara Family
- Investment in new properties

Recent Trend in JRF's Properties

Signs of rent increase for urban retail properties in prime location, while sales performance for suburban retail properties remain flat

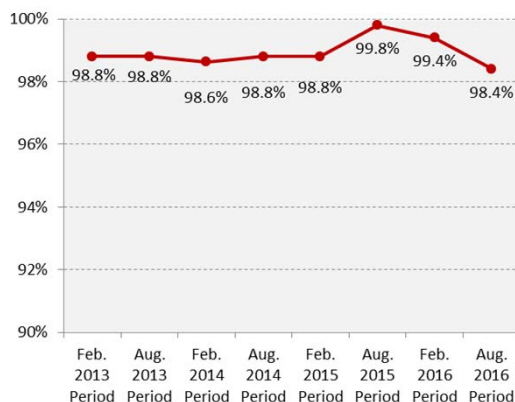
Leasing market

- Rent increase observed at the time of lease renewal for properties in urban prime location, especially the ground floor
- High occupancy rate for urban properties

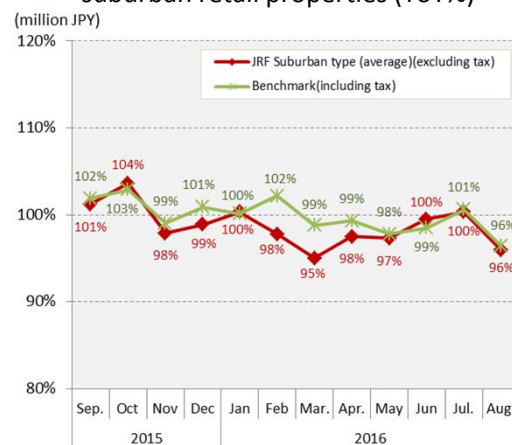
Tenant sales trend

- Clear benefits from inbound demand seen among some of tenants in urban properties
- Sales performance for suburban retail properties remains flat
- GMS still struggling to improve their performance
- Continued trend of bi-polarization in tenant sales performance

■ Average occupancy rate of urban retail properties



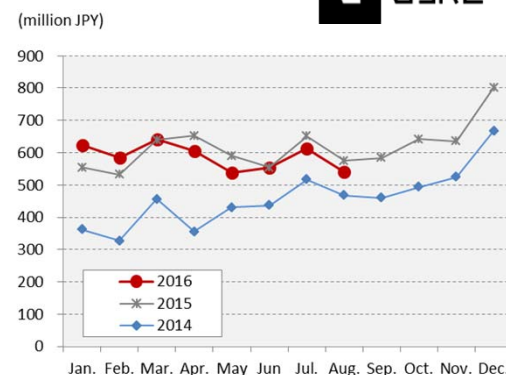
■ Sales performance of suburban retail properties (YoY%)



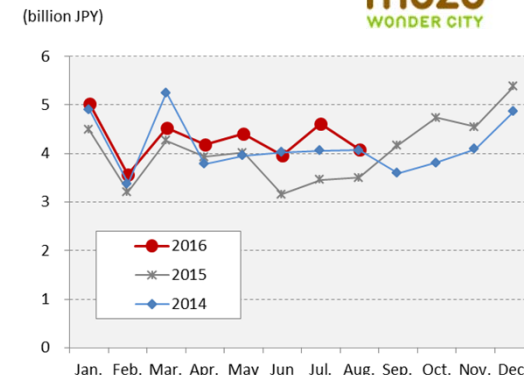
(Note 1) Sales of suburban retail properties is based on interview by asset management company. (excluding tax)
 (Note 2) Current Survey of Commerce's large-scale retail store sales value (existing stores) by type of business on year-on-year basis is used as a benchmark.

■ Sales trends

GYRE



mozo wonder city



Revised the internal policies with long-term view to cope with the changes of retail market

Overview

Revised internal policies	<ul style="list-style-type: none"> Investment Management Guideline(JRF) Asset Management Plan(MCUBS)
Effective Date	August 29, 2016

Background of the revision

- Original Investment Management Guideline / Asset Management Plan, including the target portfolio, assumed the portfolio which deeply depends on the master lease contracts with a few specified tenants; these original policies have been gradually outdated are not consistent with current retail environment and our portfolio.
- For further growth and improved stability of our portfolio, we update the Asset Management Plan with long-term view to cope with the changes of retail market and the trend of retail properties.

Highlights

Target portfolio

- ✓ Integrated the criteria of “Property type”, “Location” and “Creditworthiness of the tenant”; abolished the target composition of the portfolio
- ✓ Revised to cope with the changes of environment and streamlined the target portfolio into current portfolio management

LTV

- ✓ Ratification of the current LTV management activities (LTV will be managed between 45% and 55 %)

Overseas assets

- ✓ Added the policy on the investment in overseas assets for possible future opportunities

Investor Analysis (1)

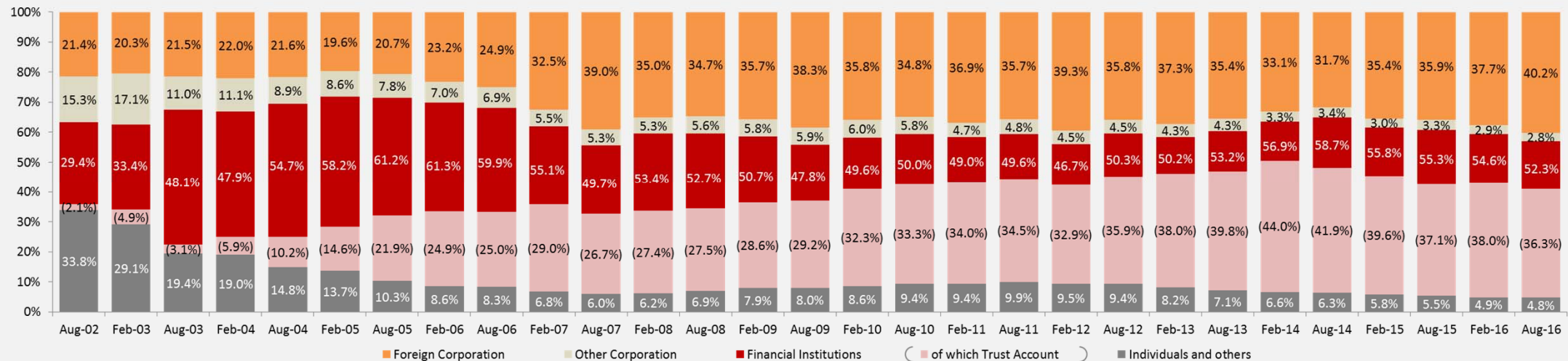
Top 20 unitholders as of the end of August 2016

Rank	Name	As of the end of Aug. 2016		As of the end of Feb. 2016	
		Number of units held	Ownership ratio	Number of units held	Ownership ratio
1	Japan Trustee Services Bank, Ltd. (Trust Account)	418,694	16.40%	450,419	17.64%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	189,008	7.40%	196,185	7.68%
3	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	165,606	6.48%	172,635	6.76%
4	NOMURA BANK (LUXEMBOURG) S.A.	107,541	4.21%	84,357	3.30%
5	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	105,824	4.14%	100,103	3.92%
6	STATE STREET BANK WEST CLIENT - TREATY 505234	63,950	2.50%	54,196	2.12%
7	JP MORGAN CHASE BANK 385628	59,962	2.34%	42,212	1.65%
8	THE BANK OF NEW YORK MELLON SA/NV 10	54,775	2.14%	70,899	2.77%
9	STATE STREET BANK-WEST PENSION FUND CLIENTS - EXEMPT 505233	46,467	1.82%	43,833	1.71%
10	STATE STREET BANK AND TRUST COMPANY 505223	45,847	1.79%	40,357	1.58%
11	THE BANK OF NEW YORK, NON-TREATY JASDEC ACCOUNT	43,533	1.70%	34,242	1.34%
12	SIX SIS FOR SWISS NATIONAL BANK	27,323	1.07%	26,207	1.02%
13	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	26,388	1.03%	25,021	0.98%
14	Nomura Securities Co., Ltd. (Proprietary Account)	26,000	1.01%	29,000	1.13%
15	Mitsubishi Corporation	20,900	0.81%	20,900	0.81%
16	STATE STREET BANK AND TRUST COMPANY 505225	19,796	0.77%	19,642	0.76%
17	CHASE MANHATTAN BANK GTS CLIENTS ACCOUNT ESCROW	17,603	0.68%	219	0.00%
18	The Gibraltar Life Insurance Co., Ltd. (General Account J-REIT)	17,173	0.67%	17,653	0.69%
19	JP MORGAN CHASE BANK 380634	17,013	0.66%	16,275	0.63%
20	The Chiba Bank, Ltd.	16,872	0.66%	17,507	0.68%
Total		1,490,275	58.39%	1,461,862	57.27%

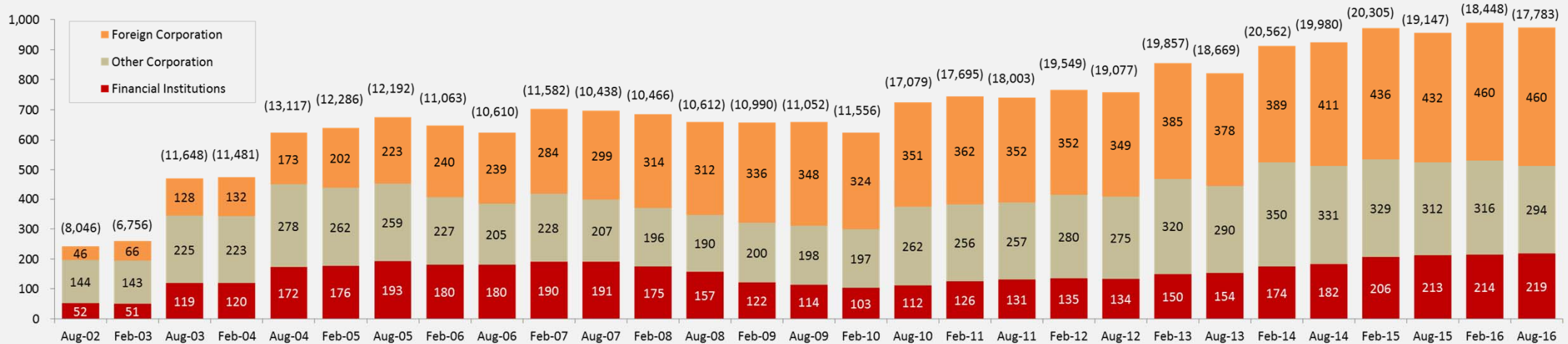
(Note) Units issued outstanding
Aug. 2016(29th) Period : 2,552,198 units
Feb. 2016(28th) Period : 2,552,198 units

Investor Analysis (2)

Ownership ratio by investor type



Number of unitholders by investor type



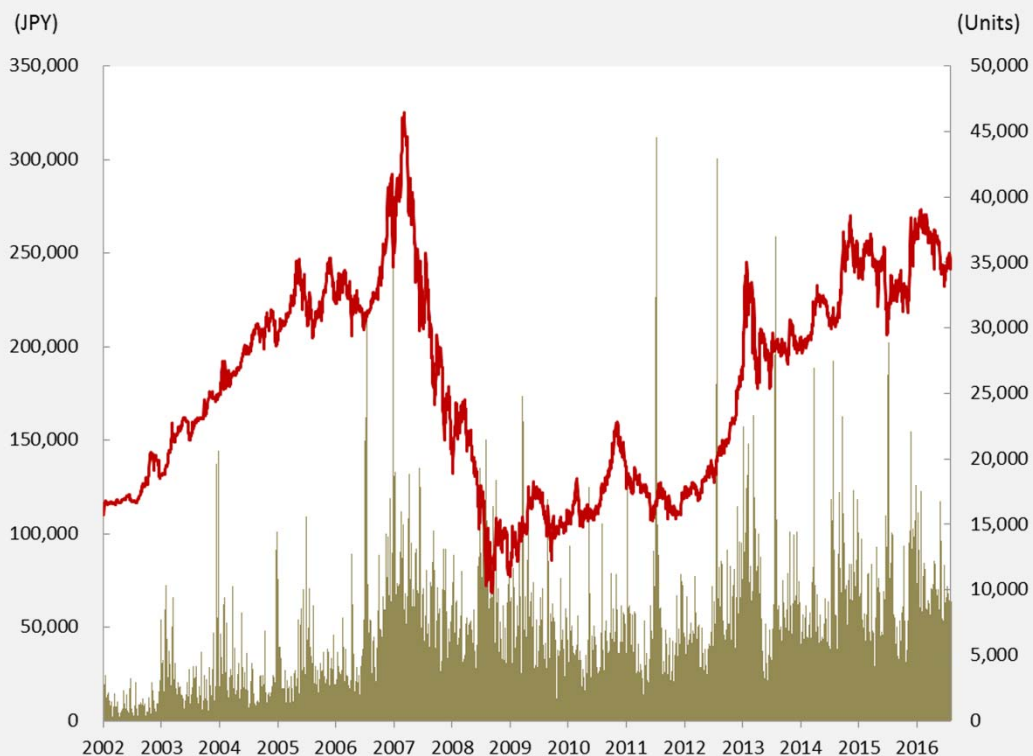
(Note 1) Excludes individuals investors and others

(Note 2) The figures in parentheses represent the total number of unitholders including retail and other investors

Historical Performance of Investment Unit Price

Unit price and trading volume trends since IPO

(Mar. 12, 2002 ~ Oct. 7, 2016)



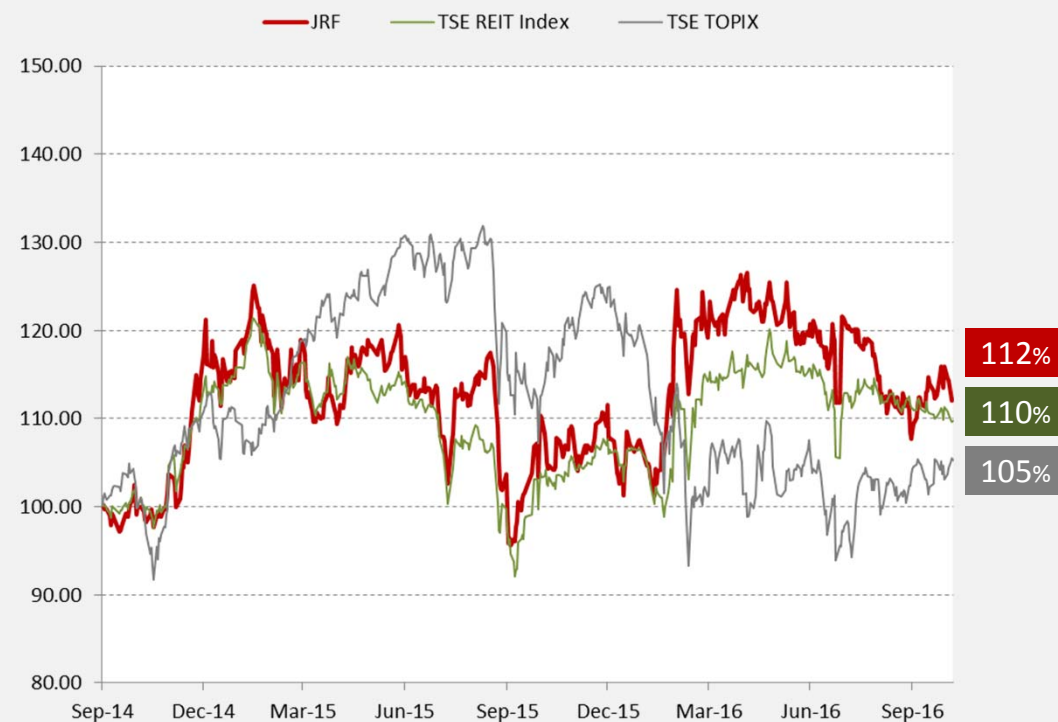
(Note 1) Closing price basis

(Note 2) Since a four-for-one investment unit split was carried out on March 1, 2010, the post-split unit price is shown

(Source) Bloomberg

Recent trends

(Sep. 1, 2014 ~ Oct. 7, 2016)



(Note 1) Closing price basis

(Note 2) Left axis describes relative unit price trends that is closing price on Sep. 1, 2014 to be assumed as 100

(Source) Bloomberg

JRF is a constituent of following indices

MSCI World Index

MSCI World Index is an index created and published by Morgan Stanley Capital International (MSCI). It covers large- and middle-capital stocks which are listed in 23 developed countries and can be invested. Approximately 1,650 stock from 23 developed countries are accepted and this covers approximately 85% of developed markets. This index is a basis for other indices, including MSCIEAFE, and is used by investors from all over the world. A various investment products related to this index are provided.

FTSE EPRA/ NAREIT Global Real Estate Index

FTSE EPRA/ NAREIT Global Real Estate Index series is developed by EPRA, NAREIT and FTSE, and is widely used as a benchmark for international real estate investment. JRF is incorporated into a number of indices in this series, including FTSE EPRA/NAREIT Global Index, FTSE EPRA/NAREIT Asia Pacific Index.

GPR 250 Index/ GPR 250 REIT Index

This is an index created and published by Global Property Research (GPR). GPR Index consists of representative and highly liquid 250 stocks out of all stocks that satisfy criterion set forth by GPR among all listed real estate companies (including REITs). GPR 250 REIT Index is an index that consists of only REITs out of 250 constituents of GPR 250 Index.

Thomson Reuters/GPR/APREA Investable 100 Index

This is an index created and published jointly by Thomson Reuters, Global Property Research (GPR) and Asia Pacific Real Estate Association (APREA) which cover representative 100 real estate stocks (including REITs) in Asia Pacifica region. JRF is incorporated into Thomson Reuters/GPR/APREA Investable 100 Index.

S&P Global REIT Index/ S&P Developed REIT Index

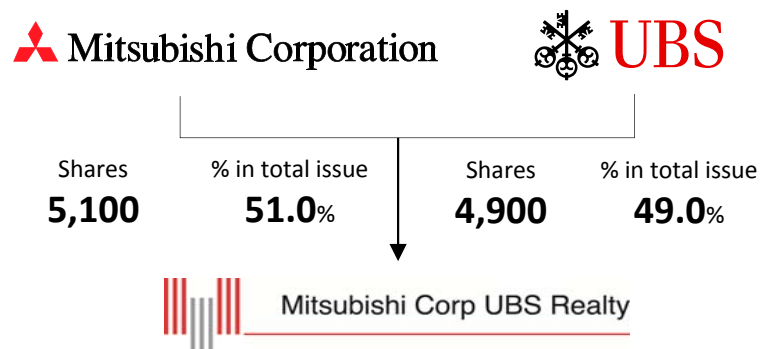
This is an index created and published by Standard & Poor's (S&P). S&P Global REIT Index consists of real estate investment trusts (REIT) out of more than 800 real estate companies from 41 countries contained in S&P Global Property index. S&P Developed REIT Index consists of REITs in developed market as defined by S&P Dow Jones Indices out of all REITs in S&P Global REIT Index.

Russell Global Index

This is an index created and published by Russel Investment Group. Russell Global Index covers 98% of global, investable capital markets and consists of over 10,000 stocks.

Management Company Structure

Major shareholders



(Note) As of the end of Sep. 2016

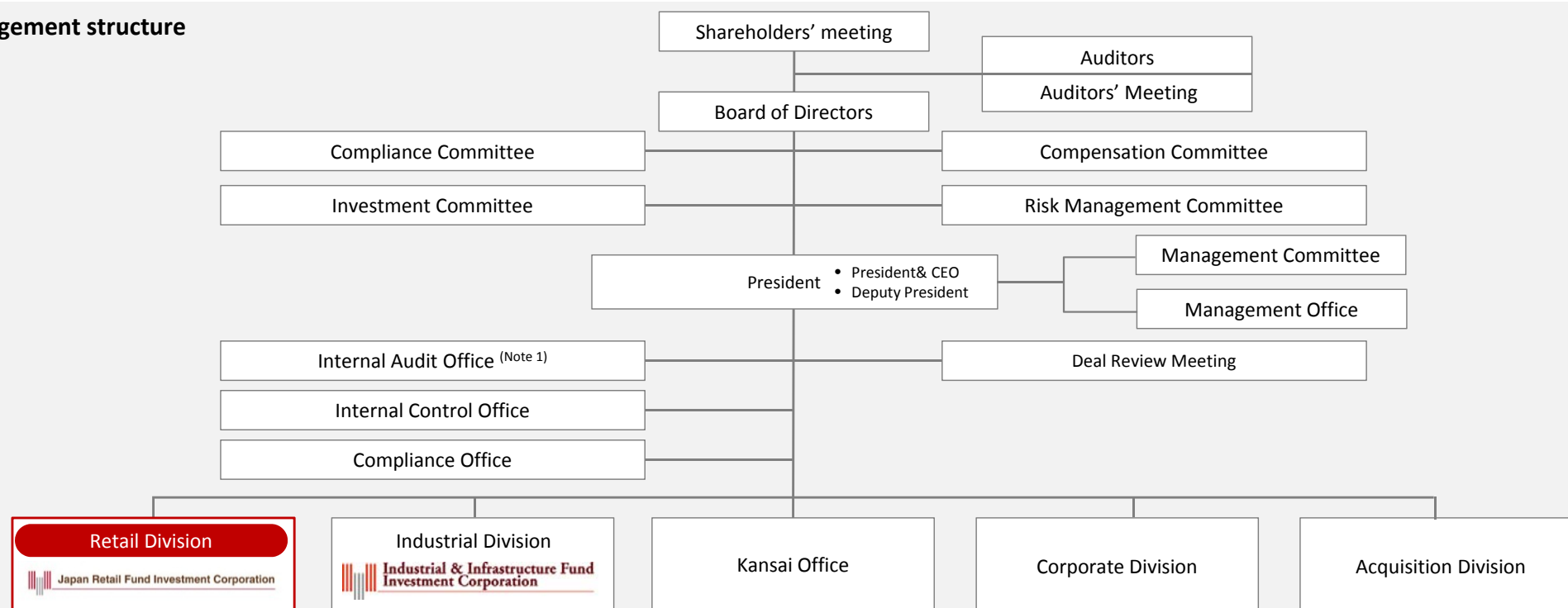
Employees

Asset Manager: 115 staff members (excluding part-time directors and employees)

Qualification holders:	Real-estate transaction specialists	36
	ARES certified master	48
	First-class architects	9
	Real estate appraisers	5
	CMA	4
	CPA	1
	Tax accountants	1
	MBA	2

(Note) As of Oct. 1, 2016

Management structure



(Note 1) The Deputy President concurrently serves as the head of the Internal Audit Office.

(Note 2) As of Oct. 1, 2016



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