

Security code **8953**

US ADR(OTC) : JNRFY

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**MC-UBS**  
G R O U P

## August 2017(**31<sup>st</sup>**) **Appendix**

The 31st Fiscal Period Results  
(March 1, 2017 – August 31, 2017)

Japan Retail Fund Investment Corporation

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

# Japan Retail Fund Investment Corporation

● Features of JRF -----	P. 2	● Appraisal Value-----	P. 20
● A 15-year Track Record since Listing-----	P. 3	● Performance by Property-----	P. 24
● Features of Our Portfolio Assets-----	P. 4	● Financial Status-----	P. 30
● Portfolio Strategy-----	P. 5	● Classification of Retail Properties-----	P. 34
● Investment Target -----	P. 6	in JRF's Portfolio by Type of Contract	
● Historical Trends of Property Acquisition and -----	P. 7	● Retail Rent Comparison among World's Major Cities	P. 35
Stabilizing Profitability		● Annual Retail Sales in Major Commercial Areas-----	P. 36
● Portfolio Risk Analysis -----	P. 8	in Japan	
● Overview of New Acquisitions -----	P. 9	● Business Environment for Retail Properties-----	P. 37
- G-Bldg. Jingumae 07		● Recent Trend in JRF's Properties-----	P. 41
- Round1 Sannomiya Station		● Investor Analysis-----	P. 42
● Portfolio Map -----	P. 10	● Historical Performance of Investment Unit Price-----	P. 44
● Portfolio Data-----	P. 12	● List of Indices-----	P. 45
● Portfolio List-----	P. 16	● Management Company Structure-----	P. 46

## 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. 16, 2017)
- > 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 15years with 98 properties and 979 various type of tenants (Number of properties and tenants are calculated by including the figures for the properties we have announced to acquire as of Oct 16, 2017.)

## 3. Solid financial base and diversified lenders

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

(Note) Issuer rating by Rating and Investment Information, Inc. (R&I) as of Oct. 16, 2017.

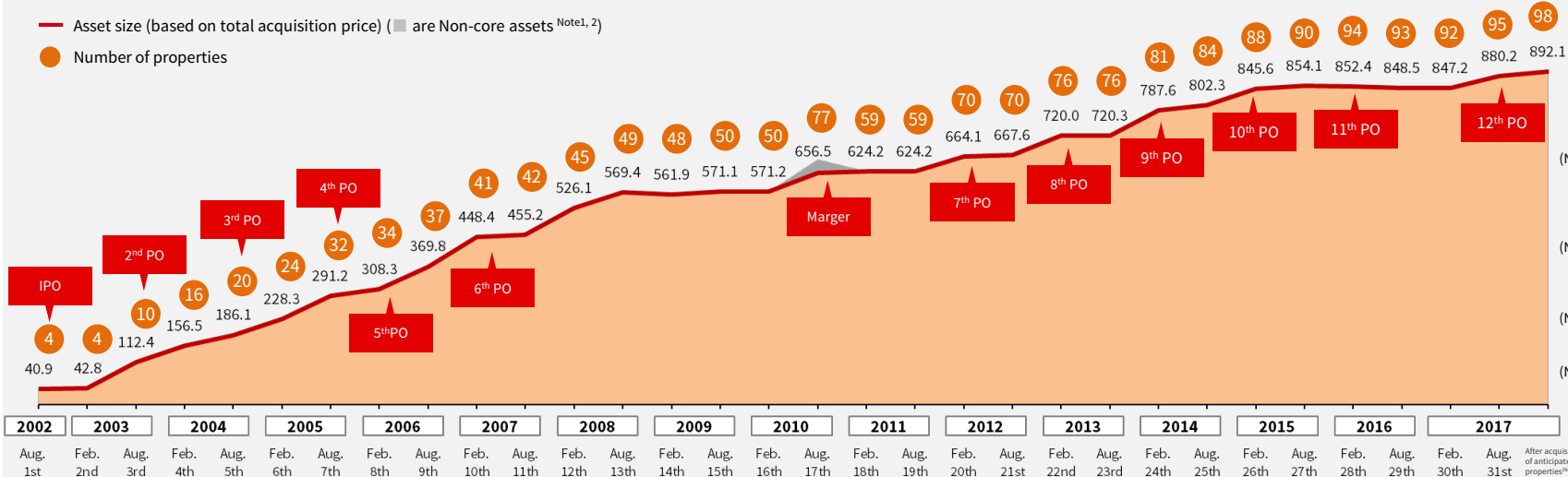
## 4. Sponsor support from Mitsubishi Corporation group and UBS Group

- > 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 15-year Track Record since Listing

## Continuous expansion of asset size since our listing

— Asset size (based on total acquisition price) (■ are Non-core assets <sup>Note 1, 2</sup>)  
 ● Number of properties



(Note 1) "Non-core assets" means office and residential properties acquired through merger with the LaSalle Japan REIT Inc. (LJR).

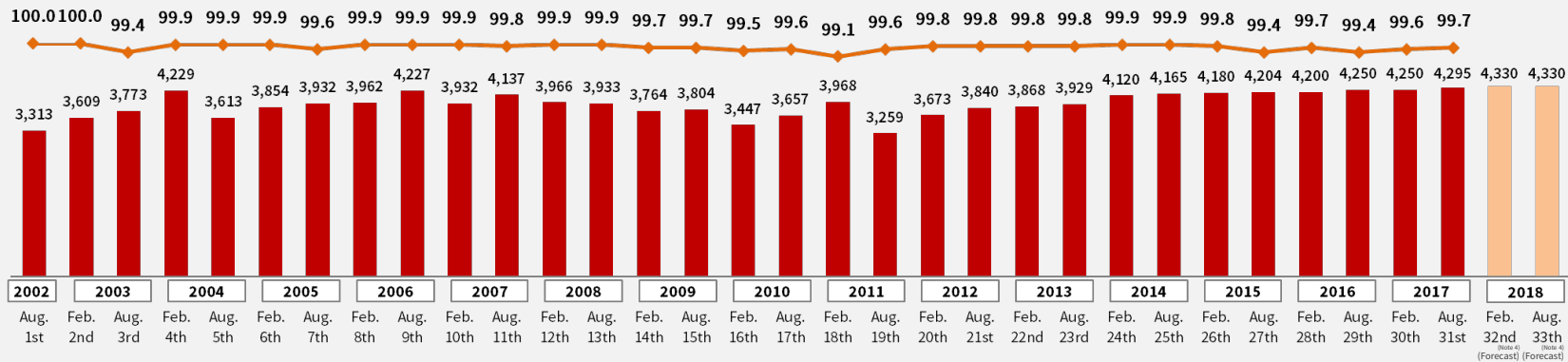
(Note 2) Non-core assets (18 properties) were all sold on September 3, 2010 for 33.2 billion JPY.

(Note 3) Asset size is truncated to the nearest 100 million JPY.

(Note 4) Number of properties and shares for "After acquisitions of anticipated properties" are calculated based on the our portfolio after the anticipated acquisitions announced on Oct. 16, 2017.

## Distributions per unit and occupancy rate

— Occupancy rate (at the end of each fiscal period) (%)  
 ■ Distributions per unit (JPY)



(Note 1) On March 1, 2010, we effected a four-to-one unit split. Distributions from the 1st fiscal period to the 16th fiscal period are divided by four.

(Note 2) Occupancy rate is rounded to the first decimal place.

(Note 3) Occupancy rate for the 17th fiscal period ended August 31, 2010, excludes non-core assets.

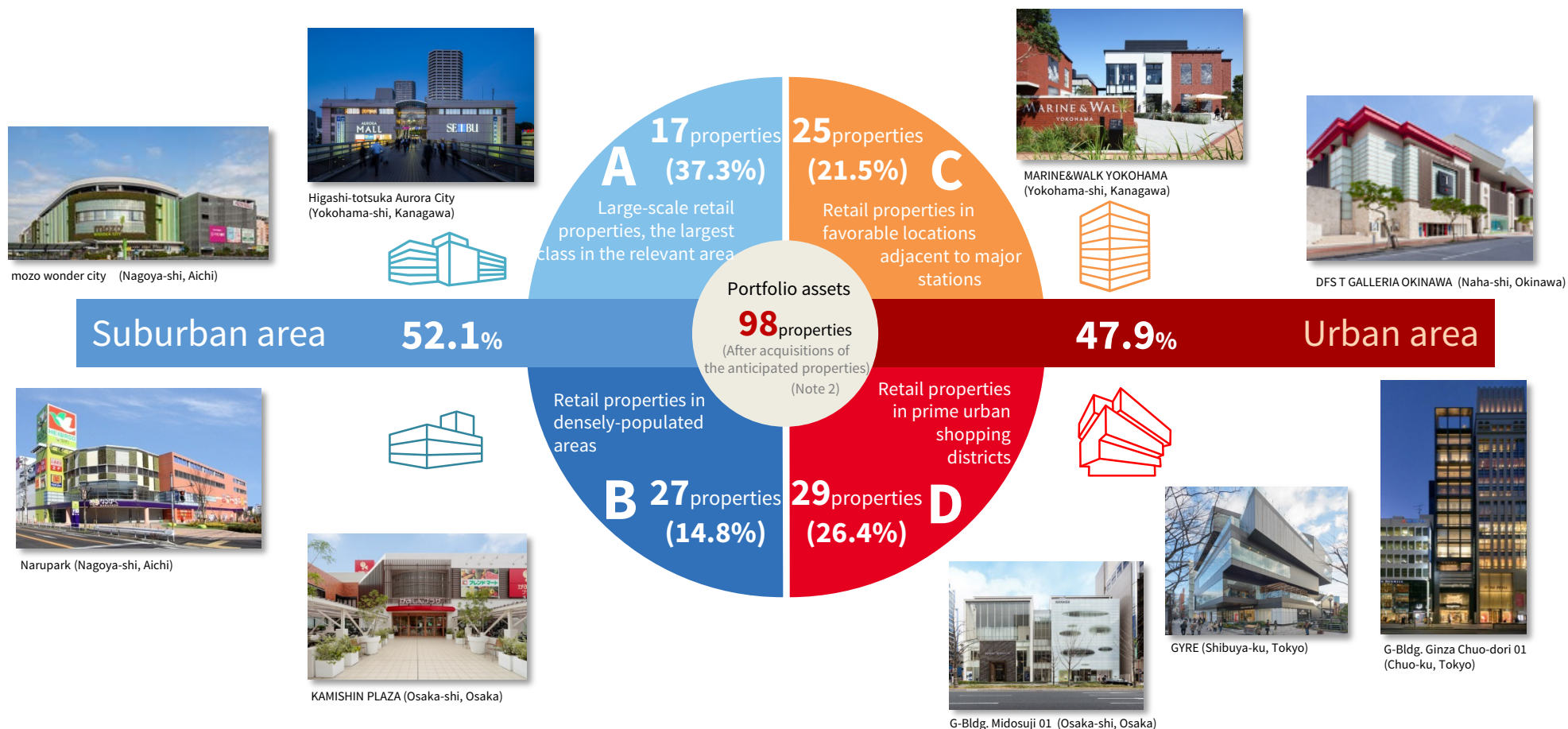
(Note 4) All per-unit figures are those before the repurchase of own investment units.



# 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

We seek to build our portfolio by scrutinizing tenants' industry and business conditions of retail properties, together with their locational advantages, stability of on-going lease contracts as well as the easiness of tenant replacement from a long-term perspective, based on our medium to long-term on the demographic shift and change in consumption trend



(Note1) Based on appraisal value.

(Note2) Number of properties and shares for "After acquisitions of the anticipated properties" are calculated based on the our portfolio after the anticipated acquisitions announced as of Oct. 16, 2017.

## Build a strong portfolio that can adapt to change in social structure and the retail environment

### ■ Portfolio strategy

Aim to further expand our portfolio, which is approx. 900 billion JPY in size and features diversification in location and tenant base, and enhance its quality to get prepared for changes in social structure as well as the retail environment

#### Background

- Gradual structural change in retail sector together with changes in demographics and social structure
- Diversification of consumer demand, and shift in consumption pattern and consumer behavior
- Shifting consumer behavior from “shopping” to “experience”

Invest selectively in properties with **“strong locational advantage”** that can provide a place where people gather and have fun

**Provide goods and services that attract people**

A concentration of attractive tenants that constitutes a “town” where people gather and have fun

**Concentration of attractive tenants**

A variety of attractive tenants are concentrated in the area that has locational advantages and can meet constantly changing consumer needs



An area serving as a cultural & information center with high traffic volume and convenience

**Locational advantages**



A densely populated commercial area that is easily accessible from distant locations and offers a predominantly large site

**Urban areas**

**“Towns”**

Retail facilities with tenants that meet the needs of the people who live in the areas in which they are located and are situated in charming towns that attract people









**Suburban areas**

**“Facilities”**

Retail facilities that are the largest in their respective areas and serve as anchors of the local community

Seek to grow our portfolio with a focus on Category A, C and D properties, under a strategy of mainly investing in assets with "locational advantage"

### Investment target

	Categories	Representative properties	Characteristics	Number of properties held		Management policy
				Feb. 28, 2013 (end of 22nd FP)	After acquisitions of the anticipated properties (Note1)	
Suburban	Large-scale retail properties, the largest class in the relevant area 	 mozo wonder city	<ul style="list-style-type: none"> <li>Large-scale shopping malls consisting of core tenants and 100-200 specialty tenants</li> <li>Attracts customers with sheer facility size, comfortable retail spaces and attractive tenant mix</li> <li>Potential move-out by core tenants has only limited impacts as compared to GMS-type <sup>(Note 2)</sup> properties, as the property consists mostly of specialty stores</li> </ul>	21 <sub>properties</sub>	17 <sub>properties</sub>	<ul style="list-style-type: none"> <li>Continued efforts to keep the "freshness" and "attractiveness" of our facilities through tenant replacements and renovations</li> <li>A combination of "offensive" efforts, through which we expect to improve the NOI of existing properties, and "defensive" efforts, which are aimed to help our facilities maintain a competitive edge and thereby prevent reductions in profitability</li> </ul>
	Retail properties in densely-populated areas 	 KAMISHIN PLAZA	<ul style="list-style-type: none"> <li>Retail properties near densely populated trade areas, where people purchase food and daily necessities</li> <li>The properties have limited exposure to changes in the surrounding environment due to their location in densely populated areas</li> </ul> <p>(*) JRF also invests selectively in the type of properties that are occupied by highly credible tenants and the expected to generate stable revenues over the long term</p>	27 <sub>properties</sub>	27 <sub>properties</sub>	
			(**) JRF will, in principle, avoid acquisition of GMS-type retail properties going forward	16 <sub>properties</sub>	11 <sub>properties</sub>	<ul style="list-style-type: none"> <li>Disposition of properties with future uncertainties</li> </ul>
Urban	Retail properties in favorable locations adjacent to major stations 	 Bic Camera Tachikawa	<ul style="list-style-type: none"> <li>Retail properties located in areas that attract many customers due to their easy access and high traffic volume</li> <li>The properties are part of charming "towns" that are formed around train stations where a variety of tenants are concentrated, thereby attracting people</li> <li>The ability to replace tenants with relative ease due to the location and availability of alternative tenants</li> </ul>	11 <sub>properties</sub>	25 <sub>properties</sub>	<ul style="list-style-type: none"> <li>Securing tenants that feature the characteristic of the retail area, keep up with the trend and attractive to customers</li> <li>Aiming for rental upsizes upon contract renewal</li> </ul>
	Retail properties in prime urban shopping districts 	 GYRE	<ul style="list-style-type: none"> <li>Retail properties located in prime commercial districts that attract a variety of people</li> <li>Areas with a high barrier to entry because of the scarcity of available land for development and expansion and, as a result, owners are able to charge higher rents than those of other categories</li> <li>The properties serve not only as retail shops but also as advertising platforms that are less affected by changes in retail sales</li> </ul>	17 <sub>properties</sub>	29 <sub>properties</sub>	

(Note 1) Number of properties for "After acquisitions of the anticipated properties" refers to the number of properties we own, or have announced to acquire, as of Oct.16, 2017.

(Note 2) "GMS type" refers to a shopping center that has a GMS as the anchor tenant in addition to other specialty store tenants. GMS stands for General Merchandise Stores, which are large-scale supermarkets that sell a wide variety of daily-needs products.

## Increase profitability and stability based on consecutive acquisition

### ■ Historical trends since IPO

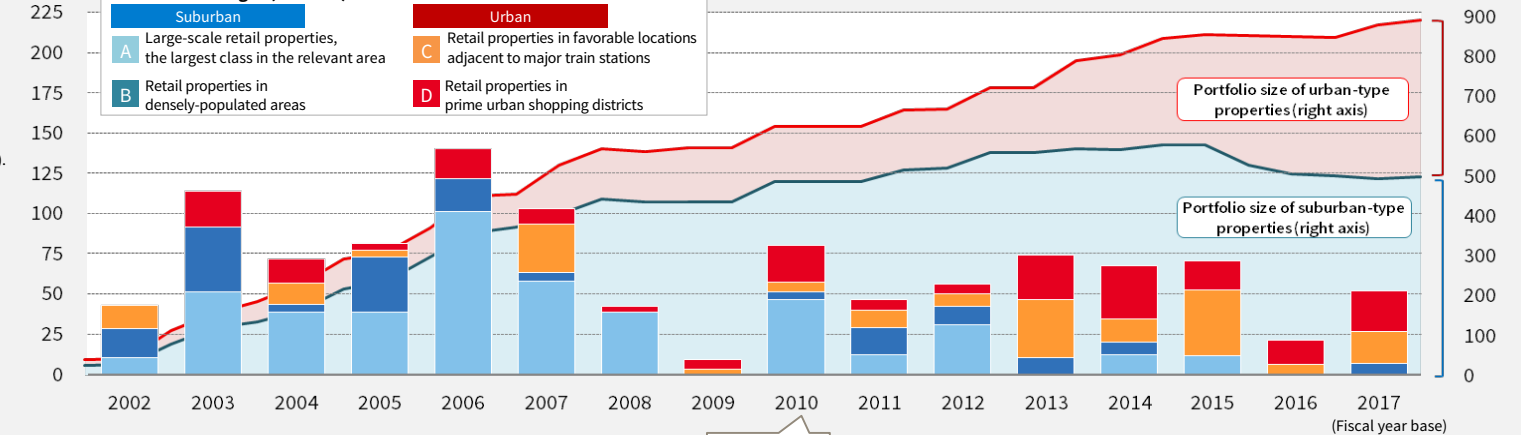
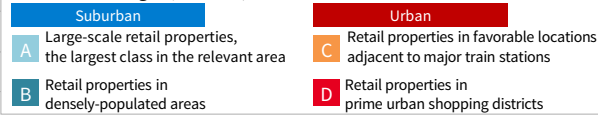
Portfolio size and  
breakdown of acquired  
assets  
by investment target

(Note) Fiscal year based on JRF's fiscal year end (March to February).  
Excludes property extension and non-core assets.

#### Acquired assets by investment target

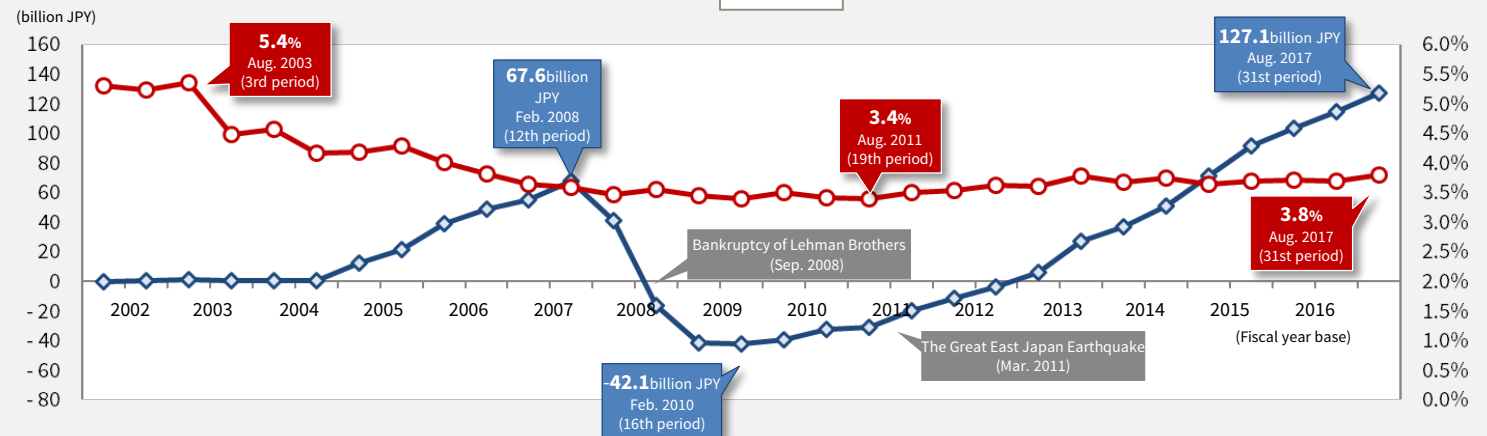
(billion JPY)

##### Investment target (left axis)



Portfolio NOI yield  
(after depreciation) (Note 1) and  
unrealized profits and  
losses (Note 2)

(Note 1) NOI after depreciation / Acquisition price  
(Note 2) Fiscal year end appraisal value – book value  
Excludes non-core assets.

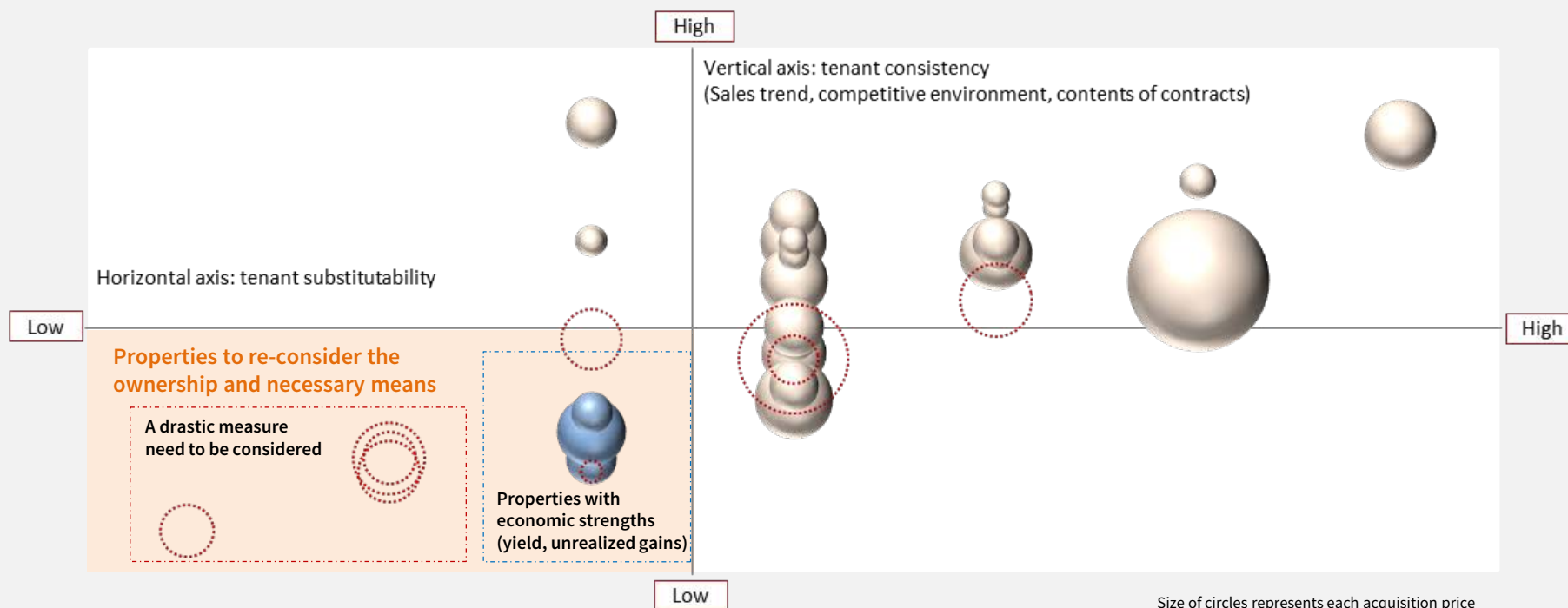




## Complete the disposition of the property that require drastic measures

### ■ Current portfolio of 39 suburban properties <sup>(Note)</sup> (Single-tenant suburban assets)

● Properties with NOI yield after depreciation <u>lower</u> than our portfolio average	➡ No such properties
● Properties with NOI yield after depreciation <u>significantly higher</u> than our portfolio average	➡ Consider asset replacement (to secure capital gains) or risk reduction by entering long-term lease agreement
○ Properties <u>disposed of</u> by a series of measures(9 properties)	



(Note) "Current portfolio of 39 suburban properties" refers to the 30 single-tenant suburban properties (excl. large shopping malls) in our current portfolio (98 properties in total, incl. the anticipated acquisitions announced as of Oct. 16, 2017), together with the 9 properties we have disposed of since Oct. 2015.

## G-Bldg. Jingumae 07



Retail properties in prime urban shopping districts

Occupancy rate **100.0%**

## Highlights

This urban retail property is located on Cat Street in the Omotesando-Harajuku-Aoyama area, one of Japan's key retail centers

## ➤ Market

- This property is located in the Omotesando-Harajuku-Aoyama area (one of Japan's leading retail areas), which attracts a range of tenants dealing in luxury as well as casual brands

## ➤ Location

- The property is well-located, being a 5-minute walk from Tokyo Metro Meiji-jingumae Station and a 9-minute walk from JR Harajuku and Tokyo Metro Omotesando stations
- The property is located on Cat Street, the main thoroughfare for the Ura-Harajuku area, which attracts many fashion and trend-conscious young people and foreign tourists
- The area has a large number of shops, including those at the cutting edge of trends, and distinctive cafes and stores selling second-hand clothing

## ➤ Facility

- The property is the site of the flagship store of Geo Holdings Corporation's 2nd STREET Reuse Shop chain, which has more than 500 outlets nationwide
- A street-front store with a large façade, making it quite a rarity on Cat Street

## Neighborhood photos



Anticipated acquisition price	1,950 million JPY		
NOI yield	3.3%		
NOI yield after depreciation	3.2%		
Appraisal value	2,080 million JPY		
Acquisition date (schedule)	Nov. 22, 2017		
Location	26-4 Jingumae 4-chome, Shibuya-ku, Tokyo		
Land area	201.23 m <sup>2</sup>	Floor area	369.94 m <sup>2</sup>
No. of tenants	1	Key tenants	2nd STREET

## Round1 Sannomiya Station



Retail properties in favorable location adjacent major stations

Occupancy rate **100.0%**

### Highlights

## An urban retail property located in front of Sannomiya Station, a major terminal station in the Kansai region

### Market

- Sannomiya Station (Kobe-Sannomiya Station) is accessible by a total of seven lines including the JR Tokaido Main Line, Hankyu Line, Hanshin Line, Kobe Rapid Transit Railway Tozai Line and Kobe City Subway Seishin-Yamate Line. It is a major terminal station in the Kansai region that 693,000 passengers pass through each day
- Both the residential and daytime populations have a high volume, and it can be anticipated that both shoppers and tourists will visit this area
- As there are plans for multiple re-developments around the station, further growth can be expected going forward

### Location

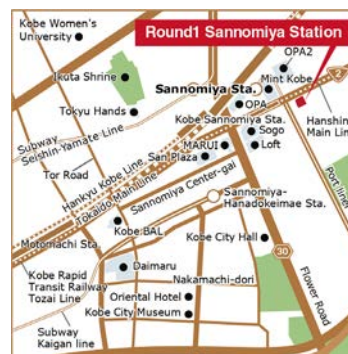
- Very conveniently located at approximately 3-minute walking distance from Sannomiya Station (Kobe-Sannomiya Sta.).
- As there are many commercial facilities around the station such as OPA, Mint Kobe, Sogo, Marui and San Plaza, the area is anticipated to have high customer drawing power

### Facility

- Round1, a complex amusement facility focusing on bowling that also offers amusement, karaoke, billiards and darts, has entered as a flagship Kansai area establishment
- With excellent sales standards, a long-term, fixed-term building lease contract has been concluded



Neighborhood photos

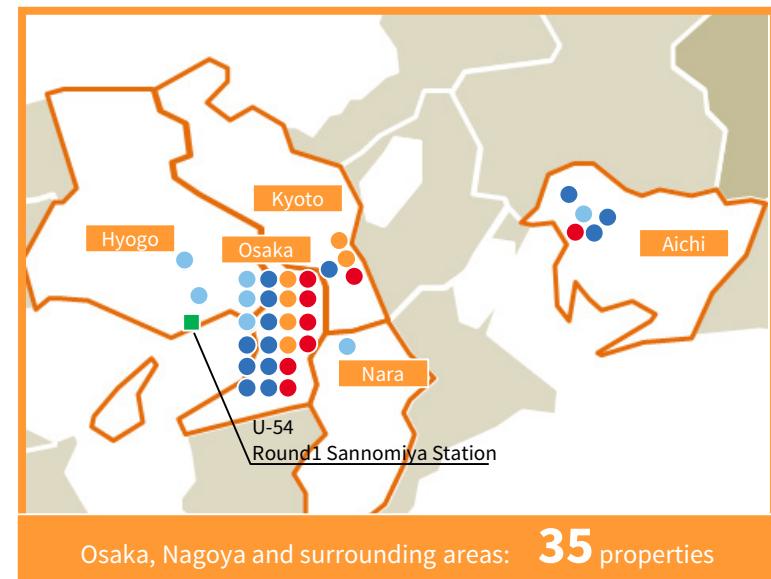
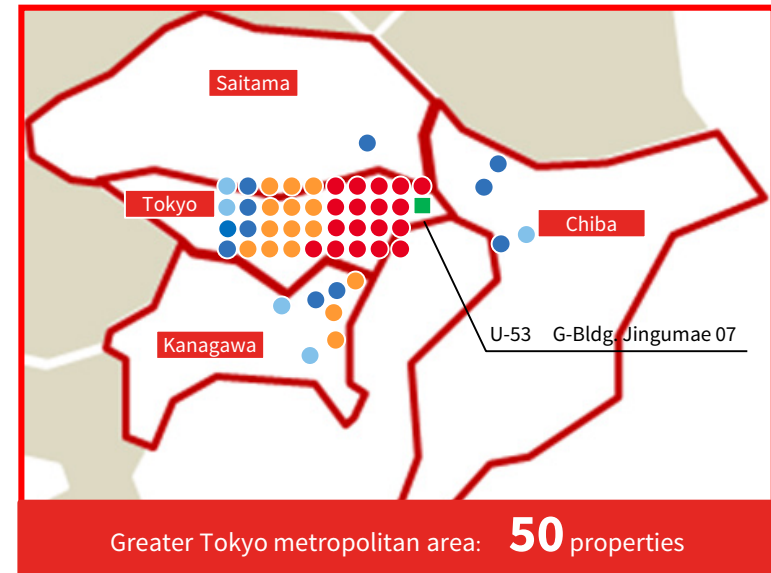
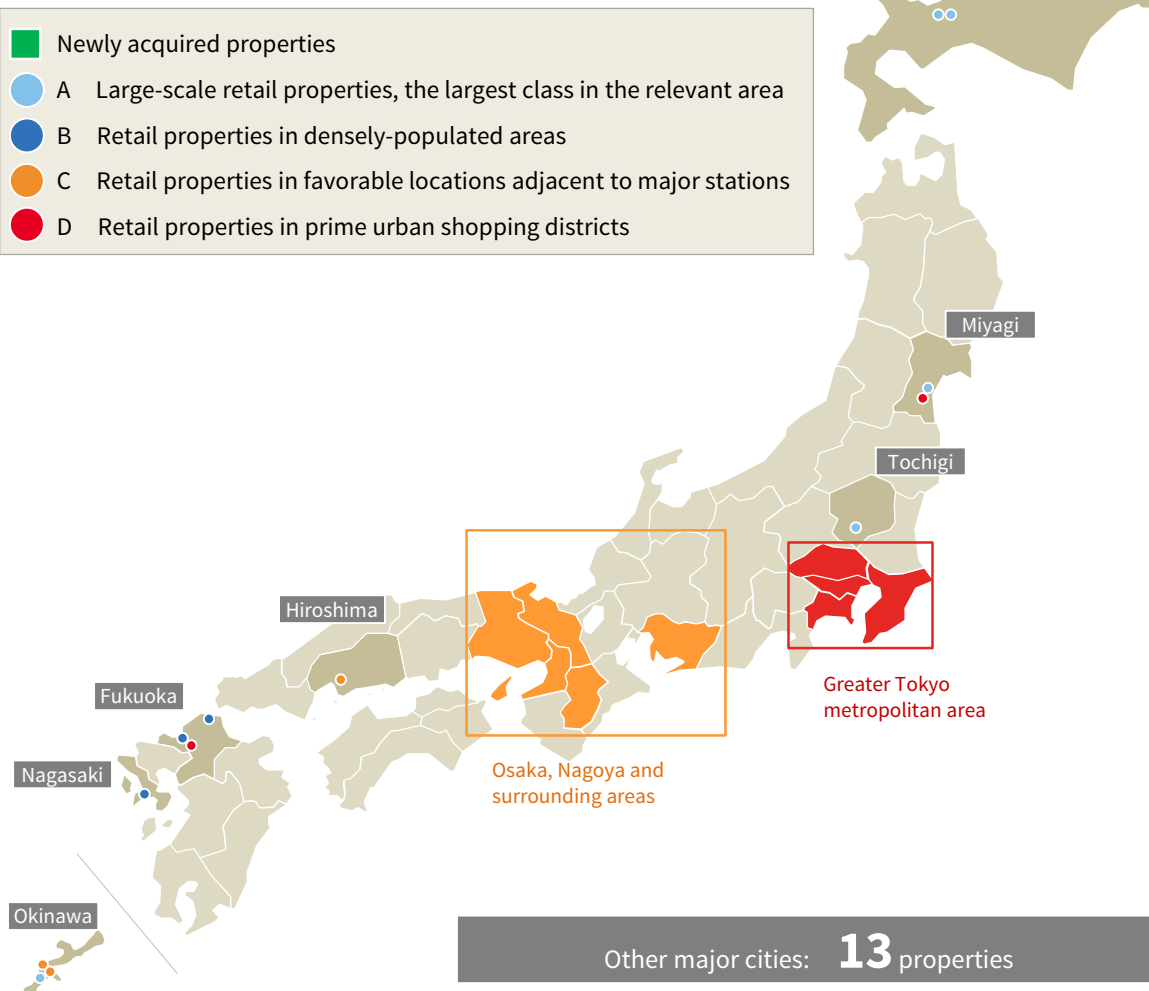


Anticipated acquisition price	NOI yield		NOI yield after depreciation
3,200 million JPY	4.1%		3.7%

Appraisal value	3,300 million JPY		
Acquisition date (schedule)	Nov. 30, 2017		
Location	1-17 Onoe-dori 6-chome, Chuo-ku, Kobe-shi, Hyogo		
Land area	1,191.63 m <sup>2</sup>	Floor area	10,054.52 m <sup>2</sup>
No. of tenants	1	Key tenants	Round1

## Portfolio Map (based on 98 properties after acquisitions of the anticipated properties)

JRF owns retail properties located throughout Japan to geographically diversify its portfolio



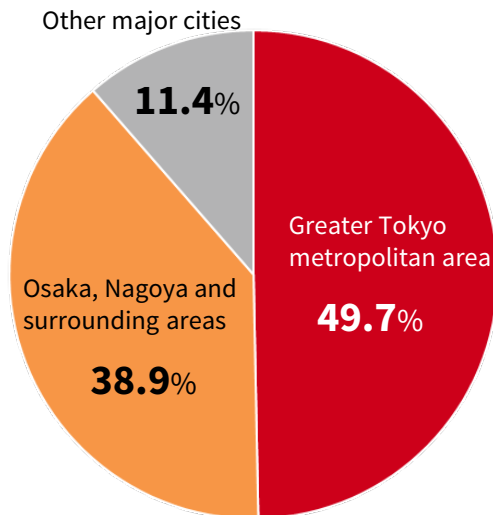
(Note) Percentages for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.



## Diversified portfolio

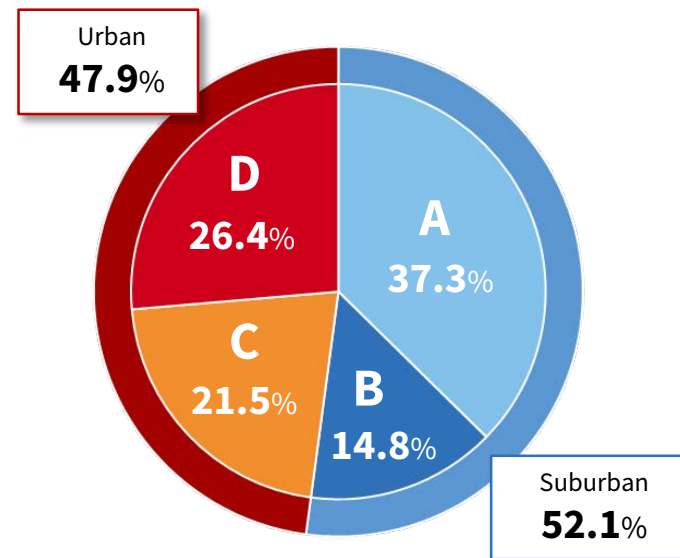
### By region

(based on appraisal value) (Note 2)



### By asset type

(based on appraisal value) (Note 2)



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 1) Percentages for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

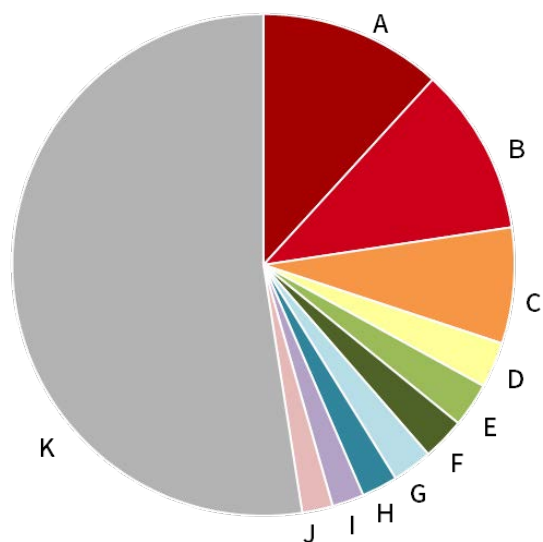
(Note 2) Calculated based on appraisal value as of the end of Aug. 2017 for the properties we own as of the end of Aug. 2017 period and appraisal value as of the acquisition date for the properties we acquired after Sep. 1, 2017.

# Portfolio Data (2) (based on 98 properties after acquisitions of the anticipated properties)

## Diversified portfolio

### By tenant

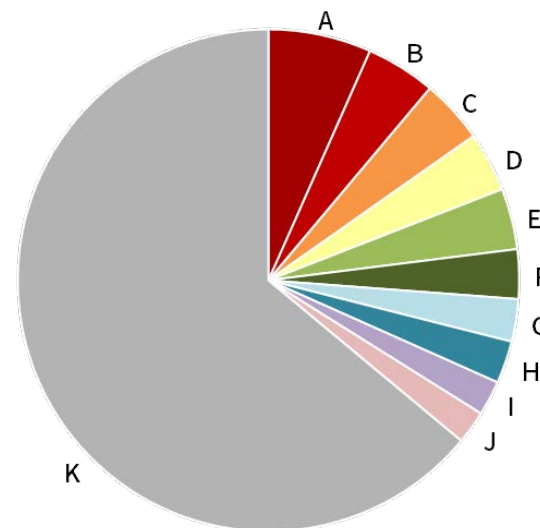
(based on annual rent) (Note 2)



A	AEON MALL	11.8 %
B	AEON Retail	10.8 %
C	Ito-Yokado	7.5 %
D	UNIQLO	3.0 %
E	Yamada Denki	2.9 %
F	Round1	2.7 %
G	Kintetsu Dept.	2.6 %
H	Yodobashi Camera	2.3 %
I	Bic Camera	2.1 %
J	SOGO, SEIBU	2.0 %
K	Others	52.5 %

### By property size

(based on appraisal value) (Note 3)



A	mozo wonder city	6.6 %
B	Higashi-Totsuka Aurora City	4.5 %
C	Nara Family	4.1 %
D	G-Bldg. Shinsaibashi 03	3.9 %
E	KAWASAKI Le FRONT	3.8 %
F	AEON MALL Musashi Murayama	3.2 %
G	GYRE	2.7 %
H	AEON MALL Tsurumi Ryokuchi	2.7 %
I	G-Bldg. Omotesando 02	2.2 %
J	Bic Camera Tachikawa	2.1 %
K	Others	64.0 %

(Note 1) Percentages for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

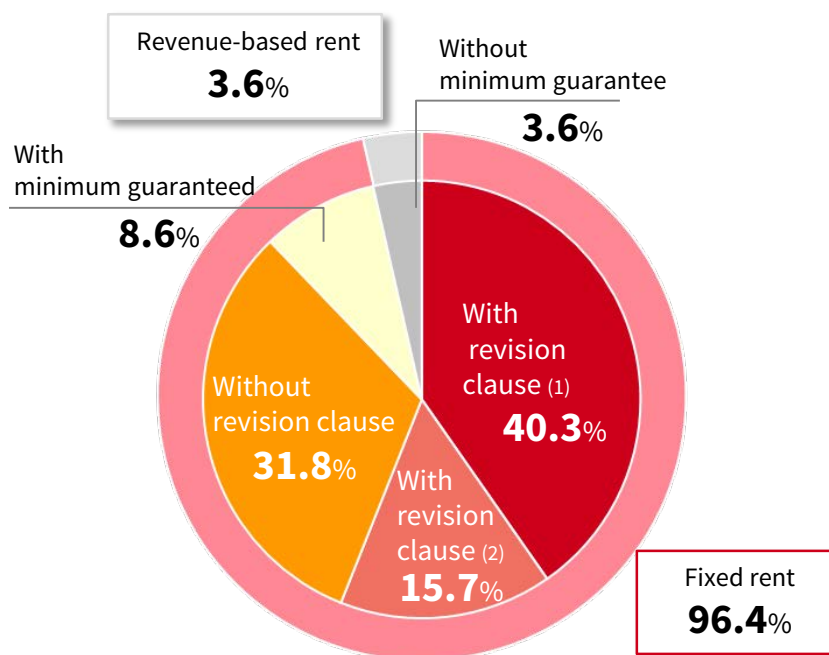
(Note 2) Calculated based on effective lease contracts as of end of Aug. 2017 for the properties owned as of the end of Aug. 2017 and acquisition date for the properties newly acquired after Sep. 1, 2017.

(Note 3) Calculated based on appraisal value as of the end of Aug. 2017 for the properties owned as of the end of Aug. 2017 and appraisal value as of the acquisition date for the properties newly acquired after Sep. 1, 2017.

## Stable portfolio based on fixed rents

### Rent structure

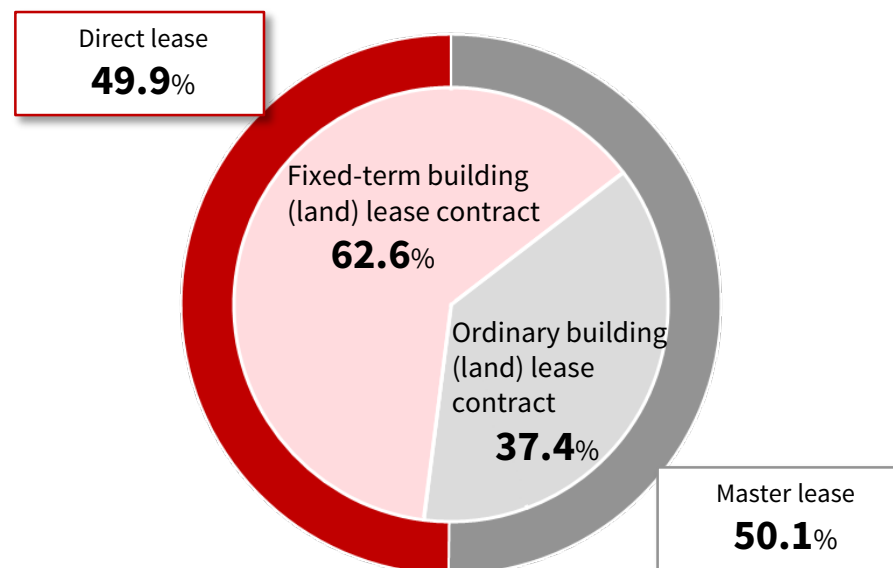
(based on annual rent) (Note 2)



Revision clause (1)	e.g.) Contracts that can be revised at certain period of time (such as in every 3 years) after the beginning of the initial contract.
Revision clause (2)	e.g.) Contracts that can be revised based on the economic conditions (CPI, taxes and public dues, etc.) after negotiation

### Lease type / lease contract type

(based on annual rent) (Note 2)



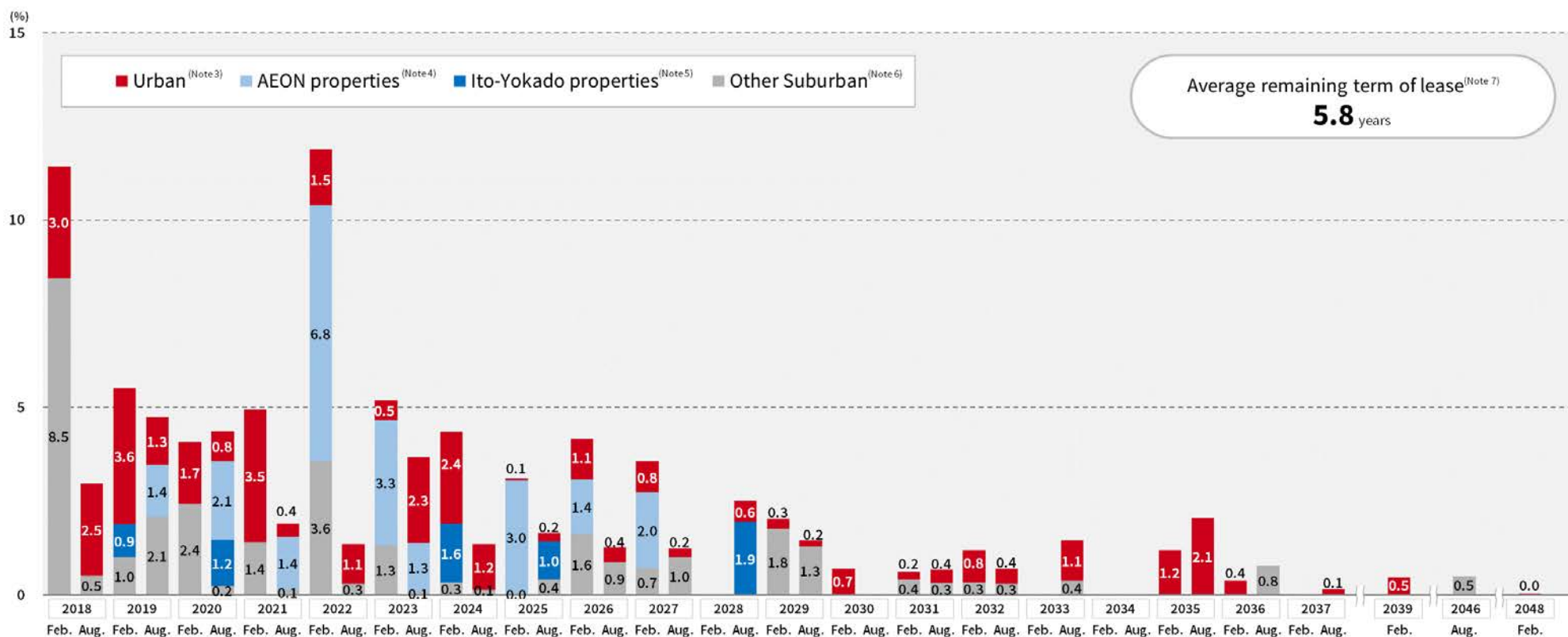
(Note 1) Percentages for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) Calculated based on effective lease contracts as of end of Aug. 2017 for the properties owned as of the end of Aug. 2017 and acquisition date for the properties newly acquired after Sep. 1, 2017.

## Long-term lease contract and diversified maturity date

### Distribution of lease contract expiry

(based on annual rent) (Note 2)



(Note 1) Percentages for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) Calculated based on effective lease contracts as of end of Aug. 2017 for the properties owned as of the end of Aug. 2017 and acquisition date for the properties newly acquired after Sep. 1, 2017.

(Note 3) "Urban" is calculated based on the rents of 54 urban retail properties.

(Note 4) "AEON properties" refer to those properties for which AEON Retail, AEON MALL, AEON Kyushu and AEON Ryukyu are master lease tenants.

(Note 5) "Ito - Yokado properties" refer to those properties for which Ito - Yokado Co., Ltd. is a master lease tenant.

(Note 6) "Other Suburban" is based on the rents of 44 suburban retail properties excluding "AEON properties" and "Ito - Yokado properties" properties.

(Note 7) Weighted-average based on annual rent.



# Portfolio List (1) (based on 98 properties after acquisitions of the anticipated properties)

Property number	Property name	Investment target (Note 2)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m <sup>2</sup> ) (Note 3)		Occupancy rate (Note 3)	Number of tenants (Note 3)	Key tenant(s) (Note 3)	Age (Note 3) (years)	PML (Note 4) (%)	
						Percentage		Percentage						
Tokyo and GreaterTokyo Metropolitan Area														
Urban Retail Properties														
U-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	15.5	13.5	
U-3	G-Bldg. Daikanyama 01	D	Shibuya-ku, Tokyo	Dec-2003	1,235	0.1%	599.79	0.0%	100.0%	1	Family Mart	26.5	4.7	
U-4	GYRE (Note 5)	D	Shibuya-ku, Tokyo	Mar-2004	22,712	2.5%	4,815.02	0.2%	100.0%	23	CHANEL, Omotesando Ukai-tei	9.9	4.1	
U-5	Bic Camera Tachikawa	C	Tachikawa-shi, Tokyo	Sep-2004	11,920	1.3%	20,983.43	0.8%	100.0%	2	Bic Camera	47.1	9.3	
U-6	G-Bldg. Kita Aoyama 01	C	Minato-ku, Tokyo	Feb-2005	989	0.1%	492.69	0.0%	100.0%	3	AnZie, Best Bridal	12.6	11.4	
U-7	G-Bldg. Jiyugaoka 01	D	Meguro-ku, Tokyo	Mar-2005	3,093	0.3%	2,274.60	0.1%	100.0%	3	BAYCREW'S, KOE	7.9	3.8、 6.8	
U-8	Cheers Ginza	C	Chuo-ku, Tokyo	Aug-2005	4,200	0.5%	1,686.58	0.1%	100.0%	10	Syoutaien, MATSUJIN	12.5	5.7	
U-10	G-Bldg. Jingumae 06	C	Shibuya-ku, Tokyo	Dec-2007	2,360	0.3%	670.43	0.0%	100.0%	4	Family Mart	9.8	8.0	
U-11	G-Bldg. Jingumae 01	D	Shibuya-ku, Tokyo	May-2008	3,400	0.4%	555.75	0.0%	100.0%	2	BAPE STORE	9.9	13.2	
U-12	G-Bldg. Jingumae 02	D	Shibuya-ku, Tokyo	May-2008	2,233	0.3%	426.29	0.0%	100.0%	3	ANASTASIA	9.4	11.2	
U-13	G-Bldg. Minami Aoyama 01	D	Minato-ku, Tokyo	Mar-2009	10,085	1.1%	1,592.90	0.1%	100.0%	4	HERNO	6.3	11.3、 8.3	
U-14	La Porte Aoyama	D	Shibuya-ku, Tokyo	Mar-2010	9,400	1.1%	4,158.53	0.2%	96.9%	23	BENOIT	12.8	2.8	
U-15	G-Bldg. Shinjuku 01	D	Shinjyuku-ku, Tokyo	Mar-2010	6,600	0.7%	1,093.67	0.0%	100.0%	1	ZARA	9.0	9.9	
U-16	G-Bldg. Jingumae 03	C	Shibuya-ku, Tokyo	Mar-2010	5,520	0.6%	1,676.87	0.1%	100.0%	8	HOT TOYS JAPAN, RIZAP	8.2	10.7	
U-17	G-Bldg. Minami Ikebukuro 01	D	Toshima-ku, Tokyo	Mar-2010	5,800	0.7%	5,066.09	0.2%	100.0%	8	adidas, SMBC Trust Bank	42.9	5.3	
U-19	Urban Terrace Jingumae	C	Shibuya-ku, Tokyo	Sep-2011	2,797	0.3%	1,719.19	0.1%	100.0%	2	OMOTESANDO TERRACE	9.5	7.4	
U-22	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	G-Bldg. Omotesando 01	D	Shibuya-ku, Tokyo	Oct-2012	5,850	0.7%	1,508.03	0.1%	100.0%	1	KIDDY LAND	5.4	4.4	
U-24	Round1 Yokohama Station West	C	Yokohama-shi, Kanagawa	Oct-2012	3,930	0.4%	6,560.09	0.3%	100.0%	1	Round1	15.4	8.4	
U-25	G-Bldg. Sangenjaya 01	C	Setagaya-ku, Tokyo	Oct-2012	3,725	0.4%	3,471.52	0.1%	100.0%	3	TIPNESS	11.8	5.1	
U-26	G-Bldg. Ginza 01	D	Chuo-ku, Tokyo	Oct-2013	5,500	0.6%	1,610.54	0.1%	100.0%	8	Brioni	36.8	5.4	
U-29	KAWASAKI Le FRONT	C	Kawasaki-shi, Kanagawa	Oct-2013	30,000	3.4%	56,150.25	2.2%	98.1%	66	Yodobashi Camera, Marui	29.5	4.9	
U-31	G-Bldg. Shibuya 01	D	Shibuya-ku, Tokyo	Mar-2014	3,230	0.4%	1,582.08	0.1%	100.0%	1	BAYCREW'S	4.3	4.4	
U-32	G-Bldg. Omotesando 02	D	Shibuya-ku, Tokyo	Apr-2014	17,705	2.0%	5,555.65	0.2%	100.0%	6	—(Note 6)	11.8	7.3、 6.9、 8.1	
U-33	G-Bldg. Kichijoji 01	D	Musashino-shi, Tokyo	Apr-2014	3,460	0.4%	1,718.21	0.1%	100.0%	1	ZARA (Open in Nov.)	22.5	9.0	
U-35	CUTE CUBE Harajuku	D	Shibuya-ku, Tokyo	Oct-2014	8,520	1.0%	1,428.54	0.1%	100.0%	11	SPINNS	4.0	6.1	
U-38	G-Bldg. Ueno 01	C	Taito-ku, Tokyo	Jul-2015	3,320	0.4%	1,471.80	0.1%	100.0%	1	Adores	11.2	9.0	
U-39	G-Bldg.Takadanobaba 01	C	Shinjyuku-ku, Tokyo	Sep-2015	5,945	0.7%	3,569.20	0.1%	100.0%	15	Seijo Ishii, Saizeriya	4.7	5.5	
U-40	G-Bldg. Akihabara 01	C	Chiyoda-ku, Tokyo	Sep-2015	4,980	0.6%	2,701.99	0.1%	100.0%	1	SEGA	42.0	9.8	
U-41	G-Bldg. Akihabara 02	C	Chiyoda-ku, Tokyo	Sep-2015	2,500	0.3%	1,053.55	0.0%	100.0%	1	Karaoke Kan	11.9	3.9	
U-46	G-Bldg. Kichijoji 02	C	Musashino-shi, Tokyo	Feb-2016	15,300	1.7%	8,838.79	0.3%	100.0%	1	Yamada Denki	2.9	2.7	
U-47	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	3.3	2.3	
U-50	MARINE & WALK YOKOHAMA	C	Yokohama-shi, Kanagawa	Mar-2017	11,300	1.3%	8,347.68	0.3%	97.5%	23	BAYSIDE GEIHKAN VERANDA minatomirai	1.5	12.4	
U-53	G-Bldg. Jingumae 07	NEW	D	Shibuya-ku, Tokyo	Oct-2017	1,950	0.2%	373.12	0.0%	100.0%	1	2nd STREET	6.1	1.5

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) 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 to major stations D: Retail properties in prime urban shopping districts.

(Note 3) The information is as of the end of Aug. 2017 except for "G-Bldg. Jingumae 07" which is as of Nov. 22, 2017.

(Note 4) 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 5) 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 6) Not disclosed because consent from tenants has not been obtained.

# Portfolio List (2) (based on 98 properties after acquisitions of the anticipated properties)

Property number	Property name	Investment target (Note 2)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m <sup>2</sup> ) (Note 3)		Occupancy rate (Note 3)	Number of tenants (Note 3)	Key tenant(s) (Note 3)	Age (Note 3) (years)	PML (Note 4) (%)
Tokyo and Greater Tokyo Metropolitan Area						Percentage		Percentage					
Suburban Retail Properties													
S-1	Ito-Yokado Kawasaki	B	Kawasaki-shi, Kanagawa	Mar-2002	15,329	1.7%	65,313.47	2.5%	100.0%	5	Ito-Yokado, SPORTS DEPO	17.1	9.2, 11.3, 1.4
S-3	Abiko Shopping Plaza	B	Abiko-shi, Chiba	Mar-2003	10,322	1.2%	43,495.98	1.7%	99.9%	55	Ito-Yokado	22.8	8.8, 13.8
S-6	Ito-Yokado Yabashira	B	Matsudo-shi, Chiba	Jun-2003	1,616	0.2%	21,308.78	0.8%	100.0%	1	Ito-Yokado	34.9	6.1, 4.9
S-8	Ito-Yokado Nishikicho	B	Warabi-shi, Saitama	Nov-2003	13,212	1.5%	73,438.52	2.8%	100.0%	1	Ito-Yokado	13.8	8.3
S-11	Ito-Yokado Tsunashima	B	Yokohama-shi, Kanagawa	Jun-2004	5,000	0.6%	16,549.50	0.6%	100.0%	1	Ito-Yokado	35.5	12.3
S-12	AEON Itabashi SC	A	Itabashi-ku, Tokyo	Dec-2004	12,411	1.4%	72,748.34	2.8%	100.0%	1	AEON	17.3	6.1
S-13	AEON MALL Yamato	A	Yamato-shi, Kanagawa	Feb-2005	16,823	1.9%	85,226.68	3.3%	100.0%	1	AEON	15.8	8.0
S-15	SEIYU Hibarigaoka	B	Nishi Tokyo-shi, Tokyo	Mar-2005	6,100	0.7%	19,070.88	0.7%	100.0%	1	Seiyu	38.9	10.4
S-20	Higashi-Totsuka Aurora City	A	Yokohama-shi, Kanagawa	Mar-2006	50,500	5.7%	109,365.50	4.2%	100.0%	4	Seibu, AEON	18.0	3.7
S-23	Ito-Yokado Yotsukaido	A	Yotsukaido-shi, Chiba	Aug-2007	13,744	1.5%	59,762.30	2.3%	100.0%	2	Ito-Yokado	12.5	5.9, 7.9
S-27	AEON MALL Musashi Murayama	A	Musashimurayama-shi, Tokyo	Mar-2010	30,600	3.4%	137,466.97	5.3%	100.0%	1	AEON	10.9	5.7
S-32	Makuhari Plaza	B	Chiba-shi, Chiba	Sep-2011	5,700	0.6%	24,505.37	0.9%	100.0%	5	Yamada Denki	19.1	10.8, 10.8
S-34	Round1 Machida	B	Machida-shi, Tokyo	Sep-2011	2,450	0.3%	6,801.89	0.3%	100.0%	1	Round1	13.1	6.6
S-35	Round1 Stadium Itabashi	B	Itabashi-ku, Tokyo	Sep-2011	2,400	0.3%	14,828.74	0.6%	100.0%	1	Round1	11.4	4.8
S-42	Summit Store Nakano Minamidai	B	Nakano-ku, Tokyo	Oct-2013	3,100	0.3%	3,536.50	0.1%	100.0%	1	Summit Store	8.5	3.7
S-43	Colline Bajikouen	B	Setagaya-ku, Tokyo	Oct-2013	3,100	0.3%	5,368.02	0.2%	100.0%	10	TSUTAYA	25.4	14.3, 3.8
Tokyo and Greater Tokyo Metropolitan Area: Sub-total /Average		50 properties			432,140	48.4%	918,114.57	35.3%	99.8%	343			
	Urban type	34 properties			239,732	26.9%	159,327.13	6.1%	99.1%	252			
	Suburban type	16 properties			192,408	21.6%	758,787.44	29.2%	100.0%	91			

## Osaka, Nagoya and Surrounding Areas

<b>Urban Retail Properties</b>													
U-1	8953 Osaka Shinsaibashi Building	C	Osaka-shi, Osaka	Mar-2002	14,300	1.6%	13,666.96	0.5%	100.0%	1	Tokyu Hands	18.6	6.2
U-9	Kawaramachi OPA	D	Kyoto-shi, Kyoto	Sep-2006	18,500	2.1%	18,848.20	0.7%	100.0%	1	OPA	18.8	2.8
U-18	G-Bldg. Shinsaibashi 01	D	Osaka-shi, Osaka	Apr-2010	1,582	0.2%	886.46	0.0%	100.0%	2	Laox	22.8	12.8
U-20	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 5)	-	-
U-21	G-Bldg. Shinsaibashi 02	D	Osaka-shi, Osaka	Sep-2011	4,380	0.5%	948.72	0.0%	100.0%	1	Daikoku drug	7.8	7.3
U-28	Round1 Kyoto Kawaramachi	C	Kyoto-shi, Kyoto	Oct-2013	2,800	0.3%	8,821.66	0.3%	100.0%	1	Round1	16.5	4.2
U-30	G-Bldg. Shinsaibashi 03	D	Osaka-shi, Osaka	Oct-2013	30,500	3.4%	5,319.29	0.2%	100.0%	4	UNIQLO, Tsuruha Drug	8.1	5.5, 7.9
U-36	G-Bldg. Nagoya Sakae 01	D	Nagoya-shi, Aichi	Dec-2014	1,900	0.2%	927.09	0.0%	100.0%	2	UNDER ARMOUR	3.0	5.5
U-37	EDION Kyobashi (Land with leasehold interest)	C	Osaka-shi, Osaka	Mar-2015	5,640	0.6%	4,307.16	0.2%	100.0%	1	EDION	-	-
U-42	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	13.8	3.9
U-43	G-Bldg. Umeda 01	D	Osaka-shi, Osaka	Oct-2015	9,483	1.1%	3,529.51	0.1%	100.0%	12	Cafe La Bohème, LOFTMAN	11.5	6.5, 3.2, 3.2
U-44	G-Bldg. Shinsaibashi 04	D	Osaka-shi, Osaka	Oct-2015	3,170	0.4%	1,610.63	0.1%	73.3%	4	Sun drug, Gusto	12.2	7.4, 5.4
U-48	G-Bldg. Kyoto Kawaramachi 01	C	Kyoto-shi, Kyoto	Mar-2016	2,180	0.2%	2,382.82	0.1%	100.0%	4	The Millennials	7.0	4.2

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) 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 to major stations D: Retail properties in prime urban shopping districts.

(Note 3) The information is as of the end of Aug. 2017 except for "G-Bldg. Shinsaibashi 03 (Bldg. B)" which is as of Dec. 29, 2017.

(Note 4) 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 5) Key tenant of "Round1 Stadium Sennichimae (Land with leasehold interest)" is the lessees of the building on the land.

# Portfolio List (3) (based on 98 properties after acquisitions of the anticipated properties)

Property number	Property name	Investment target (Note 2)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m <sup>2</sup> ) (Note 3)		Occupancy rate (Note 3)	Number of tenants (Note 3)	Key tenant(s) (Note 3)	Age (Note 3) (years)	PML (Note 4) (%)	
Osaka, Nagoya and Surrounding Areas					Percentage		Percentage							
Urban Retail Properties														
U-51	G-Bldg. Midosuji 01	D	Osaka-shi, Osaka	Mar-2017	9,975	1.1%	2,446.00	0.1%	100.0%	2	HERMÈS ,HARRY WINSTON	10.5	0.6	
U-54	Round1 Sannomiya Station	NEW	C	Kobe-shi, Hyogo	Oct-2017	3,200	0.4%	10,054.52	0.4%	100.0%	1	Round1	16.3	2.8
Suburban Retail Properties														
S-4	Narupark	B	Nagoya-shi, Aichi	Mar-2003	8,540	1.0%	15,227.61	0.6%	99.5%	46	Heiwado, Joshin	20.1	8.1	
S-5	Nara Family	A	Nara-shi, Nara	Mar-2003	34,875	3.9%	82,926.71	3.2%	99.1%	113	Kintetsu Dept. Store, AEON	24.8	5.8	
S-16	AEON Takatsuki	A	Takatsuki-shi, Osaka	Mar-2005	11,700	1.3%	77,267.23	3.0%	100.0%	1	AEON	23.5	3.7	
S-17	AEON Yagoto	B	Nagoya-shi, Aichi	Jun-2005	3,698	0.4%	63,702.48	2.5%	100.0%	1	AEON	24.0	4.7	
S-19	Kyoto Family	B	Kyoto-shi, Kyoto	Dec-2005	5,340	0.6%	19,628.00	0.8%	100.0%	64	AEON, EDION	34.8	3.8	
S-21	AEON MALL Tsurumi Ryokuchi	A	Osaka-shi, Osaka	Nov-2006	29,902	3.4%	138,538.63	5.3%	100.0%	1	AEON	10.8	7.0	
S-22	AEON MALL Itami	A	Itami-shi, Hyogo	Dec-2006	21,488	2.4%	157,904.26	6.1%	100.0%	1	AEON	14.7	5.2	
S-26	Ario Otori	A	Sakai-shi, Osaka	May-2008	19,040	2.1%	95,135.36	3.7%	100.0%	1	Ito-Yokado	9.4	5.9	
S-28	AEON MALL Kobe Kita	A	Kobe-shi, Hyogo	Mar-2010	10,920	1.2%	128,050.62	4.9%	100.0%	1	AEON	10.8	5.0	
S-29	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	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	Life Taiheiji (Land with leasehold interest)	B	Higashi Osaka-shi, Osaka	Mar-2010	1,282	0.1%	3,898.01	0.2%	100.0%	1	Life	-	-	
S-36	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	mozo wonder city	A	Nagoya-shi, Aichi	Oct-2011	55,480	6.2%	86,695.91	3.3%	100.0%	214	AEON, FRAXUS	8.4	8.1、5.8、13.4	
S-38	Round1 Stadium Sakai Chuo Kanjyo	B	Sakai-shi, Osaka	Oct-2012	1,750	0.2%	17,521.46	0.7%	100.0%	1	Round1	12.7	4.8	
S-39	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	8.5	5.1、6.5	
S-41	KAMISHIN PLAZA	B	Osaka-shi, Osaka	Oct-2013	3,900	0.4%	11,955.96	0.5%	97.7%	36	HeiwadoFriendmart, The Bank of Toko-Mitsubishi UFJ	36.6	3.7	
S-44	Round1 Stadium Takatsuki	B	Takatsuki-shi, Osaka	Apr-2014	2,080	0.2%	19,767.64	0.8%	100.0%	1	Round1	12.8	6.6	
S-45	m-city Toyonaka	B	Toyonaka-shi, Osaka	Oct-2014	5,570	0.6%	33,301.93	1.3%	100.0%	1	EDION	11.4	8.9	
S-46	Valor Kachigawa (Land with leasehold interest)(Note 5)	B	Kasugai-shi, Aichi	Oct-2017	6,350	0.7%	20,509.10	0.8%	100.0%	1	Valor	-	-	
Osaka, Nagoya Areas: Sub-total /Average		35 properties			353,845	39.7%	1,127,245.39	43.4%	99.9%	551				
Urban type		15 properties			119,710	13.4%	80,161.23	3.1%	99.5%	46				
Suburban type		20 properties			234,135	26.2%	1,047,084.16	40.3%	99.9%	505				

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) 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 to major stations D: Retail properties in prime urban shopping districts.

(Note 3) The information is as of the end of Aug. 2017 except for "Round1 Sannomiya Station" which is as of Nov. 30, 2017.

(Note 4) 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 5) This property changed its name from "Kasugai (Land with leasehold)" to "Valor Kachigawa (Land with leasehold interest)".

# Portfolio List (4) (based on 98 properties after acquisitions of the anticipated properties)

Property number	Property name	Investment target (Note 2)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m <sup>2</sup> ) (Note 3)		Occupancy rate (Note 3)	Number of tenants (Note 3)	Key tenant(s) (Note 3)	Age (Note 3) (years)	PML (Note 4) (%)
						Percentage		Percentage					
Other major Cities													
Urban Retail Properties													
U-27	Round1 Hiroshima	C	Hiroshima-shi, Hiroshima	Oct-2013	2,970	0.3%	9,890.63	0.4%	100.0%	1	Round1	13.7	2.9
U-34	DFS T GALLERIA OKINAWA	C	Naha-shi, Okinawa	Oct-2014	15,600	1.7%	42,088.14	1.6%	100.0%	1	DFS OKINAWA	12.8	3.0
U-45	G-Bldg. Sendai Ichibancho 01	D	Sendai-shi, Miyagi	Dec-2015	4,320	0.5%	2,387.17	0.1%	100.0%	1	—(Note 5)	42.4	1.8
U-49	G-Bldg. Naha-shintoshin 01	C	Naha-shi, Okinawa	Mar-2017	5,650	0.6%	Not disclosed		100.0%	2	Yamada Denki, Post office	7.8	2.9
U-52	G-Bldg. Tenjin Nishi-dori 01	D	Fukuoka-shi, Fukuoka	Apr-2017	4,850	0.5%	2,667.42	0.1%	88.9%	7	Camera no Kitamura	27.8	0.7
Suburban Retail Properties													
S-2	AEON Sendai Nakayama	A	Sendai-shi, Miyagi	Mar-2002	10,200	1.1%	46,248.96	1.8%	100.0%	2	AEON	21.2	2.2, 2.1, 0.8
S-10	AEON MALL Sapporo Naebo	A	Sapporo-shi, Hokkaido	Mar-2004	9,260	1.0%	74,625.52	2.9%	100.0%	1	AEON	14.2	1.8
S-14	AEON Tobata SC	B	Kita Kyushu-shi, Fukuoka	Mar-2005	6,290	0.7%	93,258.23	3.6%	100.0%	1	AEON	18.6	1.9
S-18	AEON Naha SC	A	Naha-shi, Okinawa	Jun-2005	10,830	1.2%	79,090.48	3.0%	100.0%	1	AEON	23.9	7.3
S-24	Oyama Yuen Harvest Walk	A	Oyama-shi, Tochigi	Aug-2007	10,709	1.2%	59,813.73	2.3%	93.9%	64	York Benimaru, Super Viva Home	10.1	3.4, 3.1
S-25	AEON MALL Sapporo Hassamu	A	Sapporo-shi, Hokkaido	Mar-2008	18,818	2.1%	102,169.00	3.9%	100.0%	1	AEON	10.9	0.6
S-33	MrMax Nagasaki	B	Nagasaki-shi, Nagasaki	Sep-2011	2,475	0.3%	12,115.09	0.5%	100.0%	2	MrMax	16.9	3.2, 3.5, 6.6
S-40	Tecc Land Fukuoka Shime Honten	B	Kasuya-gun, Fukuoka	Oct-2012	4,150	0.5%	Not disclosed		100.0%	1	Yamada Denki	8.8	0.9
Other major Cities: Sub-total / Average		13 properties			106,123	11.9%	552,617.24	21.3%	99.3%	85			
	Urban type	5 properties			33,390	3.7%	74,066.53	2.9%	99.6%	12			
	Suburban type	8 properties			72,733	8.2%	478,550.71	18.4%	99.2%	73			
Portfolio total / average		98 properties			892,110	100.0%	2,597,977.20	100.0%	99.7%	979	-	15.0	2.0
	Urban type	54 properties			392,832	44.0%	313,554.89	12.1%	99.3%	310			
	Suburban type	44 properties			499,277	56.0%	2,284,422.31	87.9%	99.8%	669			

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(Note 2) 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 to major stations D: Retail properties in prime urban shopping districts

(Note 3) The information is as of the end of Aug. 2017.

(Note 4) 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 5) Not disclosed because consent from tenants has not been obtained.



# Appraisal Value (1) (based on 98 properties after acquisitions of the anticipated properties)

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. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation		
Urban Retail Properties																
U-2	G-Bldg. Minami Aoyama 02		5,212	+197	5,390	5,410	+20	3.4%	3.3%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-3	G-Bldg. Daikanyama 01		1,213	+316	1,500	1,530	+30	4.0%	3.9%	-0.1 pt	3.8%	3.7%	-0.1 pt	4.2%	4.1%	-0.1 pt
U-4	GYRE		21,694	+4,905	26,700	26,600	-100	3.0%	2.9%	-0.1 pt	2.8%	2.7%	-0.1 pt	3.0%	2.9%	-0.1 pt
U-5	Bic Camera Tachikawa		13,908	+6,891	20,800	20,800	-	5.3%	5.2%	-0.1 pt	4.5%	4.4%	-0.1 pt	5.5%	5.4%	-0.1 pt
U-6	G-Bldg. Kita Aoyama 01		936	+633	1,530	1,570	+40	3.5%	3.4%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-7	G-Bldg. Jiyugaoka 01	Bldg. A	2,868	+1,901	3,040	3,110	+70	3.9%	3.8%	-0.1 pt	3.7%	3.6%	-0.1 pt	4.1%	4.0%	-0.1 pt
		Bldg. B			1,630	1,660	+30	3.8%	3.7%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-8	Cheers Ginza		3,938	+451	4,230	4,390	+160	3.4%	3.3%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-10	G-Bldg. Jingumae 06		2,341	+338	2,610	2,680	+70	3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-11	G-Bldg. Jingumae 01		3,391	+878	4,160	4,270	+110	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-12	G-Bldg. Jingumae 02		2,285	-545	1,710	1,740	+30	3.4%	3.3%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-13	G-Bldg. Minami Aoyama 01	Bldg. A	10,091	-1,031	8,880	9,060	+180	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt
		Bldg. B						3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-14	La Porte Aoyama		9,298	+2,001	10,800	11,300	+500	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-15	G-Bldg. Shinjuku 01		6,565	+1,714	8,060	8,280	+220	3.8%	3.7%	-0.1 pt	3.4%	3.3%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-16	G-Bldg. Jingumae 03		5,442	-1,482	3,950	3,960	+10	3.6%	3.5%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-17	G-Bldg. Minami Ikebukuro 01		6,112	+2,127	8,050	8,240	+190	4.1%	4.0%	-0.1 pt	4.0%	3.9%	-0.1 pt	4.4%	4.3%	-0.1 pt
U-19	Urban Terrace Jingumae		2,758	+2,381	5,020	5,140	+120	3.7%	3.6%	-0.1 pt	3.6%	3.5%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-22	Arkangel Daikanyama (Land with leasehold interest)		1,842	+787	2,590	2,630	+40	-	-	-	3.4%	3.3%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-23	G-Bldg. Omotesando 01		5,853	+1,856	7,470	7,710	+240	3.1%	3.0%	-0.1 pt	2.9%	2.8%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-24	Round1 Yokohama Station West		3,832	+1,377	5,090	5,210	+120	3.9%	3.8%	-0.1 pt	4.0%	3.9%	-0.1 pt	4.1%	4.0%	-0.1 pt
U-25	G-Bldg. Sangenjaya 01		3,659	+2,470	5,980	6,130	+150	4.2%	4.1%	-0.1 pt	4.0%	3.9%	-0.1 pt	4.4%	4.3%	-0.1 pt
U-26	G-bldg. Ginza 01		5,569	+3,860	9,130	9,430	+300	3.5%	3.4%	-0.1 pt	3.1%	3.0%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-29	KAWASAKI Le FRONT		30,196	+7,103	37,300	37,300	-	4.5%	4.5%	-	4.5%	4.5%	-	4.7%	4.7%	-
U-31	G-Bldg. Shibuya 01		3,180	+1,269	4,110	4,450	+340	3.6%	3.6%	-	3.4%	3.3%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-32	G-Bldg. Omotesando 02		17,814	+3,935	21,550	21,750	+200	3.1%	3.0%	-0.1 pt	2.9%	2.8%	-0.1 pt	3.1%	3.0%	-0.1 pt
U-33	G-Bldg. Kichijoji 01		3,563	+316	3,840	3,880	+40	4.1%	4.0%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-35	CUTE CUBE HARAJUKU		8,555	+1,324	9,550	9,880	+330	3.3%	3.2%	-0.1 pt	3.1%	3.0%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-38	G-Bldg. Ueno 01		3,439	+340	3,700	3,780	+80	3.5%	3.4%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-39	G-Bldg. Takadanobaba 01		6,174	+375	6,270	6,550	+280	3.9%	3.8%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-40	G-Bldg. Akihabara 01		5,015	+414	5,310	5,430	+120	4.0%	3.9%	-0.1 pt	3.7%	3.6%	-0.1 pt	4.1%	4.0%	-0.1 pt
U-41	G-Bldg. Akihabara 02		2,511	+238	2,680	2,750	+70	3.7%	3.6%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-46	G Bldg. Kichijoji 02		15,353	+1,446	16,400	16,800	+400	3.8%	3.7%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-47	G-Bldg. Ginza Chuo-dori 01		13,092	+207	13,400	13,300	-100	2.7%	2.7%	-	2.5%	2.5%	-	2.7%	2.7%	-
U-50	MARINE & WALK YOKOHAMA (Note 3)		11,401	-1	13,600	11,400	-2,200	4.2%	4.3%	+0.1 pt	4.0%	3.9%	-0.1 pt	4.4%	4.3%	-0.1 pt
U-53	G-Bldg. Jingumae 07 (Note 4)		NEW1,950	+130	-	2,080	+2,080	-	3.1%	-	-	3.0%	-	-	3.3%	-

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(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) For reference purpose only, the book value for "MARINE & WALK YOKOHAMA" is substituted by the purchase price and the appraisal value as of the end of Feb. 2017 is based on the appraisal value as of Feb. 1, 2017.

(Note 4) For reference purpose only, the book value for "G-Bldg. Jingumae 07" is substituted by the purchase price and the appraisal value as of the end of Aug. 2017 is based on the appraisal value as of Sep. 1, 2017.

# Appraisal Value (2) (based on 98 properties after acquisitions of the anticipated properties)

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. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation		
Suburban Retail Properties																
S-1	Ito-Yokado Kawasaki	MainBuilding	13,754	-64	10,800	10,800	-	5.1%	5.1%	-	4.7%	4.7%	-	5.4%	5.4%	-
		Annex			2,890	2,890	-	5.4%	5.4%	-	5.1%	5.1%	-	5.6%	5.6%	-
S-3	Abiko Shopping Plaza		9,322	+3,177	12,500	12,500	-	5.5%	5.4%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.7%	5.6%	-0.1 pt
S-6	Ito-Yokado Yabashira		1,310	+629	1,940	1,940	-	5.7%	5.7%	-	5.5%	5.5%	-	6.0%	6.0%	-
S-8	Ito-Yokado Nishikicho		10,367	+4,032	14,400	14,400	-	5.0%	5.0%	-	5.0%	5.0%	-	5.2%	5.2%	-
S-11	Ito-Yokado Tsunashima		4,615	+444	5,060	5,060	-	5.8%	5.8%	-	5.3%	5.3%	-	5.8%	5.8%	-
S-12	AEON Itabashi SC		10,733	+2,266	13,000	13,000	-	5.0%	5.0%	-	4.6%	4.6%	-	5.3%	5.3%	-
S-13	AEON MALL Yamato		15,300	+2,699	18,000	18,000	-	5.0%	5.0%	-	4.7%	4.7%	-	5.2%	5.2%	-
S-15	SEIYU Hibarigaoka		4,784	+2,685	7,350	7,470	+120	6.0%	5.9%	-0.1 pt	5.8%	5.7%	-0.1 pt	6.3%	6.2%	-0.1 pt
S-20	Higashi-Totsuka Aurora City		46,158	-2,458	42,800	43,700	+900	4.3%	4.2%	-0.1 pt	4.1%	4.0%	-0.1 pt	4.5%	4.4%	-0.1 pt
S-23	Ito-Yokado Yotsukaido		12,687	-1,587	11,100	11,100	-	5.1%	5.1%	-	4.9%	4.9%	-	5.1%	5.1%	-
S-27	AEON MALL Musashi Murayama		26,265	+4,634	30,900	30,900	-	4.8%	4.8%	-	4.3%	4.3%	-	4.9%	4.9%	-
S-32	Makuhari Plaza		5,539	+1,270	6,810	6,810	-	5.2%	5.2%	-	5.2%	5.2%	-	5.4%	5.4%	-
S-34	Round1 Machida		2,325	+884	3,200	3,210	+10	4.8%	4.7%	-0.1 pt	4.8%	4.7%	-0.1 pt	5.0%	4.9%	-0.1 pt
S-35	Round1 Stadium Itabashi		2,245	+1,014	3,200	3,260	+60	4.8%	4.7%	-0.1 pt	4.8%	4.7%	-0.1 pt	5.0%	4.9%	-0.1 pt
S-42	Summit Store Nakano Minamidai		3,070	+429	3,430	3,500	+70	4.5%	4.4%	-0.1 pt	4.2%	4.1%	-0.1 pt	4.7%	4.6%	-0.1 pt
S-43	Colline Bajikouen		3,181	+948	4,100	4,130	+30	4.2%	4.1%	-0.1 pt	3.9%	3.8%	-0.1 pt	4.4%	4.3%	-0.1 pt
Tokyo and Greater Tokyo Metropolitan Area: Sub-total			412,730	+70,139	477,510	482,870	+5,360									
	Urban type		241,065	+49,134	286,030	290,200	+4,170									
	Suburban type		171,664	+21,005	191,480	192,670	+1,190									

## Osaka, Nagoya and Surrounding Areas

Urban Retail Properties																
U-1	8953 Osaka Shinsaibashi Building		12,240	+3,459	15,700	15,700	-	3.9%	3.9%	-	4.0%	4.0%	-	4.1%	4.1%	-
U-9	Kawaramachi OPA		18,248	-2,848	15,600	15,400	-200	4.3%	4.2%	-0.1 pt	3.9%	3.8%	-0.1 pt	4.2%	4.1%	-0.1 pt
U-18	G-Bldg. Shinsaibashi 01		1,591	+998	2,520	2,590	+70	3.8%	3.7%	-0.1 pt	3.9%	3.8%	-0.1 pt	4.3%	4.2%	-0.1 pt
U-20	Round1 Stadium Sennichimae (Land with leasehold interest)		8,091	+2,908	10,600	11,000	+400	-	-	-	3.7%	3.6%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-21	G-Bldg. Shinsaibashi 02		4,315	+3,284	7,680	7,600	-80	3.8%	3.8%	-	3.5%	3.5%	-	4.0%	4.0%	-
U-28	Round1 Kyoto Kawaramachi		2,744	+995	3,650	3,740	+90	4.3%	4.2%	-0.1 pt	4.3%	4.2%	-0.1 pt	4.5%	4.4%	-0.1 pt
U-30	G-Bldg. Shinsaibashi 03 (Note 3)	Bldg. A	30,194	+7,505	36,461	37,700	+1,239	3.6%	3.5%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.6%	3.5%	-0.1 pt
		Bldg. B (main building)														
		Bldg. B (land with leasehold interest)														
U-36	G-Bldg. Nagoya Sakae 01		1,953	+86	2,010	2,040	+30	4.4%	4.3%	-0.1 pt	3.9%	3.8%	-0.1 pt	4.4%	4.3%	-0.1 pt
U-37	EDION Kyobashi (Land with leasehold interest)		5,756	+103	5,790	5,860	+70	-	-	-	4.3%	4.2%	-0.1 pt	-	-	-
U-42	G-Bldg. Abeno 01		4,296	+413	4,630	4,710	+80	4.4%	4.3%	-0.1 pt	4.0%	3.9%	-0.1 pt	4.4%	4.3%	-0.1 pt
U-43	G-Bldg. Umeda 01		9,785	+914	10,400	10,700	+300	3.7%	3.6%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-44	G-Bldg. Shinsaibashi 04		3,306	+43	3,390	3,350	-40	4.1%	4.1%	-	3.8%	3.8%	-	4.2%	4.2%	-
U-48	G-Bldg. Kyoto Kawaramachi 01		2,221	+368	2,500	2,590	+90	4.2%	4.1%	-0.1 pt	4.0%	3.9%	-0.1 pt	4.4%	4.3%	-0.1 pt

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(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) For reference purpose only, the book value for "G-Bldg. Shinsaibashi 03 (Bldg. B(Land with leasehold interest))" is substituted by the purchase price.

The appraisal values of "G-Bldg. Shinsaibashi 03 (Bldg. B(main building))" and "G-Bldg. Shinsaibashi 03 (Bldg. B(Land with leasehold interest))" as of the end of Feb. 2017 are based on the appraisal value as of Feb. 1, 2017.

# Appraisal Value (3) (based on 98 properties after acquisitions of the anticipated properties)

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. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	
Urban Retail Properties																
U-51	G-Bldg. Midosuji 01 (Note 3)	10,439	-39	10,600	10,400	-200	3.8%	3.8%	-	3.4%	3.4%	-	3.6%	3.6%	-	
U-54	Round1 Sannomiya Station (Note 4)	NEW	3,200	+100	-	3,300	-	3.9%	-	-	3.7%	-	-	4.1%	-	
Suburban Retail Properties																
S-4	Narupark	7,458	-2,298	5,110	5,160	+50	5.8%	5.6%	-0.2 pt	5.4%	5.3%	-0.1 pt	5.9%	5.8%	-0.1 pt	
S-5	Nara Family	36,168	+3,831	40,100	40,000	-100	5.9%	5.9%	-	5.4%	5.4%	-	6.2%	6.2%	-	
S-16	AEON Takatsuki	10,081	+818	10,900	10,900	-	6.1%	6.1%	-	6.0%	6.0%	-	6.3%	6.3%	-	
S-17	AEON Yagoto	3,313	+256	3,590	3,570	-20	6.0%	6.0%	-	5.6%	5.6%	-	5.9%	5.9%	-	
S-19	Kyoto Family	6,421	-1,111	5,360	5,310	-50	5.8%	5.7%	-0.1 pt	5.3%	5.2%	-0.1 pt	6.3%	6.2%	-0.1 pt	
S-21	AEON MALL Tsurumi Ryokuchi	24,424	+2,175	26,600	26,600	-	5.2%	5.2%	-	4.9%	4.9%	-	5.4%	5.4%	-	
S-22	AEON MALL Itami	18,887	-87	20,100	18,800	-1,300	4.6%	4.5%	-0.1 pt	4.4%	4.3%	-0.1 pt	4.8%	4.7%	-0.1 pt	
S-26	Ario Otori	15,303	+596	15,900	15,900	-	5.4%	5.4%	-	5.2%	5.2%	-	5.7%	5.7%	-	
S-28	AEON MALL Kobe Kita	9,075	+2,614	11,760	11,690	-70	5.2%	5.2%	-0.1 pt	4.8%	4.8%	-	5.3%	5.3%	-	
S-29	Life Kishibe (Land with leasehold interest)	1,942	+107	2,050	2,050	-	-	-	-	4.4%	4.3%	-0.1 pt	-	-	-	
S-30	Life Shimodera (Land with leasehold interest)	1,717	+132	1,830	1,850	+20	-	-	-	4.4%	4.3%	-0.1 pt	-	-	-	
S-31	Life Taiheiji (Land with leasehold interest)	1,304	+15	1,330	1,320	-10	-	-	-	4.6%	4.5%	-0.1 pt	-	-	-	
S-36	Izumisano Shofudai (Land with leasehold interest)	2,657	+152	2,830	2,810	-20	-	-	-	5.1%	5.1%	-	-	-	-	
S-37	mozo wonder city	53,770	+10,729	64,500	64,500	-	5.1%	5.0%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.3%	5.2%	-0.1 pt	
S-38	Round1 Stadium Sakai Chuo Kanjyo	1,664	+755	2,420	2,420	-	5.2%	5.2%	-	5.3%	5.3%	-	5.4%	5.4%	-	
S-39	pivo Izumi Chuo	pivo Bldg.	5,593	+1,596	7,060	7,190	+130	5.5%	5.4%	-0.1 pt	5.3%	5.2%	-0.1 pt	5.7%	5.6%	-0.1 pt
	Tecc Land Bldg.	5.4%						5.3%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.6%	5.5%	-0.1 pt	
S-41	KAMISHIN PLAZA	4,255	+654	4,840	4,910	+70	5.4%	5.3%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.6%	5.5%	-0.1 pt	
S-44	Round1 Stadium Takatsuki	2,029	+840	2,870	2,870	-	5.2%	5.2%	-	5.4%	5.4%	-	5.4%	5.4%	-	
S-45	m-city Toyonaka	5,436	+1,093	6,400	6,530	+130	5.0%	4.9%	-0.1 pt	4.8%	4.7%	-0.1 pt	5.2%	5.1%	-0.1 pt	
S-46	Valor Kachigawa (Land with leasehold interest) (Note 5)	6,350	+70	6,490	6,420	-70	-	4.1%	-	4.1%	4.1%	-	-	-	-	
Osaka, Nagoya and Surrounding Areas: Sub-total		336,649	+41,237	373,980	377,887	+3,907										
	Urban type	118,791	+18,295	131,940	137,087	+5,147										
	Suburban type	217,857	+22,942	242,040	240,800	-1,240										

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(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) For reference purpose only, the book value for "G-Bldg. Midosuji 01" is substituted by the purchase price and the appraisal value as of the end of Feb. 2017 is based on the appraisal value as of Feb. 1, 2017.

(Note 4) For reference purpose only, the book value for "Round1 Sannomiya Station" is substituted by the purchase price and the appraisal value as of the end of Aug. 2017 is based on the appraisal value as of Sep. 1, 2017.

(Note 5) For reference purpose only, the book value for "Valor Kachigawa (Land with leasehold interest)" is substituted by the purchase price. This property changed its name from "Kasugai (Land with leasehold)" to "Valor Kachigawa (Land with leasehold interest)".

# Appraisal Value (4) (based on 98 properties after acquisitions of the anticipated properties)

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				Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation	Feb. 2017	Aug. 2017	Variation
Urban Retail Properties															
U-27	Round1 Hiroshima	2,867	+1,152	4,010	4,020	+10	5.2%	5.2%	-	5.2%	5.2%	-	5.4%	5.4%	-
U-34	DFS T GALLERIA OKINAWA	15,579	+1,820	17,500	17,400	-100	4.8%	4.8%	-	4.5%	4.5%	-	6.8%	6.8%	-
U-45	G-Bldg. Sendai Ichibancho 01	4,501	+208	4,730	4,710	-20	4.3%	4.3%	-	3.9%	3.9%	-	4.2%	4.2%	-
U-49	G-Bldg. Naha-shintoshin 01 (Note 3)	5,702	+1,187	6,820	6,890	+70	5.3%	5.2%	-0.1 pt	5.3%	5.3%	-	5.5%	5.4%	-0.1 pt
U-52	G-Bldg. Tenjin Nishi-dori 01 (Note 4)	4,981	-41	5,000	4,940	-60	4.1%	4.1%	-	3.7%	3.7%	-	4.1%	4.1%	-
Suburban Retail Properties															
S-2	AEON Sendai Nakayama	8,650	+1,649	10,500	10,300	-200	6.8%	6.6%	-0.2 pt	6.3%	6.2%	-0.1 pt	6.8%	6.7%	-0.1 pt
S-10	AEON MALL Sapporo Naebo	6,549	+2,280	8,830	8,830	-	6.3%	6.3%	-	5.9%	5.9%	-	6.5%	6.5%	-
S-14	AEON Tobata SC	5,399	+1,270	6,660	6,670	+10	6.8%	6.8%	-	6.2%	6.2%	-	7.3%	7.3%	-
S-18	AEON Naha SC	9,936	+963	10,900	10,900	-	5.6%	5.6%	-	5.4%	5.4%	-	5.9%	5.9%	-
S-24	Oyama Yuen Harvest Walk	8,824	+745	9,520	9,570	+50	6.3%	6.2%	-0.1 pt	6.1%	6.0%	-0.1 pt	6.6%	6.5%	-0.1 pt
S-25	AEON MALL Sapporo Hassamu	15,632	+2,567	18,200	18,200	-	5.2%	5.2%	-	5.0%	5.0%	-	5.4%	5.4%	-
S-33	MrMax Nagasaki	2,445	+794	3,240	3,240	-	5.7%	5.7%	-	5.4%	5.4%	-	5.8%	5.8%	-
S-40	Tecc Land Fukuoka Shime Honten	3,809	+1,500	5,230	5,310	+80	5.9%	5.8%	-0.1 pt	5.9%	5.8%	-0.1 pt	6.1%	6.0%	-0.1 pt
Other major cities: Sub-total		94,881	+16,098	111,140	110,980	-160									
	Urban type	33,632	+4,327	38,060	37,960	-100									
	Suburban type	61,249	+11,770	73,080	73,020	-60									
Portfolio total		844,261	+127,475	962,630	971,737	+9,107									
	Urban type	393,489	+71,757	456,030	465,247	+9,217									
	Suburban type	450,771	+55,718	506,600	506,490	-110									

(Note 1) Figures for "after acquisitions of the anticipated properties" are calculated by including the figures for the properties we have announced to acquire as of Oct. 16, 2017.

(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) For reference purpose only, the book value for "G-Bldg. Naha-shintoshin 01" is substituted by the purchase price and the appraisal value as of the end of Feb. 2017 is based on the appraisal value as of Feb. 1, 2017.

(Note 4) For reference purpose only, the book value for "G-Bldg. Tenjin Nishi-dori 01" is substituted by the purchase price and the appraisal value as of the end of Feb. 2017 is based on the appraisal value as of Feb. 1, 2017.



# 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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	78	85	39	40	555	565	486	628	34	34	93	109	105	109	52	52	82	82	30	30
Rental revenue	72	79	36	36	486	483	456	597	33	33	88	103	88	88	49	49	82	82	29	29
Other income	5	5	3	3	68	81	30	30	1	1	5	6	17	20	3	3	-	-	1	1
(2) Total rental business expenses	19	18	8	8	200	187	246	72	5	5	14	14	29	36	6	7	3	3	5	4
Tax and public charges	8	8	2	2	66	66	39	41	2	2	4	4	6	6	2	2	2	2	1	1
Building management expenses	1	1	0	0	29	29	28	26	0	0	1	2	2	3	0	0	0	0	0	0
Repair expenses	0	0	0	0	1	1	174	2	0	0	0	-	0	0	-	0	0	0	0	-
Insurance premiums/ trust fees	1	0	0	0	3	3	0	0	0	0	1	1	0	0	0	0	0	0	1	0
Others	6	6	4	4	100	87	2	2	2	1	6	6	19	25	3	3	0	0	1	1
(3) Rent NOI (= (1) - (2))	59	66	31	31	354	377	240	556	28	28	79	94	75	72	45	45	79	79	25	25
(4) Depreciation	9	9	3	3	91	92	89	112	3	3	16	19	17	17	3	3	2	2	3	3
(5) Rental business profit (= (3) - (4))	49	56	28	28	262	284	151	444	24	25	62	75	58	55	42	42	76	76	21	22
(6) Deposits (ending balance)	67	67	48	48	514	517	1,155	1,155	38	38	86	86	117	117	75	75	135	135	37	37
Tenant leasehold deposits	67	67	48	48	514	517	1,155	1,155	38	38	86	86	117	117	75	75	135	135	37	37
Security deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(7) Capital expenditure	-	0	-	0	15	29	2,860	39	1	-	2	1	13	2	0	0	-	0	-	-

## Greater Tokyo metropolitan area: Urban retail properties

(million JPY)

Item	G-Bldg. Minami Aoyama 01		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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	129	132	261	298	161	161	80	81	229	246	99	100			135	135	114	114	178	180
Rental revenue	127	130	214	237	160	160	74	78	199	211	93	93			135	135	114	114	151	151
Other income	1	1	47	61	0	0	6	3	30	35	5	6			-	-	-	-	27	28
(2) Total rental business expenses	16	16	87	98	8	7	19	17	92	65	14	15			12	12	12	12	43	45
Tax and public charges	10	10	29	30	5	5	7	7	13	13	6	6	Not Disclosed		12	12	9	9	8	8
Building management expenses	2	2	13	13	-	-	3	3	14	14	0	0			-	-	-	-	3	3
Repair expenses	0	-	2	11	0	-	3	0	33	1	0	0			-	-	1	2	0	0
Insurance premiums/ trust fees	0	0	0	0	1	1	0	0	1	0	0	0			0	0	0	0	0	0
Others	3	3	40	42	0	0	5	6	30	35	5	7			0	0	0	0	31	33
(3) Rent NOI (= (1) - (2))	112	116	174	200	153	153	60	63	137	181	85	85	51	51	122	122	102	101	135	135
(4) Depreciation	12	12	35	36	9	9	14	14	41	41	6	6	-	-	9	9	19	19	17	17
(5) Rental business profit (= (3) - (4))	99	103	138	164	143	144	46	49	95	139	78	78	51	51	112	112	82	81	118	118
(6) Deposits (ending balance)	166	167	225	226	-	-	72	72	401	401	99	99			236	236			266	266
Tenant leasehold deposits	166	167	213	214	-	-	72	72	401	401	99	99	Not Disclosed		236	236	Not Disclosed		266	266
Security deposits	-	-	12	12	-	-	-	-	-	-	-	-			-	-			-	-
(7) Capital expenditure	0	-	5	38	-	-	0	0	9	13	2	0	-	-	-	-	14	19	0	16

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 days).

# Performance by Property (2)

## Greater Tokyo metropolitan area: Urban retail properties

(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		G-Bldg. Takadanobaba 01		G-Bldg. Akihabara 01		G-Bldg. Akihabara 02	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	173	175	1,744	1,795			371	382			184	206	75	75	136	157				
Rental revenue	161	161	1,485	1,488			360	361			172	195	75	75	112	136				
Other income	11	13	259	306			10	21			11	11	-	-	24	20				
(2) Total rental business expenses	29	29	778	824	Not Disclosed		50	51	Not Disclosed		33	32	8	8	19	32	Not Disclosed		Not Disclosed	
Tax and public charges	14	14	151	155	Not Disclosed		33	34	Not Disclosed		14	14	6	6	3	10	Not Disclosed		Not Disclosed	
Building management expenses	2	2	200	194			7	7			5	5	-	-	3	4				
Repair expenses	-	0	31	15			0	-			0	-	-	-	-	0				
Insurance premiums/ trust fees	0	0	2	2			0	0			0	0	0	0	0	0				
Others	11	11	392	457			8	9			12	12	0	0	12	16				
(3) Rent NOI $(=(1) - (2))$	143	145	965	971	76	76	320	331	409	66	150	174	66	66	117	124	108	110	50	50
(4) Depreciation	6	5	150	131	12	12	10	10	8	8	11	11	4	5	15	18	6	6	4	4
(5) Rental business profit $(=(3) - (4))$	137	140	814	839	63	63	310	320	401	57	138	162	61	61	101	106	102	104	45	45
(6) Deposits (ending balance)	158	158	2,299	2,272	Not Disclosed		163	165	Not Disclosed		294	294	100	100	189	189	Not Disclosed		Not Disclosed	
Tenant leasehold deposits	158	158	2,299	2,272			163	165			294	294	100	100	189	189				
Security deposits	-	-	-	-			-	-			-	-	-	-	-	-				
(7) Capital expenditure	-	0	182	48	-	-	4	0	-	-	16	0	1	-	-	-	1	0	-	-

## Greater Tokyo metropolitan area: Urban retail properties

(million JPY)

Item	G-Bldg. Kichijoji 02		G-Bldg. Ginza Chuo-Dori 01		MARINE & WALK YOKOHAMA (Note 2)		Sub-Total: Urban type (Tokyo area)	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue			209	210	332		6,953	7,260
Rental revenue			197	197	280		5,904	6,448
Other income			12	13	51		1,048	812
(2) Total rental business expenses	Not Disclosed		10	24	93		1,855	1,810
Tax and public charges			-	14	6		492	543
Building management expenses			2	2	18		338	344
Repair expenses			0	0	0		274	37
Insurance premiums/ trust fees			0	0	0		20	19
Others			6	6	68		729	864
(3) Rent NOI $(=(1) - (2))$	333	316	199	186	238		5,098	5,449
(4) Depreciation	33	33	14	14	58		689	757
(5) Rental business profit $(=(3) - (4))$	300	283	185	171	179		4,409	4,692
(6) Deposits (ending balance)	Not Disclosed		325	325	435		8,615	9,031
Tenant leasehold deposits			325	325	435		8,423	8,839
Security deposits			-	-	-		192	192
(7) Capital expenditure	-	-	-	-	3		3,136	218

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 days).

(Note 2) " MARINE &amp; WALK YOKOHAMA " was acquired 20% co-ownership interest on Mar. 24, 2017, and 80% co-ownership interest on May 1, 2017.

# 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 (Note 2)		Ito-Yokado Nishikicho		Ito-Yokado Tsunashima		AEON Itabashi SC		AEON MALL Yamato		SEIYU Hibarigaoka		Higashi-Totsuka Aurora City	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	475	475	615	629	78	79	217	35	444	445	168	168	652	671	530	542	249	249	1,369	1,367
Rental revenue	472	472	434	428	78	78	217	35	444	444	168	168	651	667	530	542	249	249	1,334	1,331
Other income	2	2	180	200	-	0	0	-	-	0	-	-	0	3	-	-	0	0	35	35
(2) Total rental business expenses	89	92	290	301	17	16	48	19	60	62	20	21	307	307	70	58	16	15	324	326
Tax and public charges	77	78	31	31	13	13	37	18	53	53	16	16	39	39	50	50	13	13	147	147
Building management expenses	3	2	105	104	-	-	0	-	-	0	-	-	-	-	-	-	-	-	102	104
Repair expenses	1	3	4	4	0	1	7	-	5	5	-	1	-	0	15	3	0	-	11	9
Insurance premiums/ trust fees	3	3	1	1	0	0	0	0	1	1	2	2	1	1	2	2	0	0	3	3
Others	3	4	147	159	2	1	2	0	0	2	1	1	266	266	2	2	1	1	59	61
(3) Rent NOI (= (1) - (2))	385	382	325	327	61	62	169	16	384	382	147	146	344	364	459	484	233	233	1,045	1,041
(4) Depreciation	147	148	97	97	17	17	49	8	113	113	22	22	99	100	112	112	46	46	354	357
(5) Rental business profit (= (3) - (4))	237	234	228	230	43	44	119	7	270	268	125	123	245	264	347	371	187	187	690	683
(6) Deposits (ending balance)	692	682	789	788	450	450	1,108	-	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619
Tenant leasehold deposits	616	616	788	786	450	450	774	-	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619
Security deposits	75	65	1	1	-	-	333	-	-	-	-	-	-	-	-	-	-	-	-	-
(7) Capital expenditure	36	15	37	15	1	4	5	-	14	14	1	0	29	4	22	27	-	-	122	81

## Greater Tokyo metropolitan area: Suburban retail properties

(million JPY)

Item	Ito-Yokado Yotsukaide		AEON MALL Musashi Murayama		Makuhari Plaza		Round 1 Machida		Round 1 Stadium Itabashi		Summit Store Nakano Minamidai		Colline Bajikouen		Sub-Total: Suburban type (Tokyo area)	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	299	298	926	919	217	284	90	90	95	95	84	84	143	146	6,656	6,580
Rental revenue	298	298	925	919	200	198	90	90	95	95	84	84	115	115	6,391	6,220
Other income	0	0	0	-	16	85	0	0	0	0	-	-	27	30	265	359
(2) Total rental business expenses	46	44	144	145	29	27	10	10	15	14	6	6	47	50	1,545	1,521
Tax and public charges	38	38	137	137	13	13	9	9	13	13	5	5	12	12	711	693
Building management expenses	-	-	-	-	1	1	-	-	-	-	-	-	10	10	223	224
Repair expenses	4	2	3	5	4	1	-	-	-	-	-	-	1	1	60	38
Insurance premiums/ trust fees	2	2	2	2	0	0	0	0	0	0	0	0	0	0	25	24
Others	1	0	0	0	9	10	0	1	1	0	0	0	22	25	524	541
(3) Rent NOI (= (1) - (2))	252	254	781	773	188	256	79	79	79	80	77	77	96	95	5,110	5,058
(4) Depreciation	81	81	306	306	41	42	13	13	17	17	8	8	13	14	1,542	1,508
(5) Rental business profit (= (3) - (4))	171	173	474	466	146	214	65	65	62	63	69	69	82	81	3,568	3,550
(6) Deposits (ending balance)	451	451	1,861	1,861	204	206	95	95	Not Disclosed		140	140	162	162	12,636	11,518
Tenant leasehold deposits	451	451	1,861	1,861	204	206	95	95			140	140	162	162	12,225	11,451
Security deposits	-	-	-	-	-	-	-	-			-	-	-	-	410	67
(7) Capital expenditure	13	12	8	25	29	41	-	-	-	0	-	-	3	18	327	263

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 days).

(Note 2) "Ito-Yokado Kamifukuoka-Higashi" was disposed on Mar. 31, 2017..

# 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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	364	364	370	370	73	73	240	240			104	104			47	47			141	145
Rental revenue	364	364	369	369	71	71	-	-			104	104			46	46			121	125
Other income	0	0	0	0	2	2	240	240			-	-			0	0			19	20
(2) Total rental business expenses	36	34	44	43	10	10	14	14			20	20			3	3			47	45
Tax and public charges	29	29	37	37	4	4	13	13	Not Disclosed		20	20	Not Disclosed		1	1	Not Disclosed		9	9
Building management expenses	-	0	2	1	1	1	-	-			-	-			0	0			18	17
Repair expenses	3	0	0	0	-	0	-	-			-	-			-	-			0	0
Insurance premiums/ trust fees	2	2	1	0	0	0	0	0			0	0			0	0			0	0
Others	1	1	3	2	3	3	0	0			0	0			0	0			18	18
(3) Rent NOI $(=(1) - (2))$	327	330	325	326	62	62	225	225	56	159	83	83	490	665	43	43	122	122	93	100
(4) Depreciation	79	80	61	62	2	2	-	-	9	9	12	12	44	47	5	5	-	-	15	15
(5) Rental business profit $(=(3) - (4))$	247	250	264	263	60	60	225	225	47	150	71	71	446	617	37	37	122	122	78	84
(6) Deposits (ending balance)	798	798	1,056	1,056	73	73	320	320	Not Disclosed		Not Disclosed		Not Disclosed		85	85	471	471	134	134
Tenant leasehold deposits	798	798	1,056	1,056	73	73	320	320							85	85	471	471	134	134
Security deposits	-	-	-	-	-	-	-	-							-	-	-	-	0	0
(7) Capital expenditure	11	9	19	18	-	-	-	-	-	-	-	-	0	1	-	0	-	-	1	5

## Osaka, Nagoya and surrounding areas: Urban retail properties

(million JPY)

Item	G-Bldg. Umeda 01		G-Bldg. Shinsaibashi 04		G-Bldg. Kyoto Kawaramachi 01		G-Bldg. Midosuji 01		Sub-Total: Urban type (Osaka, Nagoya area)	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	214	235	84	73	28	35			2,377	2,871
Rental revenue	181	214	73	63	21	25			1,934	2,411
Other income	32	20	11	9	7	10			443	459
(2) Total rental business expenses	42	46	18	38	9	18			288	355
Tax and public charges	12	12	3	4	-	5	Not Disclosed		167	173
Building management expenses	6	6	2	2	2	2			34	56
Repair expenses	1	1	1	20	0	-			6	23
Insurance premiums/ trust fees	0	0	0	0	0	0			7	7
Others	21	24	11	11	6	9			72	94
(3) Rent NOI $(=(1) - (2))$	171	189	65	34	18	17		154	2,088	2,516
(4) Depreciation	12	12	3	3	6	7		9	254	268
(5) Rental business profit $(=(3) - (4))$	159	177	61	30	11	10		144	1,834	2,247
(6) Deposits (ending balance)	275	331	77	77	42	63			4,614	5,286
Tenant leasehold deposits	79	139	77	77	22	63	Not Disclosed		4,397	4,499
Security deposits	196	192	-	-	20	-			217	787
(7) Capital expenditure	2	0	3	0	-	26		0	38	63

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 days).

(Note 2) "G-Bldg. Shinsaibashi 03" was additionally acquired Bldg. B main building (Land and building) on Mar. 17, 2017.

(Note 3) "G-Bldg. Midosuji 01" was acquired on Mar. 31, 2017.

# 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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	335	330	1,752	1,799	394	403	125	128	576	580	893	891	581	581	549	549	403	409	68	68
Rental revenue	253	245	1,377	1,458	394	403	125	127	444	444	891	891	581	581	549	549	400	409	-	-
Other income	81	85	375	341	0	0	0	0	132	136	1	0	0	0	-	-	3	0	68	68
(2) Total rental business expenses	186	185	1,267	784	68	65	18	21	350	357	182	179	107	102	110	105	88	85	4	4
Tax and public charges	33	32	83	86	50	50	14	14	26	26	146	145	96	96	96	96	76	76	4	4
Building management expenses	44	46	181	170	-	-	-	-	86	83	0	-	-	-	0	0	-	-	-	-
Repair expenses	8	8	341	10	5	2	0	3	0	2	4	2	7	1	9	4	5	2	-	-
Insurance premiums/ trust fees	1	1	3	3	2	2	1	1	2	2	2	2	2	1	2	2	2	2	0	0
Others	98	96	658	512	10	10	1	1	233	242	29	28	1	2	1	1	4	4	0	0
(3) Rent NOI (= (1) - (2))	148	145	485	1,015	325	338	107	106	226	223	710	711	474	479	438	444	315	324	63	63
(4) Depreciation	98	98	351	386	65	65	29	29	119	119	285	280	167	160	222	223	140	140	-	-
(5) Rental business profit (= (3) - (4))	50	46	133	628	259	272	77	76	107	103	425	431	306	319	216	220	175	184	63	63
(6) Deposits (ending balance)	229	268	4,349	4,381	1,232	1,232	502	502	660	662	1,781	1,781	3,600	3,600	1,088	1,088	405	405	113	113
Tenant leasehold deposits	229	268	4,349	4,381	1,232	1,232	502	502	660	662	1,781	1,781	900	900	1,088	1,088	405	405	113	113
Security deposits	-	-	-	-	-	-	-	-	-	-	-	-	2,700	2,700	-	-	-	-	-	-
(7) Capital expenditure	13	84	4,017	214	28	38	4	-	29	115	17	4	25	23	23	14	23	15	-	-

## Osaka, Nagoya and surrounding areas: Suburban retail properties

(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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	56	56	48	48			3,503	3,265	82	82			291	297	91	91			10,309	10,137
Rental revenue	-	-	-	-			2,620	2,512	82	82			239	239	91	91			8,488	8,473
Other income	56	56	48	48			883	752	0	0			51	57	-	-			1,820	1,664
(2) Total rental business expenses	4	4	2	2			1,754	1,627	16	16			126	136	14	13			4,399	3,789
Tax and public charges	4	4	2	2			177	176	15	15			18	19	13	12			919	921
Building management expenses	-	-	-	-			296	311	-	-			35	36	-	-			661	664
Repair expenses	-	-	-	-			40	8	-	-			3	0	-	-			427	50
Insurance premiums/ trust fees	0	0	0	0			7	6	0	0			0	0	0	0			31	30
Others	0	0	0	0			1,233	1,124	0	0			68	79	0	0			2,358	2,121
(3) Rent NOI (= (1) - (2))	51	51	45	45	94	95	1,748	1,637	66	66	203	202	165	160	77	77	158	159	5,910	6,348
(4) Depreciation	-	-	-	-	-	-	557	558	12	12	54	54	38	38	13	13	34	34	2,192	2,216
(5) Rental business profit (= (3) - (4))	51	51	45	45	94	95	1,191	1,078	53	53	149	147	126	122	63	63	124	124	3,717	4,131
(6) Deposits (ending balance)	94	94	81	81			2,590	2,633					248	246	137	137	300	300	18,085	18,200
Tenant leasehold deposits	94	94	81	81			2,590	2,633					248	246	137	137	300	300	15,385	15,500
Security deposits	-	-	-	-			-	-					-	-	-	-	-	-	2,700	2,700
(7) Capital expenditure	-	-	-	-	-	-	37	61	-	-	4	0	22	10	-	-	-	-	4,248	582

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 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		G-Bldg. Naha-shintoshin 01 (Note 2)		G-Bldg. Tenjin Nishi-dori 01 (Note 3)		Sub-Total: Urban type (Other area)	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	119	119	497	497	86	102				98	703	998
Rental revenue	119	119	497	497	86	102				83	703	983
Other income	-	-	-	-	-	-				15	-	15
(2) Total rental business expenses	12	12	64	64	5	6				15	82	100
Tax and public charges	11	11	21	23	4	5				0	37	40
Building management expenses	-	-	-	-	-	-				3	-	3
Repair expenses	-	-	1	0	-	-				-	1	0
Insurance premiums/ trust fees	0	0	1	1	0	0				0	1	2
Others	0	0	40	39	0	1				11	41	53
(3) Rent NOI $(=(1) - (2))$	106	106	433	432	80	95		179		83	620	897
(4) Depreciation	18	18	131	132	7	7		22		7	158	188
(5) Rental business profit $(=(3) - (4))$	88	88	301	300	73	87		157		75	462	709
(6) Deposits (ending balance)			350	350	102	102				230	625	1,917
Tenant leasehold deposits			-	-	102	102				230	275	825
Security deposits			350	350	-	-				-	350	1,092
(7) Capital expenditure	-	4	8	15	-	-		-		0	8	20

## Other major cities: Suburban retail properties

(million JPY)

Item	AEON Sendai Nakayama		AEON MALL Kashiikama (Note 4)	
	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	409	419	39	
Rental revenue	409	418	38	
Other income	0	0	1	
(2) Total rental business expenses	41	39	13	
Tax and public charges	35	35	12	
Building management expenses	-	-	0	
Repair expenses	1	1	-	
Insurance premiums/ trust fees	2	1	0	
Others	1	1	0	
(3) Rent NOI $(=(1) - (2))$	368	379	26	
(4) Depreciation	76	75	6	
(5) Rental business profit $(=(3) - (4))$	292	303	19	
(6) Deposits (ending balance)	840	840	-	
Tenant leasehold deposits	840	840	-	
Security deposits	-	-	-	
(7) Capital expenditure	8	11	-	

## Other major cities: Suburban ret

(million JPY)

Item	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.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017	Feb.2017	Aug.2017
(1) Total rental business revenue	367	375	316	315	369	377	844	794	570	588					3,198	3,151
Rental revenue	367	375	315	315	356	364	641	598	570	583					2,979	2,937
Other income	0	0	1	0	12	12	202	196	-	4					219	213
(2) Total rental business expenses	80	80	60	59	58	58	505	510	100	105					886	879
Tax and public charges	51	51	53	53	29	29	38	37	88	88					327	313
Building management expenses	-	-	-	0	0	0	97	96	-	-					101	99
Repair expenses	5	6	2	1	-	-	29	38	3	7					44	54
Insurance premiums/ trust fees	1	1	4	4	1	1	1	1	2	2					14	13
Others	21	21	0	0	28	27	337	336	5	7					398	397
(3) Rent NOI $(=(1) - (2))$	287	295	256	255	310	319	339	284	470	482	93	94	161	161	2,312	2,272
(4) Depreciation	106	106	73	74	105	106	180	183	190	190	17	17	39	39	796	794
(5) Rental business profit $(=(3) - (4))$	180	188	182	181	204	212	158	100	279	291	75	77	122	122	1,515	1,477
(6) Deposits (ending balance)	654	654	315	315	2,118	2,118	935	982	573	573					6,135	6,183
Tenant leasehold deposits	654	654	315	315	2,118	2,118	907	872	573	573					6,107	6,073
Security deposits	-	-	-	-	-	-	27	109	-	-					27	109
(7) Capital expenditure	105	28	8	4	27	21	46	88	9	2	5	0	-	-	210	156

(million JPY)

Portfolio Total	
Feb.2017	Aug.2017
30,199	30,999
26,402	27,475
3,796	3,524
9,057	8,456
2,655	2,686
1,359	1,393
815	204
101	98
4,125	4,073
21,141	22,543
5,632	5,733
15,509	16,809
50,713	52,138
46,815	47,189
3,897	4,949
7,969	1,305

(Note 1) The Aug. 2017 period was from Mar. 1, 2017 to Aug. 31, 2017 (184 days). The Feb. 2017 period was from Sep. 1, 2016 to Feb. 28, 2017 (181 days).

(Note 2) "G-Bldg. Naha Shintoshin 01" was acquired on Mar. 17, 2017.

(Note 3) "G-Bldg. Tenjin Nishi-dori 01" was acquired on Apr. 5, 2017.

(Note 4) "AEON MALL Kashiikama" was disposed 51% co-ownership interest on Sep. 30, 2016.

(Note 5) "Oyama Yuen Harvest Walk" was additionally acquired "UNIQLO building" on Aug. 31, 2017.

## Long-term borrowing

(Note 1) Applied interest rate is based on the interest rate as of Oct. 16 2017.  
(Note 2) Remaining period is calculated as of Oct. 16 2017.  
(Note 3) Pursuant to interest rate swap agreements, the variable interest rate is fixed.

Long-term borrowing

Financial Status (List of Borrowings (2)) (as of Oct. 16 2017)

	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.	1,387	3,500	2013/10/7	2023/4/7	9.5 years	Fixed(Note3)	1.26050%	0.43%	5.5 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%	5.5 years
	Mizuho Bank, Ltd.	1,500	1,500	2013/10/7	2022/10/7	9.0 years	Fixed(Note3)	1.18425%	0.40%	5.0 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%	5.0 years
	Sumitomo Mitsui Banking Corporation	2,000	2,000	2013/10/7	2022/10/7	9.0 years	Fixed(Note3)	1.18425%	0.40%	5.0 years
	The Yamaguchi Bank, Ltd.	1,000	1,000	2013/10/7	2021/10/7	8.0 years	Fixed	0.99000%	0.30%	4.0 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%	4.0 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%	3.5 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%	3.0 years
	The Norinchukin Bank	1,500	1,500	2013/10/7	2020/4/7	6.5 years	Fixed(Note3)	0.75425%	0.20%	2.5 years
	The Joyo Bank, Ltd.	1,000	1,000	2013/10/7	2020/4/7	6.5 years	Fixed(Note3)	0.75425%	0.20%	2.5 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%	2.0 years
	The 77 Bank, Ltd.	1,000	1,000	2013/10/7	2019/10/7	6.0 years	Fixed(Note3)	0.68550%	0.18%	2.0 years
	Development Bank of Japan Inc.	4,000	4,000	2014/3/31	2026/3/31	12.0 years	Fixed	1.66000%	0.60%	8.5 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%	7.5 years
	Mitsubishi UFJ Trust and Banking Corporation	504								
	Sumitomo Mitsui Trust Bank, Limited	400								
	Development Bank of Japan Inc.	3,000	3,000	2014/10/1	2025/10/1	11.0 years	Fixed	1.28000%	0.50%	8.0 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%	7.0 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%	7.0 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%	5.0 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%	5.0 years
	The Yamaguchi Bank, Ltd.	1,000	1,000	2014/10/1	2022/9/30	8.0 years	Fixed	0.77000%	0.25%	5.0 years
	Mizuho Bank, Ltd.	2,000	2,000	2014/10/1	2022/4/1	7.5 years	Fixed(Note3)	0.68955%	0.225%	4.5 years

(Note 1) Applied interest rate is based on the interest rate as of Oct. 16 2017.  
(Note 2) Remaining period is calculated as of Oct. 16 2017.  
(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.	1,387	3,500	2014/10/1	2021/10/1	7.0 years	Fixed(Note3)	0.65710%	0.23%	4.0 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%	4.0 years
	Sumitomo Mitsui Banking Corporation	3,000	3,000	2014/10/1	2021/4/1	6.5 years	Fixed(Note3)	0.57100%	0.18%	3.5 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%	3.5 years
	JAPAN POST INSURANCE Co., Ltd.	1,000	1,200	2015/2/2	2025/1/31	10.0 years	Fixed	0.96000%	0.40%	7.3 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%	6.3 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%	5.3 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%	11.5 years
	Sumitomo Mitsui Banking Corporation	7,000	7,000	2015/3/2	2025/3/31	10.1 years	Fixed(Note3)	1.00975%	0.42%	7.5 years
	Sumitomo Mitsui Banking Corporation	6,000	6,000	2015/3/2	2024/3/29	9.1 years	Fixed(Note3)	0.86550%	0.35%	6.5 years
	Sumitomo Mitsui Banking Corporation	6,000	6,000	2015/3/2	2023/3/31	8.1 years	Fixed(Note3)	0.70700%	0.27%	5.5 years
	Mizuho Bank, Ltd.	6,000	6,000	2016/2/18	2026/1/30	10.0 years	Fixed(Note3)	0.64500%	0.35%	8.3 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%	8.3 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%	8.3 years
	Resona Bank, Limited	1,000	1,000	2016/2/18	2024/7/31	8.5 years	Fixed(Note3)	0.45000%	0.25%	6.8 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%	8.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	396	1,000	2016/3/1	2026/3/31	10.1 years	Fixed(Note3)	0.53260%	0.35%	8.5 years
	Mitsubishi UFJ Trust and Banking Corporation	336								
	Sumitomo Mitsui Trust Bank, Limited	267								
	Development Bank of Japan Inc.	2,500	2,500	2016/3/1	2018/3/30	2.1 years	Variable	0.18545%	0.150%	0.5 years
	Mizuho Bank, Ltd.	2,000	2,000	2016/3/1	2025/3/31	9.1 years	Fixed(Note3)	0.43110%	0.30%	7.5 years
	Shinsei Bank, Limited	1,500	1,500	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30550%	0.225%	6.5 years
	The Chugoku Bank, Ltd.	1,000	1,000	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30480%	0.225%	6.5 years
	Shinkin Central Bank	1,000	1,000	2016/3/1	2024/3/29	8.1 years	Fixed	0.29500%	0.225%	6.5 years
	The Norinchukin Bank	1,500	1,500	2016/3/1	2024/3/29	8.1 years	Fixed(Note3)	0.30480%	0.225%	6.5 years
	The Nishi-Nippon City Bank, Ltd.	1,000	1,000	2016/3/18	2025/3/31	9.0 years	Fixed(Note3)	0.47800%	0.30%	7.5 years
	Mizuho Trust & Banking Co., Ltd.	1,000	1,000	2016/3/18	2025/3/31	9.0 years	Fixed(Note3)	0.47800%	0.30%	7.5 years

# Financial Status (List of Borrowings (3), Status of Lenders) (as of Oct. 16 2017)

	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 77 Bank, Ltd.	1,000	1,000	2016/3/31	2026/3/31	10.0years	Fixed	0.53000%	0.35%	8.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,180	5,500	2016/4/28	2024/9/30	8.4 years	Fixed	0.50977%	0.25%	7.0 years
	Mitsubishi UFJ Trust and Banking Corporation	1,850								
	Sumitomo Mitsui Trust Bank, Limited	1,468								
	Development Bank of Japan Inc.	10,850	10,850	2016/7/29	2027/7/30	11.0years	Fixed	0.40800%	0.40%	9.8 years
	The Bank of Fukuoka, Ltd.	2,000	2,000	2016/9/21	2026/9/30	10.0years	Fixed	0.49400%	0.35%	9.0 years
	Resona Bank, Limited	2,500	2,500	2016/9/30	2026/9/30	10.0years	Fixed	0.46120%	0.195%	9.0 years
	The 77 Bank, Ltd.	1,000	1,000	2016/9/30	2026/9/30	10.0years	Fixed	0.44100%	0.35%	9.0 years
	The Chugoku Bank, Ltd.	3,000	3,000	2016/12/21	2026/12/30	10.0years	Fixed	0.66400%	0.35%	9.2 years
	Resona Bank, Limited	2,000	2,000	2016/12/21	2026/12/30	10.0years	Fixed	0.63554%	0.195%	9.2 years
	Mizuho Bank, Ltd.	1,000	1,000	2017/1/31	2018/1/31	1.0years	Variable	0.12545%	0.09%	0.3 years
	Sumitomo Mitsui Banking Corporation	2,500	2,500	2017/1/31	2018/1/31	1.0years	Variable	0.15545%	0.12%	0.3 years
	Development Bank of Japan Inc.	2,000	2,000	2017/3/31	2027/1/29	9.8 years	Fixed	0.60500%	0.30%	9.3 years
	The Chugoku Bank, Ltd.	1,000	1,000	2017/3/31	2027/1/29	9.8 years	Fixed	0.60500%	0.30%	9.3 years
	Shinkin Central Bank	1,000	1,000	2017/3/31	2027/1/29	9.8 years	Fixed	0.61000%	0.30%	9.3 years
	The Yamaguchi Bank, Ltd.	1,000	1,000	2017/3/31	2027/1/29	9.8 years	Fixed	0.60500%	0.30%	9.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	594	1,500	2017/5/1	2024/11/1	7.5 years	Fixed	0.43640%	0.225%	7.0 years
	Mitsubishi UFJ Trust and Banking Corporation	504								
	Sumitomo Mitsui Trust Bank, Limited	400								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000	2017/5/1	2025/5/1	8.0 years	Fixed	0.38500%	0.275%	7.5 years
	Sumitomo Mitsui Banking Corporation	2,000	2,000	2017/5/1	2024/5/1	7.0 years	Fixed	0.36880%	-	6.5 years
	Mizuho Bank, Ltd.	2,000	2,000	2017/5/1	2027/5/1	10.0 years	Fixed	0.57400%	0.30%	9.5 years
	Resona Bank, Limited	1,000	1,000	2017/5/1	2027/5/1	10.0 years	Fixed	0.57380%	0.30%	9.5 years
	Shinsei Bank, Limited	1,000	1,000	2017/5/1	2027/5/1	10.0 years	Fixed	0.57400%	0.30%	9.5 years
	The Toho Bank, Ltd.	2,000	8,000	2017/5/19	2025/5/16	8.0 years	Fixed	0.34500%	0.12%	7.6 years
	The Juroku Bank, Ltd.	1,800								
	The Hyakugo Bank, Ltd.	1,350								
	Taiyo Life Insurance Company	1,000								
	The Daishi Bank, Ltd.	950								
	The Akita Bank, Ltd.	450								
	The Iyo Bank, Ltd.	450								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,172	8,000	2017/7/31	2018/12/28	1.4 years	Variable	0.18545%	0.15%	1.2 years
	Mitsubishi UFJ Trust and Banking Corporation	2,692								
	Sumitomo Mitsui Trust Bank, Limited	2,136								

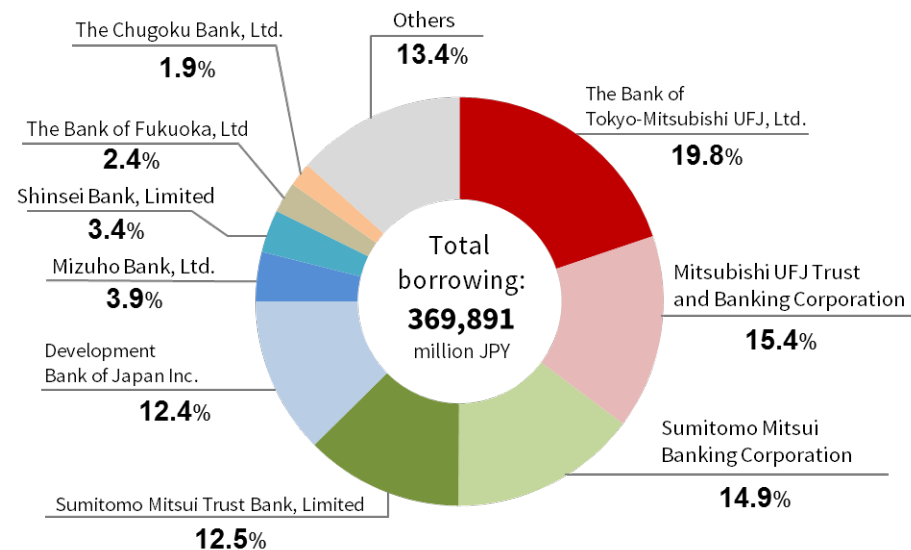
(Note 1) Applied interest rate is based on the interest rate as of Oct. 16 2017.

(Note 2) Remaining period is calculated as of Oct. 16 2017.

(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.	793	2,000	2017/7/31	2019/3/29	1.7 years	Variable	0.18545%	0.15%	1.4 years
	Mitsubishi UFJ Trust and Banking Corporation	673								
	Sumitomo Mitsui Trust Bank, Limited	534								
	The Bank of Fukuoka, Ltd.	3,000	3,000	2017/9/14	2026/3/31	8.6 years	Fixed	0.44100%	0.225%	8.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	2,000	2017/9/29	2027/9/30	10.0 years	Fixed	0.51000%	0.30%	10.0 years
	The Bank of Fukuoka, Ltd.	1,000	1,000	2017/10/2	2027/9/30	10.0 years	Fixed	0.61800%	0.30%	10.0 years
	The Daishi Bank, Ltd.	1,500	3,000	2017/10/2	2024/9/30	7.0 years	Fixed	0.31630%	0.10%	7.0 years
	The Ashikaga Bank , Ltd.	1,000								
	The Juroku Bank, Ltd.	500								
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,577	6,500	2017/10/6	2024/7/31	6.8 years	Fixed	0.46958%	0.225%	6.8 years
	Mitsubishi UFJ Trust and Banking Corporation	2,187								
	Sumitomo Mitsui Trust Bank, Limited	1,735								
	Total		369,891							
Total / Average		369,891								4.3 years

## ■ Status of lenders (as of Oct. 16 2017)



## Investment corporation bonds

Name	Issue amount (million JPY)	Issue date	Redemption date	Term	Interest	Maturity method
Series 7 of Unsecured Corporate Bonds	<b>7,500</b>	Dec. 18, 2013	Dec. 18, 2023	<b>10</b> years	<b>1.108%</b>	Bullet maturity amortization (Note)
Series 8 of Unsecured Corporate Bonds	<b>8,000</b>	Jun. 26, 2014	Jun. 26, 2026	<b>12</b> years	<b>1.260%</b>	Bullet maturity amortization (Note)
Series 9 of Unsecured Corporate Bonds	<b>7,000</b>	Feb. 5, 2015	Feb. 5, 2025	<b>10</b> years	<b>0.765%</b>	Bullet maturity amortization (Note)
Series 10 of Unsecured Corporate Bonds	<b>5,000</b>	May 19, 2017	May 19, 2022	<b>5</b> years	<b>0.220%</b>	Bullet maturity amortization (Note)
Series 11 of Unsecured Corporate Bonds	<b>2,000</b>	May 19, 2017	May 19, 2027	<b>10</b> years	<b>0.480%</b>	Bullet maturity amortization (Note)
Total	<b>29,500</b>					

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


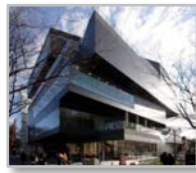




## Credit ratings

Credit rating agency	Issuer rating	Long-term rating
R&I	<b>AA-</b> (Stable)	<b>AA-</b> (Stable)
S&P Global Ratings	<b>A</b> <sup>(Note)</sup> (Stable)	<b>A</b> (Stable)
Moody's	<b>A3</b> (Stable)	<b>A3</b> (Stable)

(Note) Refers to long-term issuer rating. In addition short-term issuer rating is A-1.



# Classification of Retail Properties in JRF's Portfolio by Type of Contract

	Urban		Suburban			Land with leasehold interest
			Mall-type (complex) <sup>(Note 2)</sup>		GMS-type <sup>(Note 3)</sup>	
	Single tenant	Multi-tenant	Master lease	Direct lease		
	 G-Bldg. Omotesando 01	 GYRE	 AEON MALL Itami	 mozo wonder city	 Ito-Yokado Tsunashima	 Life Taiheiji (Land with leasehold interest)
Typical number of tenants	1 tenant	Multiple tenants (vary depending on property scale)	1 master tenant (many sublessees)	100-200 tenants (vary depending on property scale)	1 to a few tenants (limited sublessees)	1 to a few tenants
Typical contract period	5 years or more	Key tenants: 10 years  Specialty stores: 5 years or more	20 years	Key tenants: 5-20 years  Specialty stores: 5-7 years	20 years	20 years
Typical contract type	Fixed-term building lease contract	Fixed-term building lease contract	Mostly ordinary building lease contracts	Key tenants: Ordinary building lease contract and lease contract  Specialty stores: Fixed-term building lease contract	Mostly ordinary building lease contract	Fixed-term land lease contract for business purposes
Typical rent type	Fixed rent	Fixed rent	Fixed rent	Key tenants: Fixed rent  Specialty stores: Fixed rent / revenue-based rent	Fixed rent	Fixed rent

(Note 1) This table provides examples of typical leasing arrangements associated with urban retail properties (both single and multi-tenant), suburban retail properties (including mall-type properties (both master lease and direct lease) and GM-type properties) and Land with leasehold interest.

This table is provided for illustrative purposes only; in practice lease terms are agreed on an individualized, negotiated basis and are subject to variance within these categories and across our portfolio

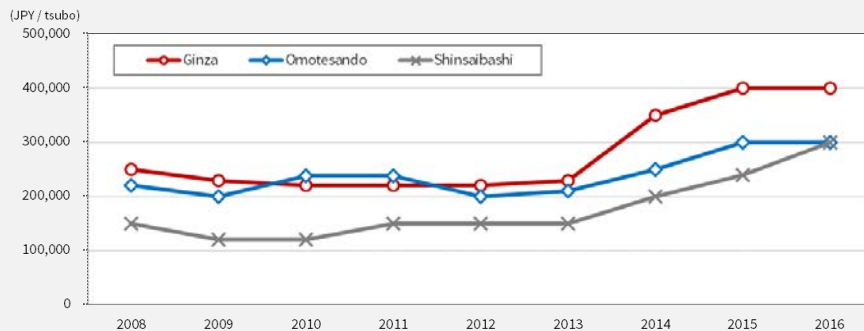
(Note 2) "Mall-type (complex)" properties are shopping centers which feature a variety of specialty shops in a retail zone that is independent of a GMS or department store as an anchor tenant

(Note 3) "GMS-type" properties are shopping centers featuring specialty shops clustered around a general merchandise store, or GMS, which is a large-scale supermarket that sells a wide variety of daily necessities that serves as an anchor tenant

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

- Rent for urban retail facilities is higher than that before Lehman crisis and is on a rising trend
- The rent levels in Tokyo and other major cities in Japan are relatively low compared with other major cities around the world, from the perspective of size of economy and population

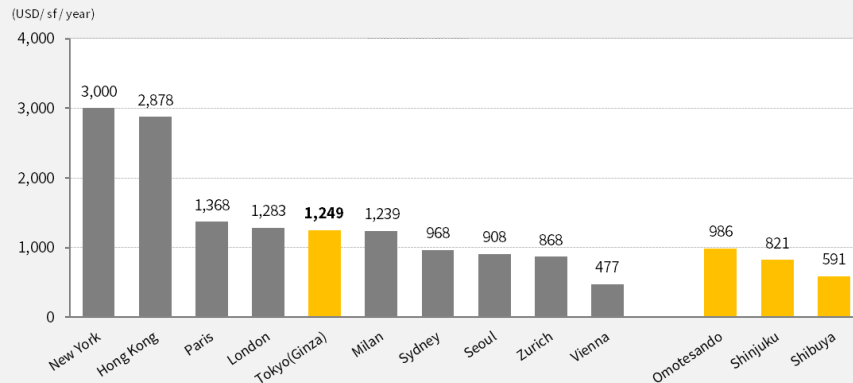
### Change in highest rents in major commercial districts



(Source) CBRE "Retail Market Information"

(Note) The figures as of Aug. 2016 for Ginza and Omotesando, and as of Nov. 2016 for Shinsaibashi, based on the highest rents for roadside store (1F) facing major roads in the area

### Rent levels of retail properties in major cities worldwide (June 2016)



(Source) Created by the Asset Manager based on CUSHMAN & WAKEFIELD "MAIN STREET ACROSS THE WORLD 2016/2017"  
(Rent levels in local currency converted to US\$ at foreign exchange rate at the end of June 2016 for comparison)

## Tokyo is still in the top 5 as the destination for new international brands

- Even though the rank of Tokyo slid into the 5<sup>th</sup> 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 (2016)

	City	Number of retail brands
1	Hong Kong	87
2	London	65
3	Dubai	59
4	Doha	58
5	Tokyo	48
6	Singapore	46
7	Paris	36
8	Moscow	33
9	Toronto	30
10	Vienna	29
11	Guangzhou	26
11	Beijing	26
12	kiev	25
13	Split	23
14	Bucharest	22
14	Prague	22
14	Taipei	22

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

<Luxury brand>  
「BCBG MAXAZRIA」  
The biggest flagship shop in Japan (Ginza)  
  
「La Perla」  
The first flagship shop in Japan (Omotesando)

(Source) CBRE, "How Global is the Business of Retail? 2017"

# Annual Retail Sales in Major Commercial Areas in Japan

## Annual sales of goods (Note 1)

### ■ Tokyo prefecture: Major commercial area

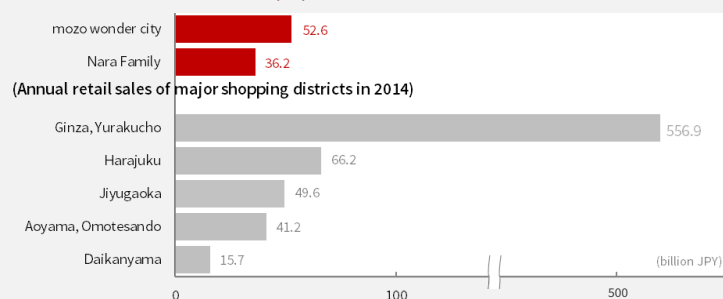
Area	Annual sales	Share	Number of our properties (Note 2) (Percentage (Note 3))
Shinjuku	564.5 billion JPY	6.1 %	1 property (0.9%)
Ginza, Yurakucho	556.9 billion JPY	6.1 %	3 properties (2.8%)
Ikebukuro	551.8 billion JPY	6.0 %	1 property (0.8%)
Shibuya	225.8 billion JPY	2.5 %	1 property (0.5%)
Kichijoji	163.1 billion JPY	1.8 %	2 properties (2.1%)
Futakotamagawa	99.5 billion JPY	1.1 %	—
Harajuku	66.2 billion JPY	0.7 %	1 property (1.0%)
Jiyugaoka	49.6 billion JPY	0.5 %	1 property (0.5%)
Aoyama, Omotesando	41.2 billion JPY	0.4 %	13 properties(10.6%)
Tokyo prefecture total (Note 4)	9,192.8 billion JPY	100.0 %	

### ■ Other than Tokyo : Major commercial area

Area	Annual sales	Share	Number of our properties (Note 2) (Percentage (Note 3))
Yokohama (Kanagawa)	488.6 billion JPY	1.4 %	1 property (0.5%)
Shinsaibashi, Namba (Osaka)	469.8 billion JPY	1.3 %	7 properties (9.1%)
Umeda (Osaka)	430.8 billion JPY	1.2 %	1 property (1.1%)
Sakae (Aichi)	382.0 billion JPY	1.0 %	1 property (0.2%)
Sapporo (Hokkaido)	291.3 billion JPY	0.8 %	—
Tenjin (Fukuoka)	280.2 billion JPY	0.8 %	1 property (0.5%)
Sendai (Miyagi)	249.6 billion JPY	0.7 %	1 property (0.3%)
Nagoya Station (Aichi)	196.4 billion JPY	0.5 %	—
Shijo-Kawaramachi (Kyoto)	174.9 billion JPY	0.5 %	3 properties (2.1%)
Total other than Tokyo (Note 5)	35,742.6 billion JPY	100.0 %	

### Comparison of annual sales of our suburban properties against major shopping districts

(Annual retail sales of our suburban properties in 2016)



(Source) Annual sales of suburban properties (January through December, 2016); The Ministry of Economy, Trade and Industry, "Census of Commerce Results by Characteristics of Location (Retail Trade)", 2014

(Source) "Census of Commerce Results by Characteristics of Location <Retail Trade>" Ministry of Economy, Trade and Industry (2014)

(Note 1) Calculated as the sum of annual sales for commercial districts as is indicated in the table for "location-based breakdown" in METI's Census of Commerce

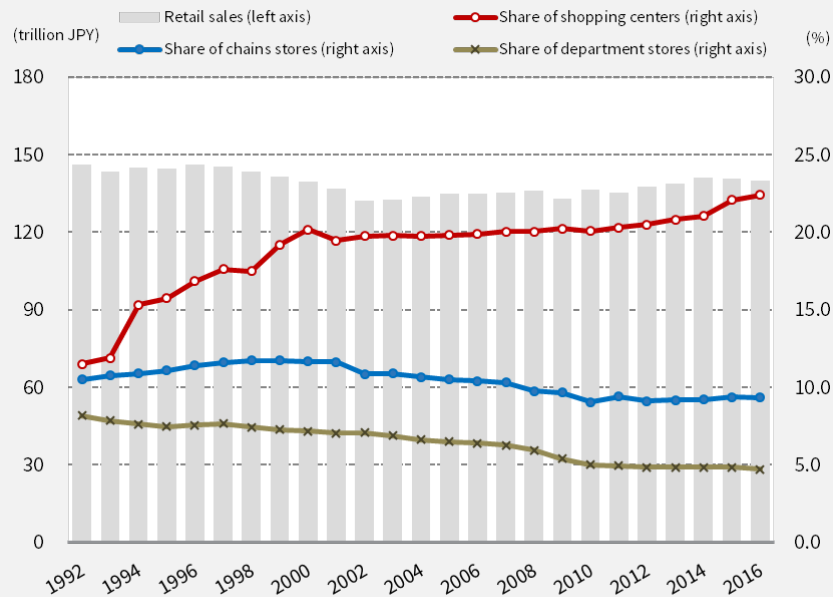
(Note 2) Number of our properties shows the number of urban type property in the area in our portfolio. (Based on 98 properties after acquiring properties that have been announced as of Oct. 16, 2017)

(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 goods in commercial area in Tokyo.

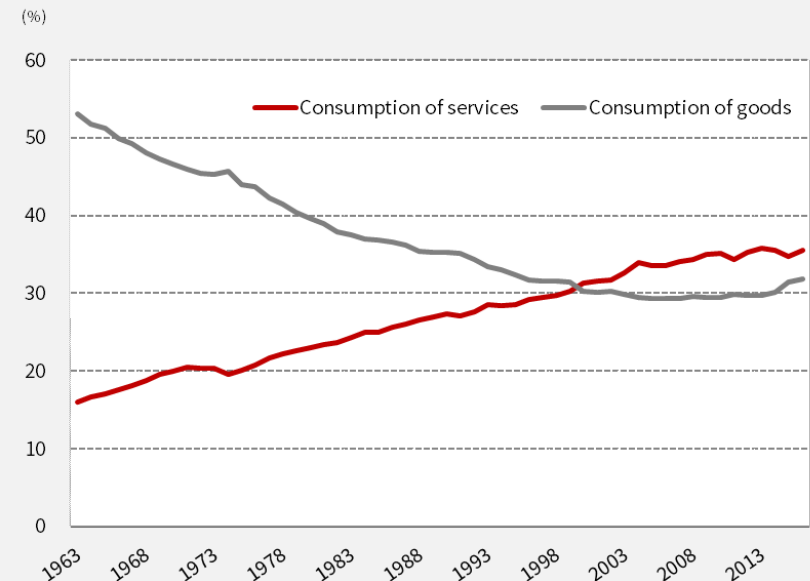
## Total amount of sales in the retail market and trends in the shares of SC, chain stores and department store locations



(Source) Japan Council of Shopping Centers, "SC White Paper"; The Ministry of Economy, "Trade and Industry, Current Survey of Commerce", Japan Chain Stores Association "Statistics of Chain Store Sales"

(Note) The criteria of SC has changed in 2008 from "tenants of product sales are 10 or more" to "tenants including restaurant business and service business are 10 or more". The data after 2008 is based on the new criteria.

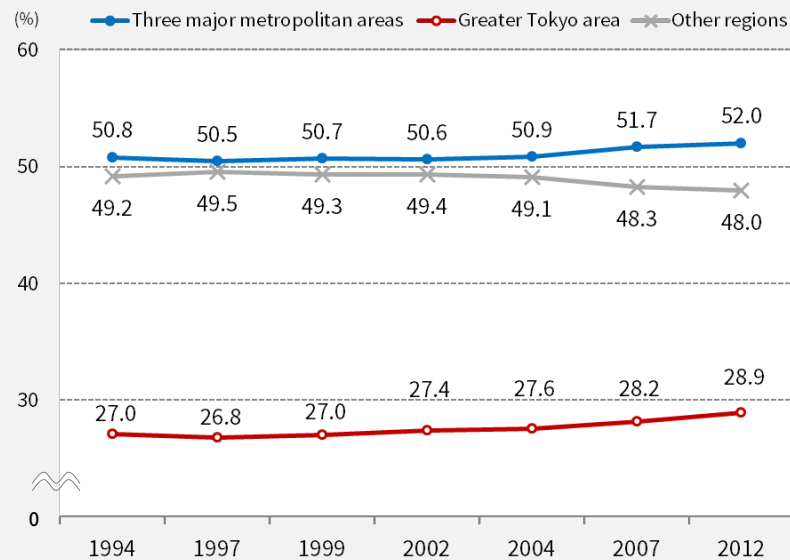
## Decreasing share of consumption of goods versus increasing share of consumption of services



(Source) The Ministry of Internal Affairs and Communications, Statistic Bureau, "Family Income and Expenditure Survey (Household Income and Expenses)"

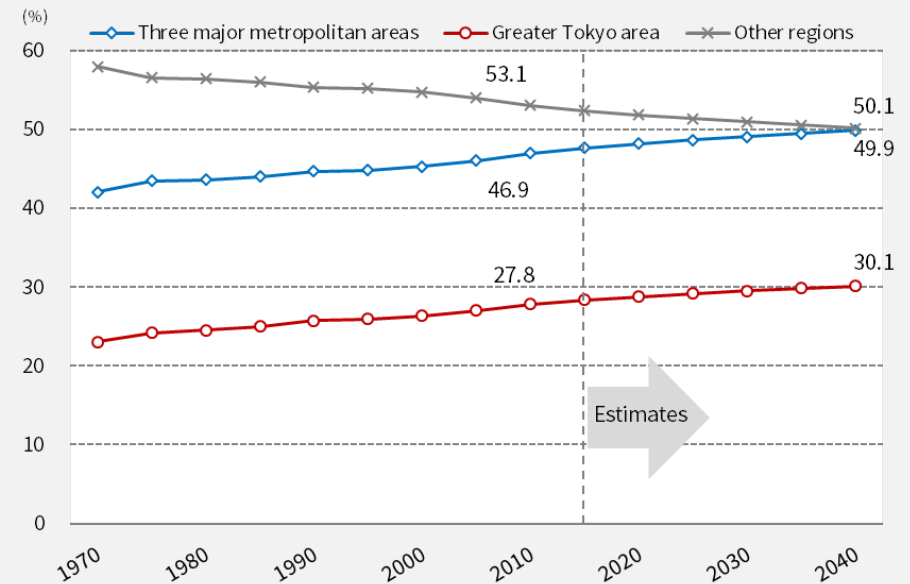
(Note) Survey of workers' households (excluding farming, forestry and fishery households) having two or more persons. For "Consumption of services," the graphic above shows the proportion that the total expenditures for insurance, medical fees, transportation, communication, education, cultural activities and recreation comprise of total consumption expenditures. For "Consumption of goods," the graphic above shows the proportion that the total expenditures for food, furniture, household supplies, clothing, and footwear comprise of total consumption expenditures

## Shares of each region in total annual retail sales in Japan



(Source) The Ministry of Internal Affairs and Communications, Statistic Bureau, "2012 Economic Census for Business Activity"

## Population influx to Japan's three major metropolitan areas and the greater Tokyo area



(Source) Ministry of Internal Affairs and Communications, Statistic Bureau, "Census", National Institute of Population and Social Security Research, "Population & Household Projection"

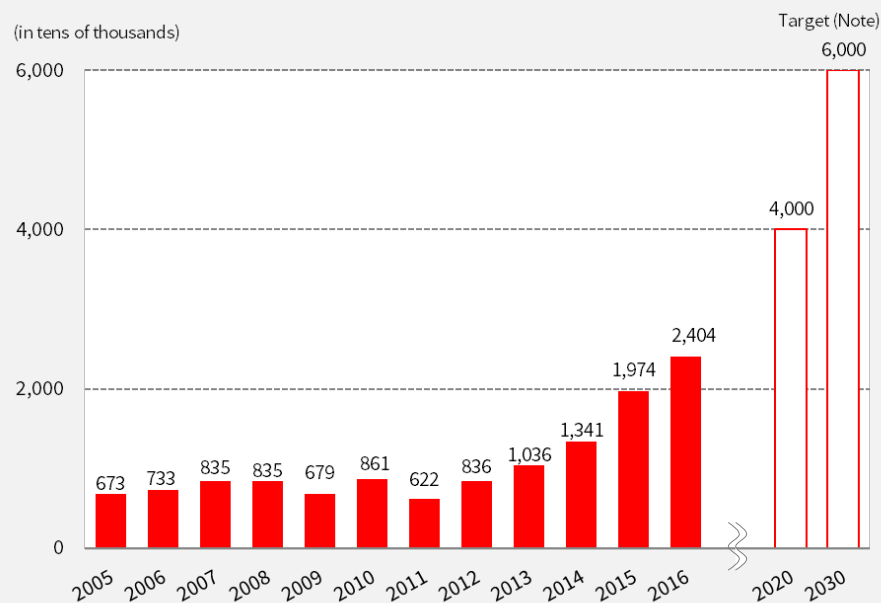
\* Greater Tokyo area: Tokyo, Saitama, Chiba, Kanagawa

Three major metropolitan areas: Tokyo, Saitama, Chiba, Kanagawa, Aichi, Osaka, Kyoto, and Hyogo

(Note) The data until 2010 is from "Census", the data after 2015 is from the projections calculated based on Census by National Institute of Population and Social Security Research.



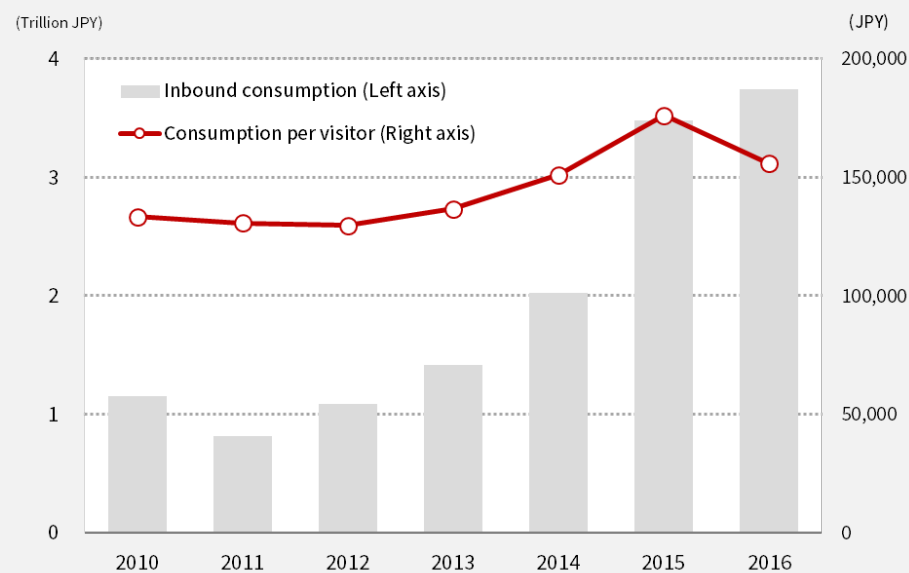
## Number of overseas visitors to Japan



(Source) Japan National Tourist Organization (JNTO), "Number of Overseas Visitors to Japan"

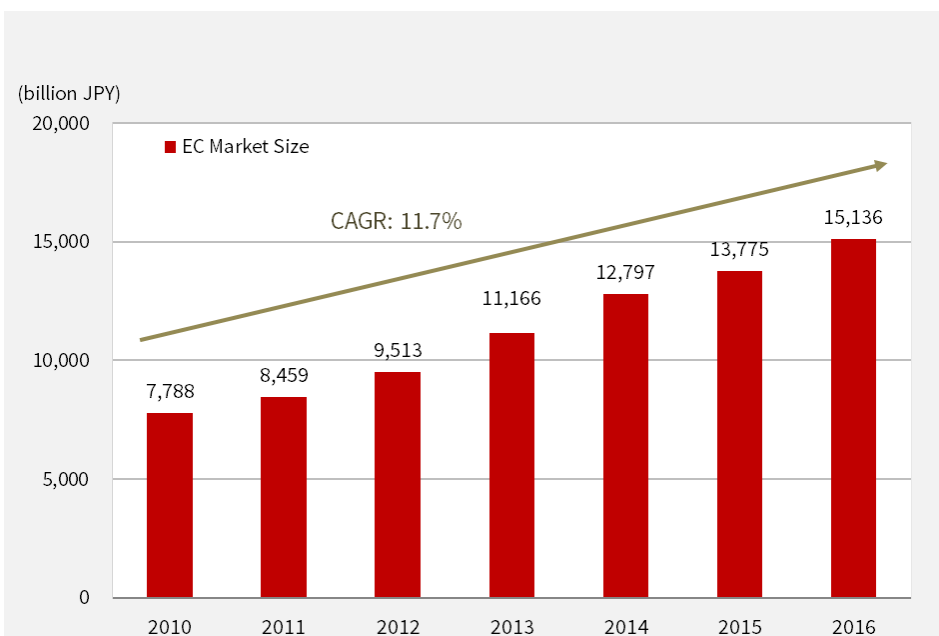
(Note) 2020 and 2030 figures are target figures as announced by the Ministry of Land, Infrastructure, Transport and Tourism, Japan Tourism Agency, in "Vision of Tourism to Support Japan's Future"

## Historical inbound consumption



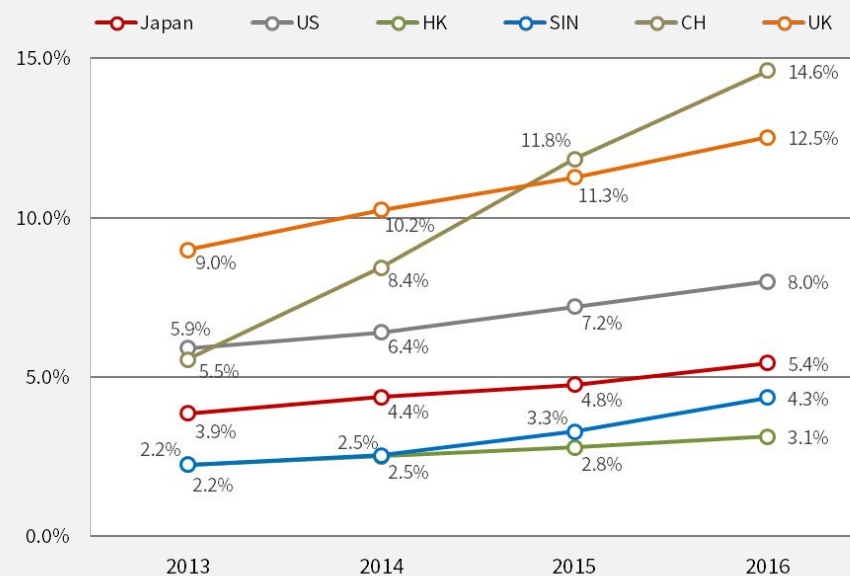
(Source) Ministry of Land, Infrastructure, Transport and Tourism "Consumption Trend Survey for Foreigners Visiting Japan"

## Size of EC market in Japan



(Source) Ministry of Economy, Trade and Industry,  
"FY 2016" Establishment of infrastructure for data driven society in Japan (Market research on e-commerce)"

## EC penetration rates of Japan and other countries



(Source)  
Japan: Ministry of Economy, Trade and Industry,  
"FY 2016" Establishment of infrastructure for data driven society in Japan (Market research on e-commerce)"  
US: Hearing data from Ministry of Economy, Trade and Industry  
Other countries: Euromonitor International (2013, 2016, 2017)

## Rent increase observed in urban properties with prime location and sales performance for suburban properties remains flat

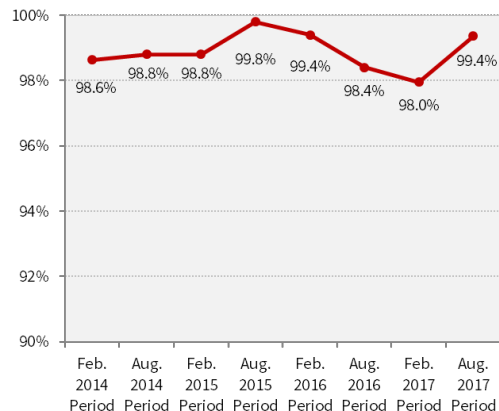
### Leasing market

- The trend of rent increase upon lease agreement renewal continues in urban properties with prime location, particularly for spaces on lower floors
- Occupancy rate remains high for urban properties

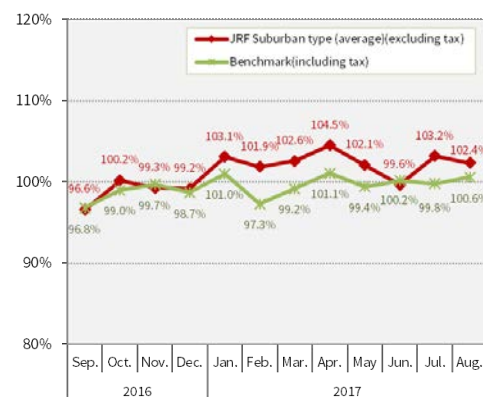
### Tenant sales trend

- Inbound demand still impacting some of the tenants in our 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



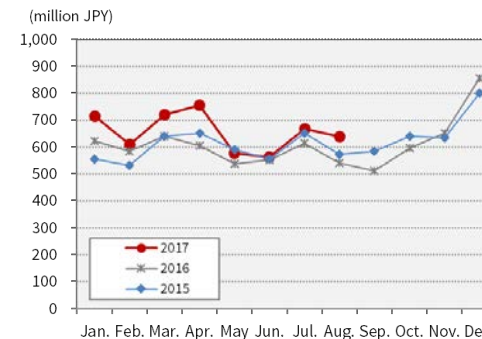
#### ■ Sales performance of suburban retail properties (YoY%)



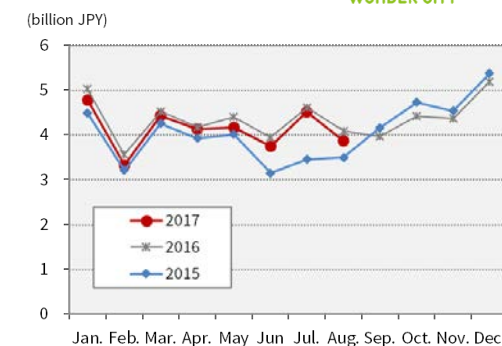
(Note 1) Sales of suburban retail properties is based on interview by asset management company. (excluding tax)  
 (Note 2) Current Survey of Commerce's large-scale retail store sales value (existing stores) by type of business on year-on-year basis is used as a benchmark.

#### ■ Sales trends

##### GYRE



##### mozo wonder city

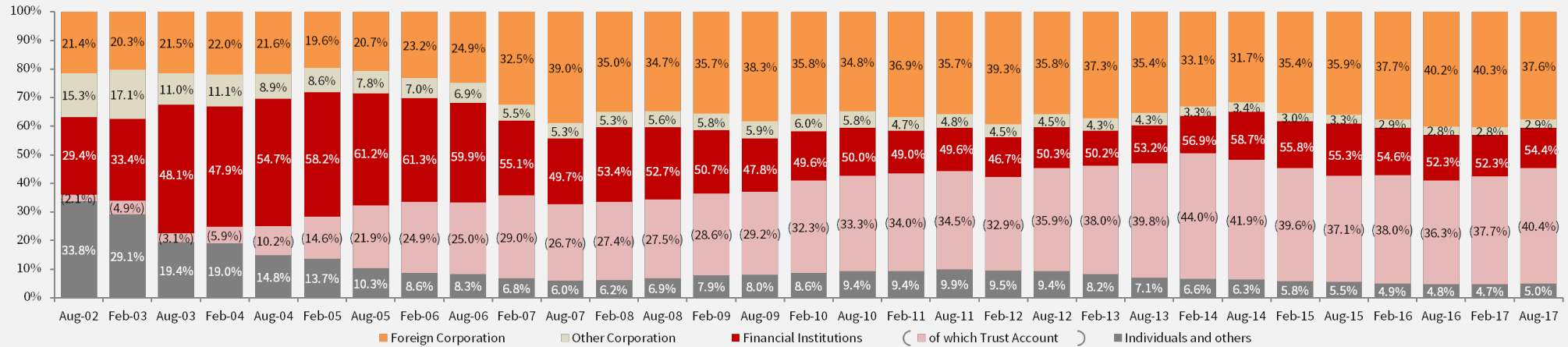


## Top 20 unitholders as of the end of August 2017

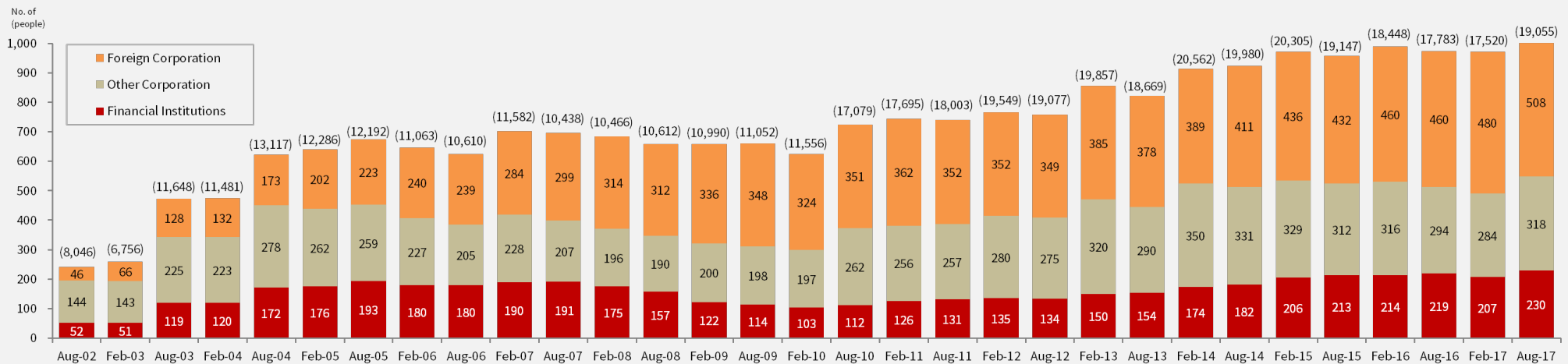
Rank	Name	As of the end of Aug. 2017		As of the end of Feb. 2017	
		Number of units held	Ownership ratio	Number of units held	Ownership ratio
1	Japan Trustee Services Bank, Ltd. (Trust Account)	431,278	16.16%	409,565	16.04%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	255,824	9.59%	214,162	8.39%
3	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	222,537	8.34%	182,827	7.16%
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	117,395	4.40%	107,821	4.22%
5	NOMURA BANK (LUXEMBOURG) S.A.	66,495	2.49%	83,467	3.27%
6	JP MORGAN CHASE BANK 385628	61,412	2.30%	59,962	2.34%
7	STATE STREET BANK - WEST PENSION FUND CLIENTS - EXEMPT 505233	53,619	2.01%	48,821	1.91%
8	STATE STREET BANK WEST CLIENT - TREATY 505234	52,953	1.98%	61,157	2.39%
9	STATE STREET BANK AND TRUST COMPANY 505012	36,836	1.38%	34,996	1.37%
10	DFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	30,359	1.13%	2,279	0.08%
11	STICHTING PENSIOENFONDS METAAL EN TECHNIEK	28,059	1.05%	24,245	0.94%
12	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	27,926	1.04%	27,575	1.08%
13	THE BANK OF NEW YORK MELLON SA/NV 10	25,563	0.95%	49,091	1.92%
14	THE BANK OF NEW YORK MELLON 140044	25,333	0.94%	27,498	1.07%
15	JPMorgan Securities Japan Co., Ltd.	24,316	0.91%	10,662	0.41%
16	STATE STREET BANK AND TRUST COMPANY 505225	24,003	0.89%	22,544	0.88%
17	SIX SIS FOR SWISS NATIONAL BANK	23,319	0.87%	24,569	0.96%
18	JP MORGAN CHASE BANK 385632	23,117	0.86%	24,075	0.94%
19	THE BANK OF NEW YORK 133970	22,740	0.85%	14,190	0.55%
20	THE BANK OF NEW YORK, NON-TREATY JASDEC ACCOUNT	22,263	0.83%	27,062	1.06%
Total		1,575,347	59.06%	1,456,568	57.07%

(Note) Units issued outstanding  
Aug. 2017(31st) Period : 2,667,198 units  
Feb. 2017(30th) Period : 2,552,198 units

## Ownership ratio by investor type



## Number of unitholders by investor type



(Note 1) Excludes individuals and others

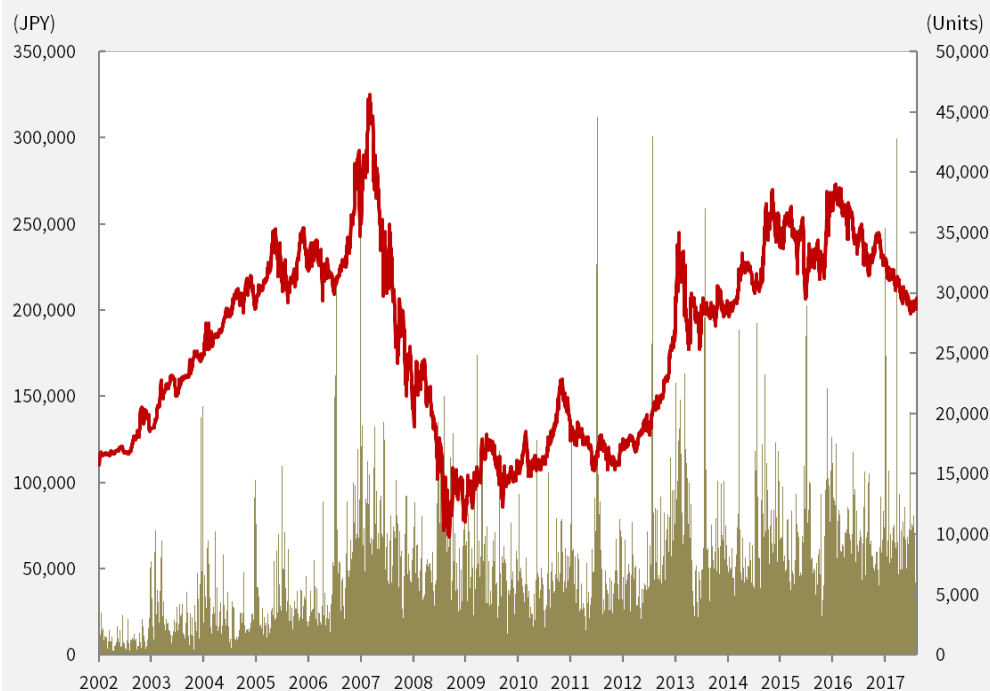
(Note 2) The figures in parentheses represent the total number of unitholders including retail and other investors



# Historical Performance of Investment Unit Price

## Unit price and trading volume trends since IPO

(Mar. 12, 2002 ~ Oct. 17, 2017)



(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

(Oct. 14, 2015 ~ Oct. 17, 2017)



(Note 1) Closing price basis

(Note 2) Left axis describes relative unit price trends that is closing price on Oct. 14, 2015 to be assumed as 100

(Source) Bloomberg

## JRF is a constituent of following indices

### MSCI Japan ESG Select Leaders Index

MSCI, an American stock index provider listed on the New York Stock Exchange, launched a new index called the MSCI Japan ESG Select Leaders Index, taking into account high Environmental, Social and Governance (ESG) performance.

The index covers the top 500 equities by market capitalization size, and selects 251 equities based on their ESG evaluations. In addition, the Government Pension Investment Fund (GPIF) announced that it has selected MSCI Japan ESG Select Leaders Index as one of its ESG indices and commenced passive investment tracking the index.

### 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 1,600 stock from 23 developed countries are accepted and this covers approximately 85% of developed markets. This index is a basis for other indices, including MSCI KOKUSAI and 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.

### 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 approx. 800 real estate companies 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.

### GPR/APREA Investable 100 Index

This is an index created and published jointly by 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 GPR/APREA Investable 100 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.

### 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

 **Mitsubishi Corporation**

 **UBS**

Shares  
**5,100**

% in total issue  
**51.0%**

Shares  
**4,900**

% in total issue  
**49.0%**

Mitsubishi Corp. - UBS Realty Inc.

(Note) As of the end of Sep. 2017

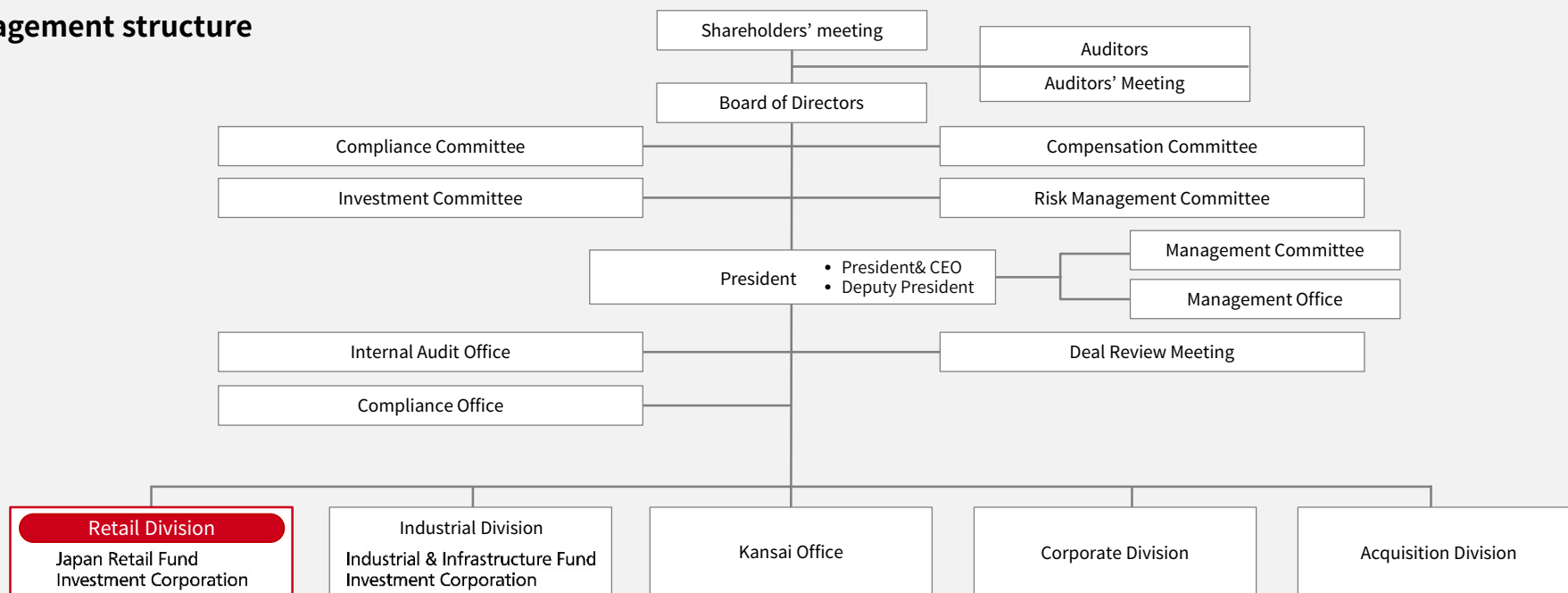
## Employees

Asset Manager : 132 staff members (excluding part-time directors and employees)

Qualification holders:	Real-estate transaction specialists	43
	ARES certified master	58
	First-class architects	9
	Real estate appraisers	4
	CMA	7
	Lawyer	1
	CPA	2
	Tax accountants	2
	MBA	3

(Note) As of the end of Sep. 2017

## Management structure



(Note ) As of Oct. 16, 2017

Think bold today for a brighter tomorrow.



## Japan Retail Fund Investment Corporation

### Disclaimer

- This material may contain information such as data on future performance, plans, management targets, and strategies. Such descriptions with regard to the future are based on current hypotheses and assumptions about future events and trends in the business environment, but these hypotheses and assumptions are not necessarily correct. As such, actual results may vary significantly due to various factors.
- This material is prepared based on Japanese accounting principles unless otherwise noted.
- This material is to be used for analyzing the financial results of JRF, and is not prepared for the purpose of soliciting the acquisition of JRF's investment securities or the signing of financial instruments contracts. When investing, we ask investors to invest on their own responsibility and their own judgment.
- JRF is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets the prices of which may fluctuate. Unitholders of the Investment Corporation may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of JRF and other reasons. For details, please see "Investment Risk" in the Securities Registration Statement (offering circular) and the Securities Report of JRF.

**Asset Management Company : Mitsubishi Corp.- UBS Realty Inc.**

(Financial Instruments Dealer Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403, Member of The Investment Trusts Association, Japan)