

Security code **8953**

US ADR(OTC) : JNRFY

JAPAN RETAIL FUND

Japan Retail Fund Investment Corporation

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

August 2018(**33rd**)

Appendix

33rd period: March 1, 2018 ~ August 31, 2018

Think bold today for a brighter tomorrow.



GYRE

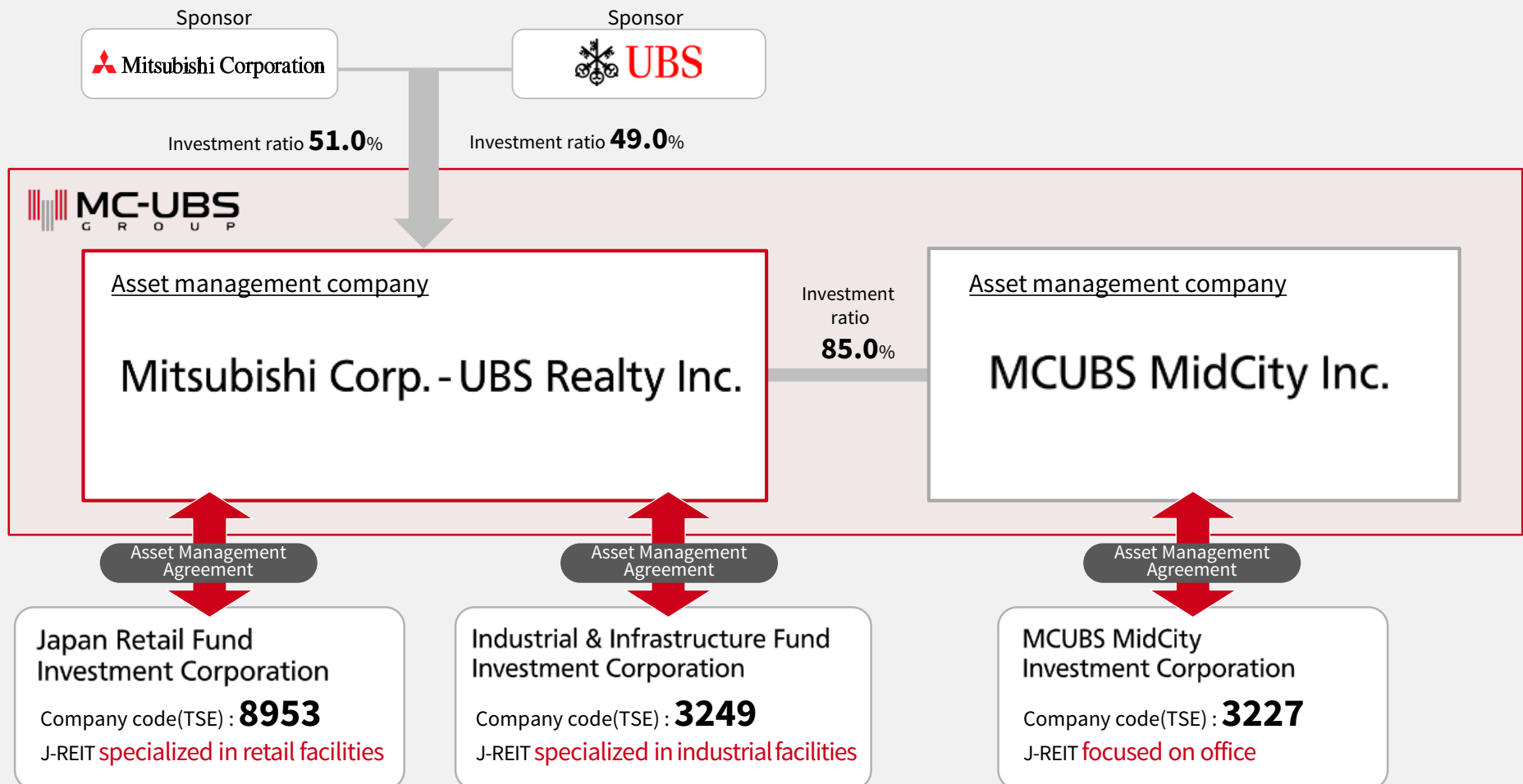


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MC-UBS Group operates three REITs; JRF, IIF and MCUBS MidCity

Overview of the MC-UBS Group



We are continually working towards the realization of a sustainable society through our business activities

Sustainability management structure and sustainability goal

Mitsubishi Corp.- UBS Realty Inc. has established “Environment Charter” and “Responsible Property Investment Policy,” and integrated Environment, Social, and Governance (ESG) factors into asset management processes managed by JRF.

Sustainability management structure

Establishment of a sustainability committee

- Established a sustainability committee in 2013 to further promote organization-wide efforts for responsible property investment (RPI)
- The Committee consists of the CEO as the chairperson, key members of the Industrial Division responsible for the operation of JRF, and key members from each department

Sustainability goal of the asset manager

1. Enhance profitability of assets by installing environmentally friendly facilities such as solar panels
2. Monitor information related to energy consumption
3. Monitor the fund's ESG performance by participating in a third-party evaluation from organizations such as GRESB. The evaluation results will be used for further improvement.

Efforts regarding sustainability

Based on the Responsible Property Investment Policy, MC-UBS agreed and became a signatory to the Principles for Responsible Investment (PRI), which was proposed by the United Nations and the Principles for Financial Action for the 21st Century, which is supported by the Ministry of Environment. In addition, MC-UBS is proactively committed to reduce CO2 emissions as a signatory to Montreal Carbon Pledge. MC-UBS also devotes its efforts to disseminate and promote the Principles of the Responsible Property Investment as a signatory to the United Nations Environment Programme Finance Initiative (UNEP FI) and by participating in the UNEP FI's Property Working Group. MC-UBS has been committed to the UN Global Compact corporate responsibility initiative and its principles in the areas of human rights, labour, the environment and anti-corruption.

Signatory of:



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, 2018)
- > 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 Retail Management

- > Our track record of proactive management and operations of retail properties about 16years with 98 properties and 960 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 the end of Aug, 2018.)

3 Solid financial base and diversified lenders

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

(Note) Issuer rating by Rating and Investment Information, Inc. (R&I) as of the end of Aug, 2018.

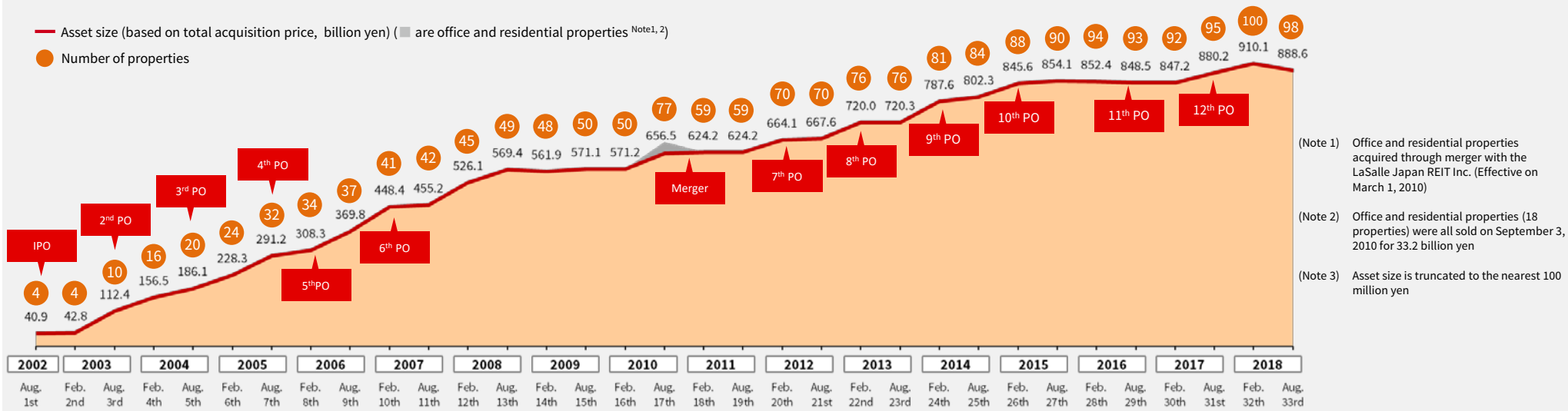
4 Sponsor support from Mitsubishi Corporation group and UBS Group

- > 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

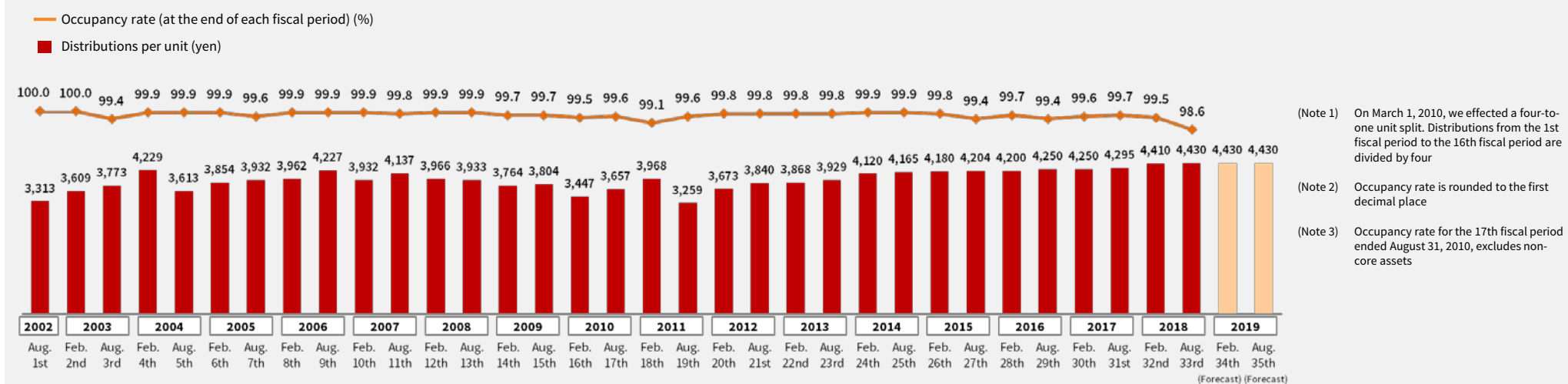
16-year Track Record since Listing

5

Continuous expansion of asset size since our listing



Distributions per unit and occupancy rate



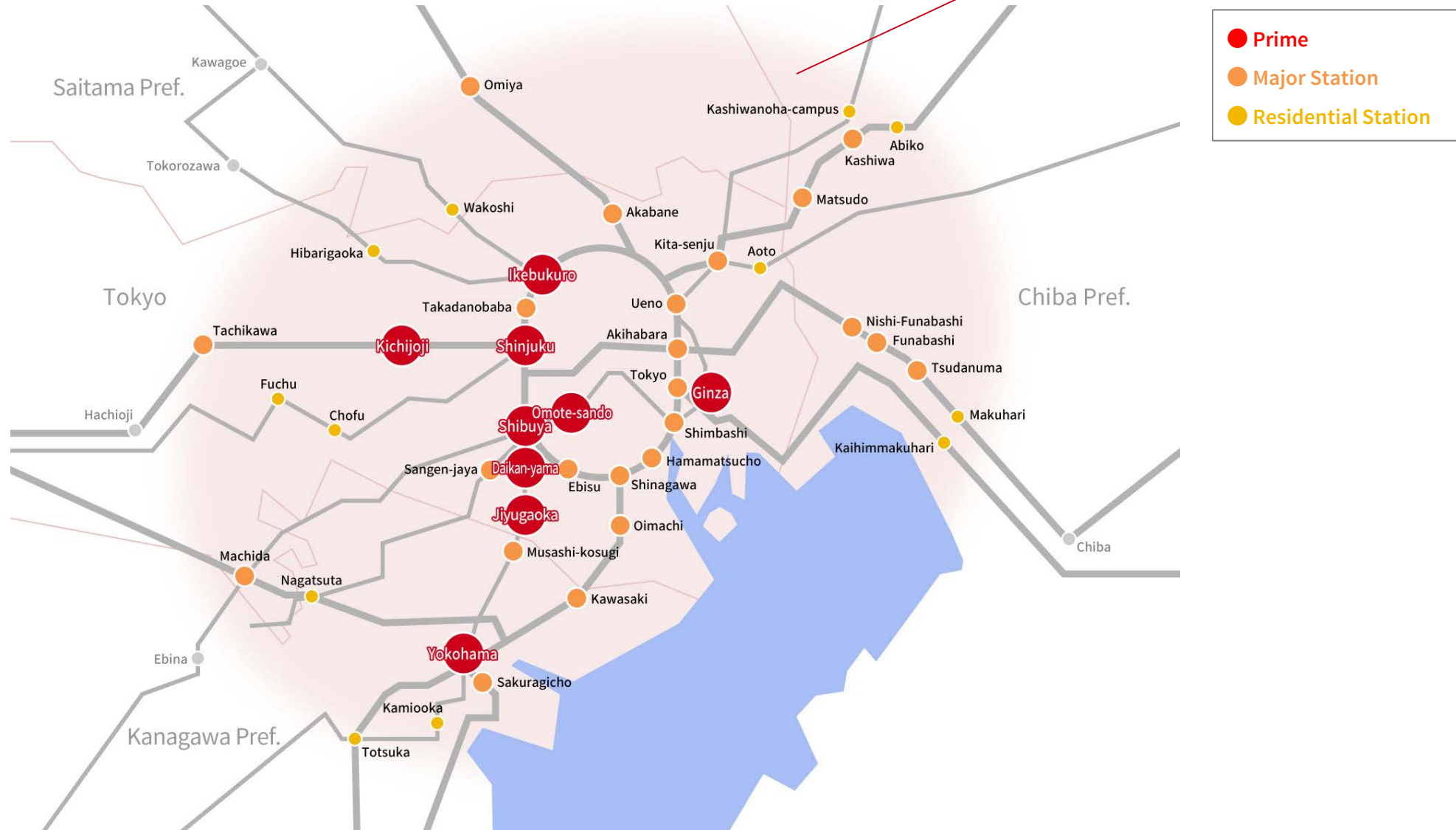
	New portfolio segmentation	Representative properties	Location and characteristics	Previous segmentation
Core	Retail properties located in representative commercial districts in Japan Prime	G-Bldg. Ginza 01 GYRE G-Bldg. Omotesando 01 - 02 G-Bldg. Shinsaibashi 01 - 04	Greater Tokyo area: Ginza, Omotesando, Shinjuku, Shibuya, Ikebukuro, Kichijoji, Jiyugaoka, Daikanyama, Yokohama Osaka / Nagoya areas: Umeda, Shinsaibashi, Namba, Tennoji, Kawaramachi, Sannomiya, Around Nagoya Station, Sakae Other areas: Sapporo, Sendai, Kanazawa, Hiroshima, Tenjin	C Retail properties in favorable locations adjacent to major stations D Retail properties in prime urban shopping districts
	Retail properties located around stations used by the large number of passengers Major Station	KAWASAKI Le FRONT Bic Camera Tachikawa G-Bldg. Sangenjaya 01 G-Bldg. Akihabara 01 - 02	<ul style="list-style-type: none"> • Around major terminal stations including Kawasaki, Ueno, Akihabara, Omiya and Kitasenju • Around major stations located in areas surrounding three major cities • City-centers of regional cities if such a city center is built at another location than that around a station 	B Retail properties in densely-populated areas C Retail properties in favorable locations adjacent to major stations
	Retail properties located around stations in highly populated areas Residential Station	<Large-scale> mozo wonder city <Small and medium-scale> Summit Store Nakano Minamidai	<ul style="list-style-type: none"> • Around stations at residential districts within 30 minutes from major business districts <Large-scale> Properties offering excitement which leads to repeated visits <Small and medium-scale> Properties including or adjacent to facilities by which people drop for the purpose of other than consumption (parks, lesson classes, etc.)	A Large-scale retail properties, the largest class in the relevant area B Retail properties in densely-populated areas
Secondary core	Large-scale shopping malls located in suburban areas Suburban Mall	AEON MALL Musashi Murayama Oyama Yuen Harvest Walk Nara Family AEON MALL Kobe Kita	<ul style="list-style-type: none"> • Largest stores in the respective suburban areas that include highly populated areas as their markets 	A Large-scale retail properties, the largest class in the relevant area
	High-yield retail properties with room for upside Value-added	Tecc Land Fukuoka Shime Honten m-city Kashiwa	<ul style="list-style-type: none"> • Although it's not in Core assets, retail properties with high yield after depreciation and upside potential that are likely to be realized 	B Retail properties in densely-populated areas
Sub	GMS Roadside shopping facilities GMS / Roadside	AOEN Sendai Nakayama Ito-Yokado Nishikicho Izumisano Shofudai (Land with leasehold interest) MrMax Nagasaki	<ul style="list-style-type: none"> • Shopping facilities not located in front of stations, but positioned at locations easy to reach by car • Properties with tenant composition focusing on daily commodities that is likely to be affected by E-commerce • Assets with low investment profitability, etc. 	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

Example of Core Assets Location (1/2)

7

Tokyo area

Areas around indicated stations in this region are Core assets area



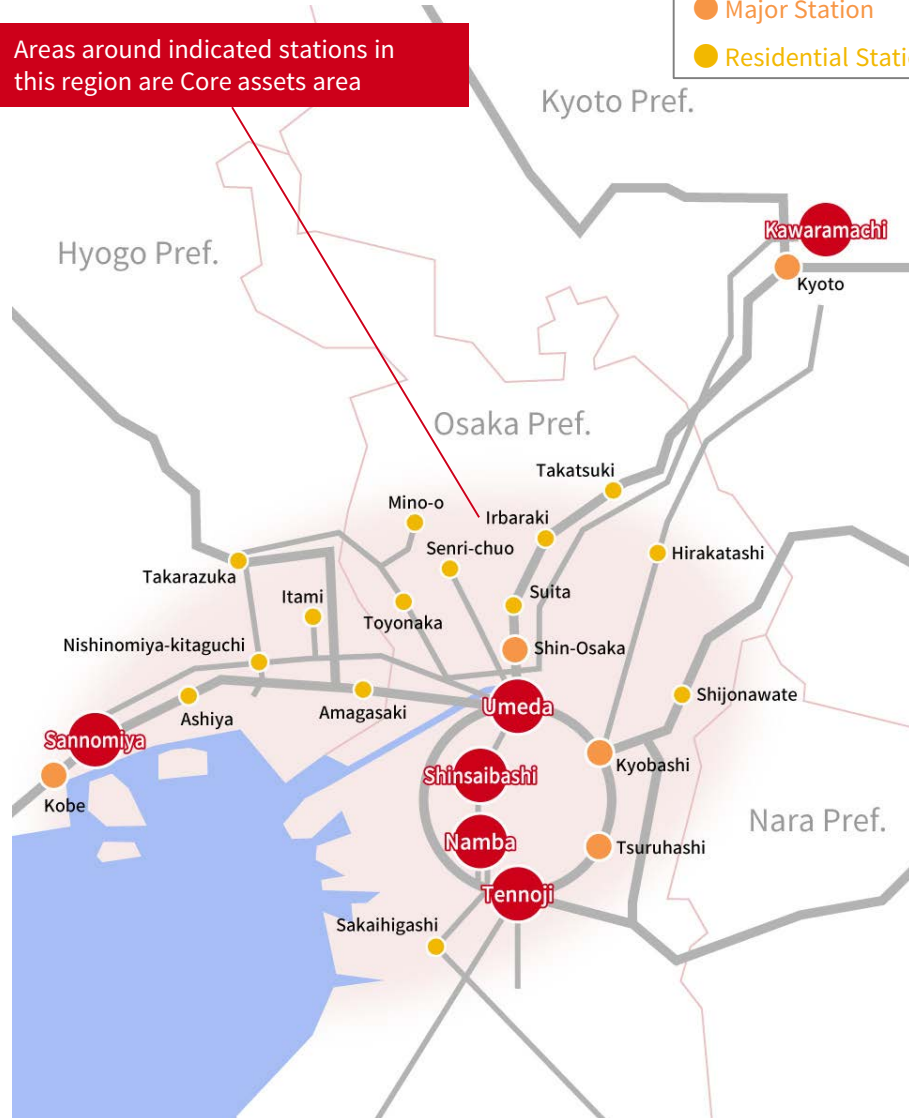
Example of Core Assets Location (2/2)

8

Osaka area

Areas around indicated stations in this region are Core assets area

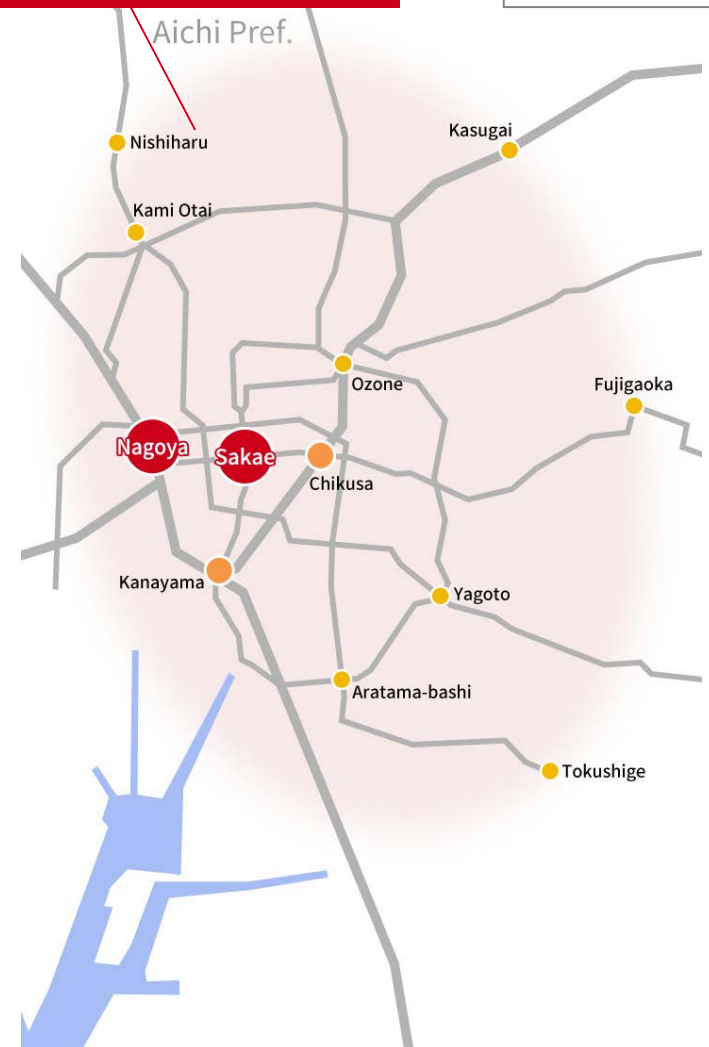
- Prime
- Major Station
- Residential Station



Nagoya area

Areas around indicated stations in this region are Core assets area

- Prime
- Major Station
- Residential Station

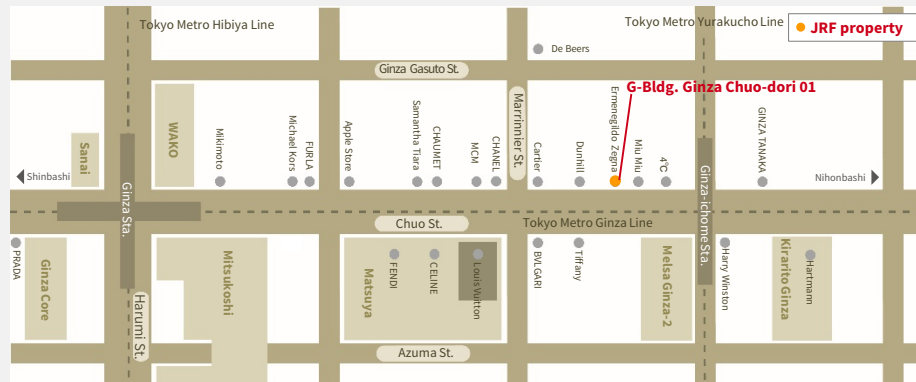


Core Assets (Prime)

- Center of consumption area where many shops and restaurants locate
- Epicenter of fashion in Japan
- City with major brand street
- Center of inbound consumption with many foreign tourists

Ginza, Tokyo

Number of properties: **3**
Total acquisition price : **22.7** billion yen
Total leasable area: **6,438.19m²**



Shinsaibashi, Osaka

Number of properties: **7**
Total acquisition price : **78.9** billion yen
Total leasable area: **26,306.34m²**



Core Assets (Major Station)

- Major terminal station with multiple railway lines
- Serves a large number of passengers
- Busy commercial area is formed around the station

Examples: Around Tachikawa station

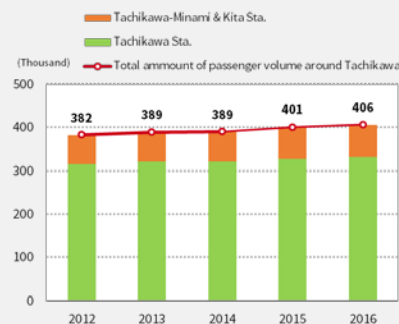


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■ Features

- 3 JR East Lines; JRChuo Line, Ome Line and Nanbu Line, and Tama Monorail, serves over 0.4 million passengers daily on average
- Area around Tachikawa Station is one of the major commercial district in Tokyo, and compose the 4 major commercial area in Tama district along with Kichijoji, Machida, and Hachioji
- Large commercial facilities such as terminal buildings, department stores etc, concentrate around Tachikawa Station

<Passengers in Tachikawa area>



(Source) Each railway operators

Core Assets (Residential Station)

- Residence located within 30 minutes by train to major business districts
- Occupies large population as a residential area
- Various consumption needs rooted in daily living

Examples: KAMISHIN PLAZA



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■ Features

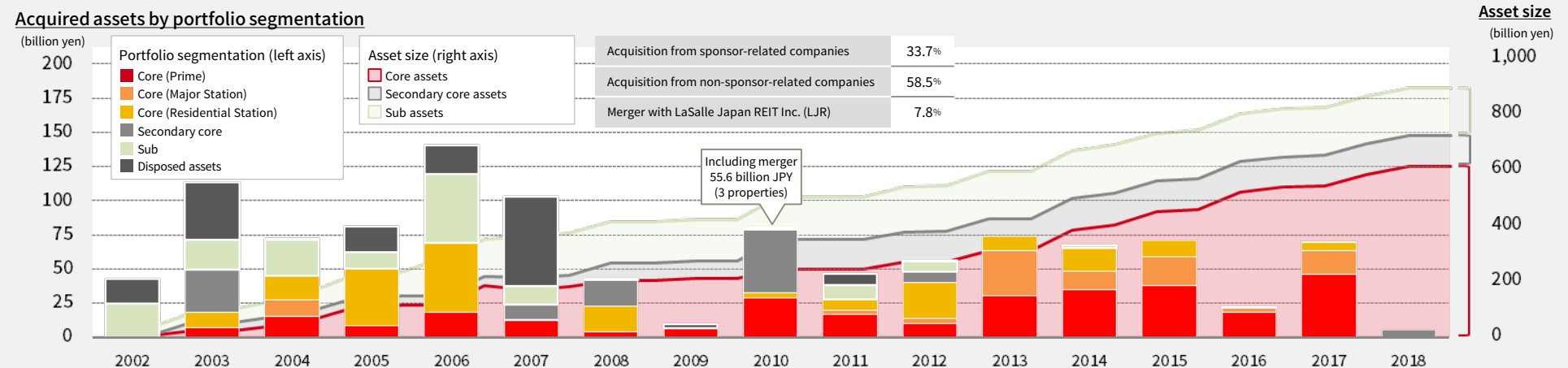
- Market population of :58,000 (1km area) and 317,000 (3km area) . Its population is on a rising trend with high population density especially around facilities
- Kami-shinjo Station on the Hankyu Kyoto Line serves more than 50,000 passengers, with accessibility to Osaka's major business area within 20 minutes
- Surrounded by universities and technical colleges which provide daily visitors and consumption besides local residents

<Trading population (Note)>

	2005	2010	2015
1km area	56,936	57,877	58,018
3km area	323,085	317,804	317,152
5km area	941,781	949,987	957,720

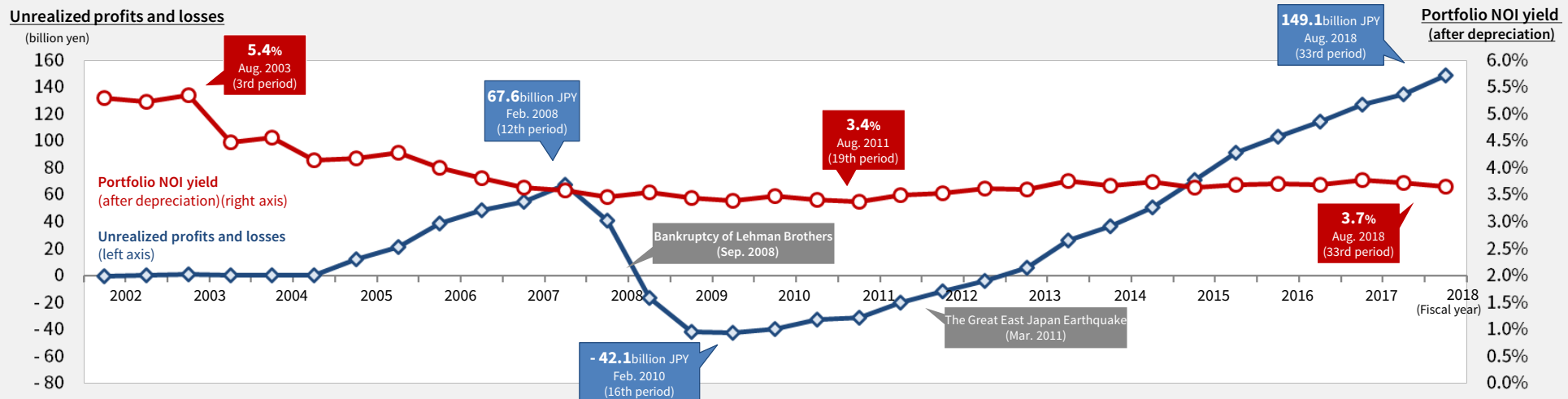
(Note) National Census

Portfolio size and breakdown of acquired assets by portfolio segmentation



(Note) Fiscal year based on JRF's fiscal year end (March to February). Excludes property extension and office and residential properties acquired through merger with the LaSalle Japan REIT Inc.

Portfolio NOI yield (after depreciation) (Note1) and unrealized profits and losses (Note 2)

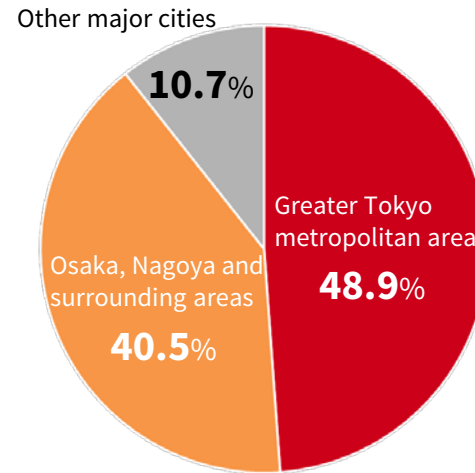
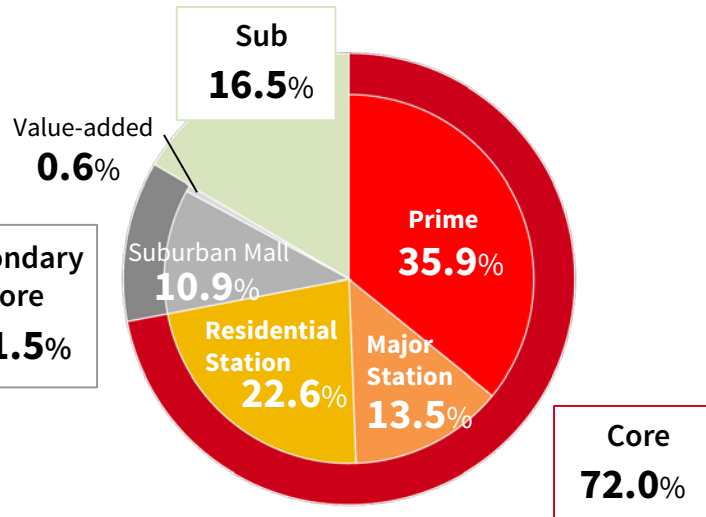


(Note 1) NOI after depreciation / Acquisition price

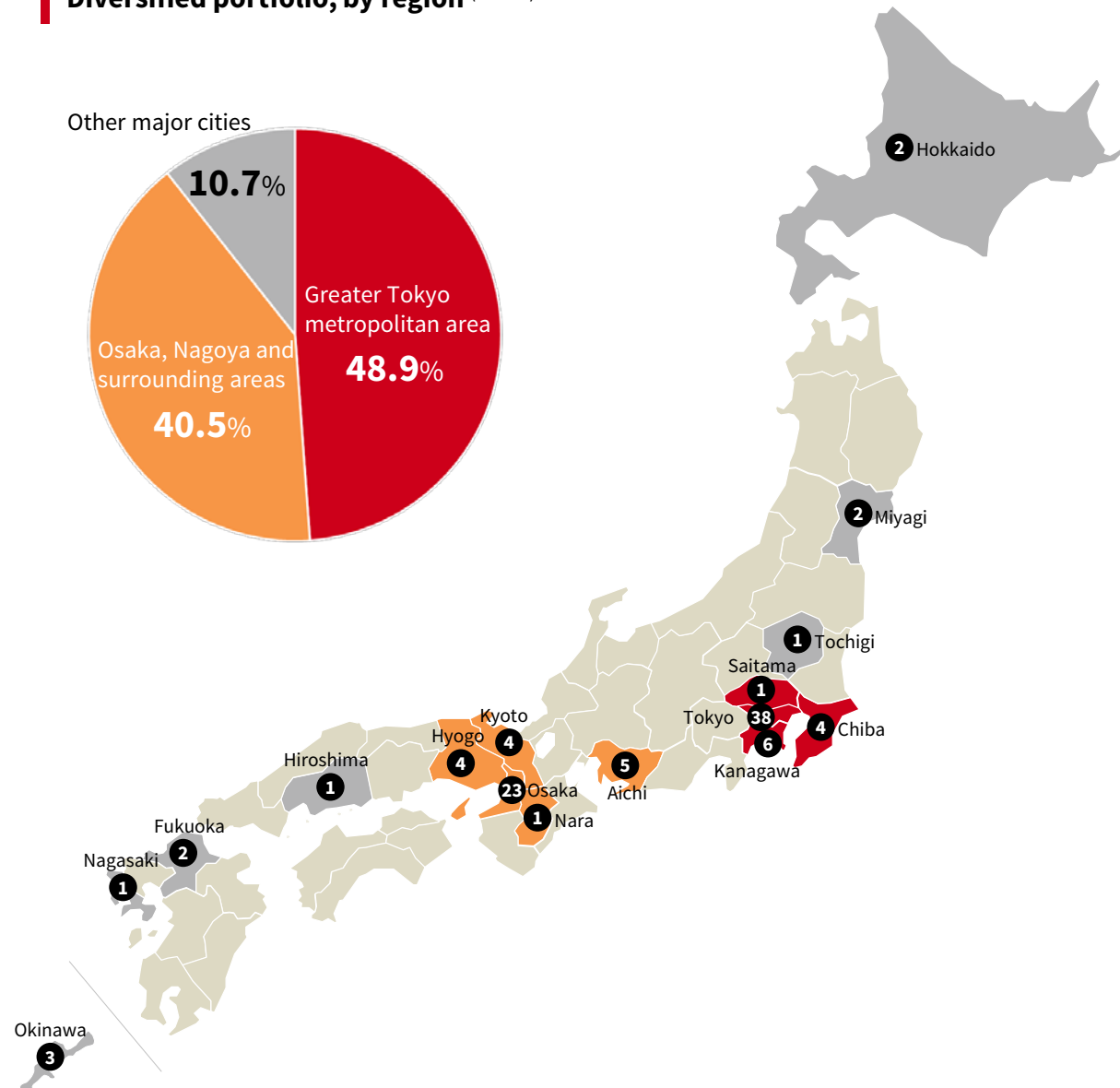
(Note 2) Fiscal year end appraisal value – book value. Excludes office and residential properties acquired through merger with the LaSalle Japan REIT Inc.

Diversified portfolio, by asset type (Note 1)

Diversified portfolio, by region (Note 2)



Prime	Retail properties located in representative commercial districts in Japan
Major Station	Retail properties located around stations used by the large number of passengers
Residential Station	Retail properties located around stations in highly populated areas
Suburban Mall	Large-scale shopping malls located in suburban areas
Value-added	High-yield retail properties with room for upside
Sub	GMS, Roadside shopping facilities

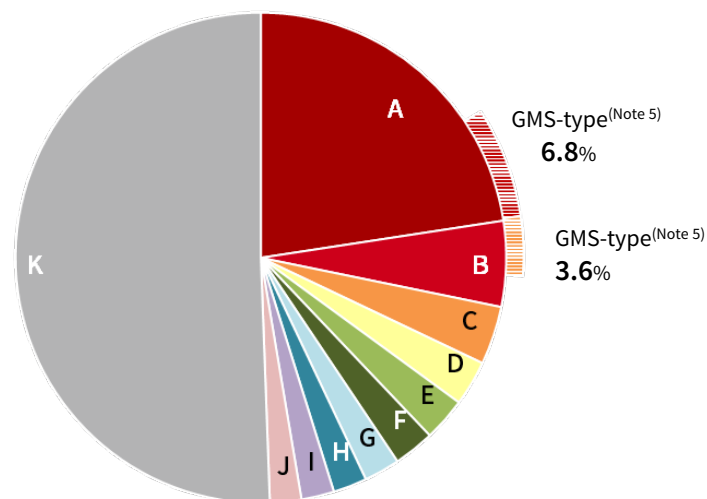


(Note 1) Based on appraisal value for as of the end of Aug. 2018

(Note 2) Based on appraisal value for as of the end of Aug. 2018. Number of properties is as of end of Aug. 2018

Diversified portfolio, by tenant^(Note 1)

(based on annual rent)

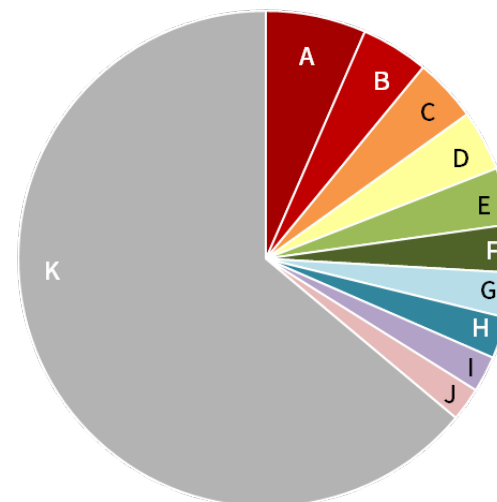


The credit ratings (Note 3)

The credit ratings (Note 3)

Diversified portfolio, by property size^(Note 2)

(based on appraisal value)



(Note 1) Calculated based on effective lease contracts as of end of Aug. 2018

(Note 2) Calculated based on appraisal value as of the end of Aug. 2018

(Note 3) Indicates either the credit ratings of the tenant (lessee), or the tenant's parent company or it's holdings company. The higher rating is indicated if rated differently from multiple rating agencies (As of the end of Sep. 2018)

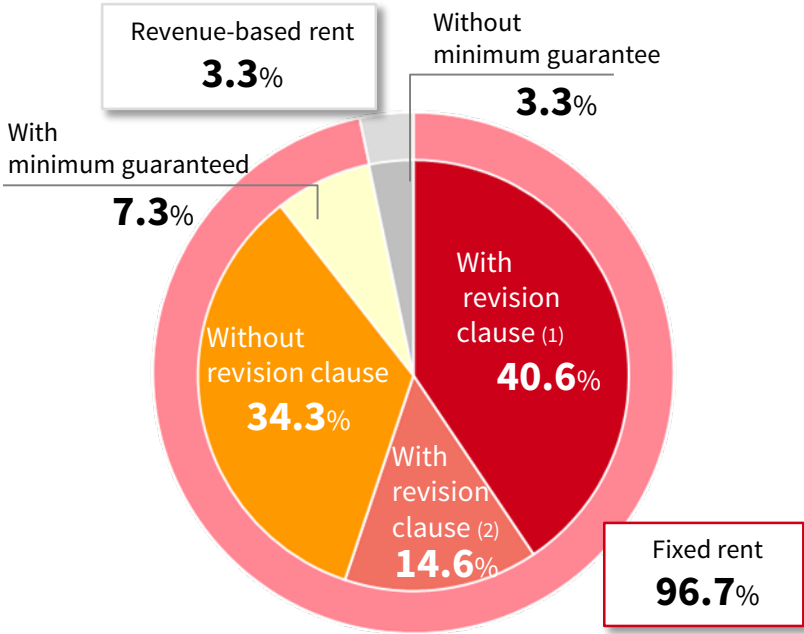
(Note 4) "AEON ML" refer to those properties for which AEON Retail, AEON MALL and AEON Ryukyu are master lease tenants

"AEON DL" refer to those properties for which AEON Retail and AEON Retail Store are direct lease tenants

"Ito-Yokado ML" refer to those properties for which Ito-Yokado Co., Ltd. is a master lease tenant

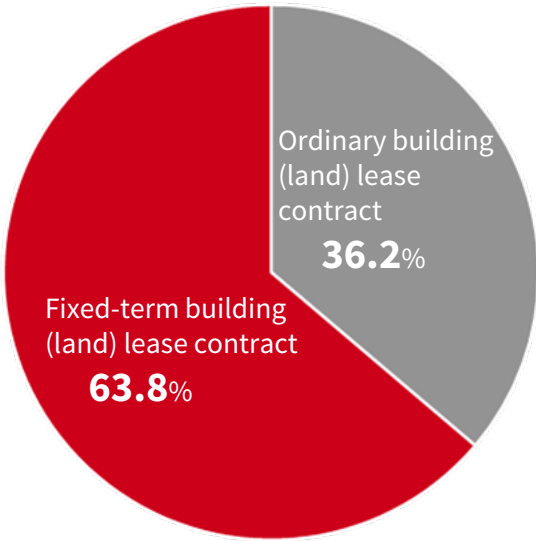
(Note 5) The "proportion of GMS-type" refers to the shares of the annual rent represented by the "AEON properties" and "Ito-Yokado properties" that we classify as GMS-type, is the entire portfolio

Rent structure (based on annual rent) ^(Note)



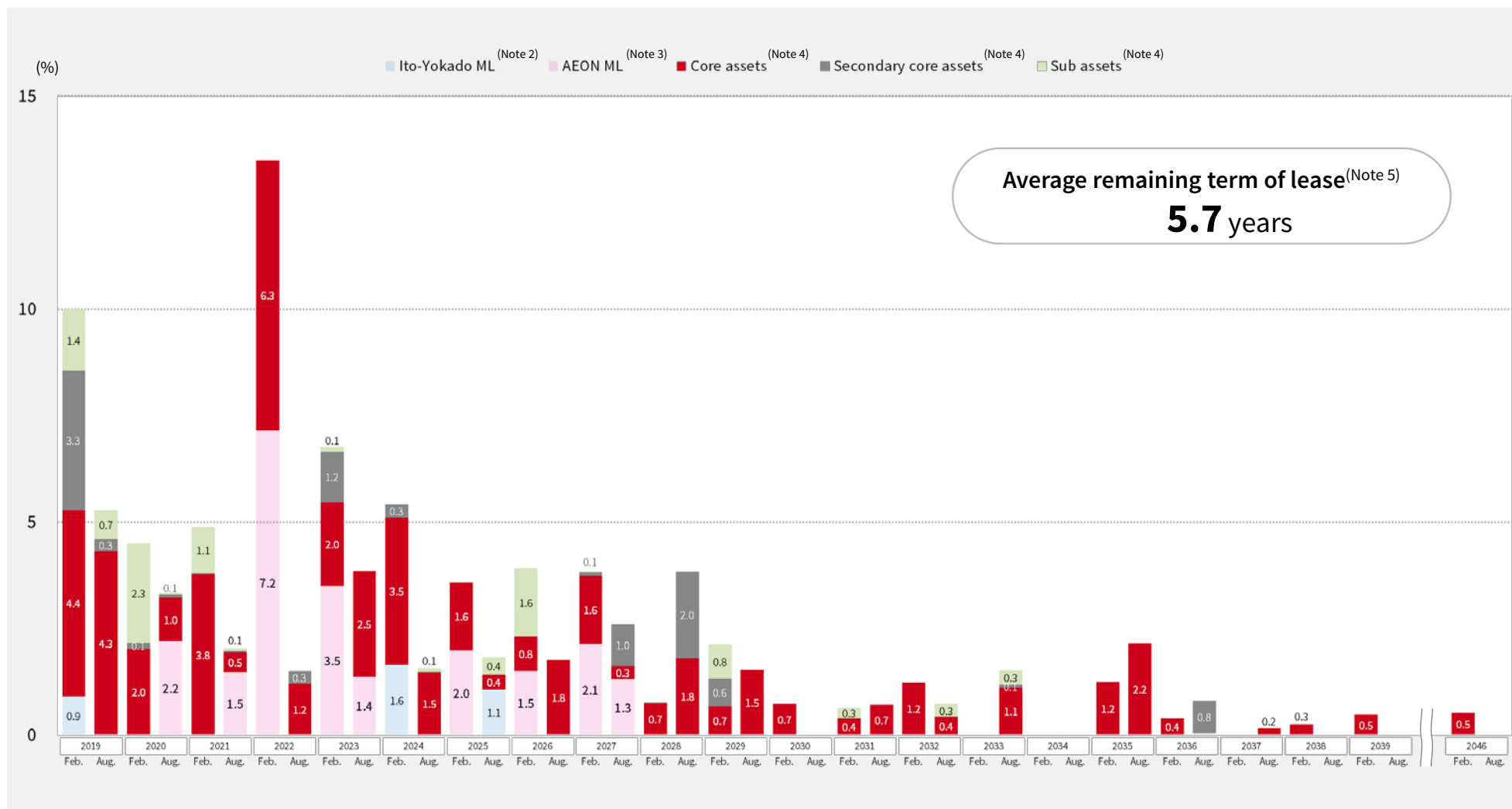
Revision clause (1)	e.g.) Contracts that can be revised at certain period of time (such as in every 3 years) after the beginning of the initial contract.
Revision clause (2)	e.g.) Contracts that can be revised based on the economic conditions (CPI, taxes and public dues, etc.) after negotiation

Lease contract type (based on annual rent) ^(Note)



(Note) Calculated based on effective lease contracts as of end of Aug. 2018

Distribution of lease contract expiry (based on annual rent) (Note 1)



(Note 1) Calculated based on effective lease contracts as of end of Aug. 2018

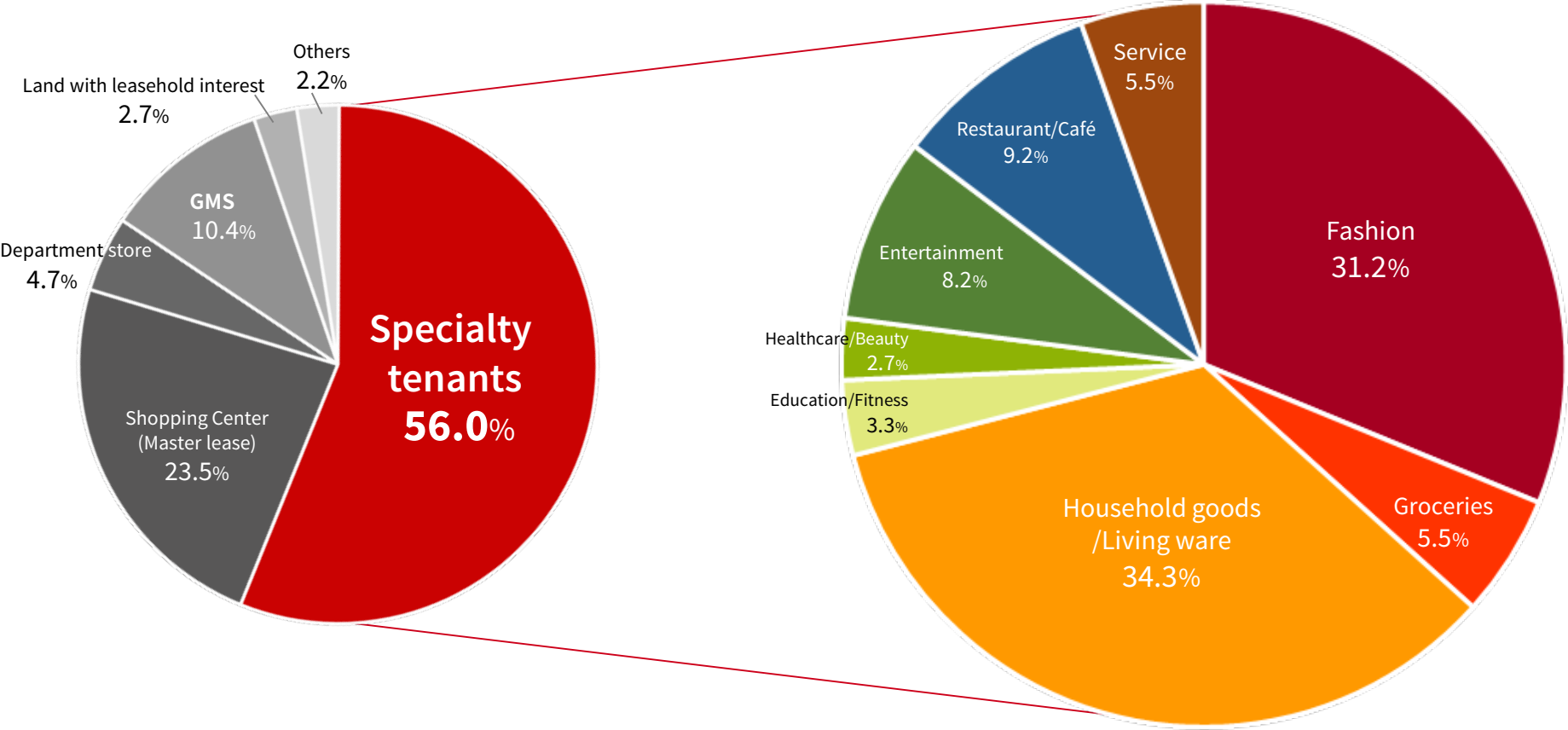
(Note 2) "Ito-Yokado ML" refer to those properties for which Ito-Yokado Co., Ltd. is a master lease tenant

(Note 3) "AEON ML" refer to those properties for which AEON Retail, AEON MALL and AEON Ryukyu are master lease tenants

(Note 4) "Core assets" "Secondary core assets" and "Sub assets" is based on the rents of each segmentations excluding "AEON ML" and "Ito-Yokado ML"

(Note 5) Weighted-average based on annual rent

Tenant by industry type (Portfolio Total)



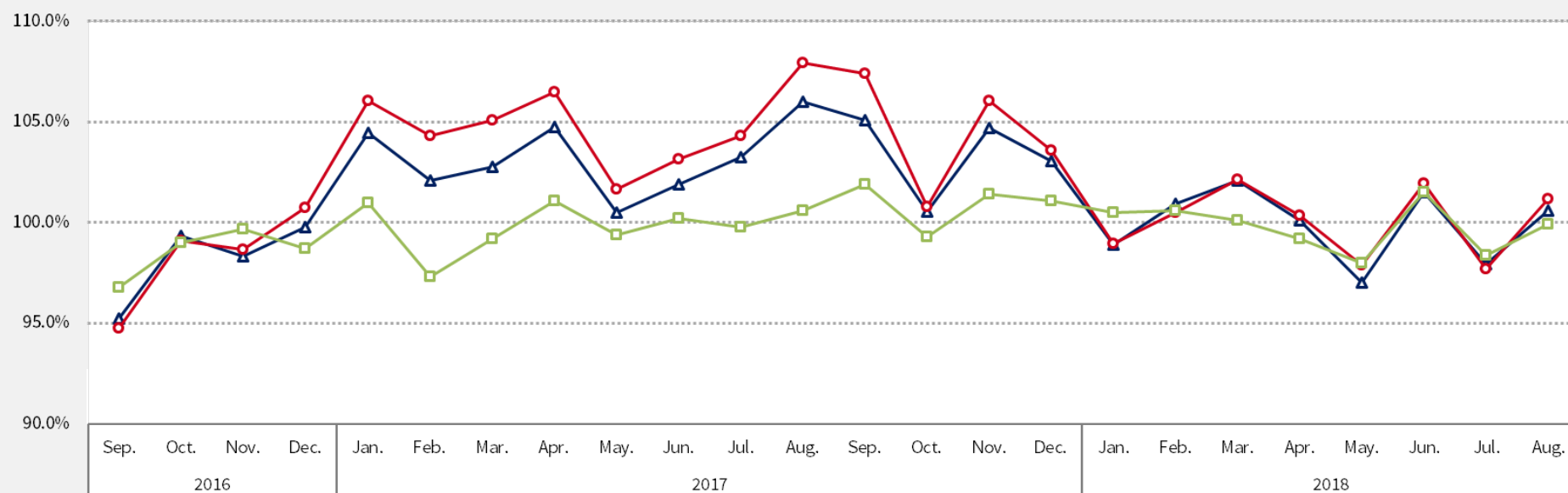
(Note) Calculated based on annual rent which effective lease contracts as of end of Aug. 2018

Classification of tenants

Type of business	Category	Tenant
Fashion	Luxury brand	CHANEL, PRADA, Ermenegildo Zegna, HERMÈS
	Apparel (clothing)	BEAMS, ZARA, UNIQLO, Shimamura, KOE
	Clothing accessories (shoes, bags, accessories, etc.)	ABC-MART, SAC'SBAR, JINS, AMPHI, Tabio, TSUTSUMI
Groceries	Grocery store (including farm-fresh productions)	Summit Store, Heiwado Friendmart, Seijo Ishii, WAKUWAKU HIROBA
	Delicatessen	PIERRE HERMÉ PARIS, GODIVA, LUPICIA, KALDI COFFEE FARM
	Convenience store	Family Mart, LAWSON
Household goods /Living ware	100-yen shop	DAISO, Seria, CAN DO
	Drug store	Matsumoto Kiyoshi, Daikoku drug, Tsuruha Drug, Sun drug
	Discount store	MrMax
	Variety goods, Interior goods, Furniture	Tokyu Hands, KIDDY LAND, MUJI, FrancFranc, NITORI Deco Home
	Books, Stationery, Hobby, Sports products	TSUTAYA, JUNKUDO, AEON PET, mont-bell, Sports Xebio
	Cosmetics	ETUDE HOUSE, DHC, Cosme Kitchen Market
	Home electronics	Yodobashi Camera, Bic Camera, Yamada Denki, EDION, Laox
	Home center	Super Viva Home
Education/Fitness	Cram school, Culture	Yamaha Music, ABC Cooking Studio, AEON, Rinkai seminar
	Sports club, Fitness gym	TIPNESS, Tokyu Sports Oasis, RIZAP, LAVA, Curves
Healthcare/Beauty	Barber shop/Beauty salon, Beauty clinic, Aesthetic/Relaxation salon	ZA/ZA, Esthetics Miss Paris, QB HOUSE, Raffine
	Clinic	Dental clinic, Ophthalmic clinic, Internal medicine clinic etc.
Entertainment	Amusement	Round1, SEGA, Taito, DIGIQUE, Karaoke Kan
	Movie theater / Music hall	CINEMA Harvest Walk, MUSIC HALL AKISHINO (music hall)
Restaurant/Café	Restaurant, Café, Food court	OMOTESANDO Ukai-tei, Starbucks Coffee, McDonald's, Sushi bar Kurasushi
Service	Other services (Finance / Mobile phone, Travel agency, Repair shop, Cleaning etc.)	docomo Shop, JTB, Hoken no madoguchi, Post Office, Studio Alice, Best Bridal

Sales performance of portfolio total and Core assets (YoY%)

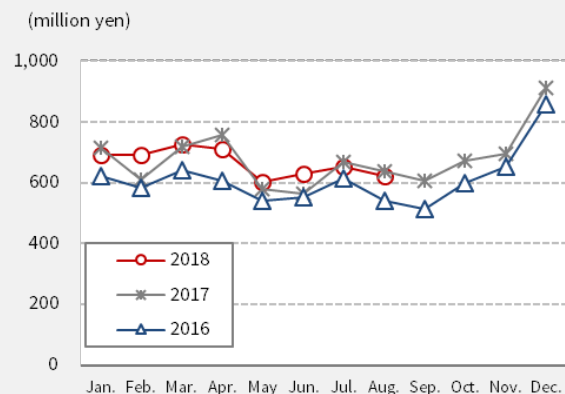
▲ Portfolio total (sales grasped facilities only) ^(Note 1)
● Core assets (sales grasped facilities only) ^(Note 1)
■ Current Survey of Commerce ^(Note 2)



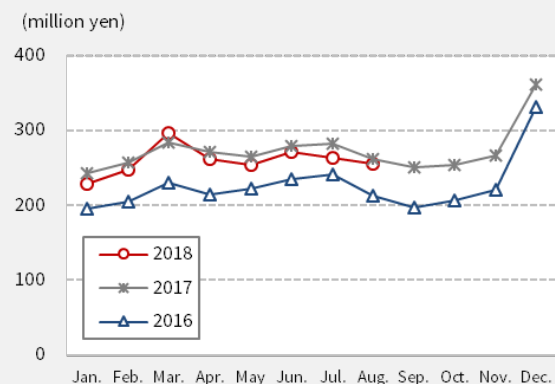
(Note 1) "Portfolio total (sales grasped facilities only)" and "Core assets (sales grasped facilities only)" is based on interview by asset management company (excluding tax)

(Note 2) "Current Survey of Commerce" by METI is based on total sales value (existing stores) of Department stores and GMS on year-on-year basis (including tax)

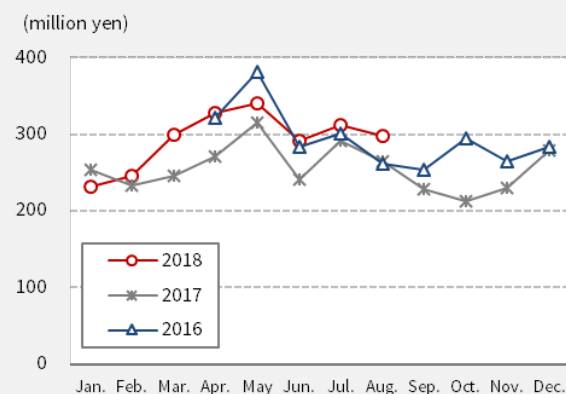
GYRE (Shibuya-ku, Tokyo)



La Porte Aoyama (Shibuya-ku, Tokyo)

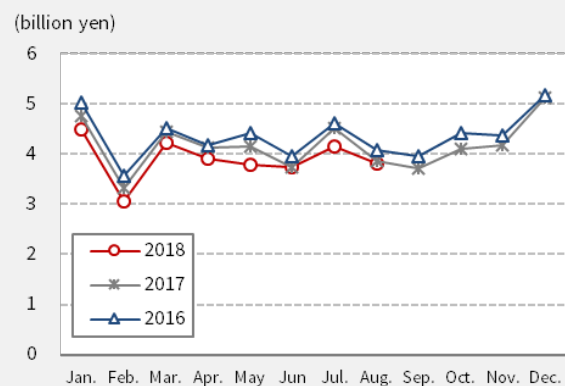


MARINE & WALK YOKOHAMA (Yokohama-shi, Kanagawa)

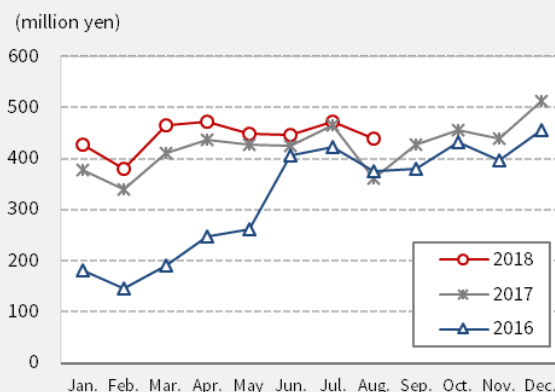


(Note) This graph is calculated by the sales data from the tenants only having their sales data disclosed.

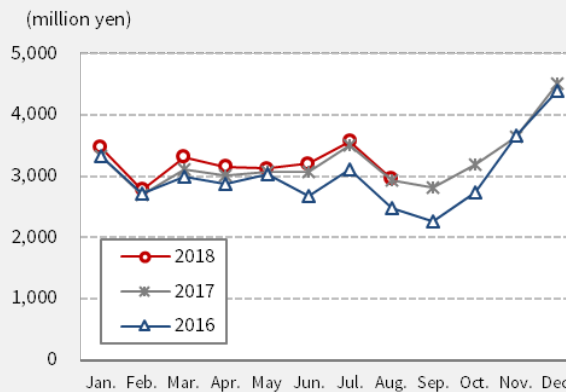
mozo wonder city (Nagoya-shi, Aichi)



KAMISHIN PLAZA (Osaka-shi, Osaka)



Nara Family (Nara-shi, Nara)



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

20

	Prime, Major Station		Mall-type (complex)		GMS-type	Land with leasehold interest
	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
Depreciation	The difference between the NOI yield and the NOI yield after depreciation is small, due to the high proportion of land and the low depreciation cost		The difference between the NOI yield and the NOI yield after depreciation is large, due to the low proportion of land and the high depreciation cost			None

(Note) JRF's properties can be categorized to Single tenant type, Multi tenant type, Mall-type (complex) (which GMS and department stores occupy as an anchor tenant, and other specialty stores forms independent shopping area.), and GMS type. The Mall-type (complex) is sub-categorized into Master lease and Direct lease
Regarding the typical number of tenants, typical contract period, typical contract type, and typical rent type, in the table above are based on the major conditions in contracts and relatively large number of tenants in JRF's facilities
The details above are from the contents occupying relatively large number in JRF's facilities and it does not indicate the general tendency of commercial facilities belonging to this classification, and these contents may not apply to some of commercial facilities owned by JRF

G-Bldg. Abeno 01 (Annex building)

(Land with leasehold interest)



Prime

Highlights

Land with leasehold interest in a retail property located close to Tennoji Station and adjacent to property that is already owned. JRF intends to ensure the possibility of single redevelopment in the future.

Room for possible redevelopment

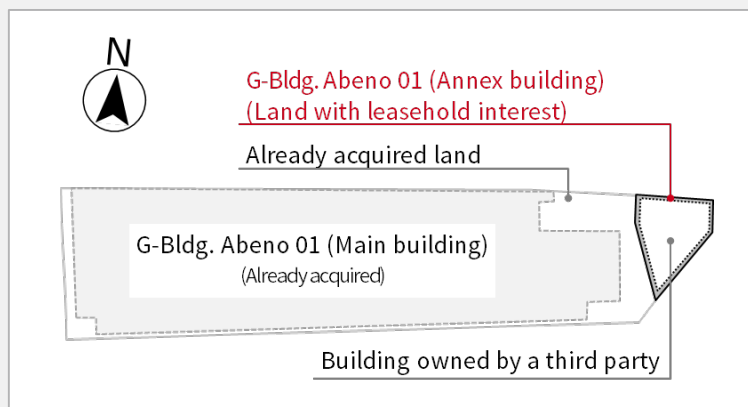
- As the property is adjacent to the land of G-Bldg. Abeno 01, it will be possible for a single redevelopment to be carried out in the future.

Scheme for acquiring land with leasehold interest without acquiring the building

- The building on the property was built 45 years ago, and as it does not satisfy JRF's due diligence standards, JRF has constructed a scheme for acquiring the land with leasehold interest in cooperation with the Building Acquirer.



Schematics of the acquisition



Long-Term Stable Lease

- Stable rental income will be provided over the long term through the Lease entered into with the Building Acquirer



Acquisition price		NOI yield		NOI yield after depreciation	
185 million yen		5.1%		5.1%	
Appraisal value	201 million yen (Note)				
Acquisition date	July 5, 2018				
Location	66-1 Abenosuji 1-chome, Abeno-ku, Osaka-shi, Osaka, etc.				
Land area	43.51m ²	Total leased area	—		
Number of tenants	1	Main tenants	FLAT FIELD OPERATIONS CO., LTD		

(Note) as of May 1, 2018

m-city Kashiwa

Value-added



M-city Kashiwa Floor Map

	Building B			Building A	
RF				Parking lot	
3F	Parking lot			Parking lot	
2F	Nitori (Furniture / Interior Goods)			KOJIMA X Bic Camera (Electronics Retail)	
1F	Nitori (Furniture / Interior Goods)	Genki no heiwado (Second hand store)	Seria (100-yen store)	LOPIA (Supermarkets)	KOJIMA X Bic Camera (Electronics Retail)

Highlights

A retail complex with tenants that focus on daily needs and have strong abilities to attract customers located in a commercial cluster surrounded by high population density areas of Kashiwa-shi, Chiba with rising populations.

Attractiveness of market

- Since 2012, the population of Kashiwa-shi is growing at rate that exceeds the populations of Chiba and Japan
- As a bedroom community with a population of 183,000 within a 3 km radius and 394,000 within a 5 km radius, the market has a high trade population.

Attractiveness of location

- As a result of district planning, there is a concentration of commercial facilities such as large specialty stores and restaurants in the area, and the area as a whole has a high level of commercial purpose.
- Excellent location facing a major road (National Route 16), which circles the Tokyo Metropolitan area, providing high visibility and access to parking from both the east and west. The location is superior to those of nearby competing stores.
- The Property is surrounded by high population density areas and is adjacent to a large park, making it a location with considerable customer drawing power.

Attractiveness of facility

- The tenant makeup includes LOPIA, a supermarket; Nitori, a furniture and interior goods retailer; Seria, a 100-yen store; and KOJIMA X Bic Camera, an electronics mass seller, providing a high level of customer drawing power.
- Roof and surface parking can accommodate more than 600 cars, which is sufficient capacity.
- The current master lease rent is relatively low, and it is expected that when the master lease agreement (Fixed-term lease contract until March 23, 2026) expires, there will be an upside by engaging in direct leasing.



Acquisition price (scheduled)		NOI yield		NOI yield after depreciation	
5,520 million yen		5.6%		5.0%	
Appraisal value		5,980 million yen (Note)			
Acquisition date		February 1, 2019 (Scheduled)			
Location		10 Oyamadai 1-chome, kashiwa-shi, Chiba, etc.			
Land area		19,053.98m ²	Total leased area	Bldg. A: 10,090.80m ² Bldg. B: 10,346.56m ²	
Number of tenants		1	Main tenants	KOJIMA x Bic Camera	

(Note) as of August 1, 2018

Renewal Actions

Property name		Completion date	Action plan	Renewal type <small>(Note 1)</small>	Effect	
					Expenditure	ROI <small>(Note 2)</small>
Oyama Yuen Harvest Walk	1 st project	Apr. 2014	Improved its competitiveness as a retail property by fully upgrading the environmental design, expanding the leasable area with building expansion/renovation, and attracting prominent tenants	Offensive	1.31 billion yen	11.5%
	2 nd project	Oct. 2017	Upgrade/improvement works scheduled to provide spaces for marketing activities and facilitate tenants' communication with customers	Stay	530 million yen	—
mozo wonder city	1 st project	Sep. 2015	Upgraded the property to create a park-like environment, leveraging its "green" image. As a result of the renewal project, 163 stores newly opened including 26 stores which opened their first stores in the Tokai area	Offensive	2.13 billion yen	9.8%
	2 nd project	Mar. 2019	Attract a large-scale tenants and trend-conscious tenants which enables differentiation from neighborhood retail facilities	Offensive	790 million yen	Estimate(Note3) 10.9%
KAMISHIN PLAZA	1 st project	Jun. 2016	Renovated the basement floors, following the replacement of key tenants, to attract more customers	Offensive	290 million yen	15.5%
	2 nd project	Sep. 2017	Replaced 1st and 2nd floor tenants to increase customer flow following the first-phase renewal	Offensive	80 million yen	Estimate(Note3) 13.4%
Ito-Yokado Yotsukaido		Jul. 2016	Constructed an additional building on the same premises to attract new tenants	Offensive	150 million yen	10.4%
G-Bldg. Jiyugaoka 01(Bldg. B)		Nov. 2016	Reconstructed the obsolete building under an on-the-book project	Offensive	570 million yen	6.5%
Bic Camera Tachikawa		Dec. 2016	Renovated the building to enhance its seismic resistance and signed long-term stable lease contracts with existing tenants	Offensive	2.90 billion yen	15.3%
Nara Family		Nov. 2016	Expanded the zone of specialty stores adjacent to the department store and fully renovated the environmental design to transform the property into a high-quality retail property	Stay	5.10 billion yen	—
Narupark		Apr. 2017	Replaced tenants in approx. 20 section and strengthen its function as a daily use facility to attract more customers	Stay	90 million yen	—
Abiko Shopping Plaza		Apr. 2018	Expand space for specialty stores and attract daily shopping specialized stores	Stay	210 million yen	—

(Note 1) There are three renewal types: Offensive, Stay and Defensive












(Note 2) ROI = NOI increase(*) / Total expenditures * NOI increase = (NOI after renewal project or estimated NOI) – (NOI before renewal project)

(Note 3) Estimated ROI is as of today because the property's NOI is not stabilized yet

Non-core Assets Disposed after the Feb. 2016 Period (28th)

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(million yen)

	AEON Omiya	AEON Nishi Otsu	AEON Ueda	AEON MALL Yachiyo Midorigaoka	AEON MALL Kashiihama	Kishiwada CanCan Bayside Mall
						
Acquisition price	6,133	13,100	9,500	30,789	13,300	7,245
Disposition price	5,772	12,230	8,050	28,015	14,500	1,900
Purchaser	Godo Kaisha Double O5					Kishiwada Property Godo Kaisha
Appraisal value (Note 1)	5,600	11,200	7,970	23,700	14,500	1,790
Disposition date	Oct. 2015	Oct. 2015	Oct. 2015	Oct. 2015	Oct. 2015, etc.	Aug. 2016
Gains and losses on sales of properties	24	22	50	60	2,767	-5,257
NOI yield (Note 2)	4.5%	4.7%	4.8%	3.8%	6.2%	2.5%
NOI yield after depreciation (Note 3)	2.8%	3.3%	2.6%	2.5%	5.0%	-0.9%
	Neyagawa (Land with leasehold interest)	AEON MALL Higashiura	Ito-Yokado Kamifukuoka-Higashi	Ito-Yokado Kawasaki	AEON Tobata SC	Total/Average
						
Acquisition price	1,135	9,142	6,900	15,329	6,290	118,864
Disposition price	Not Disclosed	Not Disclosed	6,081	13,500	6,070	109,988
Purchaser	Yamada Denki Co.,Ltd	Not Disclosed	HASEKO Corporation	Hulic Co., Ltd.	Asset Finance Tobata Godo Kaisha	-
Appraisal value (Note 1)	1,710	10,600	5,850	13,030	6,070	102,020
Disposition date	Aug. 2016	Aug. 2016	Mar. 2017	Aug. 2018	Aug. 2018	-
Gains and losses on sales of properties	561	5,115	11	-184	787	3,958
NOI yield (Note 2)	7.3%	7.1%	4.8%	4.8%	8.1%	4.9%
NOI yield after depreciation (Note 3)	7.3%	3.7%	3.4%	2.9%	5.7%	3.1%

(Note 1) Most recent appraisal value or survey value as of disposition date

(Note 2) Actual NOI as of disposition date or most recent appraisal NOI divided by acquisition price as of disposition date

(Note 3) Actual NOI after depreciation as of disposition date or actual depreciation cost deducted from most recent appraisal NOI divided by acquisition price as of disposition date

Overview of Borrowings

	Balance (million yen)	Borrowing term (Average)	Remaining period (Average)	Interest rate (Average)
Short-term borrowing	-	-	-	-
Long-term borrowing	355,225	8.7 years	4.4 years	0.8%
Total	355,225	8.7 years	4.4 years	0.8%

(Note) For the details of borrowing (Lenders, balance and interest rate), please refer to JRF's website (<http://www.jrf-reit.com/english/>)

Status of lenders

Name of lender	Balance (million yen)	Proportion
MUFG Bank, Ltd.	122,978	34.6%
Sumitomo Mitsui Banking Corporation	52,500	14.8%
Sumitomo Mitsui Trust Bank, Limited	43,598	12.3%
Development Bank of Japan Inc.	42,650	12.0%
Mizuho Bank, Ltd.	15,500	4.4%
Shinsei Bank, Limited	12,500	3.5%
The Bank of Fukuoka, Ltd.	9,000	2.5%
The Chugoku Bank, Ltd.	7,000	2.0%
Resona Bank, Limited	6,500	1.8%
Others	43,000	12.1%
Total	355,225	

Investment corporation bonds

Name	Issue amount (million JPY)	Issue date	Term	Interest
Series 7 of Unsecured Corporate Bonds	7,500	Dec. 18, 2023	10 years	1.108%
Series 8 of Unsecured Corporate Bonds	8,000	Jun. 26, 2026	12 years	1.260%
Series 9 of Unsecured Corporate Bonds	7,000	Feb. 5, 2025	10 years	0.765%
Series 10 of Unsecured Corporate Bonds	5,000	May 19, 2022	5 years	0.220%
Series 11 of Unsecured Corporate Bonds	2,000	May 19, 2027	10 years	0.480%
Total of Investment corporation bonds	29,500			
Series 1 of Green bonds (Series 12 of Unsecured Corporate Bonds)	8,000	May 25, 2023	5 years	0.210%
Total	37,500		8.7 years	0.733%

Credit ratings

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

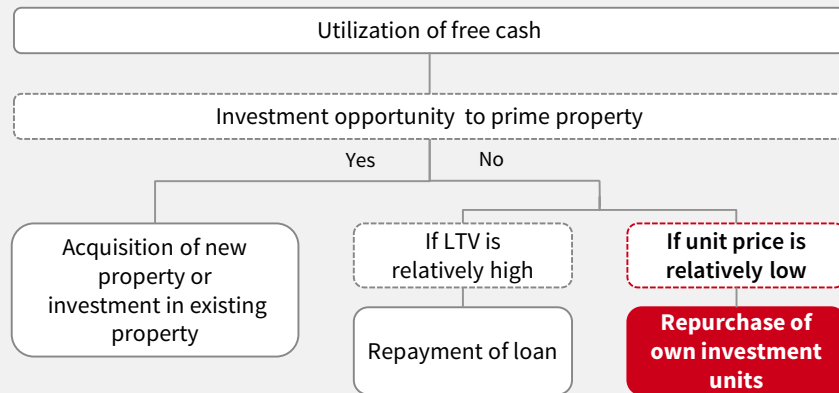
(Note) Refers to long-term issuer rating. In addition short-term issuer rating is A-1

Concept of Repurchasing of Own Investment Units

➤ A measure to improve unitholder's value

- Implement measures to improve unitholder's value by utilizing free cash^(Note) generated from depreciation (approx. 12 billion yen annually)

▶ Concept of free cash utilization



(Note) Free cash is the amount calculated by deducting CAPEX for functional maintenance and the amount equivalent to scheduled repayment of debt and deposit from depreciation

Results of past repurchasing of own investment units

Total number of investment units repurchased	49,181 units ^(Note)
Total amount of investment units repurchased	9,999,980,266 yen
Repurchase period	Oct. 17, 2017 ~ Jan. 23, 2018
Acquisition funds	Cash on hand

(Note) Total Number of own investment units were cancelled during the fiscal period ended Feb. 2018 (32nd period)

Historical Portfolio Data (Feb. 2014 period (24th) ~ Aug. 2018 period (33rd))

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(million yen)

	Feb. 2014 period (24th)	Aug. 2014 period (25th)	Feb. 2015 period (26th)	Aug. 2015 period (27th)	Feb. 2016 period (28th)	Aug. 2016 period (29th)	Feb. 2017 period (30th)	Aug. 2017 period (31th)	Feb. 2018 period (32nd)	Aug. 2018 period (33rd)
Number of properties	84	88	88	90	94	93	92	95	100	98
Acquisition price	787,686	802,395	845,646	854,133	852,414	848,515	847,281	880,210	910,110	888,675
Book value	742,642	755,736	796,765	803,103	807,141	803,637	801,896	832,354	859,041	836,065
Appraisal value	769,357	792,437	847,609	874,015	898,682	907,284	916,540	959,530	994,230	985,230
Unrealized profits and losses	26,714	36,700	50,843	70,911	91,540	103,646	114,643	127,175	135,188	149,164
Rent NOI	20,655	20,748	21,805	21,914	21,767	21,812	21,141	22,543	23,290	22,129
Depreciation	5,926	5,888	6,097	6,236	6,138	6,017	5,632	5,733	5,767	5,712
Rental business profit	14,729	14,859	15,708	15,677	15,628	15,795	15,509	16,809	17,522	16,417
Capital expenditure	1,768	3,143	2,377	2,312	3,556	1,675	7,969	1,305	1,732	1,390
NOI yield	5.3%	5.1%	5.2%	5.1%	5.1%	5.1%	5.0%	5.1%	5.0%	4.9%
NOI yield after depreciation	3.8%	3.7%	3.7%	3.6%	3.7%	3.7%	3.7%	3.8%	3.7%	3.7%

(million yen)

	Feb. 2014 period (24th)	Aug. 2014 period (25th)	Feb. 2015 period (26th)	Aug. 2015 period (27th)	Feb. 2016 period (28th)	Aug. 2016 period (29th)	Feb. 2017 period (30th)	Aug. 2017 period (31th)	Feb. 2018 period (32nd)	Aug. 2018 period (33rd)
Operating revenues	29,083	29,562	31,399	30,962	32,017	37,078	31,585	31,011	31,967	32,685
Operating income	12,116	12,223	13,692	12,816	13,684	13,841	13,981	13,743	14,472	13,871
Ordinary income	9,588	9,613	11,061	10,217	11,154	11,396	11,665	11,426	12,232	11,645
Unitholders' capital	338,940	338,940	363,254	363,254	387,198	387,198	387,198	411,878	411,878	411,878
Net assets	365,840	365,878	390,928	391,559	414,705	415,274	416,655	441,967	432,981	433,229
Total assets	777,706	785,442	834,687	842,568	829,239	858,390	856,627	897,631	902,191	887,668
Units outstanding	2,308,198units	2,308,198units	2,430,198units	2,430,198units	2,552,198units	2,552,198units	2,552,198units	2,667,198units	2,618,017units	2,618,017units
Net asset value per unit	158,495yen	158,512yen	160,862yen	161,122yen	162,489yen	162,712yen	163,253yen	165,704yen	165,385yen	165,480yen
NAV per unit	170,000yen	174,400yen	181,700yen	190,300yen	198,300yen	203,300yen	208,100yen	213,300yen	217,000yen	222,400yen

Portfolio List (1)

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Property number	Property name	Portfolio segmentation	Previous segmen- tation (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m ²) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s) (Note 2)	Age (Note 2) (years)	PML (Note 3) (%)
							Percentage		Percentage					
Tokyo and Greater Tokyo Metropolitan Area														
U-2	G-Bldg. Minami Aoyama 02	Prime	D	Minato-ku, Tokyo	Mar-2003	5,350	0.6%	1,529.15	0.1%	100.0%	4	VULCANIZE London	16.5	13.5
U-3	G-Bldg. Daikanyama 01	Prime	D	Shibuya-ku, Tokyo	Dec-2003	1,235	0.1%	599.79	0.0%	100.0%	1	Family Mart	27.5	4.7
U-4	GYRE (Note 4)	Prime	D	Shibuya-ku, Tokyo	Mar-2004, etc.	22,712	2.6%	4,815.02	0.2%	97.4%	19	CHANEL, Omotesando Ukai-tei	10.9	4.1
U-5	Bic Camera Tachikawa	Major Station	C	Tachikawa-shi, Tokyo	Sep-2004	11,920	1.3%	20,983.43	0.9%	100.0%	2	Bic Camera	48.1	9.3
U-6	G-Bldg. Kita Aoyama 01	Prime	C	Minato-ku, Tokyo	Feb-2005	989	0.1%	492.69	0.0%	100.0%	3	Best Bridal	13.6	11.4
U-7	G-Bldg. Jiyugaoka 01	Prime	D	Meguro-ku, Tokyo	Mar-2005, etc.	3,093	0.3%	2,274.60	0.1%	100.0%	3	BAYCREW'S, KOE	8.9	3.8,6.8
U-8	Cheers Ginza	Prime	C	Chuo-ku, Tokyo	Aug-2005	4,200	0.5%	1,686.58	0.1%	100.0%	10	Syoutaien, MATSUJIN	13.5	5.7
U-10	G-Bldg. Jingumae 06	Prime	C	Shibuya-ku, Tokyo	Dec-2007	2,360	0.3%	670.43	0.0%	100.0%	4	—(Note 5)	10.8	8.0
U-11	G-Bldg. Jingumae 01	Prime	D	Shibuya-ku, Tokyo	May-2008	3,400	0.4%	555.75	0.0%	100.0%	2	BAPE STORE	10.9	13.2
U-12	G-Bldg. Jingumae 02	Prime	D	Shibuya-ku, Tokyo	May-2008	2,233	0.3%	426.29	0.0%	100.0%	3	ANASTASIA	10.4	11.2
U-13	G-Bldg. Minami Aoyama 01	Prime	D	Minato-ku, Tokyo	Mar-2009, etc.	10,085	1.1%	1,592.90	0.1%	100.0%	3	HERNO	7.3	11.3,8.3
U-14	La Porte Aoyama	Prime	D	Shibuya-ku, Tokyo	Mar-2010	9,400	1.1%	4,158.53	0.2%	99.3%	23	BENOIT	13.8	2.8
U-15	G-Bldg. Shinjuku 01	Prime	D	Shinjyuku-ku, Tokyo	Mar-2010	6,600	0.7%	1,093.67	0.0%	100.0%	1	ZARA	10.0	9.9
U-16	G-Bldg. Jingumae 03	Prime	C	Shibuya-ku, Tokyo	Mar-2010	5,520	0.6%	1,676.87	0.1%	100.0%	8	HOT TOYS JAPAN, RIZAP	9.2	10.7
U-17	G-Bldg. Minami Ikebukuro 01	Prime	D	Toshima-ku, Tokyo	Mar-2010	5,800	0.7%	5,066.08	0.2%	100.0%	8	adidas	43.9	5.3
U-19	Urban Terrace Jingumae	Prime	C	Shibuya-ku, Tokyo	Sep-2011	2,797	0.3%	1,719.19	0.1%	60.5%	1	OMOTESANDO TERRACE	10.5	7.4
U-22	Arkangel Daikanyama (Land with leasehold interest)	Prime	D	Meguro-ku, Tokyo	Sep-2011	1,820	0.2%	904.04	0.0%	100.0%	1	Arkangel	-	-
U-23	G-Bldg. Omotesando 01	Prime	D	Shibuya-ku, Tokyo	Oct-2012	5,850	0.7%	1,508.03	0.1%	100.0%	1	KIDDY LAND	6.4	4.4
U-24	Round1 Yokohama Station West	Prime	C	Yokohama-shi, Kanagawa	Oct-2012	3,930	0.4%	6,560.09	0.3%	100.0%	1	Round1	16.4	8.4
U-25	G-Bldg. Sangenjaya 01	Major Station	C	Setagaya-ku, Tokyo	Oct-2012	3,725	0.4%	3,471.52	0.1%	100.0%	3	TIPNESS	12.8	5.1
U-26	G-Bldg. Ginza 01	Prime	D	Chuo-ku, Tokyo	Oct-2013	5,500	0.6%	1,610.54	0.1%	100.0%	6	Brioni	37.8	5.4
U-29	KAWASAKI Le FRONT	Major Station	C	Kawasaki-shi, Kanagawa	Oct-2013	30,000	3.4%	56,169.19	2.3%	54.1%	41	Yodobashi Camera	30.5	4.9
U-31	G-Bldg. Shibuya 01	Prime	D	Shibuya-ku, Tokyo	Mar-2014	3,230	0.4%	1,630.03	0.1%	100.0%	2	BAYCREW'S, The Millennials	5.3	4.4
U-32	G-Bldg. Omotesando 02	Prime	D	Shibuya-ku, Tokyo	Apr-2014, etc.	17,705	2.0%	5,555.65	0.2%	100.0%	6	—(Note 5)	12.8	7.3,6.9,8.1
U-33	G-Bldg. Kichijoji 01	Prime	D	Musashino-shi, Tokyo	Apr-2014, etc.	3,460	0.4%	1,718.21	0.1%	100.0%	1	ZARA	23.5	9.0
U-35	CUTE CUBE Harajuku	Prime	D	Shibuya-ku, Tokyo	Oct-2014	8,520	1.0%	1,428.55	0.1%	100.0%	10	SPINNS	5.0	6.1
U-38	G-Bldg. Ueno 01	Major Station	C	Taito-ku, Tokyo	Jul-2015	3,320	0.4%	1,471.80	0.1%	100.0%	1	Adores	12.2	9.0
U-39	G-Bldg. Takadanobaba 01	Major Station	C	Shinjyuku-ku, Tokyo	Sep-2015, etc.	5,945	0.7%	3,569.20	0.1%	100.0%	14	Seijo Ishii, Saizeriya	5.7	5.5
U-40	G-Bldg. Akihabara 01	Major Station	C	Chiyoda-ku, Tokyo	Sep-2015	4,980	0.6%	2,701.99	0.1%	100.0%	1	SEGA	43.0	9.6
U-41	G-Bldg. Akihabara 02	Major Station	C	Chiyoda-ku, Tokyo	Sep-2015	2,500	0.3%	1,053.55	0.0%	100.0%	1	Karaoke Kan	12.9	3.9
U-46	G-Bldg. Kichijoji 02	Prime	C	Musashino-shi, Tokyo	Feb-2016	15,300	1.7%	8,838.79	0.4%	100.0%	1	Yamada Denki	3.9	2.7
U-47	G-Bldg. Ginza Chuo-Dori 01	Prime	D	Chuo-ku, Tokyo	Mar-2016, etc.	13,000	1.5%	3,141.07	0.1%	100.0%	9	Ermenegildo Zegna	4.3	2.3
U-50	MARINE & WALK YOKOHAMA	Major Station	C	Yokohama-shi, Kanagawa	Mar-2017, etc.	11,300	1.3%	8,347.69	0.3%	100.0%	27	BAYSIDE GEIHKAN VERANDA minatomirai Ron Herman	2.5	12.4
U-53	G-Bldg. Jingumae 07	Prime	D	Shibuya-ku, Tokyo	Nov-2017	1,950	0.2%	373.12	0.0%	100.0%	1	2nd STREET	6.9	1.5

(Note 1) Previous segmentation were 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 2) As of the end of Aug. 2018

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

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

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

Portfolio List (2)

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Property number	Property name	Portfolio segmentation	Previous segmen- tation (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m ²) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s) (Note 2)	Age (Note 2) (years)	PML (Note 3) (%)
							Percentage		Percentage					
Tokyo and Greater Tokyo Metropolitan Area														
S-3	Abiko Shopping Plaza	Residential Station	B	Abiko-shi, Chiba	Mar-2003, etc.	10,322	1.2%	41,293.90	1.7%	100.0%	59	Ito-Yokado	23.8	8.8,13.8
S-6	Ito-Yokado Yabashira	Residential Station	B	Matsudo-shi, Chiba	Jun-2003	1,616	0.2%	21,308.78	0.9%	100.0%	1	Ito-Yokado	35.9	6.1,4.9
S-8	Ito-Yokado Nishikicho	Sub	B	Warabi-shi, Saitama	Nov-2003	13,212	1.5%	73,438.52	3.0%	100.0%	1	Ito-Yokado	14.8	8.3
S-11	Ito-Yokado Tsunashima	Residential Station	B	Yokohama-shi, Kanagawa	Jun-2004	5,000	0.6%	16,549.50	0.7%	100.0%	1	Ito-Yokado	36.5	12.3
S-12	AEON Itabashi Shopping Center	Residential Station	A	Itabashi-ku, Tokyo	Dec-2004, etc.	12,411	1.4%	72,748.34	3.0%	100.0%	1	AEON	18.3	6.1
S-13	AEON MALL Yamato	Sub	A	Yamato-shi, Kanagawa	Feb-2005	16,823	1.9%	85,226.68	3.5%	100.0%	1	AEON	16.8	8.0
S-15	SEIYU Hibarigaoka	Residential Station	B	Nishi Tokyo-shi, Tokyo	Mar-2005	6,100	0.7%	19,070.88	0.8%	100.0%	1	Seiyu	39.9	10.4
S-20	Higashi-Totsuka Aurora City	Sub	A	Yokohama-shi, Kanagawa	Mar-2006	50,500	5.7%	109,365.50	4.5%	100.0%	4	Seibu, AEON	19.0	3.7
S-23	Ito-Yokado Yotsukaido	Sub	A	Yotsukaido-shi, Chiba	Aug-2007, etc.	13,744	1.5%	59,762.30	2.4%	100.0%	2	Ito-Yokado	13.5	5.9,7.9
S-27	AEON MALL Musashi Murayama	Suburban Mall	A	Musashimurayama-shi, Tokyo	Mar-2010	30,600	3.4%	137,466.97	5.6%	100.0%	1	AEON	11.9	5.7
S-32	Makuhari Plaza	Sub	B	Chiba-shi, Chiba	Sep-2011	5,700	0.6%	24,505.37	1.0%	100.0%	5	Yamada Denki	20.1	10.8,10.8
S-34	Round1 Machida	Major Station	B	Machida-shi, Tokyo	Sep-2011	2,450	0.3%	6,801.89	0.3%	100.0%	1	Round1	14.1	6.6
S-35	Round1 Stadium Itabashi	Residential Station	B	Itabashi-ku, Tokyo	Sep-2011	2,400	0.3%	14,828.74	0.6%	100.0%	1	Round1	12.4	4.8
S-42	Summit Store Nakano Minamidai	Residential Station	B	Nakano-ku, Tokyo	Oct-2013	3,100	0.3%	3,536.50	0.1%	100.0%	1	Summit Store	9.5	3.7
S-43	Colline Bajikouen	Residential Station	B	Setagaya-ku, Tokyo	Oct-2013	3,100	0.3%	5,368.02	0.2%	100.0%	10	TSUTAYA	26.4	14.3,3.8
Tokyo and Greater Tokyo Metropolitan Area: Sub-total /Average			49 properties			416,811	46.9%	850,665.92	34.8%	96.9%	312			
Osaka, Nagoya and Surrounding Areas														
U-1	8953 Osaka Shinsaibashi Building	Sub	C	Osaka-shi, Osaka	Mar-2002	14,300	1.6%	13,666.96	0.6%	100.0%	1	Tokyu Hands	19.6	6.2
U-9	Kawaramachi OPA	Prime	D	Kyoto-shi, Kyoto	Sep-2006	18,500	2.1%	18,848.20	0.8%	100.0%	1	OPA	19.8	2.8
U-18	G-Bldg. Shinsaibashi 01	Prime	D	Osaka-shi, Osaka	Apr-2010	1,582	0.2%	886.46	0.0%	100.0%	2	Laox	23.8	12.8
U-20	Round1 Stadium Sennichimae (Land with leasehold interest)	Prime	C	Osaka-shi, Osaka	Sep-2011	8,000	0.9%	1,711.63	0.1%	100.0%	1	Round1 (Note 4)	-	-
U-21	G-Bldg. Shinsaibashi 02	Prime	D	Osaka-shi, Osaka	Sep-2011	4,380	0.5%	948.72	0.0%	100.0%	1	Daikoku drug	8.8	7.3
U-28	Round1 Kyoto Kawaramachi	Prime	C	Kyoto-shi, Kyoto	Oct-2013	2,800	0.3%	8,821.66	0.4%	100.0%	1	Round1	17.5	4.2
U-30	G-Bldg. Shinsaibashi 03	Prime	D	Osaka-shi, Osaka	Oct-2013, etc.	30,500	3.4%	5,319.29	0.2%	100.0%	4	UNIQLO, Tsuruha Drug	9.1	5.5,7.9
U-36	G-Bldg. Nagoya Sakae 01	Prime	D	Nagoya-shi, Aichi	Dec-2014	1,900	0.2%	927.09	0.0%	100.0%	2	UNDER ARMOUR	4.0	5.5
U-37	EDION Kyobashi (Land with leasehold interest)	Major Station	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	Prime	C	Osaka-shi, Osaka	Oct-2015, etc.	4,285	0.5%	4,757.35	0.2%	100.0%	10	Nokai Center, Animate	14.8	3.9
U-43	G-Bldg. Umeda 01	Prime	D	Osaka-shi, Osaka	Oct-2015	9,483	1.1%	3,529.51	0.1%	100.0%	12	Cafe La Bohème, LOFTMAN	12.5	6.5,3.2,3.2
U-44	G-Bldg. Shinsaibashi 04	Prime	D	Osaka-shi, Osaka	Oct-2015, etc.	3,170	0.4%	1,610.63	0.1%	100.0%	5	Sun drug, McDonald's	13.2	7.4,5.4
U-48	G-Bldg. Kyoto Kawaramachi 01	Prime	C	Kyoto-shi, Kyoto	Mar-2016	2,180	0.2%	2,382.82	0.1%	90.5%	3	The Millennials	8.0	4.2
U-51	G-Bldg. Midосуji 01	Prime	D	Osaka-shi, Osaka	Mar-2017	9,975	1.1%	2,446.00	0.1%	100.0%	2	HERMÈS ,HARRY WINSTON	11.5	0.6
U-54	Round1 Sannomiya Station	Prime	C	Kobe-shi, Hyogo	Nov-2017	3,200	0.4%	10,054.52	0.4%	100.0%	1	Round1	17.1	2.8
U-55	G-Bldg. Kobe Sannomiya 01	Prime	C	Kobe-shi, Hyogo	Nov-2017	3,000	0.3%	3,750.40	0.2%	100.0%	5	Tokyu Sports Oasis	17.9	8.0
U-56	G-Bldg. Midосуji 02	Prime	D	Osaka-shi, Osaka	Jan-2018	15,000	1.7%	1,428.28	0.1%	100.0%	1	PRADA	5.2	7.5

(Note 1) Previous segmentation were classified into following 4 categories
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(Note 2) As of the end of Aug. 2018
(Note 3) Represents the expected loss ratio for subject properties due to earthquake damage that may result from an earthquake that is expected to occur once every 475 years, as described in the earthquake risk analysis report for each property
(Note 4) Key tenant of "Round1 Stadium Sennichimae (Land with leasehold interest)" is the lessees of the building on the land

Portfolio List (3)

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Property number	Property name	Portfolio segmentation	Previous segmen- tation (Note 1)	Location	Acquisition date	Acquisition price (million JPY)		Leasable area(m ²) (Note 2)		Occupancy rate (Note 2)	Number of tenants (Note 2)	Key tenant(s) (Note 2)	Age (Note 2) (years)	PML (Note 3) (%)
							Percentage		Percentage					
Osaka, Nagoya and Surrounding Areas														
S-4	Narupark	Sub	B	Nagoya-shi, Aichi	Mar-2003	8,540	1.0%	15,227.61	0.6%	100.0%	48	Heiwado, Joshin	21.1	8.1
S-5	Nara Family	Suburban Mall	A	Nara-shi, Nara	Mar-2003, etc.	34,875	3.9%	82,926.72	3.4%	99.5%	114	Kintetsu Dept. Store, AEON	25.8	5.8
S-16	AEON Takatsuki	Sub	A	Takatsuki-shi, Osaka	Mar-2005	11,700	1.3%	77,267.23	3.2%	100.0%	1	AEON	24.5	3.7
S-17	AEON Yagoto	Residential Station	B	Nagoya-shi, Aichi	Jun-2005	3,698	0.4%	63,702.48	2.6%	100.0%	1	AEON	25.0	4.7
S-19	Kyoto Family	Residential Station	B	Kyoto-shi, Kyoto	Dec-2005	5,340	0.6%	19,628.00	0.8%	99.5%	63	AEON, EDION	35.8	3.8
S-21	AEON MALL Tsurumi Ryokuchi	Residential Station	A	Osaka-shi, Osaka	Nov-2006, etc.	29,902	3.4%	138,538.63	5.7%	100.0%	1	AEON	11.8	7.0
S-22	AEON MALL Itami	Residential Station	A	Itami-shi, Hyogo	Dec-2006, etc.	21,488	2.4%	157,904.26	6.5%	100.0%	1	AEON	15.7	5.2
S-26	Ario Otori	Suburban Mall	A	Sakai-shi, Osaka	May-2008	19,040	2.1%	95,135.36	3.9%	100.0%	1	Ito-Yokado	10.4	5.9
S-28	AEON MALL Kobe Kita	Suburban Mall	A	Kobe-shi, Hyogo	Mar-2010	10,920	1.2%	128,050.62	5.2%	100.0%	1	AEON	11.8	5.0
S-29	Life Kishibe (Land with leasehold interest)	Sub	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)	Residential Station	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)	Residential Station	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)	Sub	B	Izumisano-shi, Osaka	Sep-2011	2,625	0.3%	44,009.52	1.8%	100.0%	2	Keiyo D2, Okuwa	-	-
S-37	mozo wonder city	Residential Station	A	Nagoya-shi, Aichi	Oct-2011, etc.	55,480	6.2%	86,695.91	3.5%	94.4%	209	AEON	9.4	8.1,5.8,13.4
S-38	Round1 Stadium Sakai Chuo Kanryo	Sub	B	Sakai-shi, Osaka	Oct-2012	1,750	0.2%	17,521.46	0.7%	100.0%	1	Round1	13.7	4.8
S-39	pivo Izumi Chuo	Sub	B	Izumi-shi, Osaka	Oct-2012	6,000	0.7%	21,182.94	0.9%	100.0%	17	Yamada Denki, Sumitomo Mitsui Banking Corporation	9.5	5.1,6.5
S-41	KAMISHIN PLAZA	Residential Station	B	Osaka-shi, Osaka	Oct-2013	3,900	0.4%	11,985.41	0.5%	100.0%	38	HeiwadoFriendmart, MUFG Bank, Ltd	37.6	3.7
S-44	Round1 Stadium Takatsuki	Sub	B	Takatsuki-shi, Osaka	Apr-2014	2,080	0.2%	19,767.64	0.8%	100.0%	1	Round1	13.8	6.6
S-45	m-city Toyonaka	Residential Station	B	Toyonaka-shi, Osaka	Oct-2014	5,570	0.6%	33,301.93	1.4%	100.0%	1	EDION	12.4	8.9
S-46	Valor Kachigawa (Land with leasehold interest)	Residential Station	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				37 properties		372,030	41.9%	1,132,510.30	46.4%	99.5%	557			
Other major cities														
U-27	Round1 Hiroshima	Major Station	C	Hiroshima-shi, Hiroshima	Oct-2013	2,970	0.3%	9,890.63	0.4%	100.0%	1	Round1	14.7	2.9
U-34	DFS T GALLERIA OKINAWA	Major Station	C	Naha-shi, Okinawa	Oct-2014, etc.	15,600	1.8%	42,088.14	1.7%	100.0%	1	DFS OKINAWA	13.8	3.0
U-45	G-Bldg. Sendai Ichibancho 01	Prime	D	Sendai-shi, Miyagi	Dec-2015, etc.	4,320	0.5%	2,387.17	0.1%	100.0%	1	ZARA	43.4	1.8
U-49	G-Bldg. Naha-shintoshin 01	Major Station	C	Naha-shi, Okinawa	Mar-2017	5,650	0.6%	Not disclosed		100.0%	2	Yamada Denki, Post office	8.8	2.9
U-52	G-Bldg. Tenjin Nishi-dori 01	Prime	D	Fukuoka-shi, Fukuoka	Apr-2017	4,850	0.5%	2,667.42	0.1%	88.8%	7	Camera no Kitamura	28.8	0.7
S-2	AEON Sendai Nakayama	Sub	A	Sendai-shi, Miyagi	Mar-2002	10,200	1.1%	46,248.96	1.9%	100.0%	2	AEON	22.2	2.2,2.1,0.8
S-10	AEON MALL Sapporo Naebo	Sub	A	Sapporo-shi, Hokkaido	Mar-2004	9,260	1.0%	74,625.52	3.1%	100.0%	1	AEON	15.2	1.8
S-18	AEON Naha Shopping Center	Residential Station	A	Naha-shi, Okinawa	Jun-2005, etc.	10,830	1.2%	79,090.48	3.2%	100.0%	1	AEON	24.9	7.3
S-24	Oyama Yuen Harvest Walk	Suburban Mall	A	Oyama-shi, Tochigi	Aug-2007, etc.	10,709	1.2%	59,561.11	2.4%	99.1%	71	York Benimaru, Super Viva Home	11.1	3.4,3.1
S-25	AEON MALL Sapporo Hassamu	Residential Station	A	Sapporo-shi, Hokkaido	Mar-2008, etc.	18,818	2.1%	102,162.16	4.2%	100.0%	1	AEON	11.9	0.6
S-33	MrMax Nagasaki	Sub	B	Nagasaki-shi, Nagasaki	Sep-2011	2,475	0.3%	12,115.09	0.5%	100.0%	2	MrMax	17.9	3.2,3.5,6.6
S-40	Tecc Land Fukuoka Shime Honten	Value-added	B	Kasuya-gun, Fukuoka	Oct-2012	4,150	0.5%	Not disclosed		100.0%	1	Yamada Denki	9.8	0.9
Other major Cities: Sub-total / Average				12 properties		99,833	11.2%	459,099.55	18.8%	99.8%	91			
Portfolio total / average				98 properties		888,675	100.0%	2,442,275.77	100.0%	98.6%	960		15.6	2.0

(Note 1) Previous segmentation were 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 2) As of the end of Aug. 2018

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

Property number	Property name	Book value (million yen)	Unrealized profits and losses (million yen)	Appraisal value (million yen)			Applicable valuation rate								
							Direct capitalization method			Discounted cash flow method					
							Direct Cap Rate			Discount Rate			Terminal Cap Rate		
				Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation
Tokyo and Greater Tokyo Metropolitan Area															
U-2	G-Bldg. Minami Aoyama 02	5,194	+415	5,410	5,610	+200	3.3%	3.2%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt
U-3	G-Bldg. Daikanyama 01	1,207	+402	1,570	1,610	+40	3.8%	3.7%	-0.1 pt	3.6%	3.5%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-4	GYRE	21,501	+7,298	27,000	28,800	+1,800	2.8%	2.7%	-0.1 pt	2.6%	2.5%	-0.1 pt	2.8%	2.7%	-0.1 pt
U-5	Bic Camera Tachikawa	13,743	+7,856	21,200	21,600	+400	5.1%	5.0%	-0.1 pt	4.3%	4.2%	-0.1 pt	5.3%	5.2%	-0.1 pt
U-6	G-Bldg. Kita Aoyama 01	931	+708	1,570	1,640	+70	3.4%	3.2%	-0.2 pt	3.1%	3.0%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-7	G-Bldg. Jiyugaoka 01	2,831	+2,308	3,190	3,280	+90	3.7%	3.6%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.9%	3.8%	-0.1 pt
				1,810	1,860	+50	3.6%	3.5%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-8	Cheers Ginza	3,909	+820	4,550	4,730	+180	3.2%	3.1%	-0.1 pt	3.1%	3.0%	-0.1 pt	3.4%	3.3%	-0.1 pt
U-10	G-Bldg. Jingumae 06	2,335	+554	2,710	2,890	+180	3.1%	3.0%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-11	G-Bldg. Jingumae 01	3,386	+1,143	4,390	4,530	+140	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-12	G-Bldg. Jingumae 02	2,277	-537	1,740	1,740	-	3.3%	3.2%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt
U-13	G-Bldg. Minami Aoyama 01	10,079	-769	9,050	9,310	+260	3.1%	3.0%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt
							3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-14	La Porte Aoyama	9,271	+2,228	11,300	11,500	+200	3.3%	3.2%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-15	G-Bldg. Shinjuku 01	6,546	+2,153	8,500	8,700	+200	3.6%	3.5%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-16	G-Bldg. Jingumae 03	5,416	-1,406	3,960	4,010	+50	3.5%	3.4%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-17	G-Bldg. Minami Ikebukuro 01	6,052	+2,107	8,240	8,160	-80	4.0%	4.0%	-	3.9%	3.9%	-	4.3%	4.3%	-
U-19	Urban Terrace Jingumae	2,696	+2,443	5,140	5,140	-	3.4%	3.4%	-	3.5%	3.5%	-	3.6%	3.6%	-
U-22	Arkangel Daikanyama (Land with leasehold interest)	1,842	+957	2,690	2,800	+110	-	-	-	3.3%	3.2%	-0.1 pt	3.5%	3.4%	-0.1 pt
U-23	G-Bldg. Omotesando 01	5,835	+2,394	7,950	8,230	+280	2.9%	2.8%	-0.1 pt	2.7%	2.6%	-0.1 pt	3.1%	3.0%	-0.1 pt
U-24	Round1 Yokohama Station West	3,792	+1,617	5,270	5,410	+140	3.7%	3.6%	-0.1 pt	3.8%	3.7%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-25	G-Bldg. Sangenjaya 01	3,647	+2,682	6,180	6,330	+150	4.0%	3.9%	-0.1 pt	3.8%	3.7%	-0.1 pt	4.2%	4.1%	-0.1 pt
U-26	G-bldg. Ginza 01	5,561	+4,838	9,820	10,400	+580	3.3%	3.1%	-0.2 pt	2.9%	2.8%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-29	KAWASAKI Le FRONT	30,142	+6,357	37,300	36,500	-800	4.5%	4.5%	-	4.5%	4.5%	-	4.7%	4.7%	-
U-31	G-Bldg. Shibuya 01	3,166	+1,653	4,600	4,820	+220	3.5%	3.3%	-0.2 pt	3.2%	3.1%	-0.1 pt	3.6%	3.5%	-0.1 pt
U-32	G-Bldg. Omotesando 02	17,800	+5,499	22,350	23,300	+950	2.9%	2.8%	-0.1 pt	2.7%	2.6%	-0.1 pt	2.9%	2.8%	-0.1 pt
U-33	G-Bldg. Kichijoji 01	3,562	+507	3,960	4,070	+110	3.9%	3.8%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-35	CUTE CUBE HARAJUKU	8,535	+1,964	10,100	10,500	+400	3.1%	3.0%	-0.1 pt	2.9%	2.8%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-38	G-Bldg. Ueno 01	3,455	+394	3,850	3,850	-	3.4%	3.4%	-	3.2%	3.2%	-	3.6%	3.6%	-
U-39	G-Bldg. Takadanobaba 01	6,139	+790	6,750	6,930	+180	3.7%	3.6%	-0.1 pt	3.4%	3.3%	-0.1 pt	3.8%	3.7%	-0.1 pt
U-40	G-Bldg. Akihabara 01	5,117	+782	5,570	5,900	+330	3.8%	3.6%	-0.2 pt	3.5%	3.4%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-41	G-Bldg. Akihabara 02	2,502	+407	2,820	2,910	+90	3.5%	3.4%	-0.1 pt	3.3%	3.2%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-46	G Bldg. Kichijoji 02	15,286	+1,513	16,800	16,800	-	3.7%	3.7%	-	3.5%	3.5%	-	3.9%	3.9%	-
U-47	G-Bldg. Ginza Chuo-dori 01	13,063	+636	13,200	13,700	+500	2.7%	2.6%	-0.1 pt	2.5%	2.4%	-0.1 pt	2.7%	2.6%	-0.1 pt
U-50	MARINE & WALK YOKOHAMA	11,245	+54	11,000	11,300	+300	4.2%	4.2%	-	3.9%	3.9%	-	4.3%	4.3%	-
U-53	G-Bldg. Jingumae 07	2,034	+105	2,080	2,140	+60	3.1%	3.0%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt

(Note) 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)

Property number	Property name	Book value (million yen)	Unrealized profits and losses (million yen)	Appraisal value (million yen)			Applicable valuation rate								
							Direct capitalization method			Discounted cash flow method					
							Direct Cap Rate			Discount Rate			Terminal Cap Rate		
				Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation
Tokyo and Greater Tokyo Metropolitan Area															
S-3	Abiko Shopping Plaza	9,435	+3,464	12,500	12,900	+400	5.5%	5.3%	-0.2 pt	5.1%	5.0%	-0.1 pt	5.6%	5.5%	-0.1 pt
S-6	Ito-Yokado Yabashira	1,292	+657	1,940	1,950	+10	5.7%	5.7%	-	5.5%	5.5%	-	6.0%	6.0%	-
S-8	Ito-Yokado Nishikicho	10,159	+4,340	14,400	14,500	+100	5.0%	5.0%	-	5.0%	5.2%	+0.2 pt	5.2%	5.2%	-
S-11	Ito-Yokado Tsunashima	4,571	+498	5,060	5,070	+10	5.8%	5.8%	-	5.3%	5.3%	-	5.8%	5.8%	-
S-12	AEON Itabashi Shopping Center	10,601	+2,798	13,000	13,400	+400	5.0%	5.0%	-	4.6%	4.6%	-	5.3%	5.3%	-
S-13	AEON MALL Yamato	15,155	+2,844	18,000	18,000	-	5.0%	5.0%	-	4.7%	4.7%	-	5.2%	5.2%	-
S-15	SEIYU Hibarigaoka	4,699	+3,100	7,590	7,800	+210	5.8%	5.7%	-0.1 pt	5.6%	5.5%	-0.1 pt	6.1%	6.0%	-0.1 pt
S-20	Higashi-Totsuka Aurora City	45,496	-1,996	43,500	43,500	-	4.2%	4.2%	-	4.0%	4.0%	-	4.4%	4.4%	-
S-23	Ito-Yokado Yotsukaido	12,536	-1,636	11,000	10,900	-100	5.1%	5.1%	-	4.9%	4.9%	-	5.1%	5.1%	-
S-27	AEON MALL Musashi Murayama	25,694	+5,205	30,900	30,900	-	4.8%	4.8%	-	4.3%	4.3%	-	4.9%	4.9%	-
S-32	Makuhari Plaza	5,513	+1,296	6,810	6,810	-	5.2%	5.1%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.4%	5.3%	-0.1 pt
S-34	Round1 Machida	2,298	+1,031	3,280	3,330	+50	4.6%	4.5%	-0.1 pt	4.6%	4.5%	-0.1 pt	4.8%	4.7%	-0.1 pt
S-35	Round1 Stadium Itabashi	2,211	+1,178	3,320	3,390	+70	4.6%	4.5%	-0.1 pt	4.6%	4.5%	-0.1 pt	4.8%	4.7%	-0.1 pt
S-42	Summit Store Nakano Minamidai	3,054	+525	3,500	3,580	+80	4.4%	4.3%	-0.1 pt	4.1%	4.0%	-0.1 pt	4.6%	4.5%	-0.1 pt
S-43	Colline Bajikouen	3,216	+1,043	4,220	4,260	+40	4.0%	3.9%	-0.1 pt	3.7%	3.6%	-0.1 pt	4.2%	4.1%	-0.1 pt
Tokyo and Greater Tokyo Metropolitan Area: Sub-total		396,053	+85,236	472,640	481,290	+8,650									
Osaka, Nagoya and Surrounding Areas															
U-1	8953 Osaka Shinsaibashi Building	12,117	+1,882	15,700	14,000	-1,700	3.9%	3.5%	-0.4 pt	4.0%	3.6%	-0.4 pt	4.1%	3.7%	-0.4 pt
U-9	Kawaramachi OPA	18,144	-2,944	15,300	15,200	-100	4.2%	4.2%	-	3.8%	3.8%	-	4.1%	4.1%	-
U-18	G-Bldg. Shinsaibashi 01	1,585	+1,304	2,800	2,890	+90	3.4%	3.3%	-0.1 pt	3.5%	3.4%	-0.1 pt	3.9%	3.8%	-0.1 pt
U-20	Round1 Stadium Sennichimae (Land with leasehold interest)	8,091	+3,608	11,400	11,700	+300	-	-	-	3.5%	3.4%	-0.1 pt	3.7%	3.6%	-0.1 pt
U-21	G-Bldg. Shinsaibashi 02	4,297	+3,452	7,560	7,750	+190	3.8%	3.7%	-0.1 pt	3.5%	3.4%	-0.1 pt	4.0%	3.9%	-0.1 pt
U-28	Round1 Kyoto Kawaramachi	2,721	+1,108	3,810	3,830	+20	4.1%	4.0%	-0.1 pt	4.1%	4.0%	-0.1 pt	4.3%	4.2%	-0.1 pt
U-30	G-Bldg. Shinsaibashi 03	30,508	+10,291	39,600	40,800	+1,200	3.3%	3.2%	-0.1 pt	3.2%	3.1%	-0.1 pt	3.3%	3.2%	-0.1 pt
U-36	G-Bldg. Nagoya Sakae 01	1,941	-41	2,030	1,900	-130	4.3%	4.3%	-	3.8%	3.8%	-	4.3%	4.3%	-
U-37	EDION Kyobashi (Land with leasehold interest)	5,756	+193	5,950	5,950	-	-	-	-	4.1%	4.1%	-	-	-	-
U-42	G-Bldg. Abeno 01 (Note 2)	4,477	+682	4,750	5,160	+410	4.3%	4.2%	-0.1 pt	3.9%	3.8%	-0.1 pt	4.3%	4.2%	-0.1 pt
U-43	G-Bldg. Umeda 01	9,778	+921	10,700	10,700	-	3.6%	3.6%	-	3.3%	3.3%	-	3.7%	3.7%	-
U-44	G-Bldg. Shinsaibashi 04	3,319	-69	3,240	3,250	+10	4.0%	4.0%	-	3.7%	3.7%	-	4.1%	4.1%	-
U-48	G-Bldg. Kyoto Kawaramachi 01	2,206	+323	2,590	2,530	-60	4.1%	4.1%	-	3.9%	3.9%	-	4.3%	4.3%	-

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

(Note 2) "G-Bldg. Abeno 01" additionally acquired "G-Bldg. Abeno 01 (Annex building) (Land with leasehold interest)" on Jul. 5, 2018

Figures as of August 2018 are a consolidated figure of "G-Bldg. Abeno 01 (Main building and land)" and "G-Bldg. Abeno 01 (Annex building) (Land with leasehold interest))" stated on the appraisal report

Property number	Property name	Book value (million yen)	Unrealized profits and losses (million yen)	Appraisal value (million yen)			Applicable valuation rate								
							Direct capitalization method			Discounted cash flow method					
							Direct Cap Rate			Discount Rate			Terminal Cap Rate		
				Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation
Osaka, Nagoya and Surrounding Areas															
U-51	G-Bldg. Midosuji 01	10,429	-129	10,300	10,300	-	3.8%	3.8%	-	3.4%	3.4%	-	3.6%	3.6%	-
U-54	Round1 Sannomiya Station	3,225	+74	3,290	3,300	+10	3.9%	3.9%	-	3.9%	3.9%	-	4.1%	4.1%	-
U-55	G-Bldg. kobe Sannomiya 01	3,022	+167	3,190	3,190	-	4.2%	4.2%	-	4.3%	4.3%	-	4.4%	4.4%	-
U-56	G-Bldg. Midosuji 02	15,580	+119	15,700	15,700	-	3.3%	3.3%	-	3.3%	3.3%	-	3.4%	3.4%	-
S-4	Narupark	7,300	-1,990	5,180	5,310	+130	5.5%	5.4%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.7%	5.6%	-0.1 pt
S-5	Nara Family	35,529	+3,470	39,100	39,000	-100	5.9%	5.9%	-	5.4%	5.4%	-	6.2%	6.2%	-
S-16	AEON Takatsuki	10,014	+885	10,800	10,900	+100	6.1%	6.1%	-	6.0%	6.0%	-	6.3%	6.3%	-
S-17	AEON Yagoto	3,254	+365	3,620	3,620	-	5.9%	5.9%	-	5.5%	5.5%	-	5.8%	5.8%	-
S-19	Kyoto Family	6,305	-845	5,320	5,460	+140	5.6%	5.5%	-0.1 pt	5.1%	5.0%	-0.1 pt	6.1%	6.0%	-0.1 pt
S-21	AEON MALL Tsurumi Ryokuchi	23,907	+2,792	26,600	26,700	+100	5.2%	5.2%	-	4.9%	4.9%	-	5.4%	5.4%	-
S-22	AEON MALL Itami	18,653	+246	18,800	18,900	+100	4.5%	4.5%	-	4.3%	4.3%	-	4.7%	4.7%	-
S-26	Ario Otori	14,916	+983	15,900	15,900	-	5.4%	5.4%	-	5.2%	5.2%	-	5.7%	5.7%	-
S-28	AEON MALL Kobe Kita	8,818	+3,081	11,830	11,900	+70	5.1%	5.0%	-0.1 pt	4.7%	4.6%	-0.1 pt	5.2%	5.1%	-0.1 pt
S-29	Life Kishibe (Land with leasehold interest)	1,942	+107	2,060	2,050	-10	-	-	-	4.2%	4.2%	-	-	-	-
S-30	Life Shimodera (Land with leasehold interest)	1,717	+192	1,880	1,910	+30	-	-	-	4.2%	4.2%	-	-	-	-
S-31	Life Taiheiji (Land with leasehold interest)	1,304	-4	1,320	1,300	-20	-	-	-	4.4%	4.4%	-	-	-	-
S-36	Izumisano Shofudai (Land with leasehold interest)	2,657	+102	2,780	2,760	-20	-	-	-	5.1%	5.1%	-	-	-	-
S-37	mozo wonder city	52,936	+11,563	64,500	64,500	-	5.0%	4.9%	-0.1 pt	5.1%	5.0%	-0.1 pt	5.2%	5.1%	-0.1 pt
S-38	Round1 Stadium Sakai Chuo Kanryo	1,640	+879	2,460	2,520	+60	5.1%	5.0%	-0.1 pt	5.2%	5.1%	-0.1 pt	5.3%	5.2%	-0.1 pt
S-39	pivo Izumi Chuo Tecc Land Bldg.	5,489	+1,450	7,050	6,940	-110	5.4%	5.5%	+0.1 pt	5.2%	5.3%	+0.1 pt	5.6%	5.7%	+0.1 pt
							5.3%	5.4%	+0.1 pt	5.1%	5.2%	+0.1 pt	5.5%	5.6%	+0.1 pt
S-41	KAMISHIN PLAZA	4,307	+892	5,140	5,200	+60	5.3%	5.3%	-	5.1%	5.1%	-	5.5%	5.5%	-
S-44	Round1 Stadium Takatsuki	2,002	+977	2,920	2,980	+60	5.1%	5.0%	-0.1 pt	5.3%	5.2%	-0.1 pt	5.3%	5.2%	-0.1 pt
S-45	m-city Toyonaka	5,368	+1,151	6,510	6,520	+10	4.9%	4.9%	-	4.7%	4.7%	-	5.1%	5.1%	-
S-46	Valor Kachigawa (Land with leasehold interest)	6,411	+78	6,490	6,490	-	4.1%	4.1%	-	4.1%	4.1%	-	-	-	-
Osaka, Nagoya and Surrounding Areas: Sub-total		351,686	+47,323	398,170	399,010	+840									

(Note) 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)

Appraisal Value (4)

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Property number	Property name	Book value (million yen)	Unrealized profits and losses (million yen)	Appraisal value (million yen)			Applicable valuation rate								
							Direct capitalization method			Discounted cash flow method					
							Direct Cap Rate			Discount Rate			Terminal Cap Rate		
				Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation	Feb. 2018	Aug. 2018	Variation
Other major cities															
U-27	Round1 Hiroshima	2,839	+1,320	4,080	4,160	+80	5.1%	5.0%	-0.1 pt	5.1%	5.0%	-0.1 pt	5.3%	5.2%	-0.1 pt
U-34	DFS T GALLERIA OKINAWA	15,337	+2,162	17,500	17,500	-	4.8%	4.8%	-	4.5%	4.5%	-	6.8%	6.8%	-
U-45	G-Bldg. Sendai Ichibancho 01	4,486	+233	4,710	4,720	+10	4.3%	4.3%	-	3.9%	3.9%	-	4.2%	4.2%	-
U-49	G-Bldg. Naha-shintoshin 01	5,657	+1,252	6,900	6,910	+10	5.2%	5.2%	-	5.3%	5.3%	-	5.4%	5.4%	-
U-52	G-Bldg. Tenjin Nishi-dori 01	4,967	-87	4,890	4,880	-10	4.1%	4.1%	-	3.7%	3.7%	-	4.1%	4.1%	-
S-2	AEON Sendai Nakayama	8,538	+1,081	9,600	9,620	+20	6.5%	6.5%	-	6.1%	6.1%	-	6.6%	6.6%	-
S-10	AEON MALL Sapporo Naebo	6,378	+2,461	8,830	8,840	+10	6.3%	6.3%	-	5.9%	5.9%	-	6.5%	6.5%	-
S-18	AEON Naha Shopping Center	9,770	+1,129	10,900	10,900	-	5.6%	5.6%	-	5.4%	5.4%	-	5.9%	5.9%	-
S-24	Oyama Yuen Harvest Walk	8,936	+883	9,820	9,820	-	6.3%	6.0%	-0.3 pt	6.1%	5.8%	-0.3 pt	6.6%	6.3%	-0.3 pt
S-25	AEON MALL Sapporo Hassamu	15,264	+3,535	18,400	18,800	+400	5.1%	5.0%	-0.1 pt	4.9%	4.8%	-0.1 pt	5.3%	5.2%	-0.1 pt
S-33	MrMax Nagasaki	2,417	+882	3,300	3,300	-	5.6%	5.6%	-	5.3%	5.3%	-	5.7%	5.7%	-
S-40	Tecc Land Fukuoka Shime Honten	3,731	+1,748	5,390	5,480	+90	5.7%	5.6%	-0.1 pt	5.7%	5.6%	-0.1 pt	5.9%	5.8%	-0.1 pt
Other major cities: Sub-total		88,325	+16,604	104,320	104,930	+610									
Portfolio total		836,065	+149,164	975,130	985,230	+10,100									

(Note) 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)

Performance by Property (1)

35

Greater Tokyo metropolitan area

(million yen)

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.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	92	86	40	40	604	598	627	628	34	32	109	109	107	108	53	47	82	82	30	31
Rental revenue	86	81	36	36	509	505	597	597	33	31	103	103	88	88	49	44	82	82	29	30
Other income	5	5	3	3	95	92	30	30	1	1	5	5	18	20	3	3	-	-	1	1
(2) Total rental business expenses	18	22	8	8	206	340	70	71	5	6	16	15	33	32	8	8	4	4	5	5
Tax and public charges	8	9	2	2	66	71	41	42	2	2	6	6	6	6	2	2	2	2	1	1
Building management expenses	2	1	1	0	30	31	25	26	0	0	1	1	2	2	0	0	0	0	0	0
Repair expenses	0	2	0	-	6	80	1	0	-	0	0	-	2	0	0	-	-	-	0	0
Insurance premiums/ trust fees	0	0	0	0	1	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0
Others	7	7	4	4	102	155	2	1	1	2	6	6	20	21	4	4	0	1	1	1
(3) Rent NOI (= (1) - (2))	73	64	31	31	397	257	557	557	28	26	92	93	73	76	45	39	78	78	25	26
(4) Depreciation	9	9	3	3	93	91	113	112	3	3	19	19	17	18	3	3	2	2	3	3
(5) Rental business profit (= (3) - (4))	63	54	27	28	304	166	443	444	25	23	73	74	56	58	41	36	75	75	21	23
(6) Deposits (ending balance)	67	67	48	48	476	482	1,155	1,155	38	38	86	86	117	117	75	70	162	162	37	37
Tenant leasehold deposits	67	67	48	48	476	482	1,155	1,155	38	38	86	86	117	117	75	70	162	162	37	37
Security deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(7) Capital expenditure	2	1	0	0	17	35	32	28	1	0	-	-	2	3	1	0	0	-	-	0

Greater Tokyo metropolitan area

(million yen)

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.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	161	165	302	300	161	161	81	81	248	251	82	77			135	135	114	114	178	180
Rental revenue	147	163	247	242	160	160	78	78	216	216	77	73			135	135	114	114	151	151
Other income	13	1	55	58	0	0	3	3	31	34	4	4			-	-	-	-	26	28
(2) Total rental business expenses	16	17	89	95	7	8	17	17	62	66	15	73			13	13	11	10	44	45
Tax and public charges	10	11	30	32	5	6	7	7	13	13	6	7	Not Disclosed		12	13	9	9	8	8
Building management expenses	2	2	17	14	-	-	3	3	14	13	0	0			-	-	-	-	3	3
Repair expenses	0	0	0	2	-	-	0	0	2	4	0	2			-	-	-	0	0	0
Insurance premiums/ trust fees	0	0	0	0	1	1	0	0	0	0	0	0			0	0	0	0	0	0
Others	3	2	40	45	0	0	6	6	30	33	6	62			0	0	1	0	31	33
(3) Rent NOI (= (1) - (2))	144	148	212	205	153	153	64	63	186	184	66	4	51	51	121	121	103	103	134	134
(4) Depreciation	12	12	37	37	9	9	14	14	41	42	6	6	-	-	9	9	20	20	17	17
(5) Rental business profit (= (3) - (4))	132	135	175	167	144	143	49	49	144	142	60	-2	51	51	112	111	83	83	116	116
(6) Deposits (ending balance)	167	169	243	244	-	-	72	72	401	401	99	99			236	236			266	266
Tenant leasehold deposits	167	169	230	232	-	-	72	72	401	401	99	99	Not Disclosed		236	236	Not Disclosed		266	266
Security deposits	-	-	12	12	-	-	-	-	-	-	-	-			-	-			-	-
(7) Capital expenditure	12	0	26	22	0	0	1	1	10	13	6	-	-	-	0	-	0	0	18	5

(Note) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

Performance by Property (2)

36

Greater Tokyo metropolitan area

(million yen)

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.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	174	171	1,690	2,167	49	86	376	383			213	204	75	76	157	160				
Rental revenue	163	161	1,459	1,079	44	78	365	371			188	193	75	76	137	137				
Other income	11	10	231	1,088	4	8	11	12			24	10	-	-	19	22				
(2) Total rental business expenses	27	129	749	1,371	14	20	51	57			45	31	8	11	32	35				
Tax and public charges	14	15	155	164	5	5	34	37	Not Disclosed		14	15	6	7	10	11	Not Disclosed		Not Disclosed	
Building management expenses	2	2	198	201	2	1	7	7			5	3	0	-	5	5				
Repair expenses	-	0	21	606	0	2	0	1			4	0	-	2	0	0				
Insurance premiums/ trust fees	0	0	1	1	0	0	0	0			0	0	0	0	0	0				
Others	10	109	372	397	5	10	9	11			21	11	0	1	15	17				
(3) Rent NOI (= (1) - (2))	146	42	940	796	35	66	324	325	88	73	168	173	66	65	124	125	97	105	50	50
(4) Depreciation	5	5	131	132	13	13	10	10	8	8	12	12	5	5	18	18	6	8	4	4
(5) Rental business profit (= (3) - (4))	141	37	809	663	22	53	314	315	79	64	156	160	61	59	106	107	91	97	45	45
(6) Deposits (ending balance)	135	116	2,255	1,647	104	104	165	165			301	310	100	100	190	191				
Tenant leasehold deposits	135	116	1,814	1,647	104	104	165	165	Not Disclosed		301	310	100	100	190	191	Not Disclosed		Not Disclosed	
Security deposits	-	-	441	-	-	-	-	-			-	-	-	-	-	-				
(7) Capital expenditure	2	-	10	54	12	-	4	2	16	-	14	0	-	25	-	0	115	1	-	-

Greater Tokyo metropolitan area

(million yen)

Item	G-Bldg. Kichijoji 02		G-Bldg. Ginza Chuo-Dori 01		MARINE & WALK YOKOHAMA		G-Bldg. Jingumae 07	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue			210	210	1,183	396		
Rental revenue			197	197	288	317		
Other income			12	13	895	78		
(2) Total rental business expenses			24	25	157	168		
Tax and public charges	Not Disclosed		14	15	0	29	Not Disclosed	
Building management expenses			2	2	28	27		
Repair expenses			0	-	24	0		
Insurance premiums/ trust fees			0	0	0	0		
Others			6	7	103	110		
(3) Rent NOI (= (1) - (2))	316	315	185	184	1,026	227	18	31
(4) Depreciation	33	33	14	14	79	79	0	1
(5) Rental business profit (= (3) - (4))	283	282	171	170	946	147	17	30
(6) Deposits (ending balance)			325	325	339	352		
Tenant leasehold deposits	Not Disclosed		325	325	339	352	Not Disclosed	
Security deposits			-	-	-	-		
(7) Capital expenditure	-	-	-	-	3	-	-	-

(Note) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

Performance by Property (3)

37

Greater Tokyo metropolitan area

(million yen)

Item	Ito-Yokado Kawasaki		Abiko Shopping Plaza		Ito-Yokado Yabashira		Ito-Yokado Nishikicho		Ito-Yokado Tsunashima		AEON Itabashi Shopping Center		AEON MALL Yamato		SEIYU Hibarigaoka		Higashi-Totsuka Aurora City		Ito-Yokado Yotsukaido	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	457	381	625	584	78	78	445	444	168	168	667	673	530	542	249	249	1,362	1,367	299	299
Rental revenue	455	379	414	397	78	78	444	444	168	168	667	673	530	542	249	249	1,330	1,334	298	298
Other income	2	1	211	186	0	-	0	-	-	-	0	0	-	-	0	0	32	32	0	0
(2) Total rental business expenses	88	121	325	358	17	15	58	58	24	22	310	309	61	57	16	18	329	327	43	41
Tax and public charges	77	92	31	31	13	13	53	52	16	16	39	39	50	49	13	13	147	149	38	37
Building management expenses	3	2	105	108	-	-	-	-	-	-	-	-	-	-	-	-	100	105	-	-
Repair expenses	0	17	32	29	1	0	2	3	-	0	2	2	6	2	-	3	11	8	2	0
Insurance premiums/ trust fees	3	3	1	1	0	0	1	1	2	2	0	0	2	2	0	0	3	3	1	1
Others	3	5	153	189	1	1	1	1	4	3	267	266	2	2	1	1	66	61	0	1
(3) Rent NOI (= (1) - (2))	369	260	299	225	61	63	386	386	144	145	357	364	468	485	233	230	1,033	1,039	256	257
(4) Depreciation	143	116	97	100	16	12	112	112	22	22	100	101	113	115	46	46	357	358	81	81
(5) Rental business profit (= (3) - (4))	225	143	201	124	44	51	274	273	121	123	256	263	354	369	187	184	675	680	174	176
(6) Deposits (ending balance)	672	-	478	586	450	450	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619	451	451
Tenant leasehold deposits	616	-	477	584	450	450	590	590	232	232	715	715	1,068	1,068	300	300	3,619	3,619	451	451
Security deposits	55	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(7) Capital expenditure	31	12	43	274	8	1	11	7	-	0	32	38	67	17	6	-	19	35	5	6

Greater Tokyo metropolitan area

(million yen)

Item	AEON MALL Musashi Murayama		Makuhari Plaza		Round 1 Machida		Round1 Stadium Itabashi		Summit Store Nakano Minamidai		Colline Bajikouen	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	919	919	207	219	90	90	95	95	84	84	142	142
Rental revenue	919	918	199	200	90	90	95	95	84	84	115	115
Other income	-	1	8	18	0	0	0	0	-	-	26	26
(2) Total rental business expenses	142	143	26	27	11	10	14	14	7	6	48	49
Tax and public charges	137	135	13	12	9	9	13	13	5	5	12	12
Building management expenses	-	-	1	1	-	-	-	-	-	-	10	11
Repair expenses	1	5	1	1	0	-	-	-	0	-	1	0
Insurance premiums/ trust fees	2	2	0	0	0	0	0	0	0	0	0	0
Others	1	0	9	11	0	0	0	0	0	0	23	25
(3) Rent NOI (= (1) - (2))	776	775	181	192	78	79	80	80	76	77	94	92
(4) Depreciation	307	308	43	42	13	13	17	17	8	8	14	15
(5) Rental business profit (= (3) - (4))	469	467	138	149	65	65	62	63	68	69	79	77
(6) Deposits (ending balance)	1,861	1,861	206	207	95	95	Not Disclosed		140	140	162	162
Tenant leasehold deposits	1,861	1,861	206	207	95	95			140	140	162	162
Security deposits	-	-	-	-	-	-			-	-	-	-
(7) Capital expenditure	17	26	37	22	0	-	-	0	-	-	55	11

(Note 1) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

(Note 2) "Ito-Yokado Kawasaki" was disposed on Aug. 1, 2018

Performance by Property (4)

38

Osaka, Nagoya and surrounding areas

(million yen)

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.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	364	364	366	364	73	73	240	240			104	104			47	47			144	149
Rental revenue	364	364	365	364	71	71	-	-			104	104			46	46			125	125
Other income	0	0	0	0	2	2	240	240			-	-			0	0			19	24
(2) Total rental business expenses	35	41	43	49	11	11	14	16			20	22			3	3			45	47
Tax and public charges	29	31	37	39	4	5	13	15	Not Disclosed		20	21	Not Disclosed		1	2	Not Disclosed		9	9
Building management expenses	-	-	2	6	1	1	-	-			-	-			0	0			18	17
Repair expenses	1	5	0	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	2	2	4	4	0	0			0	1			0	0			16	19
(3) Rent NOI (= (1) - (2))	329	323	322	315	62	62	225	223	160	159	83	81	684	682	43	43	122	122	99	101
(4) Depreciation	80	53	62	62	2	2	-	-	9	9	11	11	47	47	5	5	-	-	13	13
(5) Rental business profit (= (3) - (4))	249	270	259	252	60	59	225	223	151	149	71	70	637	635	37	37	122	122	85	88
(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	144
Tenant leasehold deposits	798	798	1,056	1,056	73	73	320	320							85	85	471	471	134	144
Security deposits	-	-	-	-	-	-	-	-							-	-	-	-	0	0
(7) Capital expenditure	3	7	13	8	-	-	-	-	-	-	-	-	-	1	-	-	-	-	3	14

Osaka, Nagoya and surrounding areas

(million yen)

Item	G-Bldg. Umeda 01		G-Bldg. Shinsaibashi 04		G-Bldg. Kyoto Kawaramachi 01		G-Bldg. Midosuji 01		Round1 Sannomiya Station		G-Bldg. Kobe Sannomiya01		G-Bldg. Midosuji 02	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	239	210	72	85	75	71								
Rental revenue	219	192	63	76	62	58								
Other income	19	18	8	9	12	12								
(2) Total rental business expenses	43	45	17	17	19	19								
Tax and public charges	12	13	4	5	5	5	Not Disclosed		Not Disclosed		Not Disclosed		Not Disclosed	
Building management expenses	6	6	2	2	2	2								
Repair expenses	1	2	0	-	-	0								
Insurance premiums/ trust fees	0	0	0	0	0	0								
Others	22	21	9	9	11	10								
(3) Rent NOI (= (1) - (2))	196	165	54	68	55	51	181	157	38	66	48	78	65	239
(4) Depreciation	12	12	4	4	7	7	9	9	3	7	5	7	2	7
(5) Rental business profit (= (3) - (4))	184	153	50	64	48	43	171	147	34	58	43	71	62	231
(6) Deposits (ending balance)	323	318	82	87	63	55								
Tenant leasehold deposits	156	151	82	87	63	55	Not Disclosed		Not Disclosed		Not Disclosed		Not Disclosed	
Security deposits	167	167	-	-	-	-								
(7) Capital expenditure	1	15	20	1	-	0	4	4	-	-	0	-	-	-

(Note 1) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

(Note 2) "G-Bldg. Abeno 01 (Annex building) (Land with leasehold interest)" was acquired and added in "G-Bldg. Abeno 01" on Jul. 5, 2018

Performance by Property (5)

39

Osaka, Nagoya and surrounding areas

(million yen)

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.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	332	335	1,824	1,817	397	403	125	127	577	576	891	894	581	584	549	549	402	415	68	68
Rental revenue	252	253	1,482	1,472	395	403	124	126	444	442	891	892	581	584	549	549	400	409	-	-
Other income	79	81	341	344	1	0	0	0	132	133	0	1	0	0	-	-	1	5	68	68
(2) Total rental business expenses	168	176	806	805	70	73	18	17	358	354	177	183	105	133	106	103	85	91	4	4
Tax and public charges	32	32	87	82	50	49	14	14	26	25	145	143	96	94	96	97	76	77	4	4
Building management expenses	46	46	167	164	0	-	-	-	85	83	0	0	-	-	0	0	1	0	-	-
Repair expenses	4	6	6	17	6	10	0	0	6	2	0	9	6	31	4	2	1	6	-	-
Insurance premiums/ trust fees	1	1	3	3	2	2	1	1	2	2	2	2	1	1	2	2	2	2	0	0
Others	83	91	541	536	10	10	1	1	237	241	28	28	1	5	2	1	4	4	0	0
(3) Rent NOI (= (1) - (2))	163	158	1,017	1,012	327	330	106	110	218	221	713	710	475	451	443	445	316	323	63	63
(4) Depreciation	99	100	388	390	66	66	29	29	121	120	276	276	181	161	224	225	141	141	-	-
(5) Rental business profit (= (3) - (4))	63	57	629	622	260	263	77	80	97	100	437	433	316	290	219	220	175	182	63	63
(6) Deposits (ending balance)	269	271	4,389	4,386	1,232	1,232	503	503	662	660	1,781	1,781	3,060	3,060	1,088	1,088	405	405	113	113
Tenant leasehold deposits	269	271	4,389	4,386	1,232	1,232	503	503	662	660	1,781	1,781	900	900	1,088	1,088	405	405	113	113
Security deposits	-	-	-	-	-	-	-	-	-	-	-	-	2,160	2,160	-	-	-	-	-	-
(7) Capital expenditure	34	9	97	47	34	32	-	0	98	27	5	30	24	66	32	29	12	13	-	-

Osaka, Nagoya and surrounding areas

(million yen)

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		Valor Kachigawa (Land with leasehold)	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	56	56	48	48			3,278	3,186	82	82			299	309	91	91				
Rental revenue	-	-	-	-			2,513	2,416	82	82			249	254	91	91				
Other income	56	56	48	48			764	769	0	0			50	54	-	-				
(2) Total rental business expenses	4	4	2	2			1,756	1,716	17	16			172	141	13	20				
Tax and public charges	4	4	2	2			176	173	15	15			19	18	12	12				
Building management expenses	-	-	-	-			319	342	-	-			41	36	-	-				
Repair expenses	-	-	-	-			37	148	-	-			27	5	-	6				
Insurance premiums/ trust fees	0	0	0	0			6	6	0	0			0	0	0	0				
Others	0	0	0	0			1,216	1,045	1	0			84	79	0	0				
(3) Rent NOI (= (1) - (2))	51	51	45	45	95	95	1,521	1,469	65	66	200	196	127	167	77	70	158	156	111	132
(4) Depreciation	-	-	-	-	-	-	552	552	12	12	54	54	40	41	13	13	34	34	-	-
(5) Rental business profit (= (3) - (4))	51	51	45	45	95	95	969	916	52	54	145	141	87	126	63	57	124	122	111	132
(6) Deposits (ending balance)	94	94	81	81			2,521	2,492					250	253	137	137	300	300		
Tenant leasehold deposits	94	94	81	81			2,521	2,492					250	253	137	137	300	300		
Security deposits	-	-	-	-			-	-					-	-	-	-	-	-		
(7) Capital expenditure	-	-	-	-	-	-	27	263	-	-	3	1	89	53	-	0	-	-	-	-

(Note) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

Performance by Property (6)

40

Other major cities

(million yen)

Item	Round1 Hiroshima		DFS T GALLERIA Okinawa		G-Bldg. Sendai Ichibancho 01		G-Bldg. Naha- shintoshin 01		G-Bldg. Tenjin Nishi- dori 01	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	119	119	497	497	102	102			120	130
Rental revenue	119	119	497	497	102	102			102	107
Other income	-	-	0	-	-	-			17	23
(2) Total rental business expenses	12	12	63	62	6	7			18	34
Tax and public charges	11	11	23	24	5	5	Not Disclosed		-	9
Building management expenses	-	-	-	-	-	-			4	4
Repair expenses	-	-	1	1	-	0			0	0
Insurance premiums/ trust fees	0	0	1	1	0	0			0	0
Others	0	0	37	36	1	1			13	19
(3) Rent NOI (= (1) - (2))	106	106	434	434	95	94	196	183	102	96
(4) Depreciation	18	19	132	133	7	7	22	22	8	8
(5) Rental business profit (= (3) - (4))	87	87	301	301	87	86	173	160	93	87
(6) Deposits (ending balance)			300	300	102	102			241	227
Tenant leasehold deposits	Not Disclosed		-	-	102	102	Not Disclosed		241	227
Security deposits			300	300	-	-			-	-
(7) Capital expenditure	7	1	15	8	-	-	-	-	-	4

Other major cities

(million yen)

Item	AEON Sendai Nakayama		AEON MALL Sapporo Naebo		AEON Tobata Shopping Center		AEON Naha Shopping Center		Oyama Yuen Harvest Walk		AEON MALL Sapporo Hassamu		MrMAX Nagasaki		Tecc Land Fukuoka Shime Honten		Portfolio Total	
	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018	Feb.2018	Aug.2018
(1) Total rental business revenue	369	377	367	378	315	312	369	377	769	802	571	584					31,967	31,898
Rental revenue	368	377	367	375	315	311	356	364	622	640	570	583					27,673	27,512
Other income	0	0	0	3	-	0	12	12	147	161	0	0					4,294	4,385
(2) Total rental business expenses	43	39	78	85	60	76	68	59	523	493	99	106					8,676	9,768
Tax and public charges	35	34	51	51	53	69	29	29	37	39	88	88	Not Disclosed		Not Disclosed		2,663	2,833
Building management expenses	-	-	-	-	-	0	0	0	102	101	0	-					1,443	1,460
Repair expenses	2	1	3	11	2	2	10	1	31	12	2	10					314	1,099
Insurance premiums/ trust fees	1	1	1	1	3	3	1	1	1	1	2	1					93	93
Others	5	2	21	21	1	0	27	27	350	339	5	5					4,160	4,282
(3) Rent NOI (= (1) - (2))	325	338	288	293	254	235	300	317	246	308	471	477	93	93	162	162	23,290	22,129
(4) Depreciation	73	50	105	106	74	74	107	107	194	192	190	191	16	12	39	39	5,767	5,712
(5) Rental business profit (= (3) - (4))	252	288	182	186	180	160	193	209	52	115	280	286	77	80	122	123	17,522	16,417
(6) Deposits (ending balance)	840	840	654	654	315	-	2,118	2,118	1,020	1,015	573	573					51,894	50,341
Tenant leasehold deposits	840	840	654	654	315	-	2,118	2,118	913	912	573	573	Not Disclosed		Not Disclosed		47,162	46,141
Security deposits	-	-	-	-	-	-	-	-	106	102	-	-					4,731	4,200
(7) Capital expenditure	-	7	26	14	1	6	22	26	478	29	9	4	0	-	-	-	1,732	1,390

(Note 1) The Aug. 2018 period was from Mar. 1, 2018 to Aug. 31, 2018 (184 days). The Feb. 2018 period was from Sep. 1, 2017 to Feb. 28, 2018 (181 days)

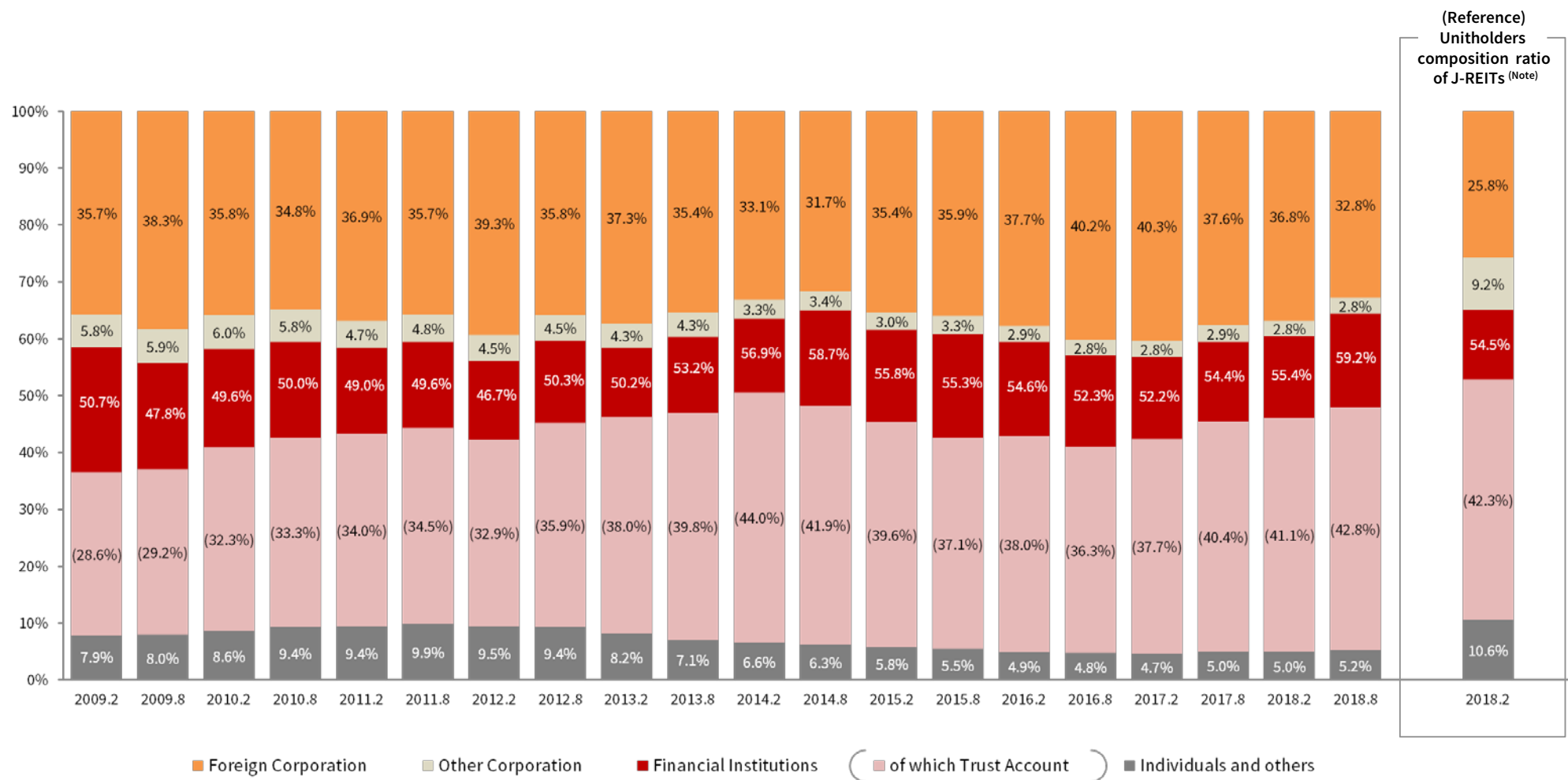
(Note 2) "AEON Tobata SC" was disposed on Aug. 30, 2018

Top 20 unitholders as of the end of August 2018

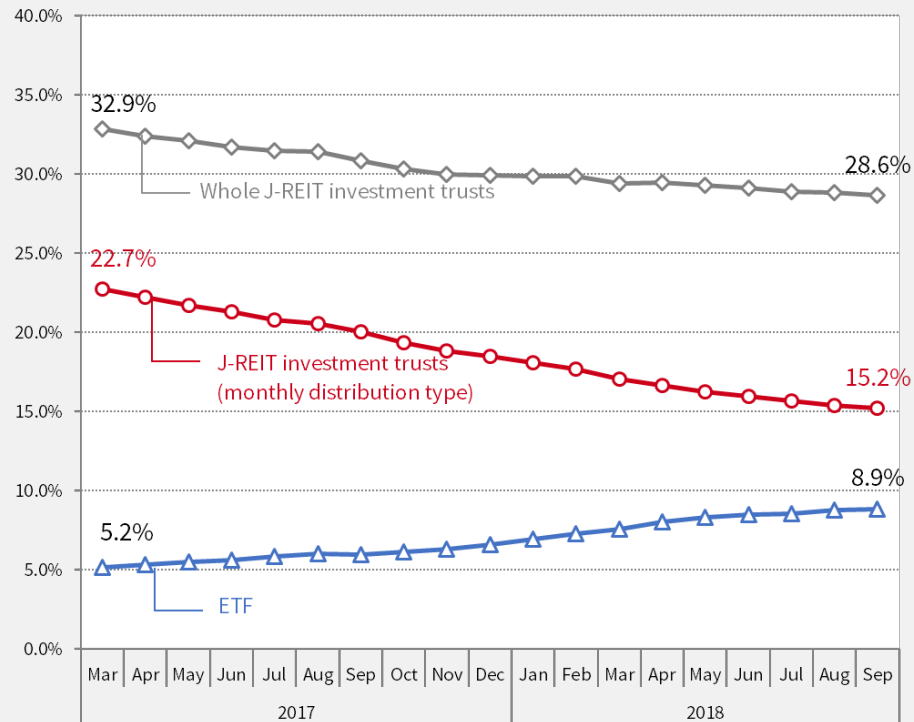
Rank	Name	As of the end of Aug. 2018		As of the end of Feb. 2018	
		Number of units held	Ownership ratio	Number of units held	Ownership ratio
1	Japan Trustee Services Bank, Ltd. (Trust Account)	420,406	16.05%	430,014	16.42%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	414,481	15.83%	342,841	13.09%
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	109,810	4.19%	122,977	4.69%
4	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	94,200	3.59%	124,281	4.74%
5	STATE STREET BANK WEST CLIENT - TREATY 505234	78,779	3.00%	69,277	2.64%
6	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	50,515	1.92%	40,220	1.53%
7	Mizuho Securities Co., Ltd.	36,419	1.39%	1,043	0.03%
8	THE BANK OF NEW YORK MELLON SA/NV 10	33,742	1.28%	11,960	0.45%
9	JP MORGAN CHASE BANK 385771	33,399	1.27%	-	0.00%
10	THE BANK OF NEW YORK 133970	32,960	1.25%	32,960	1.25%
11	JPMorgan Securities Japan Co., Ltd.	30,376	1.16%	26,449	1.01%
12	STICHTING PENSIOENFONDS METAAL EN TECHNIEK	28,562	1.09%	26,458	1.01%
13	THE BANK OF NEW YORK MELLON 140044	27,533	1.05%	21,355	0.81%
14	SIX SIS FOR SWISS NATIONAL BANK	25,618	0.97%	24,245	0.92%
15	Mizuho Trust & Banking Co., Ltd.	24,572	0.93%	8,820	0.33%
16	STATE STREET BANK AND TRUST COMPANY 505001	23,465	0.89%	7,320	0.27%
17	NOMURA BANK (LUXEMBOURG) S.A.	23,340	0.89%	64,937	2.48%
18	SSBTC CLIENT OMNIBUS ACCOUNT	22,541	0.86%	18,474	0.70%
19	Mitsubishi Corporation	20,900	0.79%	20,900	0.79%
20	STATE STREET BANK AND TRUST COMPANY 505103	20,088	0.76%	19,781	0.75%
Total		1,551,706	59.27%	1,414,312	54.02%

(Note) Units issued outstanding
Aug. 2018(33rd) Period : 2,618,017 units
Feb. 2018(32nd) Period : 2,618,017 units

Ownership ratio by investor type



Investment trusts ratio in J-REIT's market capitalization

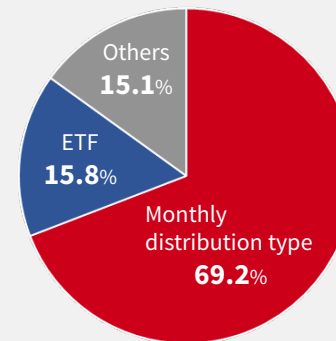


(Source) Compiled by the Asset Management Company based on the disclosure materials of each fund

Component ratio of J-REIT funds

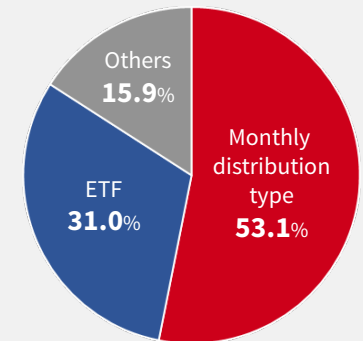
■ As of the end of Mar. 2017

Total net assets
3.9 trillion yen



■ As of the end of Sep. 2018

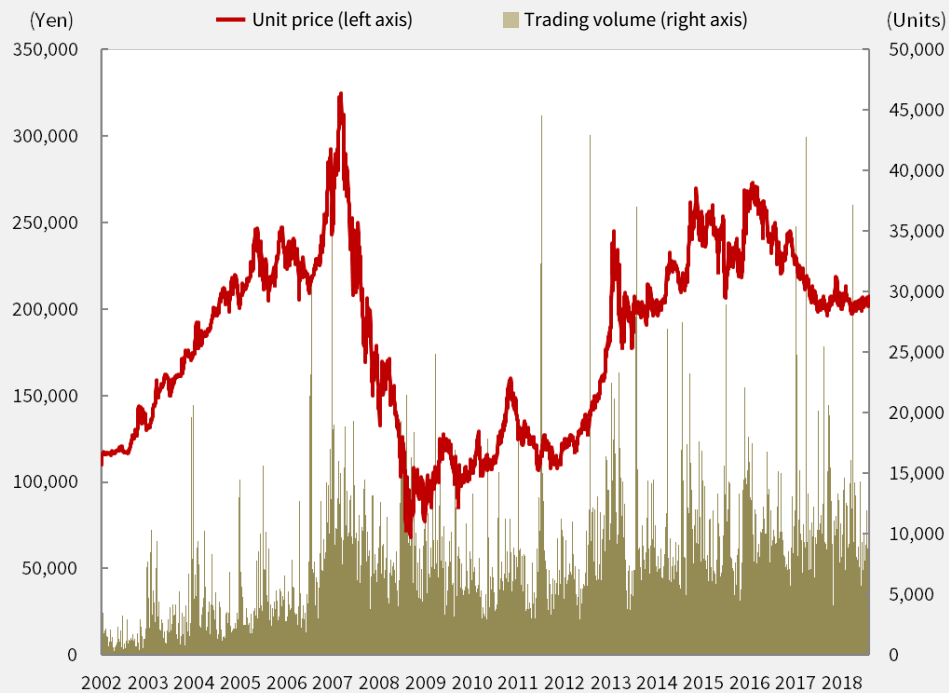
Total net assets
3.7 trillion yen



(Source) Compiled by the Asset Management Company based on the disclosure materials of each fund

Unit price and trading volume trends since IPO

(Mar. 12, 2002 ~ Oct. 12, 2018)



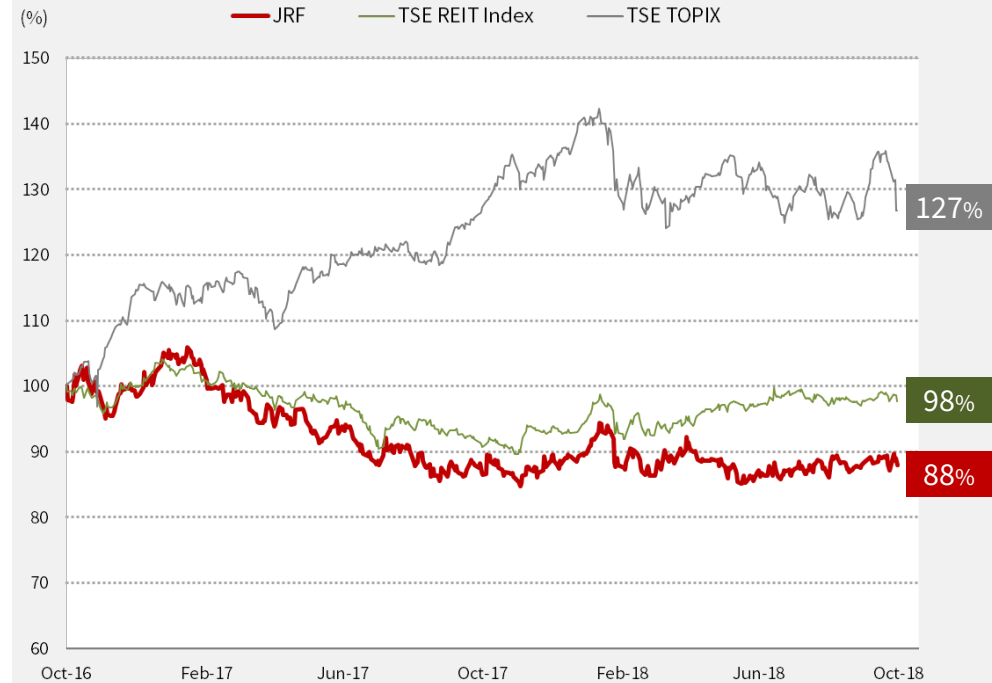
(Note 1) Closing price basis

(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. 13, 2016 ~ Oct. 12, 2018)



(Note 1) Closing price basis

(Note 2) Left axis describes relative unit price trends that is closing price on Oct. 13, 2016 to be assumed as 100

(Source) Bloomberg

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.

Euronext® Reitsmarket GRESB Global Sustainable Index

NEW

This is an index created by Reitsmarket, a real estate investment trust research company of Luxembourg, in collaboration with GRESB and Euronext, to invest in the top 30 REITs in the score prepared by GRESB. The index was set up on June 7, 2018.

More than 6 REITs are selected from respective areas of North America, Europe and Asia Pacific, and JRF accounts for the second largest composition ratio in Global sector, as of the publication of this index on June 7.

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 771 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 408 constituents in S&P Global REIT 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.

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.

Tokyo Stock Exchange REIT Core Index

“TSE REIT Core Index” is a custom index of TSE newly announced in March 2018. The index is formed by 25 stocks selected from TSE REIT Index constituents considering market capitalization and trading volume.

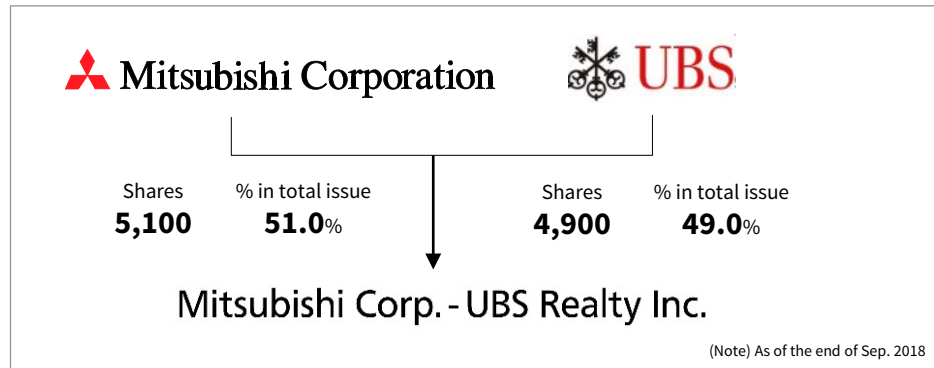
GPR/APREA Investable 100 Index

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.

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.

Major shareholders



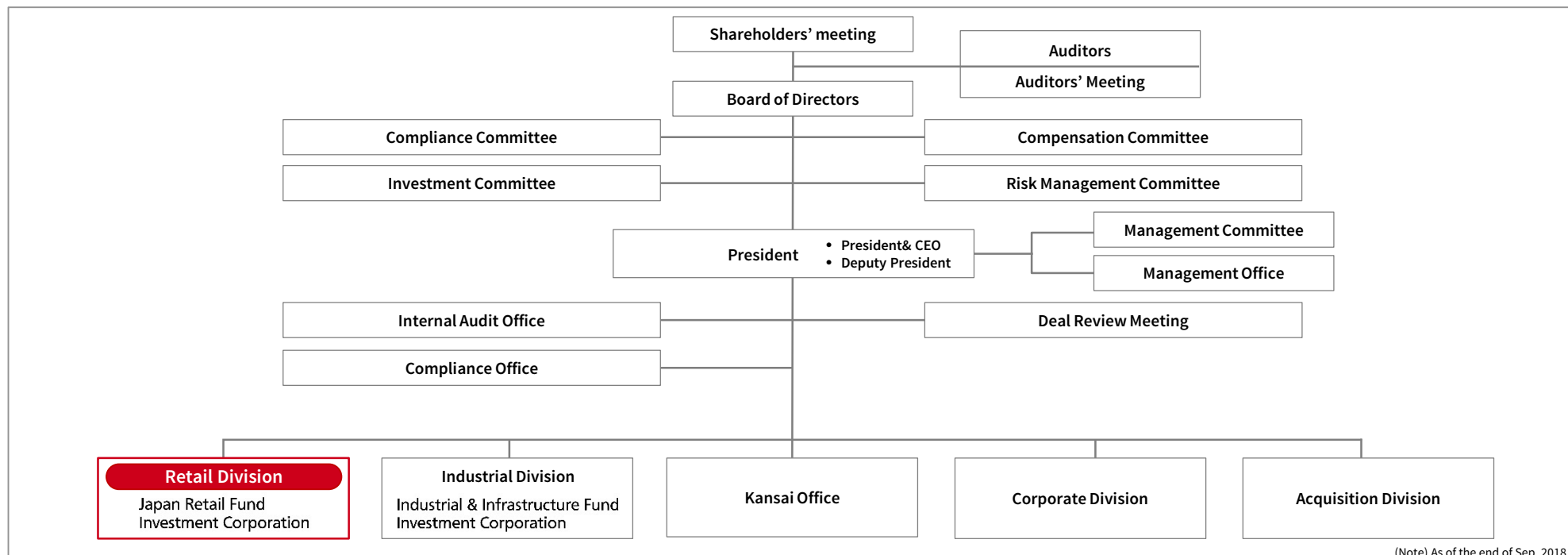
Employees

Asset Manager : 133 staff members (excluding part-time directors and employees)

Qualification holders:	Count
Real-estate transaction specialists	39
ARES certified master	62
First-class architects	9
Real estate appraisers	3
CMA	7
CPA	2
Tax accountants	2
MBA	3

(Note) As of the end of Sep. 2018

Management structure



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)