

Japan Retail Fund Investment Corporation

The 33rd Fiscal Period Financial Results **(March 1, 2018 – August 31, 2018)**

JAPAN RETAIL FUND INVESTMENT CORPORATION
BALANCE SHEETS
As of February 28, 2018 and August 31, 2018

(Thousands of yen)

	As of	
	February 28, 2018	August 31, 2018
ASSETS		
Current assets:		
Cash and bank deposits	25,240,631	33,188,046
Cash and bank deposits in trust	11,799,740	12,463,801
Rent receivables	711,574	720,262
Income taxes receivable	120	30
Other current assets	1,159,321	1,160,477
Total current assets	38,911,388	47,532,618
Non-current assets:		
Property and equipment:		
Buildings	2,427,277	2,429,058
Accumulated depreciation	(491,961)	(535,114)
Buildings, net	1,935,316	1,893,944
Building improvements	66,113	66,113
Accumulated depreciation	(20,302)	(21,804)
Building improvements, net	45,810	44,308
Furniture and fixtures	16,679	16,679
Accumulated depreciation	(11,868)	(12,498)
Furniture and fixtures, net	4,810	4,180
Land	28,459,580	28,459,580
Buildings in trust	302,757,962	293,591,235
Accumulated depreciation	(97,512,639)	(98,129,562)
Buildings in trust, net	205,245,322	195,461,673
Building improvements in trust	14,969,150	14,207,728
Accumulated depreciation	(5,501,347)	(5,155,756)
Building improvements in trust, net	9,467,802	9,051,971
Machinery and equipment in trust	2,112,726	2,137,823
Accumulated depreciation	(1,124,755)	(1,185,644)
Machinery and equipment in trust, net	987,970	952,178
Furniture and fixtures in trust	4,497,905	4,366,353
Accumulated depreciation	(2,764,394)	(2,740,670)
Furniture and fixtures in trust, net	1,733,511	1,625,683
Land in trust	605,739,013	593,064,027
Construction in progress in trust	110,177	226,407
Total property and equipment	853,729,315	830,783,956
Intangible assets:		
Leasehold rights in trust	5,194,433	5,174,359
Other intangible assets in trust	117,983	107,589
Total intangible assets	5,312,416	5,281,949
Investment and other assets:		
Lease deposits in trust	1,666,329	1,658,829
Long-term prepaid expenses	1,790,661	1,641,501
Other investments	520,292	520,292
Total investment and other assets	3,977,282	3,820,622
Total non-current assets	863,019,015	839,886,528
Deferred assets:		
Investment unit issuance costs	119,429	71,521
Investment corporation bond issuance costs	141,933	177,670
Total deferred assets	261,362	249,191
TOTAL ASSETS	902,191,766	887,668,338

(To be continued on the following page)

(Thousands of yen)

	As of	
	February 28, 2018	August 31, 2018
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable – operating	2,256,662	2,486,190
Short-term borrowings	5,000,000	-
Current portion of long-term borrowings	57,766,000	49,000,000
Accounts payable – other	17,132	16,760
Accrued expenses	2,053,694	2,060,673
Income taxes payable	605	605
Consumption tax payable	603,148	1,113,030
Rent received in advance	3,374,492	3,223,605
Deposits received	1,705,320	1,490,441
Current portion of tenant leasehold and security deposits in trust	1,119,624	658,065
Current portion of asset retirement obligations	-	71,086
Derivatives liabilities	44,801	23,677
Other current liabilities	101,640	103,013
Total current liabilities	74,043,124	60,247,148
Non-current liabilities:		
Long-term bonds issued – unsecured	29,500,000	37,500,000
Long-term borrowings	313,925,000	306,225,000
Tenant leasehold and security deposits	1,961,349	1,960,747
Tenant leasehold and security deposits in trust	48,813,284	47,722,889
Asset retirement obligations	492,736	416,378
Derivatives liabilities	473,843	345,919
Other non-current liabilities	1,263	20,680
Total non-current liabilities	395,167,477	394,191,615
TOTAL LIABILITIES	469,210,601	454,438,764
Net Assets		
Unitholders' equity:		
Unitholders' capital	411,878,082	411,878,082
Surplus:		
Capital surplus	14,986,826	14,986,826
Deduction of capital surplus	(9,999,980)	(9,999,980)
Capital surplus, net	4,986,845	4,986,845
Voluntary reserve		
Reserve for reduction entry of property	476,272	476,272
Reserve for dividends	817,906	1,537,665
Retained earnings for temporary difference adjustment	3,106,872	3,075,489
Total voluntary reserve	4,401,051	5,089,427
Retained earnings	12,233,831	11,644,816
Total surplus	21,621,728	21,721,089
Total unitholders' equity	433,499,810	433,599,171
Valuation and translation adjustments:		
Deferred losses on hedges	(518,645)	(369,597)
Total valuation and translation adjustments	(518,645)	(369,597)
TOTAL NET ASSETS	432,981,165	433,229,574
TOTAL LIABILITIES AND NET ASSETS	902,191,766	887,668,338

JAPAN RETAIL FUND INVESTMENT CORPORATION
STATEMENTS OF INCOME AND RETAINED EARNINGS
For the Six Months Ended
February 28, 2018 and August 31, 2018

(Thousands of yen)

	For the six months ended	
	February 28, 2018	August 31, 2018
Operating revenues		
Rent and other operating revenues	31,967,219	31,898,167
Gain on sales of property	-	787,366
Total operating revenues	31,967,219	32,685,534
Operating expenses		
Property-related expenses	14,444,529	15,481,142
Loss on sales of property	-	184,549
Asset management fees	2,699,197	2,706,856
Custodian fees	29,922	30,503
General administration fees	127,726	130,480
Compensation for Directors	5,940	5,940
Other operating expenses	187,716	274,394
Total operating expenses	17,495,032	18,813,867
Operating income	14,472,187	13,871,666
Non-operating revenues		
Interest income	785	196
Other non-operating revenues	2,305	1,853
Total non-operating revenues	3,091	2,050
Non-operating expenses		
Interest expenses	1,604,672	1,599,601
Interest expenses on investment corporation bonds	127,751	134,867
Amortization of investment corporation bond issuance costs	11,260	14,616
Amortization of investment unit issuance costs	47,908	47,908
Loan-related costs	424,455	426,764
Other non-operating expenses	26,284	4,536
Total non-operating expenses	2,242,332	2,228,295
Ordinary income	12,232,946	11,645,421
Income before income taxes	12,232,946	11,645,421
Income taxes		
Current	605	605
Total income taxes	605	605
Net income	12,232,341	11,644,816
Unappropriated earnings at beginning of period	1,490	-
Retained earnings at the end of period	12,233,831	11,644,816

JAPAN RETAIL FUND INVESTMENT CORPORATION
STATEMENTS OF CASH FLOWS
For the Six Months Ended
February 28, 2018 and August 31, 2018

(Thousands of yen)

	For the six months ended	
	February 28, 2018	August 31, 2018
Cash Flows from Operating Activities:		
Income before income taxes	12,232,946	11,645,421
Adjustments to reconcile income before income taxes to net cash provided by operating activities:		
Depreciation	5,767,835	5,712,653
Amortization of investment corporation bond issuance costs	11,260	14,616
Amortization of investment unit issuance costs	47,908	47,908
Gain on sales of property	-	(787,366)
Loss on sales of property	-	184,549
Loss on disposal of fixed assets	57,970	164,374
Interest income	(785)	(196)
Interest expenses	1,732,424	1,734,469
Changes in assets and liabilities:		
(Increase) decrease in rent receivables	(19,333)	(2,431)
(Increase) decrease in income taxes receivable	(77)	90
(Increase) decrease in long-term prepaid expenses	53,695	149,160
Increase (decrease) in accounts payable - operating	(119,881)	553,520
Increase (decrease) in consumption tax payable	234,404	509,881
Increase (decrease) in accounts payable - other	4,316	1,009
Increase (decrease) in accrued expenses	(28,982)	14,929
Increase (decrease) in rent received in advance	81,214	(150,887)
Increase (decrease) in deposits received	183,728	(263,047)
Other, net	100,851	117,874
Sub total	20,339,495	19,646,528
Interest received	785	196
Interest expenses paid	(1,769,296)	(1,742,419)
Income taxes paid	(605)	(605)
Net cash provided by operating activities	18,570,380	17,903,701
Cash Flows from Investing Activities:		
Purchase of property and equipment	(2,023,126)	(5,508)
Purchase of property and equipment in trust	(30,384,624)	(1,652,638)
Proceeds from sales of property and equipment in trust	-	19,407,206
Purchase of intangible assets in trust	(13,991)	(45,871)
Payments of tenant leasehold and security deposits	(1,775)	(148,047)
Proceeds from tenant leasehold and security deposits	51,011	190,127
Payments of tenant leasehold and security deposits in trust	(1,013,008)	(2,339,788)
Proceeds from tenant leasehold and security deposits in trust	1,215,190	356,728
Payments of lease deposits in trust	(33,296)	-
Proceeds from lease deposits in trust	229,950	7,500
Payments for restricted bank deposits in trust	(24)	-
Net cash provided by (used in) investing activities	(31,973,696)	15,769,708
Cash Flows from Financing Activities:		
Proceeds from short-term borrowings	5,000,000	-
Repayments of short-term borrowings	-	(5,000,000)
Proceeds from long-term borrowings	35,500,000	23,800,000
Repayments of long-term borrowings	(27,400,000)	(40,266,000)
Proceeds from issuance of investment corporation bonds	-	7,949,645
Payments for purchase of own investment units	(10,020,421)	(1,381)
Distribution payments	(11,455,078)	(11,544,199)
Net cash provided by (used in) financing activities	(8,375,500)	(25,061,934)
Net change in cash and cash equivalents	(21,778,815)	8,611,475
Cash and cash equivalents at the beginning of period	58,305,928	36,527,112
Cash and cash equivalents at the end of period	36,527,112	45,138,588

Outline of portfolio properties 1

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
G-Bldg. Minami Aoyama 02	8-5, Minami Aoyama 5-chome, Minato-ku, Tokyo	Trust beneficial interest	1,529.15	5,610	5,194
G-Bldg. Daikanyama 01	35-17, Ebisu-Nishi 1-chome, Shibuya-ku, Tokyo	Trust beneficial interest	599.79	1,610	1,207
GYRE	10-1, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	4,815.02	28,800	21,501
Bic Camera Tachikawa	12-2, Akebonocho 2-chome, Tachikawa-shi, Tokyo, etc.	Trust beneficial interest	20,983.43	21,600	13,743
G-Bldg. Kita Aoyama 01	14-8, Kita-Aoyama 3-chome, Minato-ku, Tokyo	Trust beneficial interest	492.69	1,640	931
G-Bldg. Jiyugaoka 01	9-17, Jiyugaoka 2-chome, Meguro-ku, Tokyo, etc.	Trust beneficial interest	2,274.60	5,140	2,831
Cheers Ginza	9-5, Ginza 5-chome, Chuo-ku, Tokyo	Trust beneficial interest	1,686.58	4,730	3,909
G-Bldg. Jingumae 06	28-3, Jingumae 6-chome, Shibuya-ku, Tokyo	Real property	670.43	2,890	2,335
G-Bldg. Jingumae 01	21-5, Jingumae 4-chome, Shibuya-ku, Tokyo	Real property	555.75	4,530	3,386
G-Bldg. Jingumae 02	9-9, Jingumae 4-chome, Shibuya-ku, Tokyo	Trust beneficial interest	426.29	1,740	2,277
G-Bldg. Minami Aoyama 01	4-48, Minami Aoyama 5-chome, Minato-ku, Tokyo, etc.	Trust beneficial interest	1,592.90	9,310	10,079
La Porte Aoyama (Note 4)	51-8, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	4,158.53	11,500	9,271
G-Bldg. Shinjuku 01	1-8, Shinjuku 4-chome, Shinjuku-ku, Tokyo	Trust beneficial interest	1,093.67	8,700	6,546
G-Bldg. Jingumae 03	30-12, Jingumae 3-chome, Shibuya-ku, Tokyo	Real property	1,676.87	4,010	5,416
G-Bldg. Minami-Ikebukuro 01 (Note 4)	19-5, Minami Ikebukuro 1-chome, Toshima-ku, Tokyo	Trust beneficial interest	5,066.08	8,160	6,052
Urban Terrace Jingumae	47-6, Jingumae 5-chome, Shibuya-ku, Tokyo	Trust beneficial interest	1,719.19	5,140	2,696
Arkangel Daikanyama (Land with leasehold interest)	111-14, Aobadai 1-chome, Meguro-ku, Tokyo, etc.	Trust beneficial interest	904.04	2,800	1,842
G-Bldg. Omotesando 01	1-9, Jingumae 6-chome, Shibuya-ku, Tokyo	Real property	1,508.03	8,230	5,835
Round1 Yokohama Station West	8-16, Minamisaikai 2-chome, Nishi-ku Yokohama-shi, Kanagawa	Trust beneficial interest	6,560.09	5,410	3,792
G-Bldg. Sangenjaya 01	15-4, Taishido 2-chome, Setagaya-ku, Tokyo	Trust beneficial interest	3,471.52	6,330	3,647
G-Bldg. Ginza 01	5-1, Ginza 6-chome, Chuo-ku, Tokyo	Trust beneficial interest	1,610.54	10,400	5,561
KAWASAKI Le FRONT	1-11, Nissincho, Kawasaki-ku, Kawasaki-shi, Kanagawa, etc.	Trust beneficial interest	56,169.19	36,500	30,142
G-Bldg. Shibuya 01	20-13, Jinnan1-chome, Shibuya-ku, Tokyo	Trust beneficial interest	1,630.03	4,820	3,166
G-Bldg. Omotesando 02	25-15, Jingumae 4-chome, Shibuya-ku, Tokyo	Trust beneficial interest	5,555.65	23,300	17,800
G-Bldg. Kichijoji 01	12-12, Kichijoji Honcho 2-chome, Musashino-shi, Tokyo	Trust beneficial interest	1,718.21	4,070	3,562
CUTE CUBE HARAJUKU	7-1, Jingumae 1-chome, Shibuya-ku, Tokyo	Trust beneficial interest	1,428.55	10,500	8,535
G-Bldg. Ueno 01	9-14, Ueno 4-chome, Taito-ku, Tokyo	Trust beneficial interest	1,471.80	3,850	3,455
G-Bldg. Takadanobaba 01	13-2, Takadanobaba 2-chome, Shinjuku-ku, Tokyo	Trust beneficial interest	3,569.20	6,930	6,139
G-Bldg. Akihabara 01	11-11, Sotokanda 1-chome, Chiyoda-ku, Tokyo	Trust beneficial interest	2,701.99	5,900	5,117
G-Bldg. Akihabara 02	113, Kanda Matsunaga-cho, Chiyoda-ku, Tokyo, etc.	Trust beneficial interest	1,053.55	2,910	2,502
G-Bldg. Kichijoji 02	3-13, Kichijoji Minamicho 2-chome, Musashino-shi, Tokyo	Trust beneficial interest	8,838.79	16,800	15,286
G-Bldg. Ginza Chuo-dori 01	6-16, Ginza 2-chome, Chuo-ku, Tokyo	Trust beneficial interest	3,141.07	13,700	13,063
MARINE & WALK YOKOHAMA	3-1, Shinko 1-chome, Naka-ku, Yokohama-shi, Kanagawa	Trust beneficial interest	8,347.69	11,300	11,245
G-Bldg. Jingumae 07	26-4 Jingumae 4-chome, Shibuya-ku, Tokyo	Real property	373.12	2,140	2,034

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
Abiko Shopping Plaza	11-1, Abiko 4-chome, Abiko-shi, Chiba	Trust beneficial interest	41,293.90	12,900	9,435
Ito-Yokado Yabashira	15-8, Higurashi 1-chome, Matsudo-shi, Chiba, etc.	Trust beneficial interest	21,308.78	1,950	1,292
Ito-Yokado Nishikicho	12-1, Nishikicho 1-chome, Warabi-shi, Saitama	Trust beneficial interest	73,438.52	14,500	10,159
Ito-Yokado Tsunashima	8-1, Tsunashima-Nishi 2-chome, Kohoku-ku, Yokohama-shi, Kanagawa	Trust beneficial interest	16,549.50	5,070	4,571
AEON Itabashi Shopping Center	6-1, Tokumaru 2-chome, Itabashi-ku, Tokyo	Trust beneficial interest	72,748.34	13,400	10,601
AEON MALL Yamato	2-6, Shimotsuruma 1-chome, Yamato-shi, Kanagawa	Trust beneficial interest	85,226.68	18,000	15,155
SEIYU Hibarigaoka	9-8, Sumiyoshicho 3-chome, Nishi-Tokyo-shi, Tokyo	Trust beneficial interest	19,070.88	7,800	4,699
Higashi-Totsuka Aurora City	537-1, Shinanochō, Totsuka-ku, Yokohama-shi, Kanagawa, etc.	Trust beneficial interest	109,365.50	43,500	45,496
Ito-Yokado Yotsukaido	5, Chuo, Yotsukaido-shi, Chiba	Trust beneficial interest	59,762.30	10,900	12,536
AEON MALL Musashi Murayama	1-3, Enoki 1-chome, Musashimurayama-shi, Tokyo	Trust beneficial interest	137,466.97	30,900	25,694
Makuhari Plaza	7701, Makuharicho 2-chome, Hanamigawa-ku, Chiba-shi, Chiba	Trust beneficial interest	24,505.37	6,810	5,513
Round1 Machida	13-14, Morino 1-chome, Machida-shi, Tokyo	Trust beneficial interest	6,801.89	3,330	2,298
Round1 Stadium Itabashi	16-13, Aioicho, Itabashi-ku, Tokyo	Trust beneficial interest	14,828.74	3,390	2,211
Summit Store Nakano Minamidai	26-2, Minamidai 5-chome, Nakano-ku, Tokyo	Trust beneficial interest	3,536.50	3,580	3,054
Colline Bajikouen	4-18, Kamiyoga 2-chome, Setagaya-ku, Tokyo	Trust beneficial interest	5,368.02	4,260	3,216
8953 Osaka Shinsaibashi Building	4-12, Minamisenba 3-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	13,666.96	14,000	12,117
Kawaramachi OPA	385, Komeyacho, Shijo-agaru, Kawaramachi-dori, Nakagyo-ku, Kyoto-shi, Kyoto	Trust beneficial interest	18,848.20	15,200	18,144
G-Bldg. Shinsaibashi 01	5-3, Sinsaibashi-suji 2-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	886.46	2,890	1,585
Round1 Stadium Sennichimae (Land with leasehold interest)	1, Namba 1-chome, Chuo-ku, Osaka-shi, Osaka, etc.	Trust beneficial interest	1,711.63	11,700	8,091
G-Bldg. Shinsaibashi 02	3-24, Shinsaibashi-suji 1-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	(Note 5)	7,750	4,297
Round1 Kyoto Kawaramachi	585, Uraderacho, Shijo-agaru yori Rokkaku-sagaru made, Teramachi-dori, Nakagyo-ku, Kyoto-shi, Kyoto, etc.	Trust beneficial interest	8,821.66	3,830	2,721
G-Bldg. Shinsaibashi 03	2-14, Shinsaibashi-suji 1-chome, Chuo-ku, Osaka-shi, Osaka, etc.	Trust beneficial interest	5,319.29	40,800	30,508
G-Bldg. Nagoya Sakae 01	27-24, Sakae 3-chome, Naka-ku, Nagoya-shi, Aichi	Real property	927.09	1,900	1,941
EDION Kyobashi (Land with leasehold interest)	53-1, Gamo 1-chome, Joto-ku, Osaka-shi, Osaka, etc.	Trust beneficial interest	4,307.16	5,950	5,756
G-Bldg. Abeno 01	4-7, Abenosuji 1-chome, Abeno-ku, Osaka-shi, Osaka	Trust beneficial interest	4,757.35	5,160	4,477
G Bldg. Umeda 01	15-22, Chayamachi, Kita-ku, Osaka-shi, Osaka	Trust beneficial interest	3,529.51	10,700	9,778
G-Bldg. Shinsaibashi 04	10-5, Minamisenba 3-chome, Chuo-ku, Osaka-shi, Osaka, etc.	Trust beneficial interest	1,610.63	3,250	3,319
G-Bldg. Kyoto Kawaramachi 01	235, Yamazakicho 2-chome, Sanjo-sagaru, Kawaramachi-dori, Nakagyo-ku, Kyoto-shi, Kyoto	Trust beneficial interest	2,382.82	2,530	2,206
G-Bldg. Midosuji 01	10-25, Minamisenba 3-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	2,446.00	10,300	10,429
Round1 Sannomiya Station	1-17 Onoe-dori 6-chome, Chuo-ku, Kobe-shi, Hyogo	Trust beneficial interest	10,054.52	3,300	3,225
G-Bldg. Kobe Sannomiya 01	1-15 Kitanagasa-dori 3-chome, Chuo-ku, Kobe-shi, Hyogo	Trust beneficial interest	3,750.40	3,190	3,022
G-Bldg. Midosuji 02	8-18 Shinsaibashisuji 2-chome, Chuo-ku, Osaka-shi, Osaka	Trust beneficial interest	1,428.28	15,700	15,580
Narupark (Note 4)	232, Urasato 3-chome, Midori-ku, Nagoya-shi, Aichi	Trust beneficial interest	15,227.61	5,310	7,300
Nara Family (Note 6)	4-1, Saidaiji-higashimachi 2-chome, Nara-shi, Nara	Trust beneficial interest	82,926.72	39,000	35,529
AEON Takatsuki	47-2, Haginosho 3-chome, Takatsuki-shi, Osaka	Trust beneficial interest	77,267.23	10,900	10,014

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
AEON Yagoto	2-1, Ishizaka, Kojimachi-aza, Showa-ku, Nagoya-shi, Aichi	Trust beneficial interest	63,702.48	3,620	3,254
Kyoto Family	1-1, Ikejiricho, Yamanouchi, Ukyo-ku, Kyoto-shi, Kyoto	Trust beneficial interest	19,628.00	5,460	6,305
AEON MALL Tsurumi Ryokuchi	17-1, Tsurumi 4-chome, Tsurumi-ku, Osaka-shi, Osaka	Trust beneficial interest	138,538.63	26,700	23,907
AEON MALL Itami	1-1, Fujinoki 1-chome, Itami-shi, Hyogo	Trust beneficial interest	157,904.26	18,900	18,653
Ario Otori	199-12, Otori Minami-cho 3-cho, Nishi-ku, Sakai-shi, Osaka, etc.	Trust beneficial interest	95,135.36	15,900	14,916
AEON MALL Kobe Kita	1-1, Kouzudai 8-chome, Kita-ku, Kobe-shi, Hyogo	Trust beneficial interest	128,050.62	11,900	8,818
LIFE Kishibe (Land with leasehold interest)	2205-15, Hara-cho 4-chome, Suita-shi, Osaka, etc.	Real property	5,516.61	2,050	1,942
LIFE Shimodera (Land with leasehold interest)	5-23, Shimodera 2-chome, Naniwa-ku, Osaka-shi, Osaka, etc.	Real property	4,344.18	1,910	1,717
LIFE Taiheiji (Land with leasehold interest)	43-6, Taiheiji 2-chome, Higashi Osaka-shi, Osaka	Real property	3,898.01	1,300	1,304
Izumisano Shofudai (Land with leasehold interest)	1138-1, Shofudai 1-chome, Izumisano-shi, Osaka	Trust beneficial interest	44,009.52	2,760	2,657
mozo wonder city (Note 6)	40-1, Futakatacho, Nishi-ku, Nagoya-shi, Aichi, etc.	Trust beneficial interest	86,695.91	64,500	52,936
Round1 Stadium Sakai Chuo Kanryo	241, Ishiara-cho 2-cho, Higashi-ku Sakai-shi, Osaka	Trust beneficial interest	17,521.46	2,520	1,640
pivo Izumi Chuo	1-2, Ibukino 5-chome, Izumi-shi, Osaka, etc.	Trust beneficial interest	21,182.94	6,940	5,489
KAMISHIN PLAZA	6-12, Osumi 1-chome, Higashiyodogawa-ku, Osaka-shi, Osaka	Trust beneficial interest	11,985.41	5,200	4,307
Round1 Stadium Takatsuki	6-4, Zushi 3-chome, Takatsuki-shi, Osaka	Trust beneficial interest	19,767.64	2,980	2,002
m-city Toyonaka	2-18, Hinode-cho, 2-chome, Toyonaka-shi, Osaka	Trust beneficial interest	33,301.93	6,520	5,368
Valor Kachigawa (Land with leasehold interest)	1-1 Onocho 2-chome, Kasugai-shi, Aichi	Trust beneficial interest	20,509.10	6,490	6,411
Round1 Hiroshima	3-11, Tatemachi, Naka-ku, Hiroshima-shi, Hiroshima	Trust beneficial interest	9,890.63	4,160	2,839
DFS T GALLERIA OKINAWA	1-1, Omoromachi 4-chome, Naha-shi, Okinawa	Trust beneficial interest	42,088.14	17,500	15,337
G-Bldg. Sendai Ichibancho 01	5-12, Ichibancho 3-chome, Aoba-ku, Sendai-shi, Miyagi	Real property	2,387.17	4,720	4,486
G-Bldg. Naha-shintoshin 01	5-33, Omoromachi 2-chome, Naha-shi, Okinawa	Trust beneficial interest	(Note 5)	6,910	5,657
G-Bldg. Tenjin Nishi-dori 01 (Note 4)	8-22, Tenjin 2-chome, Chuo-ku, Fukuoka-shi, Fukuoka	Trust beneficial interest	2,667.42	4,880	4,967
AEON Sendai Nakayama	35-40, Minami Nakayama 1-chome, Izumi-ku, Sendai-shi, Miyagi, etc.	Trust beneficial interest	46,248.96	9,620	8,538
AEON MALL Sapporo Naebo	1-1, Higashinaebo 2jo 3-chome, Higashi-ku, Sapporo-shi, Hokkaido	Trust beneficial interest	74,625.52	8,840	6,378
AEON Naha Shopping Center	10-2, Kanagusuku 5-chome, Naha-shi, Okinawa	Trust beneficial interest	79,090.48	10,900	9,770
Oyama Yuen Harvest Walk (Note 6)	1475-52, Aza-kaido-nishi, Oaza-Kizawa, Oyama-shi, Tochigi, etc.	Trust beneficial interest	59,561.11	9,820	8,936
AEON MALL Sapporo Hassamu	1-1, Hassamu 8jo 12-chome, Nishi-ku, Sapporo-shi, Hokkaido	Trust beneficial interest	102,162.16	18,800	15,264
MrMax Nagasaki	26-1, Iwami machi, Nagasaki-shi, Nagasaki, etc.	Trust beneficial interest	12,115.09	3,300	2,417
Tecc Land Fukuoka Shime Honten	2-1, Minamizato 5-chome, Shime-machi, Kasuya-gun, Fukuoka	Trust beneficial interest	(Note 5)	5,480	3,731
Total			2,442,275.77	985,230	836,065

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

Note 2 Regardless the share of co-ownership or quasi-co-ownership, "Leasable area" means the total area of the building or land with leasehold interest of each property leasable as stores, offices, etc. indicated in the lease agreement or the plan of such property and it does not include the leasable area of warehouses and land (flat parking lots).

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

Note 4 "Leasable area" for a pass-through master leased property are presented on an end-tenant basis.

Note 5 "Leasable area" of the property is not disclosed because the consent from the tenant has not been obtained.

Note 6 "Leasable area" for the property which is leased partially in the form of a pass-through master lease is presented on an end-tenant basis.

Outline of portfolio properties 2

Name of property	For the six months ended February 28, 2018				For the six months ended August 31, 2018			
	Number of tenants	Occupancy ratio	Rent and other operating revenues	Ratio of rent revenue to total rent revenues	Number of tenants	Occupancy ratio	Rent and other operating revenues	Ratio of rent revenue to total rent revenues
	(Note 1)	(Note 2) (%)	(Millions of yen)	(Note 2) (%)	(Note 1)	(Note 2) (%)	(Millions of yen)	(Note 2) (%)
G-Bldg. Minami Aoyama 02	4	100.0	92	0.3	4	100.0	86	0.3
G-Bldg. Daikanyama 01	1	100.0	40	0.1	1	100.0	40	0.1
GYRE	22	95.0	604	1.9	19	97.4	598	1.9
Bic Camera Tachikawa	2	100.0	627	2.0	2	100.0	628	2.0
G-Bldg. Kita Aoyama 01	3	100.0	34	0.1	3	100.0	32	0.1
G-Bldg. Jiyugaoka 01	3	100.0	109	0.3	3	100.0	109	0.3
Cheers Ginza	10	100.0	107	0.3	10	100.0	108	0.3
G-Bldg. Jingumae 06	4	100.0	53	0.2	4	100.0	47	0.2
G-Bldg. Jingumae 01	2	100.0	82	0.3	2	100.0	82	0.3
G-Bldg. Jingumae 02	3	100.0	30	0.1	3	100.0	31	0.1
G-Bldg. Minami Aoyama 01	3	100.0	161	0.5	3	100.0	165	0.5
La Porte Aoyama (Note 3)	22	98.6	302	0.9	23	99.3	300	0.9
G-Bldg. Shinjuku 01	1	100.0	161	0.5	1	100.0	161	0.5
G-Bldg. Jingumae 03	8	100.0	81	0.3	8	100.0	81	0.3
G-Bldg. Minami-Ikebukuro 01 (Note 3)	8	100.0	248	0.8	8	100.0	251	0.8
Urban Terrace Jingumae	1	60.5	82	0.3	1	60.5	77	0.2
Arkangel Daikanyama (Land with leasehold interest)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Omotesando 01	1	100.0	135	0.4	1	100.0	135	0.4
Round1 Yokohama Station West	1	100.0	114	0.4	1	100.0	114	0.4
G-Bldg. Sangenjaya 01	3	100.0	178	0.6	3	100.0	180	0.6
G-Bldg. Ginza 01	7	100.0	174	0.5	6	100.0	171	0.5
KAWASAKI Le FRONT	62	96.9	1,690	5.3	41	54.1	2,167	6.8
G-Bldg. Shibuya 01	2	100.0	49	0.2	2	100.0	86	0.3
G-Bldg. Omotesando 02	6	100.0	376	1.2	6	100.0	383	1.2
G-Bldg. Kichijoji 01	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
CUTE CUBE HARAJUKU	10	100.0	213	0.7	10	100.0	204	0.6
G-Bldg. Ueno 01	1	100.0	75	0.2	1	100.0	76	0.2
G-Bldg. Takadanobaba 01	14	100.0	157	0.5	14	100.0	160	0.5
G-Bldg. Akihabara 01	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Akihabara 02	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Kichijoji 02	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Ginza Chuo-dori 01	9	100.0	210	0.7	9	100.0	210	0.7
MARINE & WALK YOKOHAMA	26	89.5	1,183	3.7	27	100.0	396	1.2
G-Bldg. Jingumae 07	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)

Name of property	For the six months ended February 28, 2018				For the six months ended August 31, 2018			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rent and other operating revenues (Millions of yen)	Ratio of rent revenue to total rent revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rent and other operating revenues (Millions of yen)	Ratio of rent revenue to total rent revenues (Note 2) (%)
Ito-Yokado Kawasaki (Note 5)	5	100.0	457	1.4	—	—	381	1.2
Abiko Shopping Plaza	38	85.1	625	2.0	59	100.0	584	1.8
Ito-Yokado Yabashira	1	100.0	78	0.2	1	100.0	78	0.2
Ito-Yokado Nishikicho	1	100.0	445	1.4	1	100.0	444	1.4
Ito-Yokado Tsunashima	1	100.0	168	0.5	1	100.0	168	0.5
AEON Itabashi Shopping Center	1	100.0	667	2.1	1	100.0	673	2.1
AEON MALL Yamato	1	100.0	530	1.7	1	100.0	542	1.7
SEIYU Hibarigaoka	1	100.0	249	0.8	1	100.0	249	0.8
Higashi-Totsuka Aurora City	4	100.0	1,362	4.3	4	100.0	1,367	4.3
Ito-Yokado Yotsukaido	2	100.0	299	0.9	2	100.0	299	0.9
AEON MALL Musashi Murayama	1	100.0	919	2.9	1	100.0	919	2.9
Makuhari Plaza	5	100.0	207	0.6	5	100.0	219	0.7
Round1 Machida	1	100.0	90	0.3	1	100.0	90	0.3
Round1 Stadium Itabashi	1	100.0	95	0.3	1	100.0	95	0.3
Summit Store Nakano Minamidai	1	100.0	84	0.3	1	100.0	84	0.3
Colline Bajikouen	10	100.0	142	0.4	10	100.0	142	0.4
8953 Osaka Shinsaibashi Building	1	100.0	364	1.1	1	100.0	364	1.1
Kawaramachi OPA	1	100.0	366	1.1	1	100.0	364	1.1
G-Bldg. Shinsaibashi 01	2	100.0	73	0.2	2	100.0	73	0.2
Round1 Stadium Sennichimae (Land with leasehold interest)	1	100.0	240	0.7	1	100.0	240	0.8
G-Bldg. Shinsaibashi 02	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Round1 Kyoto Kawaramachi	1	100.0	104	0.3	1	100.0	104	0.3
G-Bldg. Shinsaibashi 03	4	100.0	(Note 4)	(Note 4)	4	100.0	(Note 4)	(Note 4)
G-Bldg. Nagoya Sakae 01	2	100.0	47	0.1	2	100.0	47	0.1
EDION Kyobashi (Land with leasehold interest)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Abeno 01	9	100.0	144	0.5	10	100.0	149	0.5
G Bldg. Umeda 01	12	100.0	239	0.7	12	100.0	210	0.7
G-Bldg. Shinsaibashi 04	5	100.0	72	0.2	5	100.0	85	0.3
G-Bldg. Kyoto Kawaramachi 01	4	100.0	75	0.2	3	90.5	71	0.2
G-Bldg. Midotsuji 01	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Round1 Sannomiya Station	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
G-Bldg. Kobe Sannomiya 01	5	100.0	(Note 4)	(Note 4)	5	100.0	(Note 4)	(Note 4)
G-Bldg. Midotsuji 02	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Narupark (Note 3)	47	99.9	332	1.0	48	100.0	335	1.1
Nara Family (Note 6)	116	99.3	1,824	5.7	114	99.5	1,817	5.8
AEON Takatsuki	1	100.0	397	1.2	1	100.0	403	1.3

Name of property	For the six months ended February 28, 2018				For the six months ended August 31, 2018			
	Number of tenants	Occupancy ratio	Rent and other operating revenues	Ratio of rent revenue to total rent revenues	Number of tenants	Occupancy ratio	Rent and other operating revenues	Ratio of rent revenue to total rent revenues
	(Note 1)	(Note 2) (%)	(Millions of yen)	(Note 2) (%)	(Note 1)	(Note 2) (%)	(Millions of yen)	(Note 2) (%)
AEON Yagoto	1	100.0	125	0.4	1	100.0	127	0.4
Kyoto Family	64	100.0	577	1.8	63	99.5	576	1.8
AEON MALL Tsurumi Ryokuchi	1	100.0	891	2.8	1	100.0	894	2.8
AEON MALL Itami	1	100.0	581	1.8	1	100.0	584	1.8
Ario Otori	1	100.0	549	1.7	1	100.0	549	1.7
AEON MALL Kobe Kita	1	100.0	402	1.3	1	100.0	415	1.3
LiFE Kishibe (Land with leasehold interest)	1	100.0	68	0.2	1	100.0	68	0.2
LiFE Shimodera (Land with leasehold interest)	1	100.0	56	0.2	1	100.0	56	0.2
LiFE Taiheiji (Land with leasehold interest)	1	100.0	48	0.2	1	100.0	48	0.2
Izumisano Shofudai (Land with leasehold interest)	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
mozo wonder city (Note 6)	200	97.4	3,278	10.3	209	94.4	3,186	10.0
Round1 Stadium Sakai Chuo Kanjyo	1	100.0	82	0.3	1	100.0	82	0.3
pivo Izumi Chuo	17	100.0	(Note 4)	(Note 4)	17	100.0	(Note 4)	(Note 4)
KAMISHIN PLAZA	37	99.1	299	0.9	38	100.0	309	1.0
Round1 Stadium Takatsuki	1	100.0	91	0.3	1	100.0	91	0.3
m-city Toyonaka	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Valor Kachigawa (Land with leasehold interest)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Round1 Hiroshima	1	100.0	119	0.4	1	100.0	119	0.4
DFS T GALLERIA OKINAWA	1	100.0	497	1.6	1	100.0	497	1.6
G-Bldg. Sendai Ichibancho 01	1	100.0	102	0.3	1	100.0	102	0.3
G-Bldg. Naha-shintoshin 01	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
G-Bldg. Tenjin Nishi-dori 01 (Note 3)	8	100.0	120	0.4	7	88.8	130	0.4
AEON Sendai Nakayama	2	100.0	369	1.2	2	100.0	377	1.2
AEON MALL Sapporo Naebo	1	100.0	367	1.1	1	100.0	378	1.2
AEON Tobata Shopping Center (Note 7)	1	100.0	315	1.0	—	—	312	1.0
AEON Naha Shopping Center	1	100.0	369	1.2	1	100.0	377	1.2
Oyama Yuen Harvest Walk (Note 3)	72	99.4	769	2.4	71	99.1	802	2.5
AEON MALL Sapporo Hassamu	1	100.0	571	1.8	1	100.0	584	1.8
MrMax Nagasaki	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Tecc Land Fukuoka Shime Honten	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Total	962	99.5	31,967	100.0	960	98.6	31,898	100.0

Note 1 "Number of tenants" is based upon the numbers of the lease agreements of the building or land with leasehold interest of each such property used as stores, offices, etc.

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

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

Note 4 Rent revenue of the property is not disclosed because the consent from the tenant has not been obtained.

Note 5 JRF sold the property on August 1, 2018.

Note 6 "Number of tenants" and "Occupancy ratio" for the properties which are leased partially in the form of a pass-through master lease are presented on an end-tenant basis.

Note 7 JRF sold the property on August 30, 2018.