

[Translation]

November 8, 2007

To whom it may concern:

Name of the Issuer of the Real Estate Investment Fund:
eASSET Investment Corporation
4-1-7 Kudankita, Chiyoda-ku, Tokyo
Name of Representative:
Masayuki Tanaka, Executive Officer
(Code Number: 8974)

Name of Investment Trust Fund Management Company
Asset Realty Managers Co., Ltd.
Name of Representative:
Masayuki Tanaka, Representative Director
Inquiries to:
Makoto Yokoyama, Director,
Corporate Planning, Finance & Accounting Department
TEL.: +81-3-3234-7800

Notice Concerning Acquisition of a Property (Conclusion of an Agreement)

eASSET Investment Corporation (“the Investment Corporation”) today announced its decision to purchase properties, as described below.

| Property name | Use | Type of asset | Estimated acquisition price (Millions of yen) |
|------------------------------|-------------------------|---|---|
| AEON Mall Musashimurayama mu | Retail facilities, etc. | Beneficial interests in real estate trust | 38,400 |
| AEON Mall Kobekita | Retail facilities, etc. | Beneficial interests in real estate trust | 19,200 |
| Total | | | 57,600 |

Note: Estimated acquisition prices above do not include such expenses as various acquisition expenses, real-estate tax, city planning tax and consumption tax.

1. Outline of the Acquisitions

(1) AEON Mall Musashimurayama mu

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| Property to be acquired | Beneficial interests in real estate trust |
| Property name | AEON Mall Musashimurayama mu |
| Estimated acquisition price | JPY38,400 million (excluding such expenses as various acquisition expenses, real-estate tax, city planning tax and consumption tax) |
| Date of execution of sales agreement | November 8, 2007 |
| Scheduled date of acquisition | November 20, 2007 |
| Seller | Musashimurayama Property <i>Tokutei Mokuteki Kaisha</i> (Special Purpose Company, hereafter “SPC”) |
| Funds for the acquisition | Combination of proceeds from issuance of new investment units and borrowed funds (scheduled) |
| Method of settlement | Lump-sum payment on transfer completion |

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(2) AEON Mall Kobekita

| | |
|--------------------------------------|--|
| Property to be acquired | Beneficial interests in real estate trust |
| Property name | AEON Mall Kobekita |
| Estimated acquisition price | JPY19,200 million (excluding such expenses as various acquisition expenses, real-estate tax, city planning tax and consumption tax) |
| Date of execution of sales agreement | November 8, 2007 |
| Scheduled date of acquisition | November 20, 2007 |
| Seller | Kita-Kobe Property SPC |
| Funds for the acquisition | Combination of proceeds from issuance of new investment units and borrowed funds (scheduled) |
| Method of settlement | Lump-sum payment on transfer completion |

2. Reasons for the Acquisition

The Investment Corporation acquires these properties to reinforce its retail-property investment portfolio, pursuant to the basic allocation policy and the allocation policy by type of use, both of which are defined under its Articles of Incorporation. Situated near the Shin-Oume Expressway and the Hachioji Musashimurayama local road, AEON Mall Musashimurayama mu is an easily accessible, large-scale and highly competitive shopping center that accommodates consumers living in a wide area covering Kokubunji City, Higashimurayama City, Kodaira City, Tokorozawa City, Hachioji City and Tachikawa City.

Surrounded by three expressways, namely, the Chugoku Expressway, the Sanyo Expressway and the Rokko-kita Expressway, AEON Mall Kobekita similarly boasts high accessibility from a broad neighboring region. It also exhibits high retail competitiveness compared with nearby competing shopping centers. In addition, AEON Mall Kobekita is located adjacent to Kobe-Sanda Premium Outlet, which opened in July 2007. The Investment Corporation expects the competitiveness of AEON Mall Kobekita to remain high due to the synergistic attraction of the two facilities that are connected by a bridge allowing customers to shop back and forth.

AEON Mall Musashimurayama mu and AEON Mall Kobekita are both relatively new structures, completed in October and November 2006, respectively. In addition to the favorable building age characteristics, both of these properties carry a “land scarcity premium” as large-scale properties, with total leasable floor areas of 137,000 m² and 128,000 m², respectively. The Investment Corporation recognizes these properties as irreplaceable flagship assets in its future growth strategies. The prices of these properties to be included in the total portfolio value is expected to be 102% to 103% of their appraisal prices set forth in their real estate appraisal reports. The Investment Corporation has decided to acquire these properties based on the judgment that the said prices do not differ significantly from the standard prices of equivalent properties traded in today’s Japanese real estate market, where competition for property acquisition continues to intensify, while factoring in their contribution to its business profitability.

The Investment Corporation will purchase these properties from a private real estate fund managed by LaSalle Investment Management Inc. (“LIM”). LaSalle Investment Management, K.K., a LIM Group company, plans to fully acquire Asset Realty Managers Co., Ltd. (“the Asset Management Company”), which serves as the Investment Corporation’s investment trust fund management company and accordingly plans to commence management of these properties on November 19, 2007. The Investment Corporation will effectively utilize the business network of the Asset Management Company and the Jones Lang LaSalle Group in

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order to capture property acquisition opportunities and to quickly expand the scale of its portfolio value. With the acquisitions of these properties, the Investment Corporation's property portfolio will consist of 22 properties representing a total acquisition price of ¥122,436 million. (However, note that with the planned sale of a portfolio property during the fifth fiscal period, its property portfolio will consist of 21 properties representing a total acquisition price of ¥119,926 million.) This means that the Investment Corporation will achieve a ¥100-billion asset scale approximately one year ahead of schedule, despite its original plan to accomplish the goal by the end of October 2008.

(1) AEON Mall Musashimurayama mu

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| <p>Locational characteristics</p> | <p>This property is a shopping center situated approximately 3.5 km northwest of Tamagawa Jyosui Station on the Seibu Haijima line and the Tokyo Tama Intercity Monorail line. Also located near the Shin Oume Expressway, which extends east and west, and the Hachioji Musashimurayama local road, which extends north and south, AEON Musashimurayama <u>mu</u> is highly accessible from Kokubunji City, Higashimurayama City, Kodaira City, Tokorozawa City, Hachioji City and Tachikawa City. Due to these locational characteristics, this shopping center boasts the ability to attract many customers from a broad region and demonstrates a competitiveness that is higher than other similar retail facilities in the region.</p> |
| <p>Building and tenant characteristics</p> | <p>Based on a master lease agreement signed between the Investment Corporation and AEONMALL Co., Ltd., AEON Mall Musashimurayama mu has tenants that include: a JUSCO general merchandise store; the first suburban Mitsukoshi Department Store; a Warner Mycal Cinemas theater complex housing 12 theaters; and approximately 180 specialty shops. The Investment Corporation believes that this shopping center boasts competitiveness superior to competing retail facilities in the region and that its competitiveness will remain high over the long term.</p> <p>Completed in October 2006, this five-story shopping center is a relatively new property with an open-plan, three-story specialty-shop area that allows customers to shop around efficiently.</p> <p>The shopping center also provides one of the largest retail floor areas in Tokyo, totaling approximately 21,000 <i>tsubo</i> (69,421 m²), as well as 4,000 parking spaces. These characteristics demonstrate that AEON Mall Musashimurayama mu is a high-spec, large-scale retail facility.</p> |

(2) AEON Mall Kobekita

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| <p>Locational characteristics</p> | <p>This property is a shopping center situated approximately 3.0 km west of Shintetsu Dojyo Station on the Kobe Electric Railway Sanda line and located in Kobe Research Park Kozudai developed by the Urban Renaissance Agency of Japan. Surrounded by the Chugoku Expressway, the Sanyo Expressway and the Rokko-kita Expressway, AEON Mall Kobekita is highly accessible from a broad region.</p> |
| <p>Building and tenant characteristics</p> | <p>Based on a master lease agreement signed between the Investment Corporation and AEONMALL Co., Ltd., AEON Mall Kobekita has tenants that include: a JUSCO general merchandise store; a Midori Denka home electronics store outlet; and approximately 150 specialty shops. The Investment Corporation believes that this shopping center boasts competitiveness superior to competing retail facilities in the region, due to these tenant characteristics. AEON Mall Kobekita is located adjacent to Kobe-Sanda Premium Outlet, which opened in July 2007. The Investment Corporation expects the competitiveness of AEON Mall Kobekita to remain high due to the synergistic attraction of the two facilities that are connected by a bridge allowing customers to shop back and forth.</p> |

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| | <p>Completed in November 2006, this one-basement, five-story shopping center is a relatively new property with an open-plan, three-story specialty-shop area that allows customers to shop around efficiently.</p> <p>The shopping center also provides one of the largest shopping floor areas in Hyogo Prefecture, totaling approximately 18,000 <i>tsubo</i> (59,504 m²), as well as 4,000 parking spaces, including those on a separate parking lot located south of the property. These characteristics demonstrate that AEON Mall Kobekita is a high-spec, large-scale retail facility.</p> |
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3. Description of the Properties to Be Acquired

(1) AEON Mall Musashimurayama mu

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|----------------------------------|----------------------|---|
| Property name | | AEON Mall Musashimurayama mu |
| Type of specified asset | | Beneficial interests in real estate trust |
| Trustee | | Sumitomo Trust & Banking Corporation |
| Maturity of trust agreement | | February 28, 2022 |
| Location | Address | 1-1-3 Enoki, Musashimurayama City, Tokyo |
| | Lot number | 1-1-3 Enoki, Musashimurayama City, Tokyo, and two lots nearby |
| Registered usage | | Retail, theater complex, parking |
| Type of structure | | 5F, S, flat roof |
| Area | Land | 137,507.50 m ² |
| | Building | 137,466.97 m ² |
| Type of title | Land | Ownership |
| | Building | Ownership |
| Completion date | | October 16, 2006 |
| Constructor | | Fujita-Takenaka Joint Venture (Members: Fujita Corporation and Takenaka Corporation) |
| Architect | | Fujita Corporation's First-class Architect Office and Takenaka Corporation's First-class Architect Tokyo Office |
| Structural calculator | | Fujita Corporation's First-class Architect Office |
| Constructional inspector | | Bureau Veritas Japan Co., Ltd. |
| Estimated acquisition price | | JPY38,400 million |
| Appraisal information | Appraisal price | JPY37,300 million |
| | Date of appraisal | September 30, 2007 |
| | Appraiser | CB Richard Ellis |
| | Outline of appraisal | See Attachment 1. |
| Total leasable floor area | | 137,466.97 m ² |
| Leased floor area | | 137,466.97 m ² |
| Occupancy rate | | 100.0% |
| Aggregate annual rent | | JPY1,873 million |
| Deposits | | JPY1,861 million |
| Type of master lease (see Note1) | | Pass-through type |
| Number of tenants | | 1 |
| Tenant | | AEONMALL Co., Ltd. |
| Property manager | | AEONMALL Co., Ltd. |
| Master lease company | | Musashimurayama Management LLC (see Note 1) |

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| Probable maximum loss (PML) ratio (see Note 2) | 15.2% |
| Special items | None |
| Other | Note 1: The relevant master lease agreement will be terminated upon the Investment Corporation's acquisition of this property, and the said real estate trustee will thereafter sign lease agreements directly with end-tenants. Note 2: Takenaka Corporation has conducted PML examinations. |

(2) AEON Mall Kobekita

| | | |
|-----------------------------|---|---|
| Property name | AEON Mall Kobekita | |
| Type of specified assets | Beneficial interests in real estate trust | |
| Trustee | The Chuo Mitsui Trust and Banking Company, Limited | |
| Maturity of trust agreement | October 31, 2016 | |
| Location | Address | 8-2-1 Kozudai, Kita-ku, Kobe City, Hyogo Prefecture |
| | Lot number | 8-2-1 Kozudai, Kita-ku, Kobe-City, Hyogo Prefecture, and five lots nearby |
| Registered usage | Retail, parking | |
| Type of structure | 5F/1B, S, SRC, flat roof | |
| Area | Land | 173,565.50 m ² |
| | Building | 128,031.55 m ² |
| Type of Title | Land | Ownership and leasehold rights |
| | Building | Ownership |
| Completion date | November 15, 2006 | |
| Constructor | Takenaka Corporation | |
| Architect | Takenaka Corporation's First-class Architect Osaka Office | |
| Structural calculator | Takenaka Corporation's First-class Architect Osaka Office | |
| Constructional inspector | General Building Research Corporation of Japan | |
| Estimated acquisition price | JPY19,200 million | |
| Appraisal information | Appraisal price | JPY18,800 million |
| | Date of appraisal | September 30, 2007 |
| | Appraiser | CB Richard Ellis |
| | Outline of appraisal | See Attachment 1. |
| Total leasable floor area | 128,031.55 m ² | |
| Leased floor area | 128,031.55 m ² | |
| Occupancy rate | 100.0% | |
| Aggregate annual rent | JPY1,152 million | |
| Deposits | JPY576.36 million | |
| Type of master lease | - | |
| Number of tenants | 1 | |
| Tenant | AEONMALL Co., Ltd. | |
| Property manager | Geo-Akamatsu Co., Ltd. | |
| Master lease company | - | |
| PML ratio | 9.9% | |
| Special items | None | |

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| Other | <p>Note 1: A portion (two of the said five lots nearby) of this property's land is owned by the City of Kobe, and based on a business-use land sub-leasehold agreement signed between the city and the said trustee, a second land sub-leasehold, which will expire February 28, 2026, has been established with regard to the said leased portion of land. The said portion of land has been registered for use as a public road, although it is currently not in use. The said real estate trustee has agreed that it will redevelop the said leased portion of land, prepare it for use as road infrastructure and return it to the city when the relevant lease agreement is terminated.</p> <p>Note 2: Takenaka Corporation has conducted PML examinations.</p> |
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4. Outline of the Sellers

(1) AEON Mall Musashimurayama mu

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|--|--|
| Seller name | Musashimurayama Property SPC |
| Address | 2-13-10 Nagata-cho, Chiyoda-ku, Tokyo |
| Representative | Kazuhiro Matsuzawa |
| Stated capital | JPY400.1 million |
| Principal capital contributor | LaSalle Asia Opportunity II S.A.R.L. |
| Principal businesses | <ol style="list-style-type: none"> 1. Operations in relation to acquisition, management and disposition of specified assets in line with asset liquidation plans based on the Act on Securitization of Assets 2. Other related operations incidental to the aforementioned operations |
| Relationship with the Investment Corporation or the Asset Management Company | This seller does not fall under the category of related parties as stipulated under Article 201-1 of the Law Concerning Investment Trusts and Investment Corporations ("the Investment Trust Law"). In addition, the seller does not fall under the category of related parties stipulated under the Related-party Transaction Guidelines, the Asset Management Company's internal regulations. For further details, please refer to 5. Related-party Transactions, below. |

(2) AEON Mall Kobekita

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|--|---|
| Seller name | Kita-Kobe Property SPC |
| Address | 2-13-10 Nagata-cho, Chiyoda-ku, Tokyo |
| Representative | Junichi Naganawa |
| Stated capital | JPY306.3 million |
| Principal capital contributor | LaSalle Asia Opportunity II S.A.R.L. |
| Principal businesses | <ol style="list-style-type: none"> 1. Operations in relation to acquisition, management and disposition of specified assets in line with asset liquidation plans based on the Act on Securitization of Assets 2. Other related operations incidental to the aforementioned operations |
| Relationship with the Investment Corporation or the Asset Management Company | This seller does not fall under the category of related parties as stipulated under Article 201-1 of the Investment Trust Law. In addition, the seller does not fall under the category of related parties stipulated under the Related-party Transaction Guidelines, the Asset Management Company's internal regulations. For further details, please refer to 5. Related-party Transactions, below. |

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5. Related-party Transactions

As of the date of this press release, Musashimurayama Property SPC and Kita-Kobe Property SPC, the sellers of AEON Mall Musashimurayama mu and AEON Mall Kobekita, respectively, do not fall under the category of related parties stipulated under the Investment Trust Law and under the Related-party Transaction Guidelines, the Asset Management Company's internal regulations.

However, as these properties will be acquired from a private real-estate fund managed by LIM, whose group company, LaSalle Investment Management K.K., plans to fully acquire the Asset Management Company on November 19, 2007, the Investment Corporation will treat these transactions as related-party transactions.

In relation to acquisitions of these properties, the Asset Management Company's Board of Directors has adopted a resolution on the sale of these properties. The resolution is based on deliberations at November 7, 2007 meetings of the Asset Management Company's Portfolio Committee and Risk Management/Compliance Committee, as well as on the approval of the Investment Corporation's Board of Directors, whose meeting was held on November 8, 2007. These committee deliberations were conducted in accordance with the Related-party Transaction Guidelines, in order to assure that these transactions will not produce disadvantageous results for the Investment Corporation in comparison with third-party transactions.

6. Outline of the Previous Owners

(1) AEON Mall Musashimurayama mu

| Property name (Location) | AEON Mall Musashimurayama mu (1-1-3 Enoki, Musashimurayama City, Tokyo) | |
|--|--|---|
| Prior property owner/beneficial interests holder and relevant information | Prior property owner/ beneficial interests holder | Previous prior property owner/ beneficial interests holder |
| Owner name | Prior beneficial interests holder: Musashimurayama Property SPC | Not applicable |
| Prior owner's relationship with the Investment Corporation's related parties | This prior beneficial interests holder does not fall under the category of related parties (i.e. parent companies and subsidiary companies as stipulated under Article 31-4, Paragraphs 5 and 6 of the Financial Instruments and Exchange Law). In addition, the prior beneficial interests holder does not fall under the category of related parties as stipulated under the Related-party Transaction Guidelines, the Asset Management Company's internal regulations. For further details, please refer to 5. Related-party Transactions, above. | |
| Background and reasons for acquisition | For the purpose of developing commercial facilities | |
| Acquisition price (including relevant expenses) | - | |
| Acquisition date | October 2006 (as the time of acquiring the entire property, equivalent to the time of registered construction completion) | |

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(2) AEON Mall Kobekita

| | | |
|--|--|---|
| Property name (Location) | AEON Mall Kobekita (8-2-1 Kozudai, Kita-ku, Kobe City, Hyogo Prefecture) | |
| Prior property owner/beneficial interests holder and relevant information | Prior property owner/ beneficial interests holder | Previous prior property owner/ beneficial interests holder |
| Owner name | Prior beneficial interests holder: Kita-Kobe Property SPC | Not applicable |
| Prior owner's relationship with the Investment Corporation's related parties | This prior beneficial interests holder does not fall under the category of related parties (i.e. parent companies and subsidiary companies as stipulated under Article 31-4, Paragraphs 5 and 6 of the Financial Instruments and Exchange Law). In addition, the prior beneficial interests holder does not fall under the category of related parties as stipulated under the Related-party Transaction Guidelines, the Asset Management Company's internal regulations. For further details, please refer to 5. Related-party Transactions, above. | |
| Background and reasons for acquisition | For the purpose of developing commercial facilities | |
| Acquisition price (including relevant expenses) | - | |
| Acquisition date | November 2006 (as the time of acquiring the entire property, equivalent to the time of registered construction completion) | |

7. Outline of the Intermediary

Not applicable

8. Forecast of Management Conditions

For details of the impact of these property acquisitions on the Investment Corporation's performance for the period ending April 30, 2008, please refer to another November 8, 2007 press release entitled, "Notice Concerning Revisions to Business Forecasts for the Period Ending April 30, 2008."

9. Other

The Investment Corporation plans to disclose further information upon completion of these property acquisitions.

Attachments

Attachment 1: Outline of Appraisal

Attachment 2: Photographs of the Properties to Be Acquired

Attachment 3: Overview of the Portfolio after the Acquisitions

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Attachment 1
Outline of Appraisal on September 30, 2007
(1) AEOM Mall Musashimurayama mu

| Unit: Thousands of yen | |
|--|--------------------|
| Appraiser | CB Richard Ellis |
| Date of Appraisal | September 30, 2007 |
| Appraisal value | 37,300,000 |
| Value indicated by cost approach (see Note 1) | 31,900,000 |
| Land price | 14,900,000 |
| Building price | 17,021,712 |
| Value indicated by direct capitalization method (see Note 2) | 37,900,000 |
| Gross revenue | 1,843,961 |
| Potential rental revenues | 1,843,961 |
| Potential common service revenues | 0 |
| Revenues from renewal and other fees | 0 |
| Other revenues | 0 |
| Vacancy loss | 0 |
| Total expenses | 296,389 |
| Maintenance, operation and other costs | 12,000 |
| Real-estate tax | 269,144 |
| Other expenses | 15,246 |
| Net operating income (NOI) | 1,547,572 |
| Annual reserve for potential large-scale capex | (69,085) |
| Gain from investments of deposits and other monetary funds | 36,934 |
| Net cash flow (NCF) | 1,515,421 |
| Capitalization rate | 4.0% |
| Value indicated by discounted cash flow (DCF) method | 37,300,000 |
| Discount rate | 3.9% |
| Terminal capitalization rate | 4.1% |

Note 1: Land and building prices that constitute the price indicated by the cost approach are presented down to the last yen. On the appraisal report, however, the price indicated by the cost approach is presented with fractions rounded down. Therefore, the price may not agree with the total of the land and building prices.

Note 2: Line items that constitute the value indicated by the direct capitalization method are presented down to the last yen on the appraisal report. In the table above, however, figures for those line items are rounded to the nearest ten-thousand, and accordingly, the value indicated by the direct capitalization method may not agree with the total of the line-item figures.

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(2) AEON Mall Kobekita

| Unit: Thousands of yen | |
|--|--------------------|
| Appraiser | CB Richard Ellis |
| Date of appraisal | September 30, 2007 |
| Appraisal value | 18,800,000 |
| Value indicated by cost approach (see Note 1) | 18,600,000 |
| Land price | 3,630,000 |
| Building price | 14,962,441 |
| Value indicated by direct capitalization method (see Note 2) | 19,000,000 |
| Gross revenue | 1,152,734 |
| Potential rental revenues | 1,152,720 |
| Potential common service revenues | 0 |
| Revenues from renewal and other fees | 0 |
| Other revenues | 14 |
| Vacancy loss | 0 |
| Total expenses | 251,880 |
| Maintenance, operation and other costs | 6,000 |
| Real-estate tax | 223,220 |
| Other expenses | 22,660 |
| Not operating income (NOI) | 900,854 |
| Annual reserve for potential large-scale capex | (56,043) |
| Gain from investments of deposits and other monetary funds | 11,527 |
| Net cash flow (NCF) | 856,338 |
| Capitalization rate | 4.5% |
| Value indicated by discounted cash flow (DCF) method | 18,800,000 |
| Discount rate | 4.3% |
| Terminal capitalization rate | 4.6% |

Note 1: Land and building prices that constitute the price indicated by the cost approach are presented down to the last yen. On the appraisal report, however, the price indicated by the cost approach is presented with fractions rounded down. Therefore, the price may not agree with the total of the land and building prices.

Note 2: Line items that constitute the value indicated by the direct capitalization method are presented down to the last yen on the appraisal report. In the table above, however, figures for those line items are rounded to the nearest ten-thousand, and accordingly, the value indicated by the direct capitalization method may not agree with the total of the line-item figures.

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Attachment 2
Photographs of the Properties to Be Acquired
(1) AEON Mall Musashimurayama mu



(2) AEON Mall Kobekita



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Attachment 3 Overview of the Portfolio after the Acquisitions

| Property name | Region | Location | Acquisition Price (Millions of yen) | Ratio (%) | Acquisition date |
|--------------------------------------|-------------------------|-------------------------------------|-------------------------------------|-----------|---------------------------|
| Office buildings | | | | | |
| Shinsan Building | Tokyo Metropolitan Area | Minato-ku, Tokyo | 2,106 | 1.7 | Sept. 7, 2005 |
| 35 Sankyo Building | Tokyo Metropolitan Area | Chuo-ku, Tokyo | 4,132 | 3.4 | Sept. 9, 2005 |
| Shibuya West Building | Tokyo Metropolitan Area | Meguro-ku, Tokyo | 2,017 | 1.6 | Sept. 7, 2005 |
| Chiba West Building | Tokyo Metropolitan Area | Chiba City, Chiba Prefecture | 2,367 | 1.9 | Sept. 9, 2005 |
| Narita TT Building | Tokyo Metropolitan Area | Narita City, Chiba Prefecture | 1,860 | 1.5 | Sept. 7, 2005 |
| Utsunomiya Center Building | Other | Utsunomiya City, Tochigi Prefecture | 2,135 | 1.7 | Sept. 7, 2005 |
| Southern Mito Building | Other | Mito City, Ibaraki Prefecture | 1,962 | 1.6 | Sept. 7, 2005 |
| Horikawa-Dori Shijyo Building | Other | Kyoto City, Kyoto Prefecture | 1,885 | 1.5 | Sept. 7, 2005 |
| KYUHO Esaka Building | Other | Suita City, Osaka Prefecture | 1,899 | 1.6 | Sept. 9, 2005 |
| Uchikanda Building | Tokyo Metropolitan Area | Chiyoda-ku, Tokyo | 3,323 | 2.7 | May 30, 2006 |
| Subtotal for office buildings | | | 23,686 | 19.2 | |
| Commercial properties | | | | | |
| La Porte Aoyama | Tokyo Metropolitan Area | Shibuya-ku, Tokyo | 14,024 | 11.5 | Sept. 7, 2005 |
| HOTEL NIKKO IBARAKI OSAKA (see Note) | Other | Ibaraki City, Osaka Prefecture | 2,510 | 2.1 | Mar. 28, 2006 |
| Nishino Building | Tokyo Metropolitan Area | Hachioji City, Tokyo | 2,715 | 2.2 | May 30, 2006 |
| Leaf Comfort Shinkoiwa | Tokyo Metropolitan Area | Katsushika-ku, Tokyo | 2,320 | 1.9 | Sept. 21, 2007 |
| AEON Mall Musashimurayama mu | Tokyo Metropolitan Area | Musashimurayama City, Tokyo | 38,400 | 31.4 | Nov. 20, 2007 (scheduled) |
| AEON Mall Kobekita | Other | Kobe City, Hyogo Prefecture | 19,200 | 15.7 | Nov. 20, 2007 (scheduled) |
| Subtotal for commercial properties | | | 79,169 | 64.8 | |
| Residential properties | | | | | |
| Mirum Daikanyama | Tokyo Metropolitan Area | Shibuya-ku, Tokyo | 6,869 | 5.6 | Sept. 9, 2005 |
| Mirum Shirokanedai | Tokyo Metropolitan Area | Minato-ku, Tokyo | 2,680 | 2.2 | Sept. 9, 2005 |
| Mirum Nogizaka | Tokyo Metropolitan Area | Minato-ku, Tokyo | 2,751 | 2.2 | Sept. 9, 2005 |
| Mirum Minami Aoyama | Tokyo Metropolitan Area | Minato-ku, Tokyo | 2,575 | 2.1 | Sept. 9, 2005 |

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|-------------------------------------|-------------------------|--------------------------------|---------|-------|---------------|
| Mirum Hiro-o II | Tokyo Metropolitan Area | Minato-ku, Tokyo | 2,256 | 1.9 | Sept. 9, 2005 |
| Forest Hill Sendai-Aoba | Other | Sendai City, Miyagi Prefecture | 2,450 | 2.0 | May 1, 2007 |
| Subtotal for residential properties | | | 19,581 | 16.0 | |
| Total | | | 122,436 | 100.0 | |

Note: The Investment Corporation plans to sell HOTEL NIKKO IBARAKI OSAKA during its fifth fiscal period. For further details, please refer to another November 8, 2007 press release entitled, "Notice Concerning Transfer of a Property (Conclusion of an Agreement)."

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