



March 13, 2008

For Immediate Release

REIT Issuer

CREED OFFICE Investment Corporation
3-2-6 Kasumigaseki, Chiyoda-ku, Tokyo
Name of representative: Executive Director Hideya Yamanaka
(Code number: 8983)

Asset Manager

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Name of representative President: CEO Hideya Yamanaka
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Notice of Acquisition of Asset

CREED OFFICE Investment Corporation (the “Investment Corporation”) is pleased to announce that the Investment Corporation has today decided on the acquisition of assets, as described below.

1. Summary of Acquisition

(1) Asset to be acquired

| Property Number | Name of the acquired asset | Asset Classification | Location | Vendor | Scheduled Acquisition Cost (※2) |
|-----------------------|-------------------------------------|----------------------|---|--------------------------------|---------------------------------|
| A-28 | DSM Jimbocho Building | Type A | 1-11 Kanda Jimbocho, Chiyoda-ku, Tokyo | DSM Investments Tres Co., Ltd. | 2,630,000,000 yen |
| A-29 | DSM Nihonbashi Kakigaracho Building | Type A | 1-36-5 Nihonbashi Kakigaracho, Chuo-ku, Tokyo | DSM Investments Tres Co., Ltd. | 1,930,000,000 yen |
| A-30 | TK Kudan Building | Type A | 2-8-4 Kudan minami, Chiyoda-ku, Tokyo | Oceanmart Management Co., Ltd. | 1,137,000,000 yen |
| A-31 | NE Kudan Building | Type A | 3-2-7 Kudan minami, Chiyoda-ku, Tokyo | Oceanmart Management Co., Ltd. | 1,227,000,000 yen |
| B-16 | TK Kichijoji Building | Type A | 2-5-10 Kichijoji honcho, Musashino-shi, Tokyo | DSM Investments Tres Co., Ltd. | 3,480,000,000 yen |
| 5 properties in total | | | | | 10,404,000,000 yen |

- ※1. Type A represents assets under management that have executed their profitability to a certain degree but have room to produce further profits, as per the asset classifications defined in the Asset Manager’s internal regulations (the “Management Guidelines”).
- ※2. Acquisition expenses, property tax, city planning tax, as well as consumption tax are not included.

(2) Schedule

Scheduled Signing Date of the Sales Agreement : March 19, 2008
Scheduled Date of Acquisition : March 31, 2008

(3) Funds for Acquisition

Regarding acquisition funds for these properties, the Investment Corporation has obtained funds for the total amount through bank loans. Please refer to the separate announcement “Notice of Borrowing of Funds” published on this date.



(4) Settlement Procedure

Lump-sum at time of handover

2. Reasons for Acquisition

The reason for this acquisition is to improve the portfolio in the Five Central Wards of Tokyo as well as the Tokyo Metropolitan Area, reflecting the basic policy of asset management and the investment stance provided in the Investment Corporation's Articles of Incorporation. The acquisition represents bulk assets, and when deciding on the acquisition, the following points were assessed in particular.

(1) DSM Jimbocho Building

The asset is an office building with excellent visibility located one minute on foot from Jimbocho Station on the Tokyo Metro Hanzomon Line, Toei Shinjuku Line and Toei Mita Line, on a site facing Hakusan Dori and three roads in total.

The asset is located in the Kanda Jimbocho area, a long-time office area, and since several train lines are accessible from Jimbocho Station the area continues to enjoy stable demand for office space. The asset, located in the central part of this area, is situated very near to exits of Jimbocho Station, and has been assessed to excel due to its extremely convenient access to transportation.

Reflecting the competitiveness of its location mentioned above, the asset has a 100% occupancy ratio as of this date.

The Investment Corporation has highly assessed these characteristics of the site location and judges the asset to continue to possess a high degree of competitiveness.

(2) DSM Nihonbashi Kakigaracho Building

The asset is an office building with excellent visibility located one minute on foot from Suitengumae Station on the Tokyo Metro Hanzomon Line on a corner lot along Ningyocho Dori.

The asset belongs to the Ningyocho-Kakigaracho area known for its concentration of businesses related to futures trading as it is where the grain products exchange is located. In addition, due to the presence of the Meijiza Theater as well as a number of Shinto shrines and Buddhist temples, the area also features a concentration of small retail shops and such. The asset has a typical floor area of about 85 tsubo and a favorable location on a corner lot very near the station, and is judged to have a competitive edge compared with other office buildings in the area.

As of this date, the asset has a 100% occupancy ratio; however, because rent levels for current tenants are low compared with surrounding market levels, the Investment Corporation plans to carry out negotiations after purchase of the asset to increase rents based on its internal growth strategy with the aim of realizing ongoing internal growth.

The Investment Corporation has highly assessed these characteristics of site location and judges the asset to continue to possess a high degree of competitiveness.

(3) TK Kudan Building

The asset is an office building with excellent visibility located on a corner lot about eight minutes on foot from Ichigaya Station on the JR Sobu Line, etc. and about nine minutes on foot from Kudanshita Station on the Tokyo Metro Tozai Line, etc.

The asset belongs to an area with access to the JR Line as well as several subway lines, so it is an area with solid demand for office space. It is also an area with many educational institutions such as universities and high schools and possesses a somewhat calm atmosphere.

Due to rental of an entire wing by a clothing business, the asset has a 100% occupancy ratio as of this date. In addition, each floor is basically rectangular and its specifications enable renting of each entire floor, thus it is expected that the asset will maintain its potential to post ongoing and stable profits.



(4) NE Kudan Building

The asset is an office building with excellent visibility located on a corner lot about seven minutes on foot from Ichigaya Station on the JR Sobu Line, etc.

The asset belongs to an area with access to the JR Line as well as several subway lines, so it is an area with solid demand for office space. It is also an area with many educational institutions such as universities and high schools and possesses a somewhat calm atmosphere.

As of this date, the asset has a 100% occupancy ratio. The asset has a typical floor area of about 75 tsubo, a certain level of space, and is equipped with an individual area air-conditioning system, so it is estimated that the asset will maintain its potential to post ongoing and stable profits.

(5) TK Kichijoji Building

The asset is an office building with excellent visibility located about six minutes on foot from Kichijoji Station on the JR Chuo Line on a corner lot along Kichijoji Dori.

The asset belongs to the Kichijoji area which, in addition to the JR Chuo Line, also accessible to the Keio Inokashira Line at Kichijoji Station, and thus it excels in transportation convenience to central city areas like Shinjuku and Shibuya. In addition, due to its established status as the central town of Musashino City, it also possesses a large hinterland. Furthermore, there is a high concentration of many kinds of retail stores surrounding Kichijoji Station including department stores and business hotels as well as strong demand from customer-oriented businesses that mainly target local residents such as temporary employment agencies, schools of every kind, and travel agencies. Therefore, the area remains largely unaffected by changes in the economy, and the market for office space there is stable.

As of this date, the asset has a 100% occupancy ratio, and it boasts a floor area of about 140 tsubo, a superior scale even for this area. As such, the asset is judged to have a competitive edge and is projected to realize stable income over the long term.

The Investment Corporation has highly assessed these characteristics of site location and property quality and judges the asset to continue to possess a high degree of competitiveness.



3. Summary of Asset to be Acquired

(1)DSM Jimbocho Building (property number : A-28)

| Summary of Specific Asset | | | Outline of Real Estate Appraisal Certificate (yen) | | | |
|--|------------------------------------|--|--|-------|---|-------------|
| Type of specified asset | | Beneficiary right to real estate trust (Note) | Appraisal company | | All Real Estate Appraisers Net Work Co., Ltd. | |
| Acquisition cost (planned) | | 2,630,000,000 yen | Appraised value | | 2,630,000,000 | |
| Location (residence indication) | | 1-11 Kanda Jimbocho, Chiyoda-ku, Tokyo | Price date | | February 1, 2008 | |
| Land | Type of ownership | Ownership right | Profit price through direct capitalization method | | 2,640,000,000 | |
| | Land area (m ²) | 399.73 | | | Income | 157,309,833 |
| | Use | Commercial area | | | Obtainable rent income | 150,643,086 |
| | Land coverage / floor area ratio | 80%／700% | | | Amount equivalent to loss on vacant space | 4,865,253 |
| Building | Type of ownership | Ownership right | Expenditure | | Other income | 11,532,000 |
| | Use | Office, Bank | | | 38,880,863 | |
| | Total floor area (m ²) | 2,586.94 | | | Administrative and maintenance expenses, etc. | 10,174,500 |
| | Structure/Floors | S／RC B2／11F | | | Taxes and public dues | 11,767,220 |
| | Time of construction | March 30, 1994 | Other expenses | | 16,939,143 | |
| | Parking facilities | 1 | Net operating income (NOI) | | 118,428,970 | |
| | PML from earthquake | 14.7%(Assessment company: Shimizu Corporation) | Capital expenditure (repair reserve), etc. | | 2,315,794 | |
| | Architect | Shimizu Corporation | Net profit | | 116,113,176 | |
| Builder | Shimizu Corporation | Cap rate | | 4.40% | | |
| Check & inspection organization | | Chiyoda-ku, Tokyo | Profit price based on DCF method | | 2,620,000,000 | |
| Lease condition (as of end of February 2008) | | | Discount rate | | 4.30% | |
| Total number of end tenants | | 4 | Final cap rate | | 4.60% | |
| Rentable space (m ²) | | 1,880.68 | Cumulative value based on cost method | | 2,764,000,000 | |
| Leased area (m ²) | | 1,880.68 | Ratio of land | | 82.5% | |
| Occupancy ratio (area basis) | | 100% | Ratio of building | | 17.5% | |
| Property management company consigned after acquisition | | CB Richard Ellis Asset Services K.K. | | | | |
| Special Items | | | | | | |
| • Regarding the asset, registration of a provisional mortgage is to be established with the financial institution providing the financing for the acquisition funds. | | | | | | |
| (Note) Immediately after the acquisition of the trust beneficiary right, the Investment Corporation will cancel the trust agreement and hold the actual real estate. | | | | | | |



(2)DSM Nihonbashi Kakigaracho Building (Property Number: A-29)

| Summary of Specific Asset | | | Outline of Real Estate Appraisal Certificate (yen) | |
|--|------------------------------------|--|--|---|
| Type of specified asset | | Beneficiary right to real estate trust (Note) | Appraisal company | All Real Estate Appraisers Net Work Co., Ltd. |
| Acquisition cost (planned) | | 1,930,000,000 yen | Appraised value1,930,000,000 | |
| Location (residence indication) | | 1-36-5 Nihonbashi Kakigaracho, Chuo-ku, Tokyo | Price dateFebruary 1, 2008 | |
| Land | Type of ownership | Ownership right | Profit price through direct capitalization method1,910,000,000 | |
| | Land area (m ²) | 480.23 | Income133,976,030 | |
| | Use | Commercial area | Obtainable rent income123,688,077 | |
| | Land coverage / floor area ratio | 80%／700% | Amount equivalent to loss on vacant space5,792,647 | |
| Building | Type of ownership | Ownership right | Other income16,080,600 | |
| | Use | Office, Parking lot | Expenditure37,571,953 | |
| | Total floor area (m ²) | 3,466.99 | Administrative and maintenance expenses, etc.13,194,977 | |
| | Structure/Floors | SRC B1／9F | Taxes and public dues10,387,348 | |
| | Time of construction | July 5, 1988 | Other expenses13,989,628 | |
| | Parking facilities | 26 | Net operating income (NOI)96,404,077 | |
| | PML from earthquake | 17.6%(Assessment company: Shimizu Corporation) | Capital expenditure (repair reserve), etc.6,841,003 | |
| Architect | | Kume Sekkei Co., Ltd. | Net profit89,563,074 | |
| Builder | | Hasegawa Koumuten Co., Ltd. | Cap rate4.70% | |
| Check & inspection organization | | Chuo-ku, Tokyo | Profit price based on DCF method1,940,000,000 | |
| Lease condition (as of end of February 2008) | | | Discount rate4.60% | |
| Total number of end tenants | | 3 | Final cap rate4.90% | |
| Rentable space (m ²) | | 2,379.80 | Cumulative value based on cost method1,966,000,000 | |
| Leased area (m ²) | | 2,379.80 | Ratio of land72.7% | |
| Occupancy ratio (area basis) | | 100% | Ratio of building27.3% | |
| Property management company consigned after acquisition | | CB Richard Ellis Asset Services K.K. | | |
| Special Items | | | | |
| • Regarding the asset, registration of a provisional mortgage is to be established with the financial institution providing the financing for the acquisition funds. | | | | |
| (Note) Immediately after the acquisition of the trust beneficiary right, the Investment Corporation will cancel the trust agreement and hold the actual real estate. | | | | |



(3)TK Kudan Building (Property Number: A-30)

| Summary of Specific Asset | | | Outline of Real Estate Appraisal Certificate (yen) | | | |
|--|--|---|--|---|---|------------|
| Type of specified asset | | Beneficiary right to real estate trust (Note) | Appraisal company | All Real Estate Appraisers Net Work Co., Ltd. | | |
| Acquisition cost (planned) | | 1,137,000,000 yen | Appraised value | | 1,140,000,000 | |
| Location (residence indication) | | 2-8-4 Kudan minami, Chiyoda-ku, Tokyo | Price date | | February 1, 2008 | |
| Land | Type of ownership | Ownership right | Profit price through direct capitalization method | | 1,050,000,000 | |
| | Land area (m ²) | 322.74 | | | Income | 64,886,550 |
| | Use | Commercial area | | | Obtainable rent income | 66,893,351 |
| Building | Land coverage / floor area ratio | 80%／500% | | | Amount equivalent to loss on vacant space | 2,006,801 |
| | Type of ownership | Ownership right | | | Other income | 0 |
| | Use | Office | Expenditure | | 14,851,325 | |
| | Total floor area (m ²) | 1,664.79 | Administrative and maintenance expenses, etc. | 6,808,000 | | |
| | Structure/Floors | RC B1／7F | Taxes and public dues | 6,052,321 | | |
| Time of construction | November 6, 1997 | Other expenses | 1,991,004 | | | |
| Parking facilities | 5 | Net operating income (NOI) | | 50,035,225 | | |
| PML from earthquake | 16.6%(Assessment company: Shimizu Corporation) | Capital expenditure (repair reserve), etc | | 1,621,507 | | |
| Architect | Sonoda Sekkei Co., Ltd. | Net profit | | 48,413,718 | | |
| Builder | SaitamaKenko Construction Inc. | Cap rate | | 4.60% | | |
| Check & inspection organization | Chiyoda-ku, Tokyo | Profit price based on DCF method | | 1,180,000,000 | | |
| Lease condition (as of end of February 2008) | | Discount rate | | 4.50% | | |
| Total number of end tenants | 1 | Final cap rate | | 4.80% | | |
| Rentable space (m ²) | 1,288.31 | Cumulative value based on cost method | | 1,346,000,000 | | |
| Leased area (m ²) | 1,288.31 | Ratio of land | | 73.0% | | |
| Occupancy ratio (area basis) | 100% | Ratio of building | | 27.0% | | |
| Property management company consigned after acquisition | CB Richard Ellis Asset Services K.K. | | | | | |
| Special Items | | | | | | |
| • Regarding the asset, registration of a provisional mortgage is to be established with the financial institution providing the financing for the acquisition funds. | | | | | | |
| (Note) Immediately after the acquisition of the trust beneficiary right, the Investment Corporation will cancel the trust agreement and hold the actual real estate. | | | | | | |



(4)NE Kudan Building (Property Number : A-31)

| Summary of Specific Asset | | | Outline of Real Estate Appraisal Certificate (yen) | | |
|--|------------------------------------|---|--|---------------|---|
| Type of specified asset | | Beneficiary right to real estate trust (Note) | Appraisal company | | All Real Estate Appraisers Net Work Co., Ltd. |
| Acquisition cost (planned) | | 1,227,000,000 yen | Appraised value | | 1,230,000,000 |
| Location (residence indication) | | 3-2-7 Kudan minami, Chiyoda-ku, Tokyo | Price date | | February 1, 2008 |
| Land | Type of ownership | Ownership right | Profit price through direct capitalization method | | 1,250,000,000 |
| | Land area (m ²) | 454.27 | | | |
| | Use | Commercial area | | | |
| | Land coverage / floor area ratio | 80%／500% | | | |
| Building | Type of ownership | Ownership right | Income | | 84,749,648 |
| | Use | Office・Parking lot | Obtainable rent income | | 83,037,303 |
| | Total floor area (m ²) | 1,789.64 | Amount equivalent to loss on vacant space | | 3,531,235 |
| | Structure/Floors | SRC／RC B1／5F | Other income | | 5,243,580 |
| | Time of construction | November 25, 1991 | Expenditure | | 23,832,466 |
| | Parking facilities | 2 | Administrative and maintenance expenses, etc. | | 6,937,937 |
| | PML from earthquake | 12.9%(Assessment company: Shimizu Corporation) | Taxes and public dues | | 6,620,310 |
| | Architect | AXS Satow Inc. | Other expenses | | 10,274,219 |
| Builder | Tobishima Corporation | Net operating income (NOI) | | 60,917,182 | |
| Check & inspection organization | Chiyoda-ku, Tokyo | Capital expenditure (repair reserve), etc | | 2,071,588 | |
| Lease condition (as of end of February 2008) | | Net profit | | 58,845,594 | |
| Total number of end tenants | 5 | Cap rate | | 4.70% | |
| Rentable space (m ²) | 1,326.28 | Profit price based on DCF method | | 1,220,000,000 | |
| Leased area (m ²) | 1,326.28 | Discount rate | | 4.60% | |
| Occupancy ratio (area basis) | 100% | Final cap rate | | 4.90% | |
| Property management company consigned after acquisition | | Cumulative value based on cost method | | 1,259,000,000 | |
| | | Ratio of land | | 72.8% | |
| | | Ratio of building | | 27.2% | |
| Special Items | | | | | |
| • In the asset's basement rental units, legally-required effective area for natural smoke ventilation may not be secured. This matter is scheduled to be resolved by the seller through renovation constructions after negotiations between the seller and the tenants of the units concerned. | | | | | |
| • Regarding the asset, registration of a provisional mortgage is to be established with the financial institution providing the financing for the acquisition funds. | | | | | |
| (Note) Immediately after the acquisition of the trust beneficiary right, the Investment Corporation will cancel the trust agreement and hold the actual real estate. | | | | | |



(5)TK Kichijoji Building (Property Number : B-16)

| Summary of Specific Asset | | | Outline of Real Estate Appraisal Certificate (yen) | | |
|--|------------------------------------|---|--|--|---|
| Type of specified asset | | Beneficiary right to real estate trust (Note) | Appraisal company | | All Real Estate Appraisers Net Work Co., Ltd. |
| Acquisition cost (planned) | | 3,480,000,000 yen | Appraised value | | 3,480,000,000 |
| Location (residence indication) | | 2-5-10 Kichijoji honcho, Musashino-shi, Tokyo | Price date | | February 1, 2008 |
| Land | Type of ownership | Ownership right | Profit price through direct capitalization method | | 3,470,000,000 |
| | Land area (m ²) | 974.85 | Income | | 244,798,890 |
| | Use | Commercial area | Obtainable rent income | | 226,627,674 |
| Building | Land coverage / floor area ratio | 80%／600% | Amount equivalent to loss on vacant space | | 10,199,954 |
| | Type of ownership | Ownership right | Other income | | 28,371,170 |
| | Use | Office, Retail, Garage | Expenditure | | 66,512,900 |
| | Total floor area (m ²) | 5,484.18 | Administrative and maintenance expenses, etc. | | 16,238,485 |
| | Structure/Floors | SRC B1／8F | Taxes and public dues | | 17,459,258 |
| | Time of construction | August 1, 1989 | Other expenses | | 32,815,157 |
| | Parking facilities | 17 | Net operating income (NOI) | | 178,285,990 |
| | PML from earthquake | 17.0%(Assessment company: Shimizu Corporation) | Capital expenditure (repair reserve), etc | | 8,123,865 |
| Architect | | Tokyu Architects & Engineers, Inc. | Net profit | | 170,162,125 |
| Builder | | Kajima Corporation | Cap rate | | 4.90% |
| Check & inspection organization | | Musashino-shi, Tokyo | Profit price based on DCF method | | 3,490,000,000 |
| Lease condition (as of end of February 2008) | | | Discount rate | | 4.70% |
| Total number of end tenants | | 14 | Final cap rate | | 5.10% |
| Rentable space (m ²) | | 4,179.69 | Cumulative value based on cost method | | 2,541,000,000 |
| Leased area (m ²) | | 4,179.69 | Ratio of land | | 66.4% |
| Occupancy ratio (area basis) | | 100% | Ratio of building | | 33.6% |
| Property management company consigned after acquisition | | CB Richard Ellis Asset Services K.K. | | | |
| Special Items | | | | | |
| • Regarding the inside of rental units on the seventh floor, the legally required opening for smoke vents has not been secured. This matter is scheduled to be resolved promptly after acquisition. • A portion of the lot for this asset is leased land, and the area includes the area that is leased land. The area of the leased land is 174.12 m². • Regarding the asset, registration of a provisional mortgage is to be established with the financial institution providing the financing for the acquisition funds. | | | | | |
| (Note) Immediately after the acquisition of the trust beneficiary right, the Investment Corporation will cancel the trust agreement and hold the actual real estate. | | | | | |



4. Vendor Profile

Property Number : A-28, A-29, B-16

| | |
|---|--|
| Company name | DSM Investments Tres Co., Ltd. |
| Head office address | 1-9-1 Marunouchi, Chiyoda-ku, Tokyo |
| Representative | Masaki Aguni |
| Paid-in capital | 3 million yen (As of March 10, 2008) |
| Main business | ①Transaction and brokerage of monetary instruments, real estate and stocks ②All incidental business related to the preceding businesses |
| Relationship between the Investment Corporation and the investment trust management company | Nothing in particular |

*The capital structure of the vendor is not disclosed at the request of the vendor.

The vendor is neither an “interested party” as defined in the Investment Trust and Investment Corporation Law nor an “interested party” as defined in the internal rules of the asset management company.

Property Number : A-30, A-31

| | |
|---|--|
| Company name | Oceanmart Management Co., Ltd. |
| Head office address | 1-9-1 Marunouchi, Chiyoda-ku, Tokyo |
| Representative | Masaki Aguni |
| Paid-in capital | 3 million yen (As of March 10, 2008) |
| Main business | ①Transaction and brokerage of monetary instruments, real estate and stocks ②All incidental business related to the preceding businesses |
| Relationship between the Investment Corporation and the investment trust management company | Nothing in particular |

*The capital structure of the vendor is not disclosed at the request of the vendor.

The vendor is not an “interested party, etc.” as defined in the Investment Trust and Investment Corporation Law nor an “interested party” as defined in the internal rules of the asset management company.

5. Agent Profile

Amount of fees paid to the agent : Total amount for five assets 52,020,000 yen (tax not included)

*The agents’ firm names, head office locations, representatives’ names, paid-in capital and main businesses are not disclosed at the request of the agents for the five assets.

The agent is not an “interested party, etc.” as defined in the Investment Trust and Investment Corporation Law and “interested party” as defined in the internal rules of the asset management company.

6. Outlook of the Conditions of Management

The acquisition of the asset has little effect on management of the portfolio, and there is no change in the outlook of the conditions of management for the term ending April 2008 (November 1, 2007 to April 30, 2008).



<Appendices>

Reference Material 1: General view photo, map

Reference Material 2: List of portfolio after acquisition of the asset

Reference Material 3: List of architects, builders and inspection organizations

- * This document is being distributed today to the Kabuto Club (the press club of the TSE) as well as to the press club for the Ministry of Land, Infrastructure, Transport and Tourism and the press club for specialty construction newspapers at the Ministry of Land, Infrastructure, Transport and Tourism.
- * Website of the Investment Corporation: <http://www.creed-office.co.jp/eng/>
- * This English notice is a translation of the original Japanese notice and is provided solely for informational purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.



<Reference Material 1>

(1) DSM Jimbocho Building

General view photo, map



DSM Jimbocho Building



(2) DSM Nihonbashi Kakigaracho Building

General view photo, map



DSM Nihonbashi
Kakigaracho Building



(3) TK Kudan Building

General view photo, map



TK Kudan Building



(4) NE Kudan Building

General view photo, map



NE Kudan Building



(5) TK Kichijoji Building

General view photo, map



TK Kichijoji Building



<Reference Material 2>

Portfolio List

| Region | Property | Name of property | Acquisition cost (million yen) | Ratio (%) | Acquisition date |
|-------------------------------------|----------|-------------------------------------|-----------------------------------|--------------|-------------------|
| Tokyo metropolitan area | A-1 | Shinichi Building | 7,162 | 5.9 | March 17, 2006 |
| | A-2 | Nishisando Yamaki Building | 4,439 | 3.6 | March 15, 2006 |
| | A-3 | Roppongi DK Building | 2,800 | 2.3 | March 16, 2006 |
| | A-4 | MTC Building | 2,690 | 2.2 | March 16, 2006 |
| | A-5 | COI Higashi-Nihonbashi Building | 2,280 | 1.9 | March 16, 2006 |
| | A-7 | Nanpeidai Chiyoda Building | 2,120 | 1.7 | March 17, 2006 |
| | A-8 | Joware Hanzomon | 2,076 | 1.7 | March 16, 2006 |
| | A-9 | Dai 20 Chuo Building | 1,864 | 1.5 | March 15, 2006 |
| | A-10 | Infini Akasaka | 1,862 | 1.5 | March 17, 2006 |
| | A-12 | Profitlink Hijirizaka | 1,270 | 1.0 | March 17, 2006 |
| | A-13 | Hirakawacho Building | 980 | 0.8 | March 15, 2006 |
| | A-14 | Shinbashi Sky Building | 865 | 0.7 | March 17, 2006 |
| | A-17 | Ginza Todoroki Building | 548 | 0.5 | March 17, 2006 |
| | A-18 | COI Shibuya Kamiyamacho Building | 1,460 | 1.2 | May 16, 2006 |
| | A-19 | Akasaka Wakamiya Building | 850 | 0.7 | May 16, 2006 |
| | A-20 | COSMO Shibazonobashi Building | 1,420 | 1.2 | February 22, 2007 |
| | A-21 | COI Ebisu Nishi Building | 3,000 | 2.5 | December 12, 2007 |
| | A-22 | COI Ginza 612 | 2,641 | 2.2 | July 27, 2007 |
| | A-23 | Fiesta Shibuya | 3,155 | 2.6 | August 1, 2007 |
| | A-24 | COI Uchikanda Building | 2,000 | 1.6 | September 4, 2007 |
| | A-25 | COI Kudan-Minami Building | 576 | 0.5 | October 4, 2007 |
| | A-26 | Yotsuya 4-Chome Building | 840 | 0.7 | December 4, 2007 |
| | A-27 | COI Akasaka Tameike Building | 981 | 0.8 | November 29, 2007 |
| | A-28 | DSM Jimbocho Building | 2,630 | 2.2 | March 31, 2008 |
| | A-29 | DSM Nihonbashi Kakigaracho Building | 1,930 | 1.6 | March 31, 2008 |
| | A-30 | TK Kudan Building | 1,137 | 0.9 | March 31, 2008 |
| | A-31 | NE Kudan Building | 1,227 | 1.0 | March 31, 2008 |
| | B-1 | COI Gotanda Building | 5,208 | 4.3 | March 16, 2006 |
| | B-2 | Burc Omori | 3,370 | 2.8 | March 17, 2006 |
| | B-3 | Benex S-2 | 2,438 | 2.0 | March 17, 2006 |
| | B-4 | Daiwa Kunitachi Building | 2,057 | 1.7 | March 17, 2006 |
| | B-5 | Asakusa Kaminarimon SIA Building | 1,871 | 1.5 | March 15, 2006 |
| | B-6 | Green-Park Building | 1,600 | 1.3 | March 16, 2006 |
| | B-7 | REGALO Building | 1,664 | 1.4 | March 15, 2006 |
| | B-8 | OT Building | 1,103 | 0.9 | March 16, 2006 |
| | B-9 | Lespoir 296 | 1,074 | 0.9 | March 16, 2006 |
| | B-10 | Technos Nakano Building | 979 | 0.8 | March 17, 2006 |
| | B-11 | Eishin Building | 1,650 | 1.4 | June 1, 2006 |
| | B-12 | Yokosuka Bayside Building | 1,545 | 1.3 | May 16, 2006 |
| | B-13 | Chitose Building | 2,770 | 2.3 | December 4, 2007 |
| | B-14 | Route Ikebukuro Building | 927 | 0.8 | December 4, 2007 |
| | B-15 | Nishi-Gotanda Access | 1,270 | 1.0 | December 5, 2007 |
| | B-16 | TK Kichijoji Building | 3,480 | 2.9 | March 31, 2008 |
| Kansai area | C-1 | Yotsubashi-Chuo Building | 1,700 | 1.4 | March 16, 2006 |
| | C-2 | Aspire 7 Bankan | 721 | 0.6 | March 17, 2006 |
| | C-3 | Ibaraki Kowa Building | 789 | 0.7 | March 17, 2006 |
| Five major metropolitan areas | D-1 | Sendai Ichibancho Building | 2,480 | 2.0 | March 17, 2006 |
| | D-2 | Kearney Place Hiroshima Kamiyacho | 1,709 | 1.4 | March 15, 2006 |



| Region | Property | Name of property | Acquisition cost (million yen) | Ratio (%) | Acquisition date |
|-------------------------------------|----------|---|-----------------------------------|--------------|-------------------|
| Five major metropolitan areas | D-3 | COI Mei-Eki Building | 1,474 | 1.2 | March 15, 2006 |
| | D-4 | Nagoya Plaza Building | 5,807 | 4.8 | April 24, 2006 |
| | D-5 | Minami2jyou Plum Building | 1,030 | 0.8 | May 16, 2006 |
| | D-6 | COI Sendai Chuo Building | 786 | 0.6 | June 30, 2006 |
| | D-7 | Solon Keyakidori Building | 1,450 | 1.2 | July 3, 2007 |
| | D-8 | Daimyo Balcony | 798 | 0.7 | March 28, 2008 |
| Other principal cities | E-1 | Toyamaeki Nishi Building | 2,345 | 1.9 | March 15, 2006 |
| | E-2 | Daihyaku・Mirai-Shinkin Building | 1,892 | 1.6 | March 15, 2006 |
| | E-3 | Kearney Place Saga | 1,200 | 1.0 | March 15, 2006 |
| | E-4 | Naha Trust Building | 1,197 | 1.0 | March 16, 2006 |
| | E-5 | Kearney Place Kanazawaeki-Mae | 1,071 | 0.9 | March 15, 2006 |
| | E-6 | COI Takamatsu Building | 3,208 | 2.6 | December 10, 2007 |
| | E-7 | Tokyo Seimei-Nippon Koa Toyama Building | 708 | 0.6 | December 4, 2007 |
| | E-8 | Akita Sanno 21 Building | 895 | 0.7 | December 4, 2007 |
| | E-9 | Niigata Mitsui Bussan Building | 3,075 | 2.5 | February 1, 2008 |
| 63 properties in total | | | 122,147 | 100.0 | |

(Note 1) In the Acquisition Cost column, the acquisition costs excluding consumption tax on the acquired assets are listed. As the figures are rounded to the nearest million yen, the sum of the listed amounts will not necessarily equal the total amount.

(Note 2) In the Ratio column, the ratios of the acquisition costs of acquired assets to the total amount are listed. As the figures are rounded to the nearest first decimal place, the sum of the listed ratios will not necessarily amount to 100%.



<Reference Material 3>

List of architects, builders and inspection agencies

| Property number | Name of property | Architect | Builder | Inspection agency |
|-----------------|----------------------------------|---|---|---|
| A-1 | Shinichi Building | Obayashi Corporation | Obayashi Corporation | District surveyor (Tokyo Prefecture) |
| A-2 | Nishisando Yamaki Building | Nikken Sekkei | Joint venture of Tokyu Construction and Keio Construction Co., Ltd. | District surveyor (Shibuya Ward) |
| A-3 | Roppongi DK Building | Takenaka Corporation | Takenaka Corporation | District surveyor (Minato Ward) |
| A-4 | MTC Building | Sanwa Tatemono, Inc. Sanwa Tatemono Engineering, Inc. (building extension) | Sanwa Tatemono, Inc. Sanwa Tatemono Engineering, Inc. (building extension) | District surveyor (Minato Ward) / (Building extension) District surveyor (Tokyo Prefecture) |
| A-5 | COI Higashi-Nihonbashi Building | Ishimoto Architectural & Engineering Firm, Inc. | Sato Kogyo Co., Ltd. | District surveyor (Tokyo Prefecture) |
| A-7 | Nanpeidai Chiyoda Building | Kimura Architects and Engineering Office | Joint venture of Taisei Corporation and Nissan Kensetsu Co., Ltd. | District surveyor (Shibuya Ward) |
| A-8 | Joware Hanzomon | Art Space Factory Co., Ltd. | Satohide Corporation | District surveyor (Chiyoda Ward) |
| A-9 | Dai 20 Chuo Building | First-Class Architect Office of Satokogyo Co., Ltd. | Sato Kogyo Co., Ltd. | District surveyor (Chuo Ward) |
| A-10 | Infini Akasaka | Kikutake Kiyonori Architect | Kajima Corporation | District surveyor (Minato Ward) |
| A-12 | Profitlink Hijirizaka | Kokune Corporation | Kokune Corporation | District surveyor (Minato Ward) |
| A-13 | Hirakawacho Building | Nihon Sekkei, Inc. | Shimizu Corporation | District surveyor (Chiyoda Ward) |
| A-14 | Shinbashi Sky Building | NCA Architect and Design, Inc. | Kitano Construction Corporation | District surveyor (Minato Ward) |
| A-17 | Ginza Todoroki Building | Maeda Corporation | Maeda Corporation | District surveyor (Chuo Ward) |
| A-18 | COI Shibuya Kamiyamacho Building | IAO Takeda Architects Associates Co., Ltd. | Tobishima Corporation | District surveyor (Shibuya Ward) |
| A-19 | Akasaka Wakamiya Building | Akira Watanabe Architects and Associates | Takenaka Corporation | District surveyor (Minato Ward) |
| A-20 | COSMO Shibazonobashi Building | Oka Sekkei K. K. | Kajima Corporation | District surveyor (Minato Ward) |
| A-21 | COI Ebisu Nishi Building | Sanwa General Contractor Inc. | Sanwa General Contractor Inc. | District surveyor (Shibuya Ward) |
| A-22 | COI Ginza 612 | M.S.A. Architectural Design Office K.K | Kitano Construction Corporation | District surveyor (Chuo Ward) |
| A-23 | Fiesta Shibuya | Dan Sekkei Architects | Taisei Corporation | District surveyor (Shibuya Ward) |
| A-24 | COI Uchikanda Building | Fukui Kenji Architects | Takenaka Corporation | District surveyor (Chiyoda Ward) |
| A-25 | COI Kudan-Minami Building | Masashi Yoshida & Associates | Fuetsu Kensetsu Co., Ltd. | District surveyor (Chiyoda Ward) |
| A-26 | Yotsuya 4-Chome Building | Shimizu Architects & Engineers Office | Fuetsu Kensetsu Co., Ltd. | District surveyor (Center of International Architectural Standard) |



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|------|-------------------------------------|--|-----------------------------------|---|
| A-27 | COI Akasaka Tameike Building | ANDO Corporation | ANDO Corporation | District surveyor (Bureau Veritas Japan Co., Ltd.) |
| A-28 | DSM Jimbocho Building | Shimizu Corporation | Shimizu Corporation | District surveyor (Chiyoda Ward) |
| A-29 | DSM Nihonbashi Kakigaracho Building | Kume Sekkei Co., Ltd. | Hasegawa Koumuten Co., Ltd. | District surveyor (Chuo Ward) |
| A-30 | TK Kudan Building | Sonoda Sekkei Co., Ltd. | SaitamaKenko Construction, Inc. | District surveyor (Chiyoda Ward) |
| A-31 | NE Kudan Building | AXS Satow Inc. | Tobishima Corporation | District surveyor (Chiyoda Ward) |
| B-1 | COI Gotanda Building | Kyosuke Mori Architect Office | Daisue Construction Co., Ltd. | District surveyor (Tokyo Prefecture) |
| B-2 | Burc Omori | Daiichi Building Office Co., Ltd. Shintosh Building Office Co., Ltd. (building extension) | Magara Construction Co., Ltd. | District surveyor (Tokyo Prefecture) (Including building extension) |
| B-3 | BENEX S-2 | Rui Design Room | Kajima Corporation | District surveyor (Yokohama City) |
| B-4 | Daiwa Kunitachi Building | Takenaka Corporation | Takenaka Corporation | District surveyor (Tokyo Tama Nishi Building Guidance Office) |
| B-5 | Asakusa Kaminarimon SIA Building | Nomura Real Estate Development Co., Ltd. First-Class Architect Office | Haseko Corporation | District surveyor (Taito Ward) |
| B-6 | Green-Park Building | Ishikawa Masayoshi First-Class Architect Office | Shimizu Corporation | District surveyor (Toshima Ward) |
| B-7 | REGALO Building | Urban Development Engineering & Consulting Inc. | Daisue Construction Co., Ltd. | District surveyor (Machida City) |
| B-8 | OT Building | Yamanaka Design Lab. | Obayashi Corporation | District surveyor (Bunkyo Ward) |
| B-9 | Lespoir 296 | Kowa Architect Office | Sato Kogyo Co., Ltd. | District surveyor (Yokohama City) |
| B-10 | Technos Nakano Building | Yokomine Architect Office | Nishimatsu Construction Co., Ltd. | District surveyor (Nakano Ward) |
| B-11 | Eishin Building | Raymond Architectural Design Office, Inc. | Mitsui Construction Co., Ltd. | District surveyor (Koto Ward) |
| B-12 | Yokosuka Bayside Building | Taisei Corporation | Taisei Corporation | District surveyor (Yokosuka City) |
| B-13 | Chitose Building | Hazama Corporation | Hazama Corporation | District surveyor (Meguro Ward) |
| B-14 | Route Ikebukuro Building | Mizota Architectural Design Office | Fudo Corporation | District surveyor (Toshima Ward) |
| B-15 | Nishi-Gotanda Access | Shimizu Corporation First-Class Architect Office | Shimizu Corporation | District surveyor (Shinagawa Ward) |
| B-16 | TK Kichijoji Building | Tokyu Architects & Engineers Inc. | Kajima Corporation | District surveyor (Musashino City) |
| C-1 | Yotsubashi-Chuo Building | Takenaka Corporation | Takenaka Corporation | District surveyor (Osaka City) |
| C-2 | Aspire 7 Bankan | Sanwa Architect Office | Muramoto Corporation | District surveyor (Amagasaki City) |
| C-3 | Ibaraki Kowa Building | Konoike Construction Co., Ltd. | Konoike Construction Co., Ltd. | District surveyor (Osaka Prefecture) |
| D-1 | Sendai Ichibancho Building | Shimizu Corporation | Shimizu Corporation | District surveyor (Aoba Ward Sendai City) |
| D-2 | Kearney Place Hiroshima Kamiyacho | Shimizu Corporation | Shimizu Corporation | District surveyor (Hiroshima City) |
| D-3 | COI Mei-Eki Building | Nakamura Construction Co., Ltd. First-Class Architect Office | Nakamura Construction Co., Ltd. | District surveyor (Nagoya City) |



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|-----|--|--|--|--|
| D-4 | Nagoya Plaza Building | Suematsu Architect Office | Shimizu Corporation | District surveyor (Nagoya City) |
| D-5 | Minami2jyou Plum Building | Sapporo Nissoken | Shimizu Corporation, Hokkaido Branch | District surveyor (Sapporo City) |
| D-6 | COI Sendai Chuo Building | GKK Architects & Engineers | Ohki Corporation | District surveyor (Sendai City) |
| D-7 | Solon Keyakidori Building | JIN Architects and Engineering Office | Shimizu Corporation | District surveyor (Fukuoka City) |
| D-8 | Daimyo Balcony | Takenaka Corporation | Takenaka Corporation | District surveyor (Fukuoka City) |
| E-1 | Toyamaeki Nishi Building | Takenaka Corporation | Takenaka Corporation | District surveyor (Toyama City) |
| E-2 | Daihyaku・Mirai-Shinkin Building (office building) | Raymond Tanabe Architectural Design Office, Inc. | Sato Corporation | District surveyor (Oita City) |
| E-2 | Daihyaku・Mirai-Shinkin Building (multilevel parking) | Mitsubishi Heavy Industries, Ltd. | Mitsubishi Heavy Industries, Ltd. | District surveyor (Oita City) |
| E-3 | Kearney Place Saga | Azusa Sekkei Co., Ltd. | Joint venture of Fujikensetsu Co., Ltd. and Matsuo Corporation | District surveyor (Saga Prefecture) |
| E-4 | Naha Trust Building | Mitsui Construction Co., Ltd | Mitsui Construction Co., Ltd, Daiyone Construction Co., Ltd. | District surveyor (Naha City) |
| E-5 | Kearney Place Kanazawaeki-Mae | Raymond Architectural Design Office, Inc. Shimizu Corporation (renovations) | Shimizu Corporation | District surveyor (Kanazawa City) |
| E-6 | COI Takamatsu Building | Taisei Corporation First-Class Architect Office | Taisei Corporation, Shikoku Branch | District surveyor (The Building Center of Japan) |
| E-7 | Tokyo Seimei-Nippon Koa Toyama Building | Fujita Engineering Co., Ltd. First-Class Architect Office | Fujita Engineering Co., Ltd., Hokuriku Branch | District surveyor (Toyama City) |
| E-8 | Akita Sannno 21 Building | Sato Kogyo Co., Ltd. First-Class Architect Office | Sato Kogyo Co., Ltd., Tohoku Branch | District surveyor (Akita City) |
| E-9 | Niigata Mitsui Bussan Building | MHS Planners, Architects and Engineers | Kajima Corporation | District surveyor (Niigata City) |