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March 4, 2016

REIT Issuer

**Ichigo Office REIT Investment Corporation (8975)**

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Representative: Yoshihiro Takatsuka, Executive Director

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Asset Management Company

**Ichigo Real Estate Investment Advisors Co., Ltd.**

Representative: Wataru Orii, President & Representative Statutory Executive Officer

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**Sale of Portfolio Assets  
(Ichigo Meieki Building, Ichigo Yokohama Nishiguchi Building)**

Ichigo Real Estate Investment Advisors Co., Ltd. (IRE), the asset management company of Ichigo Office REIT, today contracted to sell the Ichigo Meieki Building and the Ichigo Yokohama Nishiguchi Building.

1. Sale Overview

(1) Ichigo Meieki Building

|   |  |
|---|--|
| Name  | Ichigo Meieki Building   |
| Asset Type/Property No.                                     | Office O-33  |
| Building Completion Date                                    | March 22, 2001   |
| Legal Form of Asset   | Trust beneficiary interest in real estate ( <i>juekiken</i> )    |
| Acquisition Date<br>(Original acquisition date)             | November 1, 2011 (Ichigo Office REIT merger)<br>(March 15, 2006) |
| Sale Price <sup>1</sup>                                     | 799,595,200 yen  |
| Forecast Book Value <sup>2</sup>                            | 737,993,309 yen  |
| Difference between Sale<br>Price and Forecast Book<br>Value | 61,601,891 yen   |
| Appraisal Value   | 719,000,000 yen (as of October 31, 2015)                         |
| Contract Date   | March 4, 2016  |
| Transfer Date   | April 15, 2016   |
| Settlement Date   | April 15, 2016   |
| Transfer Method   | Assignment of trust beneficiary interest in real estate          |

(2) Ichigo Yokohama Nishiguchi Building

|   |  |
|---|--|
| Name  | Ichigo Yokohama Nishiguchi Building                              |
| Asset Type/Property No.                                     | Other Z-06   |
| Building Completion Date                                    | January 26, 1984   |
| Legal Form of Asset   | Trust beneficiary interest in real estate ( <i>juekiken</i> )    |
| Acquisition Date<br>(Original acquisition date)             | November 1, 2011 (Ichigo Office REIT merger)<br>(March 16, 2006) |
| Sale Price <sup>1</sup>                                     | 1,150,000,000 yen  |
| Forecast Book Value <sup>2</sup>                            | 893,907,975 yen  |
| Difference between Sale<br>Price and Forecast Book<br>Value | 256,092,025 yen  |
| Appraisal Value   | 984,000,000 yen (as of October 31, 2015)                         |
| Contract Date   | March 4, 2016  |
| Transfer Date   | March 30, 2016   |
| Settlement Date   | March 30, 2016   |
| Transfer Method   | Assignment of trust beneficiary interest in real estate          |

<sup>1</sup> Sale price excludes incidental expenses such as property, city planning, and consumption taxes.

<sup>2</sup> Forecast Book Value is an estimate for book value based upon the most recent book value (October 2015 fiscal period) adjusted for any capital expenditure and depreciation between the most recent book value and the Settlement Date.

## 2. Sale Rationale

As part of its current Stage V of its Growth Strategy Roadmap (“Lay Foundation for Sustainable Dividend Growth”), Ichigo Office REIT is executing on its strategy of “Increase portfolio size and scale and be smart in portfolio restructuring.”

Ichigo Office REIT regularly reviews its portfolio for profitability and makes a determination whether it is in the best interest of shareholders to continue to own each asset based upon its maintenance needs and competitiveness with nearby assets. In this case, Ichigo Office REIT concluded that selling the assets is consistent with its Stage V objective of selling assets with limited potential in order to improve its portfolio and increase shareholder value.

### 3. Asset Overview

#### (1) Ichigo Meieki Building

| Asset Overview                        |                   |   |
|---------------------------------------|-------------------|---|
| Name                                  |                   | Ichigo Meieki Building  |
| Legal Form of Asset                   |                   | Trust beneficiary interest in real estate ( <i>juekiken</i> ) |
| Location                              |                   | 5-30-1 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture     |
| Land                                  | Property Right    | Ownership   |
|                                       | Size              | 374.39 m <sup>2</sup>   |
|                                       | Zoning            | Commercial  |
|                                       | Coverage Ratio    | 80%   |
|                                       | Floor Area Ratio  | 800%  |
| Building                              | Property Right    | Ownership   |
|                                       | Use               | Office, Clinic, Retail  |
|                                       | Structure         | Steel 10F   |
|                                       | Total Floor Area  | 2,716.21 m <sup>2</sup>                                       |
|                                       | Construction Date | March 22, 2001  |
| Number of Tenants                     |                   | 10 (as of March 4, 2016)                                      |
| Monthly Rent <sup>3</sup>             |                   | 5,168 thousand yen (as of March 4, 2016)                      |
| Tenant Security Deposits <sup>3</sup> |                   | 48,926 thousand yen (as of March 4, 2016)                     |
| Leasable Area                         |                   | 2,063.52 m <sup>2</sup> (as of March 4, 2016)                 |
| Leased Area                           |                   | 2,063.52 m <sup>2</sup> (as of March 4, 2016)                 |
| Occupancy                             |                   | 100.0 % (as of March 4, 2016)                                 |
| Acquisition Price                     |                   | 837 million yen   |
| Appraisal                             | Appraiser         | Rich Appraisal Institute Co., Ltd.                            |
|                                       | Date              | October 31, 2015  |
|                                       | Value             | 719 million yen   |

## (2) Ichigo Yokohama Nishiguchi Building

| Asset Overview                        |   |                                       |
|---------------------------------------|---|---------------------------------------|
| Name                                  | Ichigo Yokohama Nishiguchi Building                           |                                       |
| Legal Form of Asset                   | Trust beneficiary interest in real estate ( <i>juekiken</i> ) |                                       |
| Location                              | 2-13-12 Minami-Saiwai, Nishi-ku, Yokohama City, Kanagawa      |                                       |
| Land                                  | Property Right  | Ownership                             |
|                                       | Size  | 289.65 m <sup>2</sup>                 |
|                                       | Zoning  | Commercial                            |
|                                       | Coverage Ratio<br>Floor Area Ratio                            | 80%<br>500%                           |
| Building                              | Property Right  | Ownership                             |
|                                       | Use   | Office                                |
|                                       | Structure   | SRC 8F                                |
|                                       | Total Floor Area  | 1,315.19 m <sup>2</sup>               |
|                                       | Construction Date   | January 26, 1984                      |
| Number of Tenants                     | 9 (as of March 4, 2016)                                       |                                       |
| Monthly Rent <sup>3</sup>             | 5,998 thousand yen (as of March 4, 2016)                      |                                       |
| Tenant Security Deposits <sup>3</sup> | 134,508 thousand yen (as of March 4, 2016)                    |                                       |
| Leasable Area                         | 1,264.26 m <sup>2</sup> (as of March 4, 2016)                 |                                       |
| Leased Area                           | 1,264.26 m <sup>2</sup> (as of March 4, 2016)                 |                                       |
| Occupancy                             | 100.0 % (as of March 4, 2016)                                 |                                       |
| Acquisition Price                     | 903 million yen   |                                       |
| Appraisal                             | Appraiser   | Daiwa Real Estate Appraisal Co., Ltd. |
|                                       | Date  | October 31, 2015                      |
|                                       | Value   | 984 million yen                       |

<sup>3</sup> Monthly Rent and Tenant Security Deposits refer to those stated in the rental contract. Monthly Rent includes cost of utilities.

#### 4. Appraisal Overview

| Appraisal Overview                        |                                    |   |
|---|------------------------------------|---|
| Asset Name                                | Ichigo Meieki Building             |   |
| Appraisal Value                           | 719,000,000 yen                    |   |
| Appraiser                                 | Rich Appraisal Institute Co., Ltd. |   |
| Appraisal Date                            | October 31, 2015                   |   |
|   | Amount                             | Notes   |
| Appraisal Value                           | 719,000,000 yen                    | Valuation determined via integrating a direct capitalization valuation and DCF valuation  |
| Value by Direct Capitalization Method     | 764,000,000 yen                    |   |
| Income                                    | 74,661,364 yen                     |   |
| Maximum Obtainable Rental Income          | 80,834,732 yen                     | Based on rental income, common area service income, parking lot income, and other income  |
| Vacancy Loss                              | 6,173,368 yen                      | Based on mid- to long-term vacancy rate   |
| Expenses                                  | 27,979,897 yen                     |   |
| Administrative and Maintenance Expenses   | 6,456,000 yen                      | Based on similar assets and past actual amounts   |
| Utility Expenses                          | 8,463,000 yen                      | Based on similar assets and past actual amounts   |
| Repair Expenses                           | 3,083,000 yen                      | Based on engineering reports and similar assets   |
| PM Fees                                   | 1,875,226 yen                      | Based on similar assets and past actual amounts   |
| Leasing Brokerage Fees                    | 560,821 yen                        | Based on the expected turnover rate and tenant acquisition costs for similar assets   |
| Taxes                                     | 7,232,400 yen                      | Based on FY2015 actual amounts  |
| Insurance Premiums                        | 131,050 yen                        | Based on the standard of similar assets and past actual amounts   |
| Other Expenses                            | 178,400 yen                        | Based on materials provided by the client   |
| Net Operating Income (NOI)                | 46,681,467 yen                     |   |
| Income on Investment of Deposits Received | 1,002,219 yen                      | Based on 2.0% investment yield  |
| Capital Expenditure                       | 7,194,000 yen                      | Based on engineering reports and similar assets   |
| Net Profit                                | 40,489,686 yen                     |   |
| Cap Rate                                  | 5.3%                               | Based on transactions of similar assets and comprehensive assessment of the asset's location, its individual characteristics, market trends, etc. |
| Value via DCF Method                      | 699,000,000 yen                    |   |
| Discount Rate                             | 5.2%                               | Based on transactions of similar assets and the yields of financial assets with the asset's individual characteristics taken into account         |
| Terminal Cap Rate                         | 5.5%                               | Based upon risk-adjusted NOI  |
| Value via Cost Approach                   | 727,000,000 yen                    |   |
| Land                                      | 45.1%                              |   |
| Property                                  | 54.9%                              |   |
| Notes                                     |                                    |   |
| None                                      |                                    |   |

| Appraisal Overview                        |                                       |   |
|---|---------------------------------------|---|
| Asset Name                                | Ichigo Yokohama Nishiguchi Building   |   |
| Appraisal Value                           | 984,000,000 yen                       |   |
| Appraiser                                 | Daiwa Real Estate Appraisal Co., Ltd. |   |
| Appraisal Date                            | October 31, 2015                      |   |
|   | Amount                                | Notes   |
| Appraisal Value                           | 984,000,000 yen                       | Valuation determined via integrating a direct capitalization valuation and DCF valuation  |
| Value by Direct Capitalization Method     | 982,000,000 yen                       |   |
| Income                                    | 74,567,931 yen                        |   |
| Maximum Obtainable Rental Income          | 78,345,296 yen                        | Based on rental income, common area service income, parking lot income, and other income  |
| Vacancy Loss                              | 3,777,365 yen                         | Based on mid- to long-term vacancy rate   |
| Expenses                                  | 19,206,878yen                         |   |
| Administrative and Maintenance Expenses   | 4,359,816 yen                         | Based on similar assets and past actual amounts   |
| Utility Expenses                          | 5,277,672 yen                         | Based on similar assets and past actual amounts   |
| Repair Expenses                           | 2,011,000 yen                         | Based on engineering reports and similar assets   |
| PM Fees                                   | 1,592,201 yen                         | Based on similar assets and past actual amounts   |
| Leasing Brokerage Fees                    | 481,821 yen                           | Based on the expected turnover rate and tenant acquisition costs for similar assets   |
| Taxes                                     | 5,031,600 yen                         | Based on FY2015 actual amounts  |
| Insurance Premiums                        | 70,200 yen                            | Based on the standard of similar assets and past actual amounts   |
| Other Expenses                            | 382,568 yen                           | Based on materials provided by the client   |
| Net Operating Income (NOI)                | 55,361,053 yen                        |   |
| Income on Investment of Deposits Received | 923,391 yen                           | Based on 2.0% investment yield  |
| Capital Expenditure                       | 5,216,667 yen                         | Based on engineering reports and similar assets   |
| Net Profit                                | 51,067,777 yen                        |   |
| Cap Rate                                  | 5.2%                                  | Based on transactions of similar assets and comprehensive assessment of the asset's location, its individual characteristics, market trends, etc. |
| Value via DCF Method                      | 985,000,000 yen                       |   |
| Discount Rate                             | 5.0%                                  | Based on transactions of similar assets and the yields of financial assets with the asset's individual characteristics taken into account         |
| Terminal Cap Rate                         | 5.4%                                  | Based upon risk-adjusted NOI  |
| Value via Cost Approach                   | 563,000,000 yen                       |   |
| Land                                      | 85.9%                                 |   |
| Property                                  | 14.1%                                 |   |
| Notes                                     |                                       |   |
| None                                      |                                       |   |

## 5. Buyer Profile

### (1) Ichigo Meieki Building

|   |   |
|---|---|
| Name  | The buyer is a domestic operating company, <sup>4</sup> but did not give consent to disclose its name.  |
| Relationship with Ichigo Office REIT or IRE | The buyer does not have any capital, personnel, or business relationship of note with Ichigo Office REIT or IRE. In addition, the seller is not an interested party as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law or the internal regulations of the Asset Management Company. |

### (2) Ichigo Yokohama Nishiguchi Building

|   |   |
|---|---|
| Name  | The buyer is a domestic operating company, <sup>4</sup> but did not give consent to disclose its name.  |
| Relationship with Ichigo Office REIT or IRE | The buyer does not have any capital, personnel, or business relationship of note with Ichigo Office REIT or IRE. In addition, the seller is not an interested party as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law or the internal regulations of the Asset Management Company. |

<sup>4</sup> The buyers are two separate operating companies.

## 6. Broker Profile

### (1) Ichigo Meieki Building, (2) Ichigo Yokohama Nishiguchi Building

|   |   |
|---|---|
| Name  | Nomura Real Estate Urban Net Co., Ltd.  |
| Address                                     | 1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo   |
| Representative                              | Seishi Miyajima, President  |
| Principal Businesses                        | Real estate brokerage   |
| Capital                                     | 1,000 million yen   |
| Established Date                            | November 6, 2000  |
| Relationship with Ichigo Office REIT or IRE | The broker does not have any capital, personnel, or business relationship of note with Ichigo Office REIT/IRE. In addition, the seller is not an interested party as defined in the Enforcement Ordinance of the Investment Trust and Investment Corporation Law or the internal regulations of the Asset Management Company. |
| Brokerage Fee                               | The broker did not give consent to disclose the fee.  |

## 7. Forward Commitment

The sale agreement for the Ichigo Meieki Building (hereafter, the “Conveyance Agreement”) constitutes a forward commitment or similar agreement<sup>5</sup> by Ichigo Office REIT as stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” by the Financial Services Agency.

In the event of a violation of the provisions of the Conveyance Agreement by Ichigo Office REIT or the seller, the other party shall have the right to terminate the Conveyance Agreement and claim an amount equivalent to 20% of the purchase price as penalty for the agreement termination. The Conveyance Agreement does not prohibit the other party to claim additional

damages if the amount of damages exceeds the above-mentioned amount.

Since Ichigo Office REIT is the seller, it is highly unlikely that Ichigo Office REIT will not be able to fulfill its obligations under the Conveyance Agreement.

<sup>5</sup> Refers to a postdated purchase and sale agreement under which payment and property delivery shall be made at least 1 month after the conclusion of the agreement, or any other agreement similar thereto.

#### 8. Use of Sale Proceeds

Ichigo Office REIT will allocate part of the sale proceeds towards prepayment of existing loans and the rest will be retained as cash-on-hand for future strategic use including asset acquisitions. Details of the loan prepayment will be announced as soon as they have been decided.

#### 9. Future Outlook

The impact of the sale on Ichigo Office REIT's earnings and dividend forecasts for the April 2016 and October 2016 fiscal periods is minimal, and therefore the forecasts are unchanged. The capital gains from the sale will be allocated to dividend reserve to maintain stability of future dividends.



## Portfolio Reference Information

### 1. Post-Sale Portfolio Summary

|   | Before Sale (A)    | After Sale (B) | Difference (B-A) |
|---|--------------------|----------------|------------------|
| Occupancy   | 95.9% <sup>1</sup> | 95.9%          | —                |
| Diversification by Area – Greater Tokyo Area/Other Areas <sup>2</sup> | 83.0%/17.0%        | 83.4%/16.6%    | +0.4%/-0.4%      |

<sup>1</sup> As of January 31, 2016

<sup>2</sup> “Greater Tokyo Area” refers to “Central Tokyo” and “Tokyo Metropolitan Area.” “Other Areas” refers to “Four Major Regional Cities” and “Other Regional Cities.” The ratio is based on acquisition prices.

### 2. Post-Sale Portfolio Assets

| No.  | Property                            | Area <sup>1</sup>       | Acquisition Price <sup>2</sup> (mm yen) | % of Portfolio <sup>3</sup> |
|------|-------------------------------------|-------------------------|---|-----------------------------|
| O-02 | Ichigo Nishisando Building          | Central Tokyo           | 3,254                                   | 2.0%                        |
| O-03 | Ichigo Mita Building                | Central Tokyo           | 2,740                                   | 1.7%                        |
| O-04 | Ichigo Nanpeidai Building           | Central Tokyo           | 1,920                                   | 1.2%                        |
| O-05 | Ichigo Hanzomon Building            | Central Tokyo           | 1,550                                   | 0.9%                        |
| O-06 | Ichigo Hijirizaka Building          | Central Tokyo           | 1,200                                   | 0.7%                        |
| O-07 | Ichigo Shibuya Kamiyamacho Building | Central Tokyo           | 1,505                                   | 0.9%                        |
| O-08 | Ichigo Akasaka 5 Chome Building     | Central Tokyo           | 735                                     | 0.4%                        |
| O-09 | Ichigo Shibakoen Building           | Central Tokyo           | 1,100                                   | 0.7%                        |
| O-10 | Ichigo Ebisu Nishi Building         | Central Tokyo           | 1,917                                   | 1.2%                        |
| O-11 | Ichigo Ginza 612 Building           | Central Tokyo           | 1,773                                   | 1.1%                        |
| O-12 | Ichigo Uchikanda Building           | Central Tokyo           | 1,140                                   | 0.7%                        |
| O-14 | Ichigo Yotsuya 4 Chome Building     | Central Tokyo           | 550                                     | 0.3%                        |
| O-15 | Ichigo Tameike Building             | Central Tokyo           | 580                                     | 0.4%                        |
| O-16 | Ichigo Jimbocho Building            | Central Tokyo           | 1,820                                   | 1.1%                        |
| O-17 | Ichigo Hakozaki Building            | Central Tokyo           | 1,150                                   | 0.7%                        |
| O-18 | Ichigo Kudan 2 Chome Building       | Central Tokyo           | 763                                     | 0.5%                        |
| O-19 | Ichigo Kudan 3 Chome Building       | Central Tokyo           | 844                                     | 0.5%                        |
| O-20 | Ichigo Gotanda Building             | Central Tokyo           | 5,060                                   | 3.1%                        |
| O-21 | Ichigo Shin Yokohama Building       | Tokyo Metropolitan Area | 1,816                                   | 1.1%                        |
| O-22 | Ichigo Minami Ikebukuro Building    | Tokyo Metropolitan Area | 1,460                                   | 0.9%                        |
| O-23 | Ichigo Nakano North Building        | Tokyo Metropolitan Area | 764                                     | 0.5%                        |
| O-24 | Ichigo Eitai Building               | Tokyo Metropolitan Area | 1,490                                   | 0.9%                        |
| O-25 | Ichigo Yokosuka Building            | Tokyo Metropolitan Area | 971                                     | 0.6%                        |
| O-26 | Ichigo Ikejiri Building             | Tokyo Metropolitan Area | 2,030                                   | 1.2%                        |
| O-27 | Ichigo Nishi Ikebukuro Building     | Tokyo Metropolitan Area | 639                                     | 0.4%                        |
| O-28 | Ichigo Nishi Gotanda Building       | Central Tokyo           | 765                                     | 0.5%                        |

| No.                               | Property                           | Area <sup>1</sup>          | Acquisition Price <sup>2</sup><br>(mm yen) | % of Portfolio <sup>3</sup> |
|-----------------------------------|------------------------------------|----------------------------|--|-----------------------------|
| O-29                              | Ichigo Kichijoji Building          | Tokyo Metropolitan Area    | 2,160                                      | 1.3%                        |
| O-34                              | Ichigo Sakae Building              | Four Major Regional Cities | 4,705                                      | 2.9%                        |
| O-37                              | Ichigo Marunouchi Building         | Four Major Regional Cities | 6,710                                      | 4.1%                        |
| O-38                              | Ichigo Toyamaeki Nishi Building    | Other Regional Cities      | 1,650                                      | 1.0%                        |
| O-39                              | Ichigo Mirai Shinkin Building      | Other Regional Cities      | 1,158                                      | 0.7%                        |
| O-40                              | Ichigo Saga Building               | Other Regional Cities      | 659  | 0.4%                        |
| O-42                              | Ichigo Takamatsu Building          | Other Regional Cities      | 3,010                                      | 1.8%                        |
| O-46                              | Ichigo Kanda Nishikicho Building   | Central Tokyo              | 2,130                                      | 1.3%                        |
| O-47                              | Ichigo Akiharaba North Building    | Central Tokyo              | 5,500                                      | 3.4%                        |
| O-48                              | Ichigo Sakaisuji Honmachi Building | Four Major Regional Cities | 1,940                                      | 1.2%                        |
| O-49                              | Ichigo Kanda Ogawamachi Building   | Central Tokyo              | 2,210                                      | 1.4%                        |
| O-50                              | Ichigo Hatchobori Building         | Central Tokyo              | 1,905                                      | 1.2%                        |
| O-51                              | Ebisu Green Glass                  | Central Tokyo              | 5,900                                      | 3.6%                        |
| O-52                              | Ichigo Omori Building              | Central Tokyo              | 3,850                                      | 2.4%                        |
| O-53                              | Ichigo Takadanobaba Building       | Central Tokyo              | 1,580                                      | 1.0%                        |
| O-54                              | Ichigo Omiya Building              | Tokyo Metropolitan Area    | 3,430                                      | 2.1%                        |
| O-55                              | Ichigo Sagamihara Building         | Tokyo Metropolitan Area    | 1,174                                      | 0.7%                        |
| O-56                              | Ichigo Ofuna Building              | Tokyo Metropolitan Area    | 2,000                                      | 1.2%                        |
| O-57                              | Ichigo Sendai East Building        | Other Regional Cities      | 1,840                                      | 1.1%                        |
| O-58                              | Ichigo Kumamoto Building           | Other Regional Cities      | 1,450                                      | 0.9%                        |
| O-59                              | Ichigo Jingumae Building           | Central Tokyo              | 7,200                                      | 4.4%                        |
| O-60                              | Ichigo Shibuya Dogenzaka Building  | Central Tokyo              | 3,650                                      | 2.2%                        |
| O-61                              | Ichigo Hiroo Building              | Central Tokyo              | 3,960                                      | 2.4%                        |
| O-62                              | Ichigo Sasazuka Building           | Central Tokyo              | 4,780                                      | 2.9%                        |
| O-63                              | Ichigo Nihonbashi East Building    | Central Tokyo              | 4,700                                      | 2.9%                        |
| O-64                              | Ichigo Sakurabashi Building        | Central Tokyo              | 2,500                                      | 1.5%                        |
| O-65                              | Ichigo Shinkawa Building           | Central Tokyo              | 2,360                                      | 1.4%                        |
| O-66                              | Ichigo Kudan Building              | Central Tokyo              | 3,190                                      | 2.0%                        |
| O-67                              | Ichigo Higashi Gotanda Building    | Central Tokyo              | 3,660                                      | 2.2%                        |
| O-68                              | Axior Mita                         | Central Tokyo              | 1,800                                      | 1.1%                        |
| O-69                              | Ichigo Higashi Ikebukuro Building  | Tokyo Metropolitan Area    | 4,570                                      | 2.8%                        |
| O-70                              | Koriyama Big-i (Office Section)    | Other Regional Cities      | 1,660                                      | 1.0%                        |
| O-71                              | Ichigo Kawasaki Building           | Tokyo Metropolitan Area    | 1,750                                      | 1.1%                        |
| Subtotal - Office (59 Properties) |                                    |                            | 140,277                                    | 85.9%                       |

| No.                               | Property                                 | Area <sup>1</sup>          | Acquisition Price <sup>2</sup><br>(mm yen) | % of Portfolio <sup>3</sup> |
|-----------------------------------|--|----------------------------|--|-----------------------------|
| R-04                              | Ichigo Serviced Apartments Takanawadai   | Central Tokyo              | 1,360                                      | 0.8%                        |
| R-06                              | B-SITE Hamamatsucho                      | Central Tokyo              | 701  | 0.4%                        |
| R-09                              | Ichigo Serviced Apartments Ginza         | Central Tokyo              | 946  | 0.6%                        |
| Z-02                              | Ichigo Fiesta Shibuya                    | Central Tokyo              | 1,970                                      | 1.2%                        |
| Z-03                              | Ichigo Burg Omori                        | Tokyo Metropolitan Area    | 3,218                                      | 2.0%                        |
| Z-04                              | Ichigo Pagoda Asakusa                    | Tokyo Metropolitan Area    | 1,640                                      | 1.0%                        |
| Z-05                              | Ichigo Machida East Building             | Tokyo Metropolitan Area    | 1,310                                      | 0.8%                        |
| Z-07                              | Ichigo Sapporo Minami 2 Nishi 3 Building | Four Major Regional Cities | 558  | 0.3%                        |
| Z-08                              | Ichigo Daimyo Balcony                    | Four Major Regional Cities | 638  | 0.4%                        |
| Z-09                              | Konami Sports Club Izumi Fuchu           | Other Regional Cities      | 1,210                                      | 0.7%                        |
| Z-10                              | Ichigo Shibuya Bunkamura Dori Building   | Central Tokyo              | 2,400                                      | 1.5%                        |
| Z-11                              | Twicere Yokohama Isogo (Retail Section)  | Tokyo Metropolitan Area    | 1,620                                      | 1.0%                        |
| Z-12                              | Lions Square Kawaguchi                   | Tokyo Metropolitan Area    | 2,430                                      | 1.5%                        |
| Z-13                              | Ichigo Shin Yokohama Arena Dori Building | Tokyo Metropolitan Area    | 1,700                                      | 1.0%                        |
| Z-14                              | Ichigo Kamata Building                   | Tokyo Metropolitan Area    | 1,400                                      | 0.9%                        |
| Subtotal - Others (15 Properties) |  |                            | 23,101                                     | 14.1%                       |
| Total (74 Properties)             |  |                            | 163,378                                    | 100.0%                      |

|                           |  |       |   |
|---------------------------|--|-------|---|
| Investments in Securities | Motoazabu Holdings GK TK Equity Interest | 1,000 | — |
|                           | Ikenohata Holdings GK TK Equity Interest | 1,000 | — |
|                           | Total (2 TK Equity Interests)            | 2,000 | — |

<sup>1</sup> “Central Tokyo” refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. “Tokyo Metropolitan Area” refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. “Four Major Regional Cities” refers to Osaka, Nagoya, Fukuoka, and Sapporo.

<sup>2</sup> Acquisition Price excludes consumption tax. For the 39 assets acquired via the REIT merger on November 1, 2011 (O-02 to O-42 and Z-02 to Z-08), the appraisal value is shown as of October 31, 2011.

<sup>3</sup> % of Portfolio is the Acquisition Price of the Total Acquisition Price and rounded to the nearest second decimal place.