



Premier Investment Corporation

Fiscal Period

27

(6-month Period Ended April 2016)

Earnings Presentation



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Fiscal Period 27 Earnings Overview

(Million Yen / "▲" represents "minus".)

		Actual			Forecast *1	
		FP 26 (Ended Oct. 2015) [1]	FP 27 (Ended Apr. 2016) [2]	Change [2]-[1]	[3]	Change [2]-[3]
Operation revenue		8,076	8,094	18	7,910	184
	Gain on property sale	93	-	▲93	-	-
Operating expenses		4,391	4,344	▲46	4,333	11
Operating income		3,685	3,749	64	3,577	172
	Real estate rental income	3,816	3,897	80	3,752	145
Ordinary income		3,122	3,241	119	3,070	171
Net Income		3,120	3,240	119	3,068	171
Rental NOI *2		5,438	5,597	159	5,433	163
FFO		4,301	4,538	236	4,355	182
Reserve for reduction entry	Provisions	74	-	▲74	-	-
	Reversals	-	-	-	-	-
	Balance (after profit appropriation)	260	260	-	260	-
Distribution per unit		2,312 yen *3	2,460 yen	148 yen	2,330 yen	130 yen
Number of investment properties		57	59	2	57	2

*1 Here, "Forecast" refers to the forecast of the operating environment in FP 27 disclosed in the release published December 18, 2015, entitled, "Financial Report for the 26th Fiscal Period Ended October 31, 2015."

*2 Rental NOI includes dividends received on preferred securities as office operating revenue.

*3 Implemented a 5-for-1 investment unit split effective November 1, 2015 (the first day of FP 27). DPU FP 26 has been adjusted for the unit split to facilitate comparison with forecasts for FP 27.



Fiscal Period 27 Earnings Overview (Major Indicators)



Average Occupancy Rate

	FP 26 (Ended Oct. 2015)	FP 27 (Ended Apr. 2016)
Office	96.5%	97.0%
Residential	95.7%	96.6%
Total	96.2%	96.9%

Borrowings (intra-period change)

	Repaid	Borrowed
Amount	11.0 billion yen	13.0 billion yen
Average interest rate *1	1.29%	0.68%
Average loan duration	4.0 years	6.7 years

NOI Yield

	FP 26 (Ended Oct. 2015)	FP 27 (Ended Apr. 2016)
Office	5.0%	5.1%
Residential	4.7%	4.9%
Total	4.9%	5.0%

Interest-bearing Liabilities

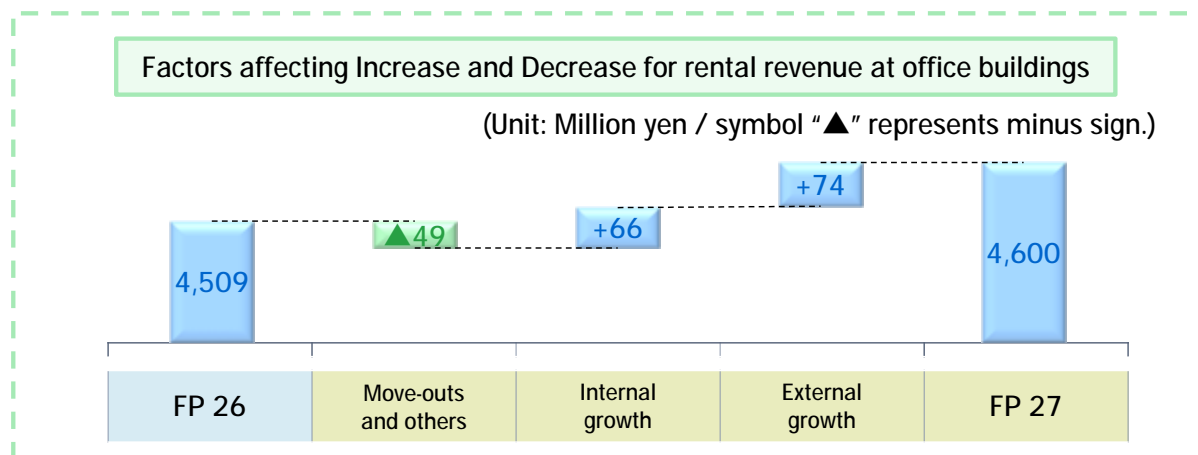
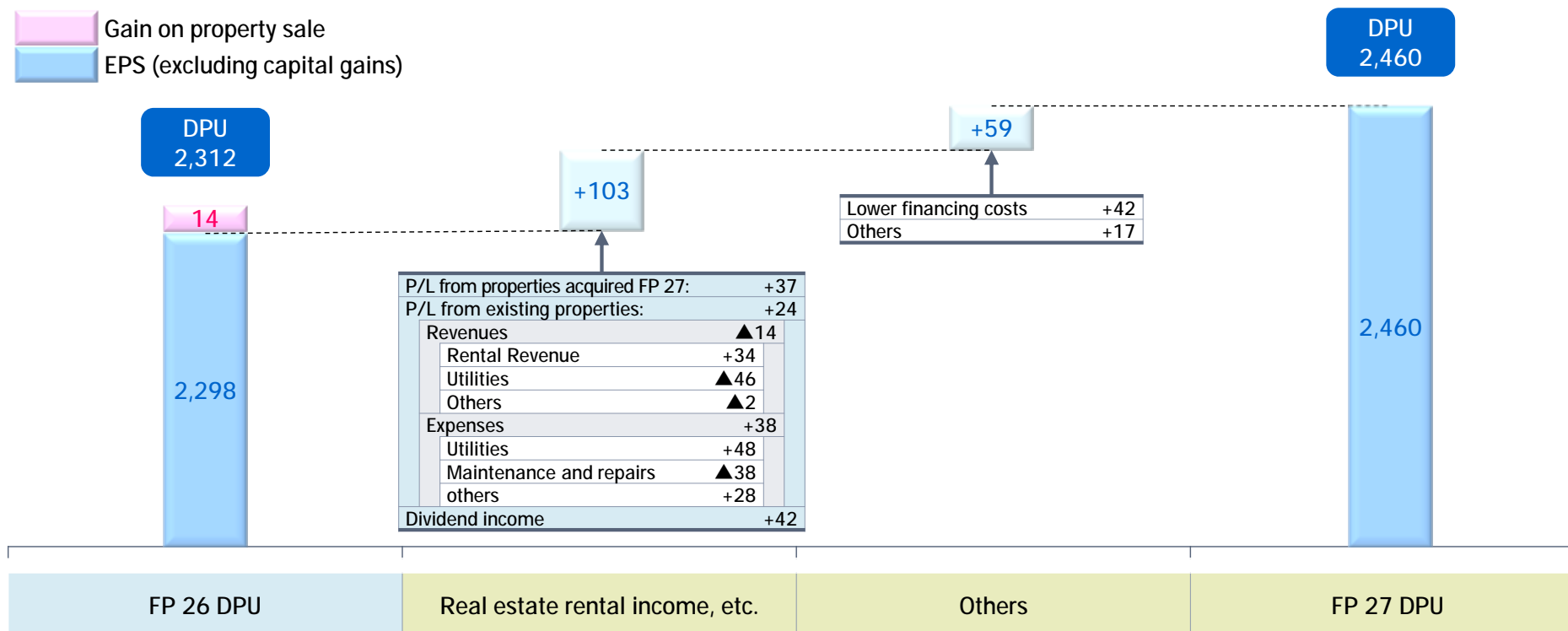
	FP 26 (Ended Oct. 2015)	FP 27 (Ended Apr. 2016)
LTV (Loan To Value)	46.5%	46.9%
Average interest rate *2	0.91%	0.83%
Average remaining maturity on debt	3.0 years	3.2 years

*1 The average interest rate for borrowings with floating interest rates is calculated using the applicable interest rate from the time of repayment or procurement.

*2 Calculated using the interest rate in effect as of the end of the applicable fiscal period.

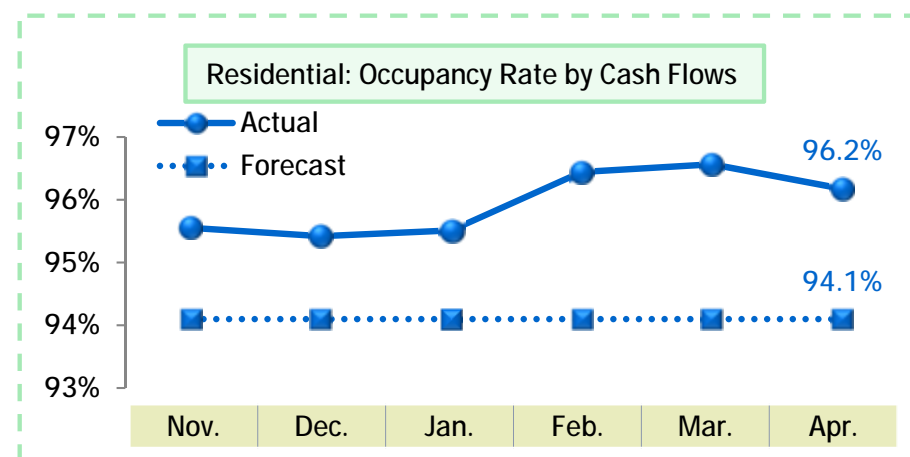
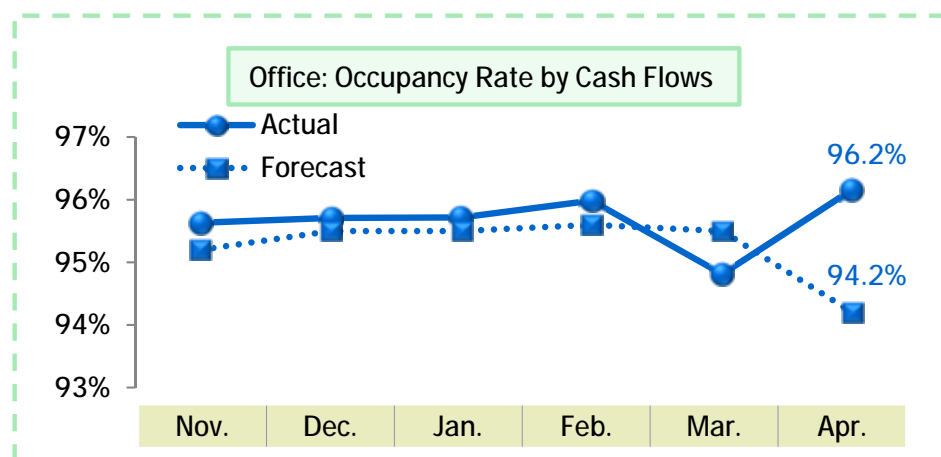
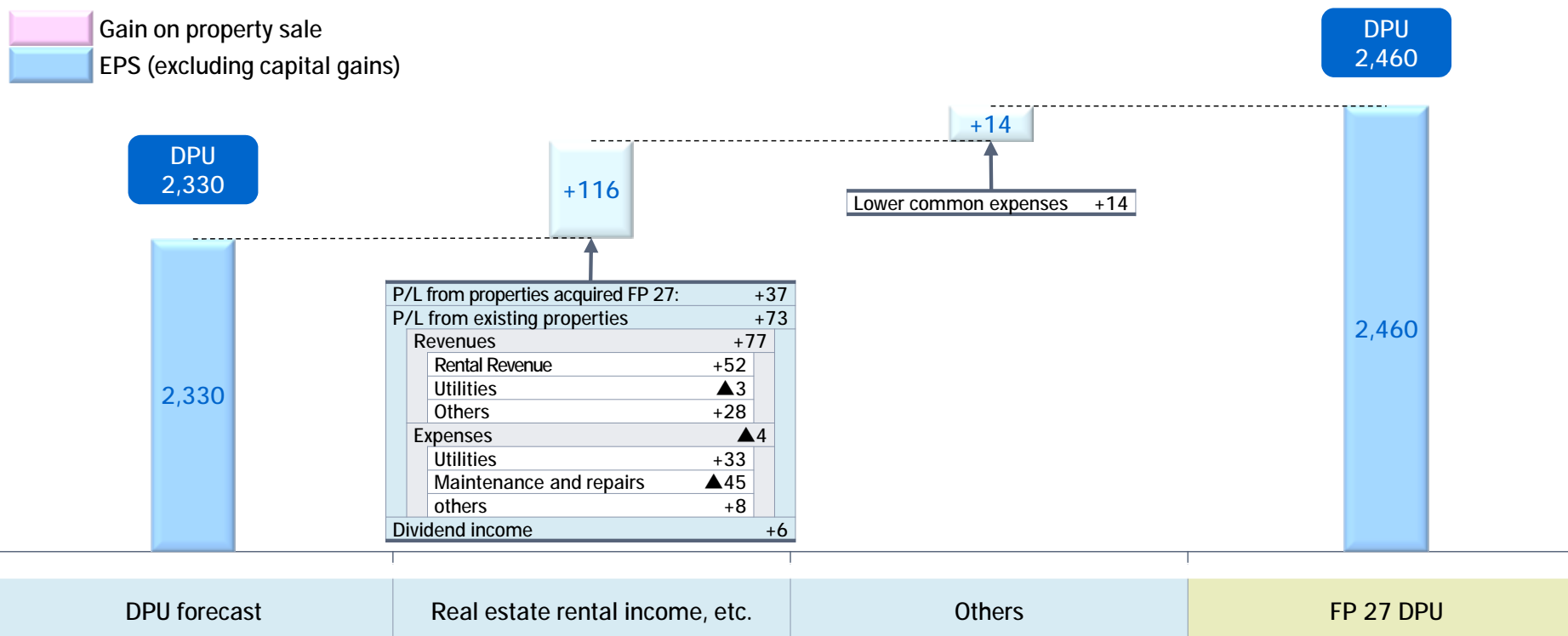
DPU Analysis (Comparison to Results from Previous Period)

(Yen / "▲" represents "minus".)



DPU Analysis (Comparison to Forecast as of Beginning of Period)

(Yen / "▲" represents "minus".)



*1 Here, "Forecast" refers to the forecast of the operating environment in FP27 disclosed in the release published December 18, 2015, entitled, "Financial Report for the 26th Fiscal Period Ended October 31, 2015."



Property Acquisitions from NTT Urban Development



Acquired property	Urbannet Shizuoka Ote-machi Building (40% co-ownership)	Urbannet Shizuoka Building (40% co-ownership)
		
Asset type	Office	Office
Seller	NTTUD	NTTUD
Acquisition date	February 19, 2016	February 19, 2016
Acquisition price	1,628 million yen	1,119 million yen
Appraisal value	1,708 million yen	1,180 million yen
Location	Shizuoka City, Shizuoka	Shizuoka City, Shizuoka
Site	2,161m ²	1,497m ²
Gross floor area	13,817m ²	8,997m ²
Age (end of FP 27)	20.2 years	24.4 years
Occupancy rate (end of FP 27)	100.0%	100.0%
Appraisal NOI yield	7.4%	7.6%

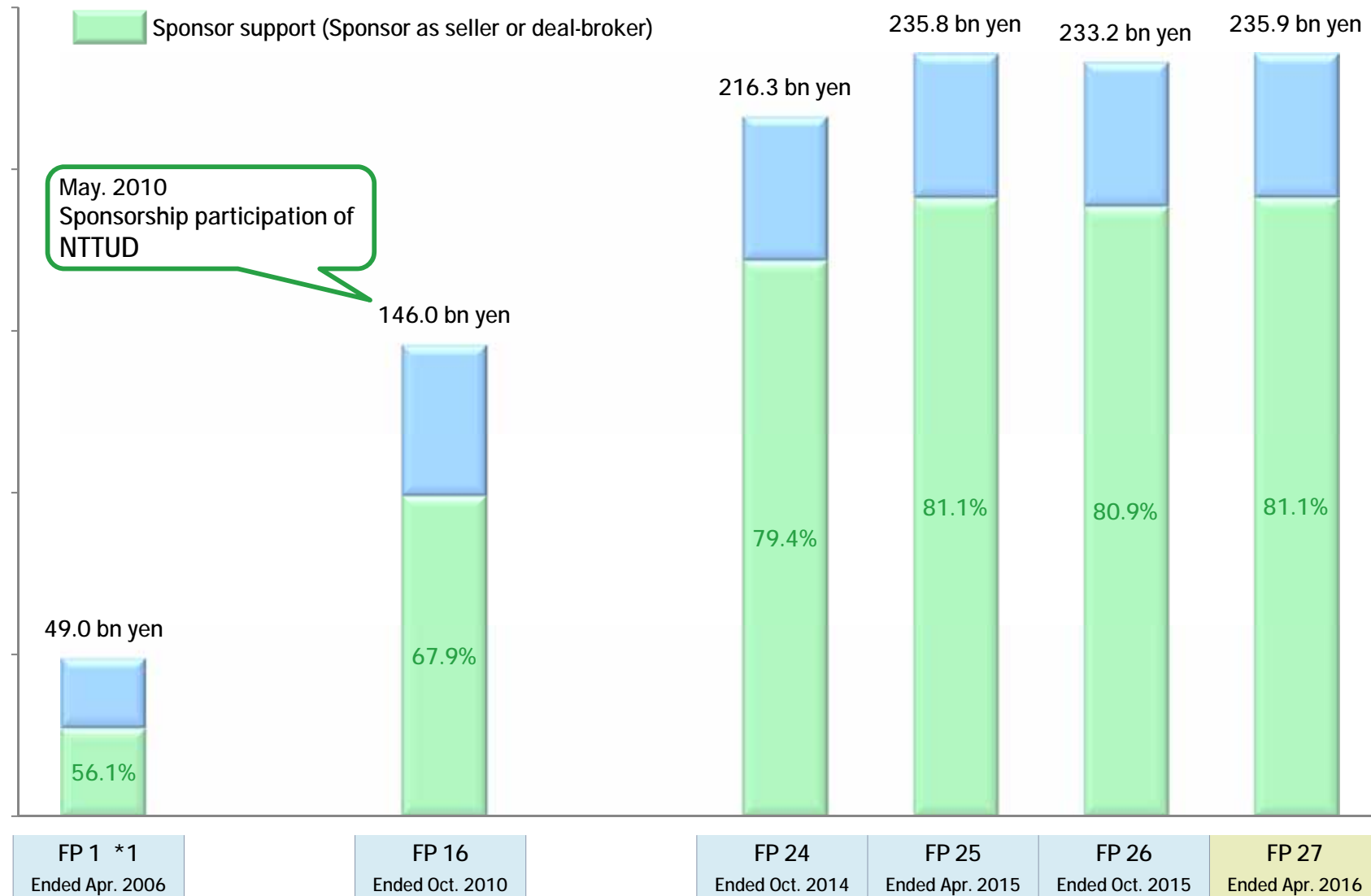


Status of the Portfolio

		FP 26 (Ended Oct. 2015)	FP 27 (Ended Apr. 2016)
Number of properties		57	59
Asset size		233.2 billion yen	235.9 billion yen
Average age across portfolio		19.8 years	20.4 years
Distribution of the Portfolio	By asset type		
	By geographical area		
NOI yields		4.9%	5.0%
Yields after depreciation		3.8%	3.8%



Growth in Asset Size

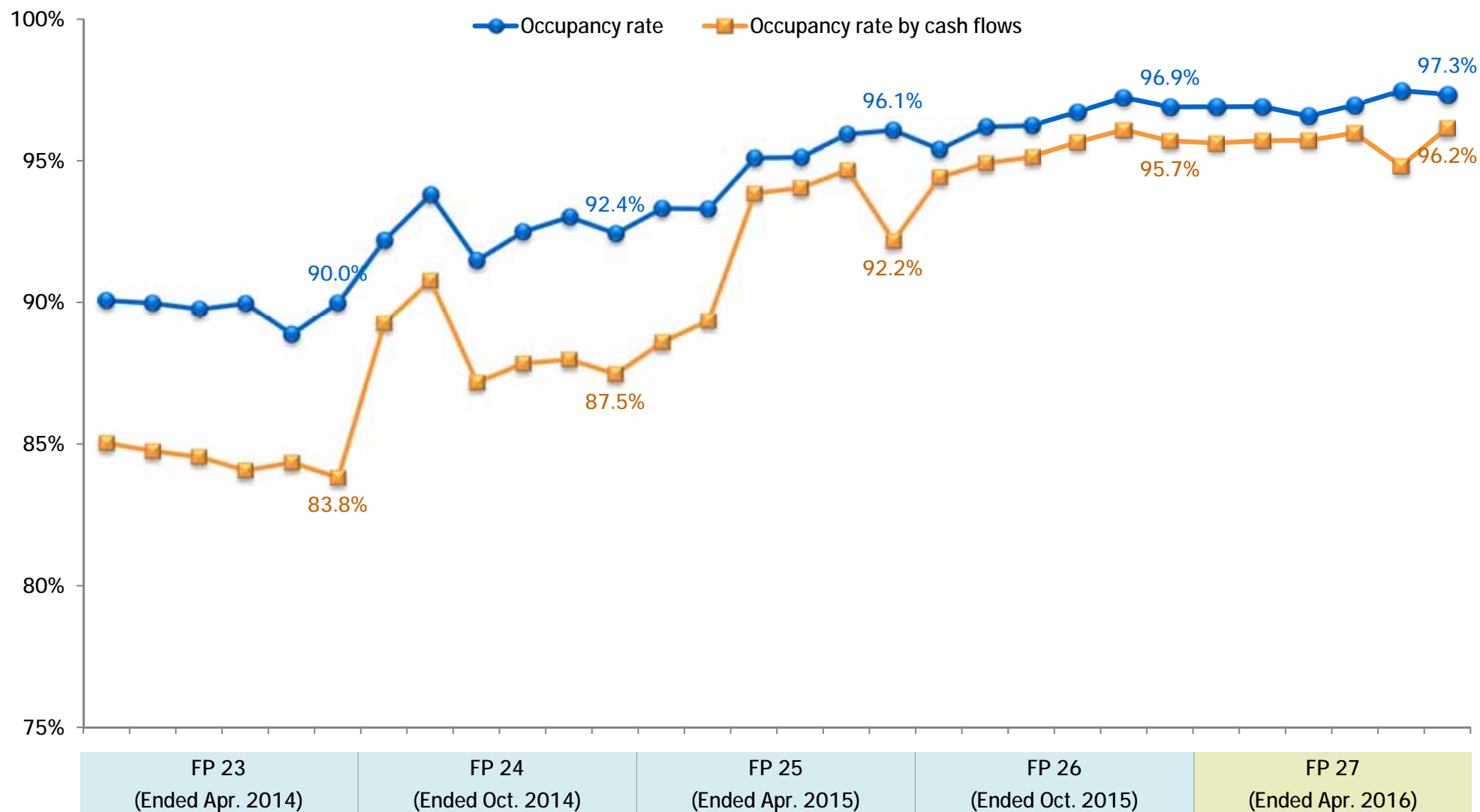


*1 PIC was listed on the Tokyo Stock Exchange (J-REIT securities market) at September 10, 2002.



Office: Occupancy Rates

Occupancy Rate and Occupancy Rate by Cash Flows



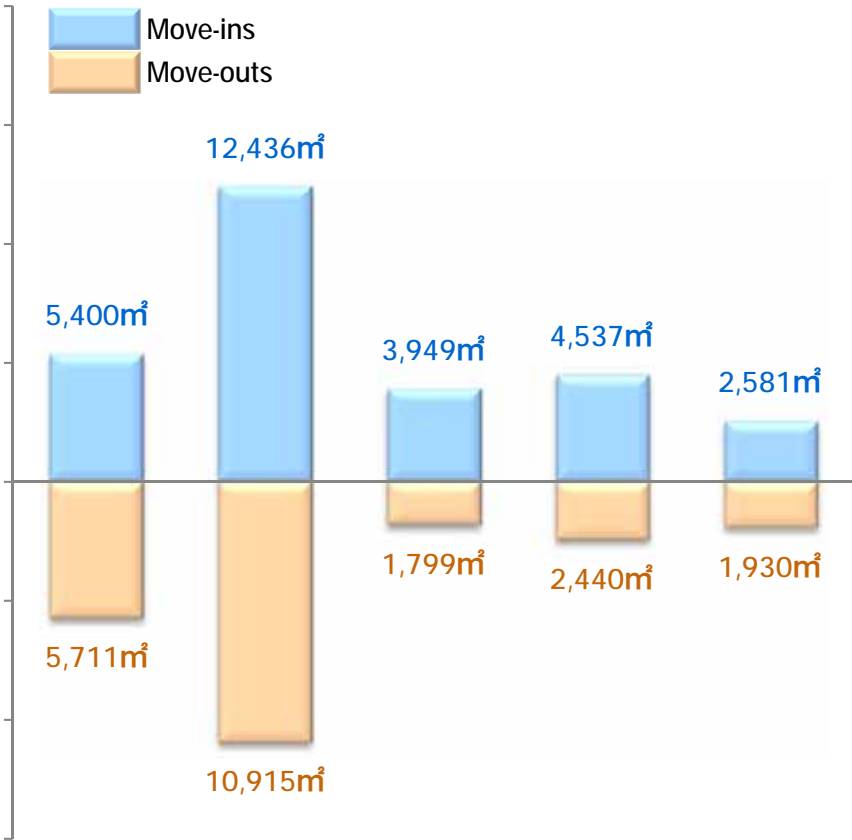


Office: Tenant Turnover and Rent Revisions



Office Tenant Turnover (Area)

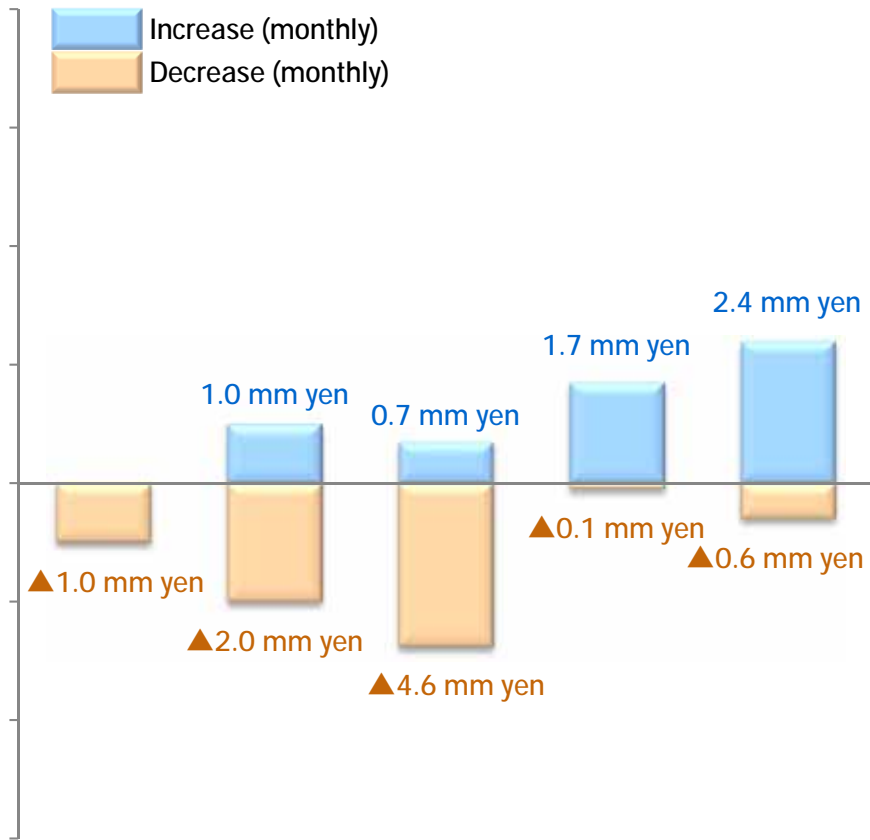
(“▲” represents minus sign.)



Net Difference	▲310m²	1,521m²	2,149m²	2,097m²	650m²
	FP 23	FP 24	FP 25	FP 26	FP 27

Rent Reversions (Lease renewals)

(“▲” represents minus.)

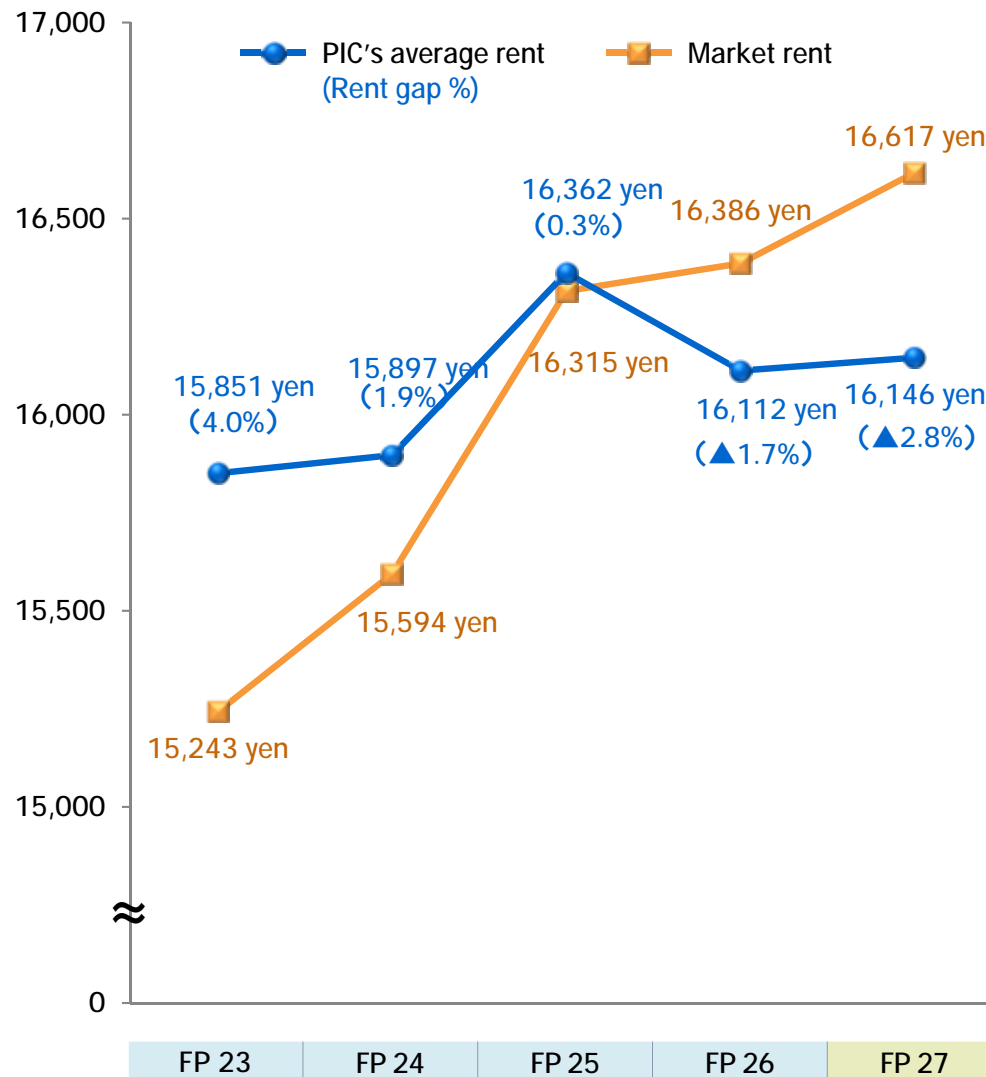


Net Difference (mm yen)	▲1.0	▲0.9	▲3.8	1.5	1.8
	FP 23	FP 24	FP 25	FP 26	FP 27

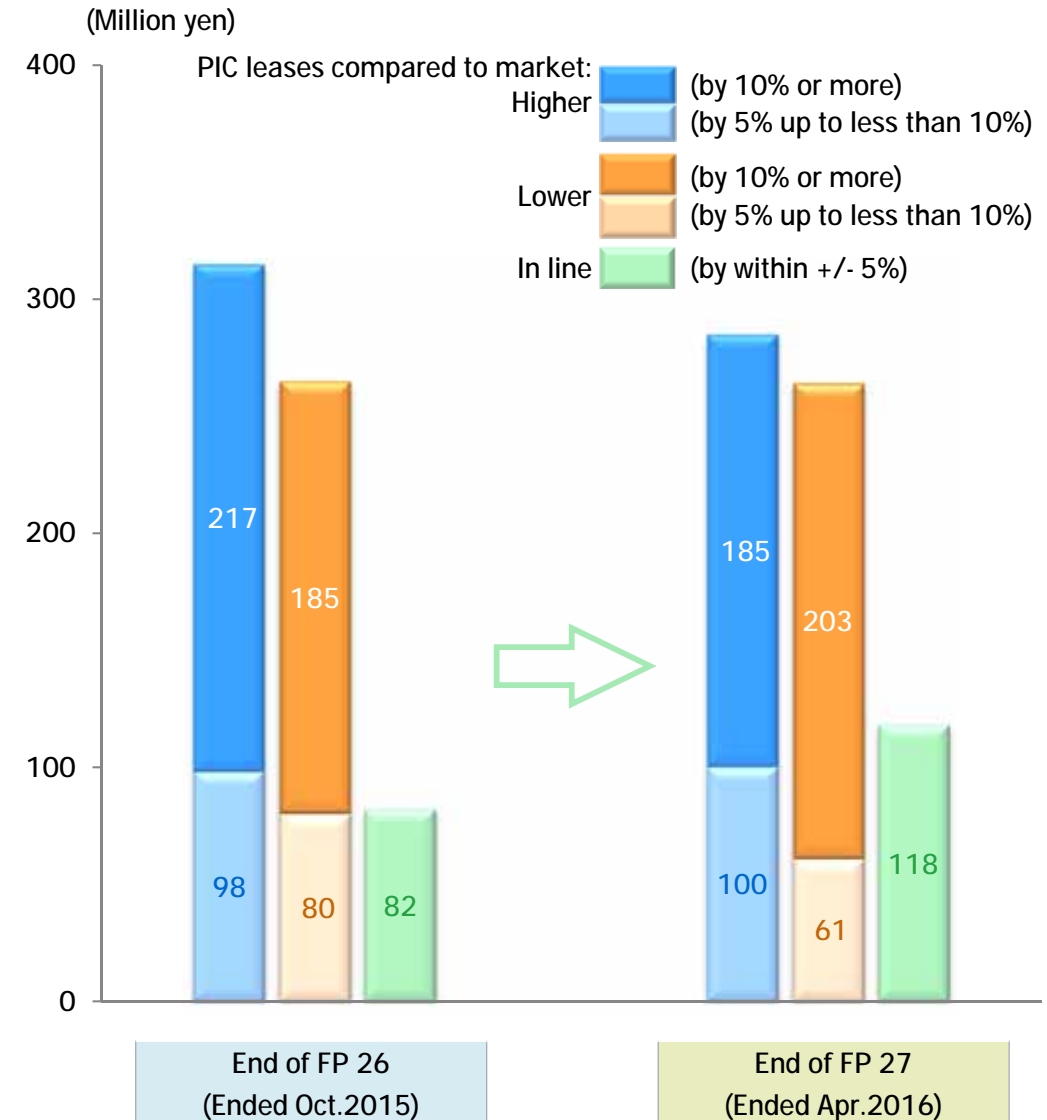
Office Rent Analysis (Greater Tokyo)

Gap Versus Market Rents *1

("▲" represents "minus" .)



Rent Gap Analysis



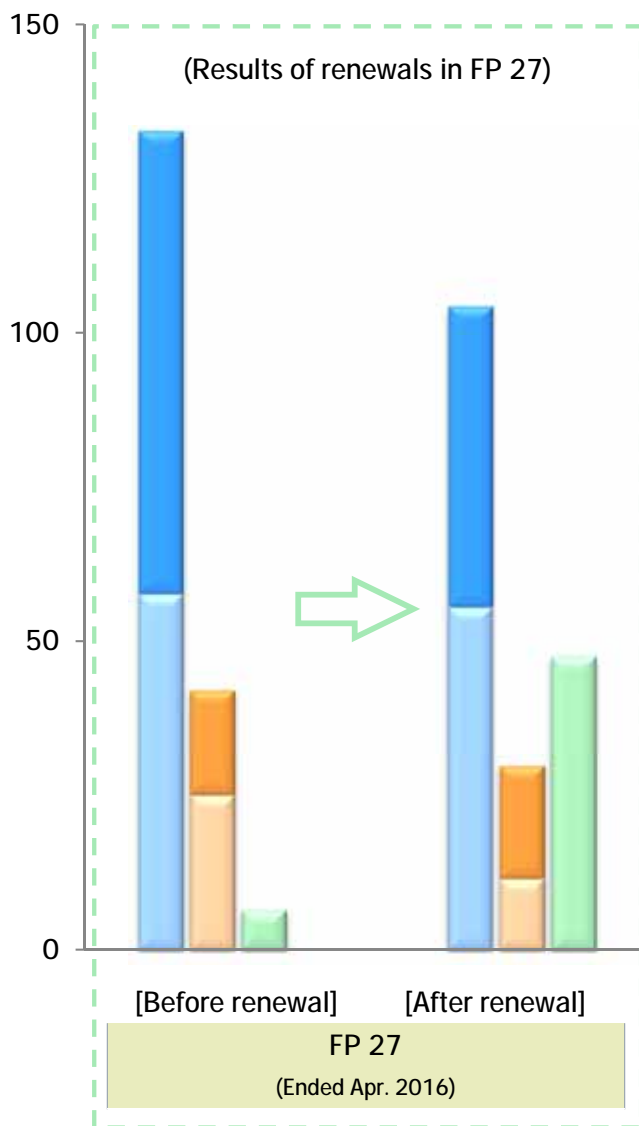
*1 The rent gap is calculated based on the gap between the market rent (surveyed every March and September) and the contract rent (as of the end of each fiscal period) for each office building in the portfolio, based on leasable area. Does not include properties located in major regional cities.



Office Lease Renewals Schedule (Greater Tokyo)

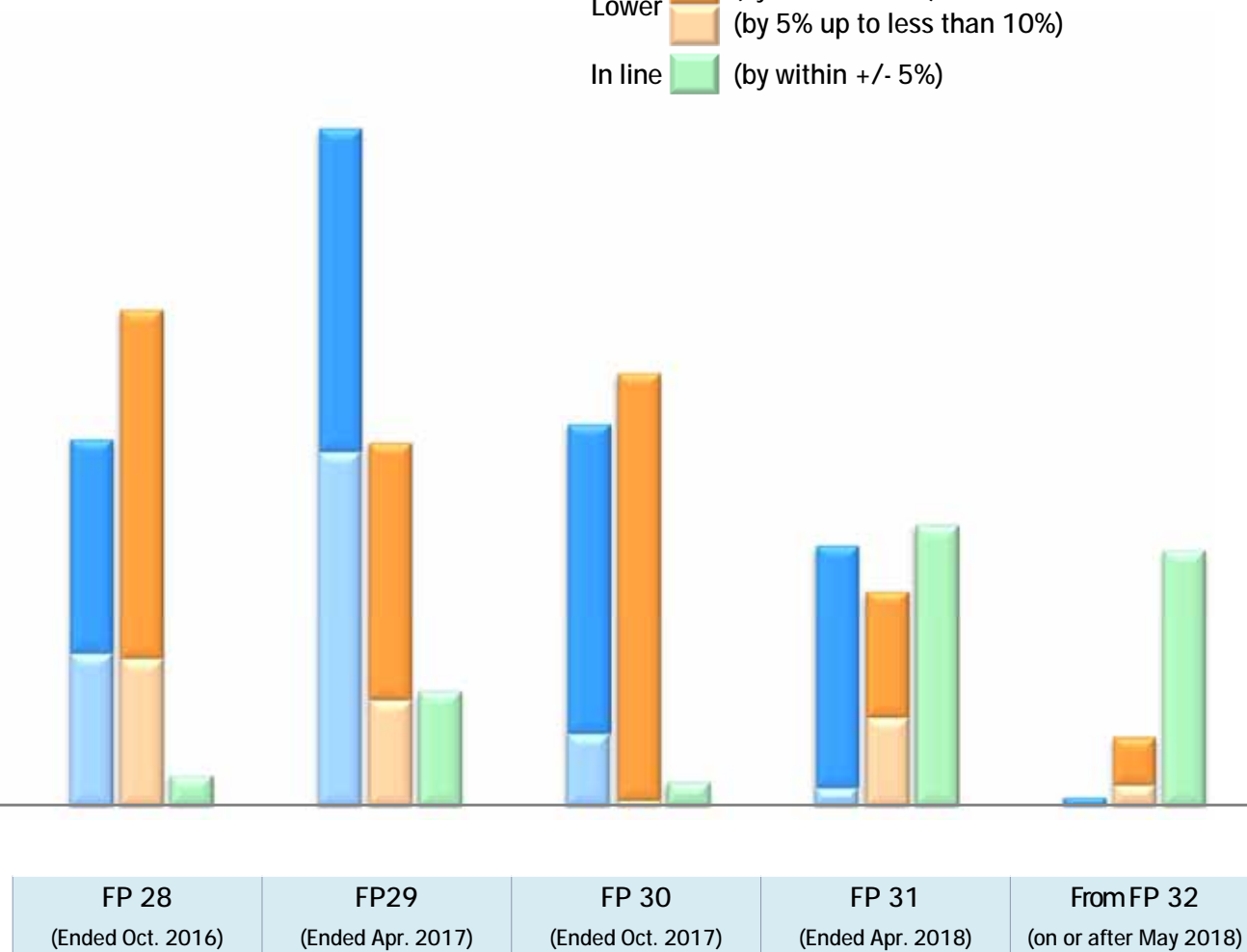


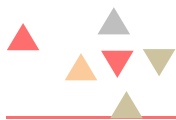
(Unit: Million yen)



PIC leases compared to market:

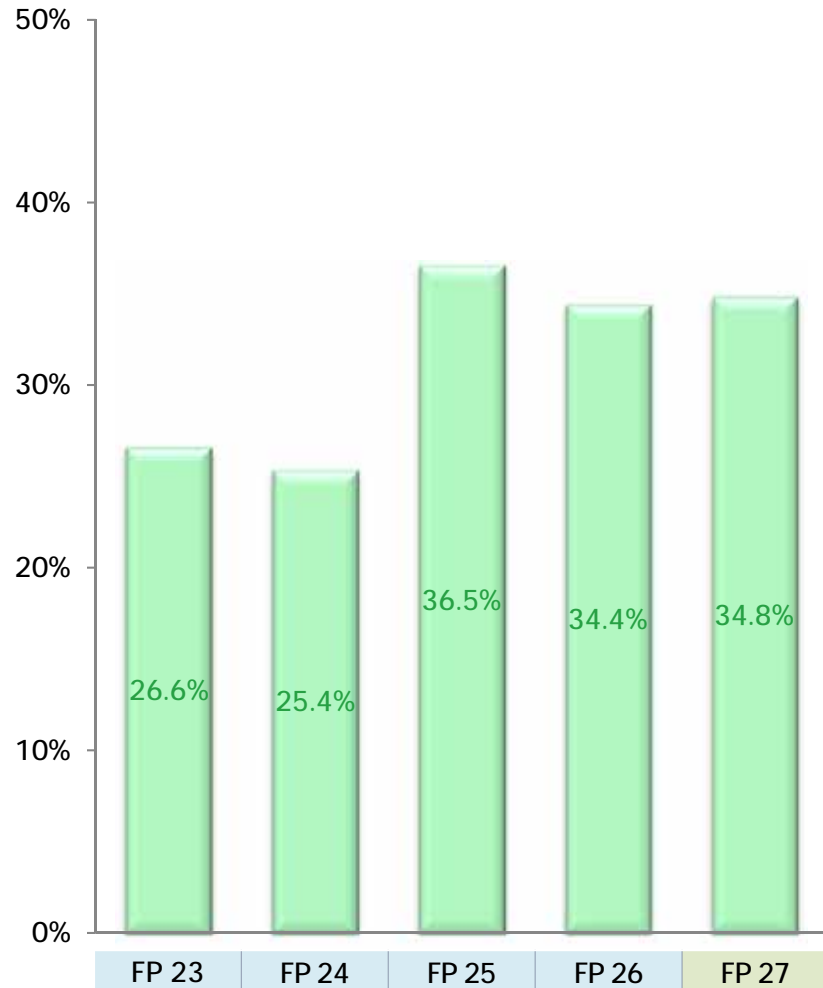
- Higher
 - (by 10% or more)
 - (by 5% up to less than 10%)
- Lower
 - (by 10% or more)
 - (by 5% up to less than 10%)
- In line
 - (by within +/- 5%)





Office: Status of Tenants

Office Tenant Exposure to NTT Group



Top 10 Office Tenants *1

(as of April 30, 2016)

Rank	Tenant	Space leased	%	Property name	Next lease renewal	
1	Docomo CS Inc.	8,773m ²	5.3%	UN Ikebukuro Bldg.	2017/03	FP 29
2	NTT Business Associe East Co., Ltd.	7,125m ²	4.3%	UN Omori Bldg.	2017/03	FP 29
3	Sumitomo Osaka Cement Co., Ltd.	6,872m ²	4.1%	Rokubancho Bldg.	2017/05	FP 30
4	NTT Urban Development Corporation	6,840m ²	4.1%	TP Yodoyabashi (land) and others *2	A standard leasehold right for 30 years	
5	NTT Data	5,530m ²	3.3%	UN Mita Bldg.	2016/12 2018/03	FP 29 FP 31
6	NTT Finance Corporation	5,417m ²	3.3%	UN Ikebukuro Bldg.	2016/06	FP 28
7	FIELDS Corporation	4,882m ²	2.9%	KN Shibuya No.3	2017/04	FP 29
8	NTT Learning Systems Corporation	4,801m ²	2.9%	UN Azabu Bldg.	2018/03	FP 31
9	Japan Display Inc.	4,140m ²	2.5%	Landic Shimbashi 2 Bldg.	2016/09 2016/12	FP 28 FP 29
10	ITOKI Corporaion	4,037m ²	2.4%	UN Irifune Bldg.	2017/06	FP 30

*1 A calculation of the office space leased by such tenants (at the end of the each fiscal period) as a percentage of gross area under lease in office of PIC's portfolio. Where PIC owns a partial stake in a property, the calculation has been adjusted for PIC's stake of ownership. Gross area under lease in office is the sum of area under lease in office properties less any residential space plus any office space from residential properties.

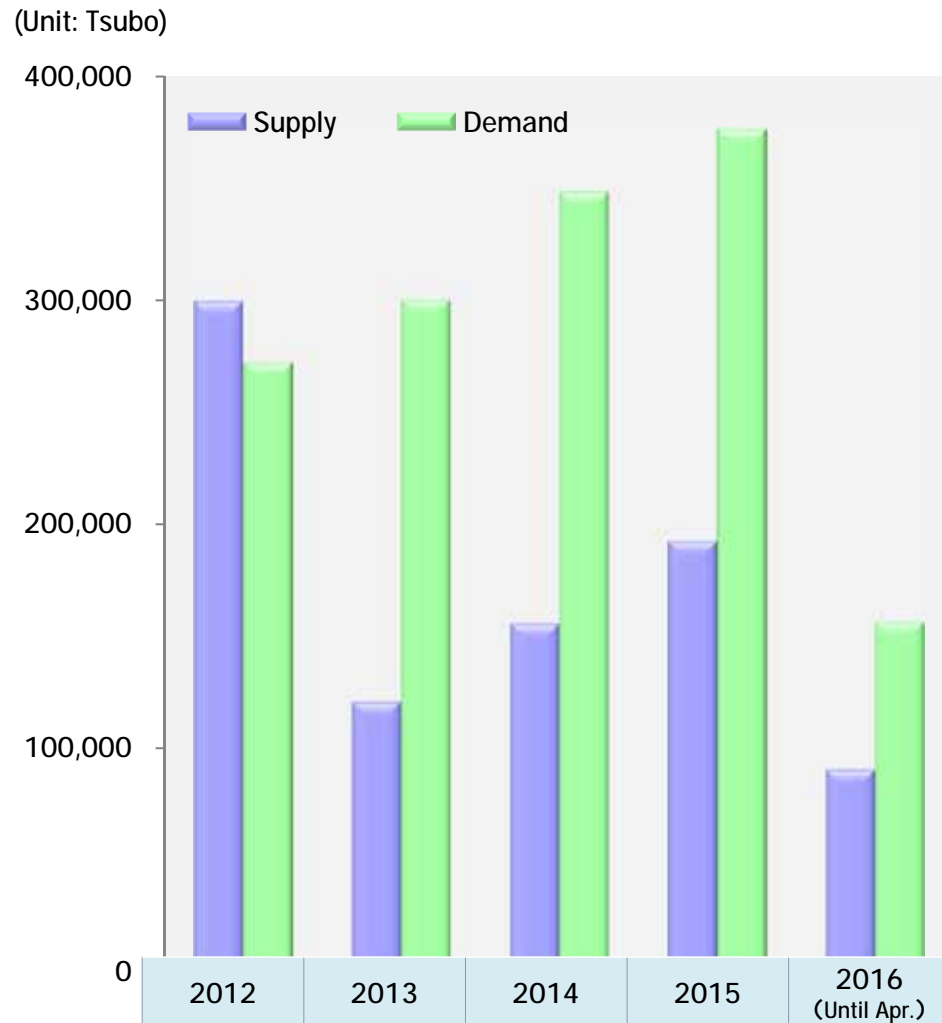
*2 NTTUD is entered as tenant of Tradepia Yodoyabashi (Land), as it is in effect the leaseholder of the relevant land (the beneficiary of the beneficiary interest in real estate trust for the entire building standing on the land as trust property). Furthermore, the leaseholder under the land leasehold establishment agreement is Sumitomo Mitsui Trust Bank, Limited, the trustee.



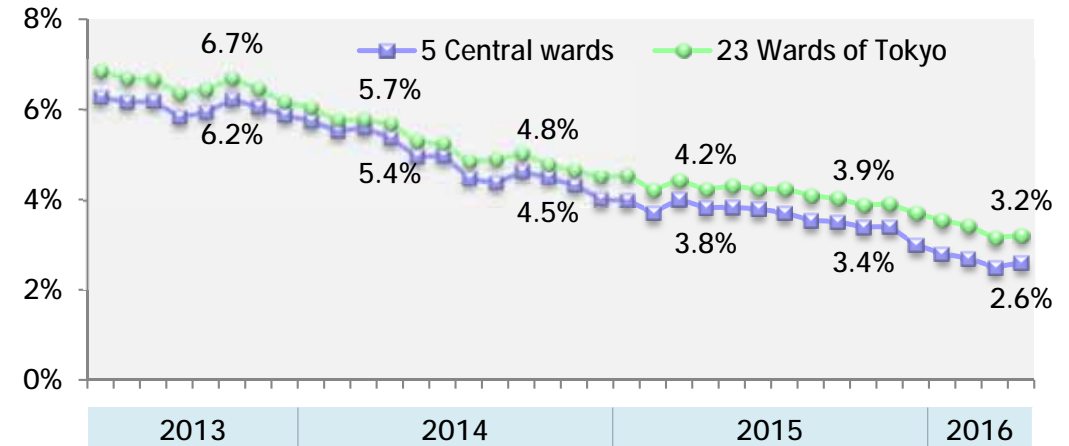
Office: Market Trends in Tokyo



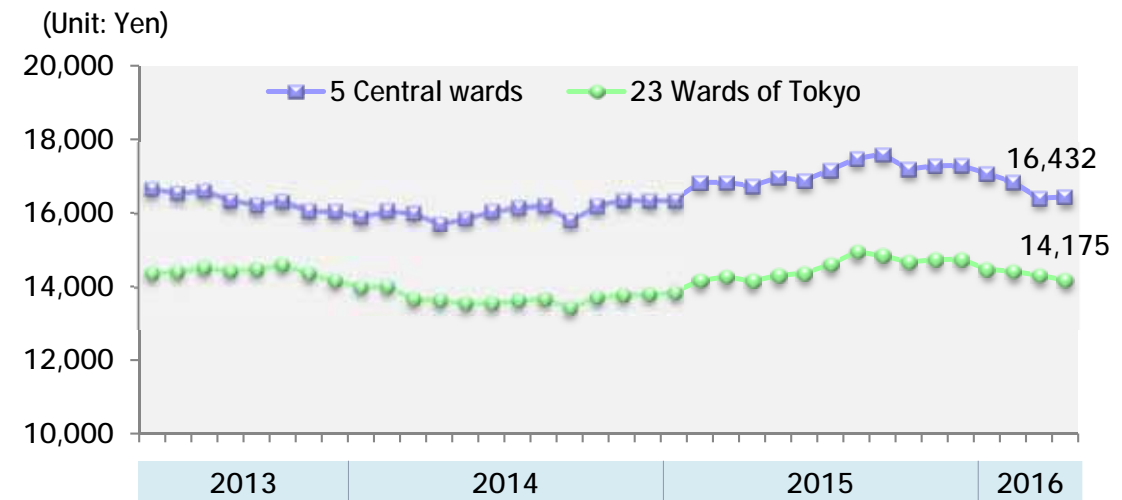
Supply & Demand in 23 Wards of Tokyo *1



Vacancy Rates of Large Buildings *2



Average Rents (per tsubo) of Large Buildings *2

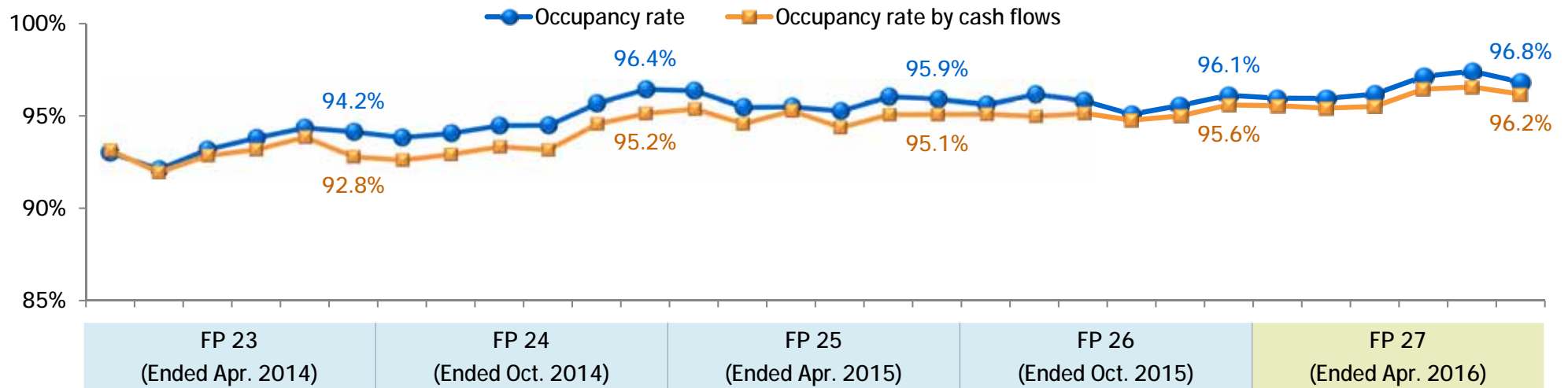


*1 Prepared by Premier REIT Advisors based on the Monthly Office Market Survey by Sanko Estate Co., Ltd. The following figures are used to represent supply and demand. Supply = Combined gross leasable area of newly completed office buildings. Demand = Vacant space (unoccupied space) as of the beginning of the period + New supply (space available for lease in new buildings that came online during the period) - Vacant space as the end of the period.

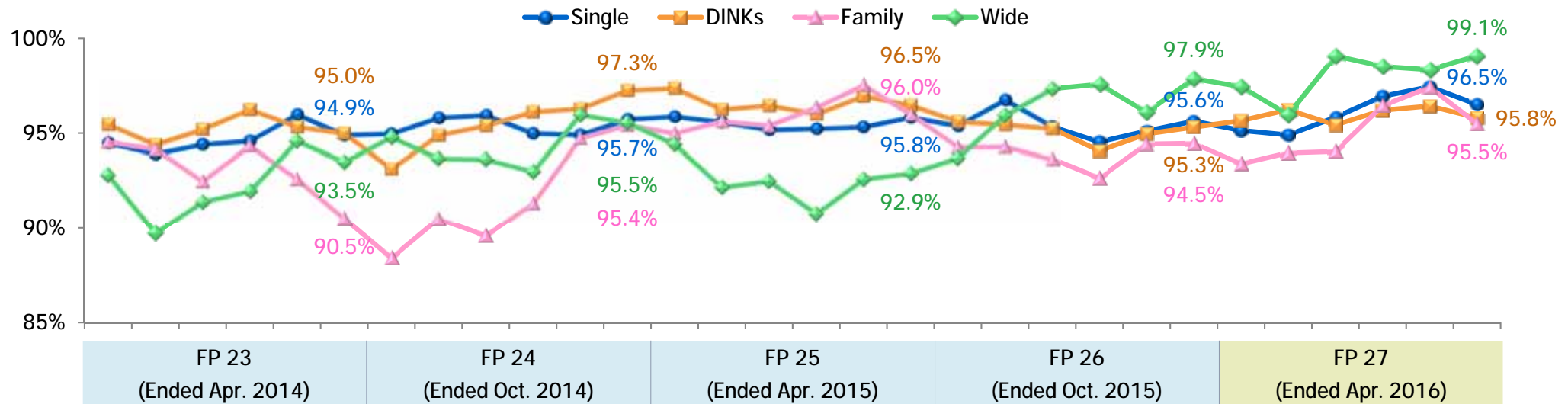
*2 Prepared by Premier REIT Advisors based on market data (May, 2013, until April, 2016) from Sanko Estate Co., Ltd. "Large buildings" refer to office buildings with at least 200 tsubo (roughly 660 m² or 7,100 ft²) per floor (as defined by Sanko Estate Co., Ltd.)

Residential: Occupancy Rates

Occupancy Rate and Occupancy Rate by Cash Flows



Occupancy Rate by Unit Type

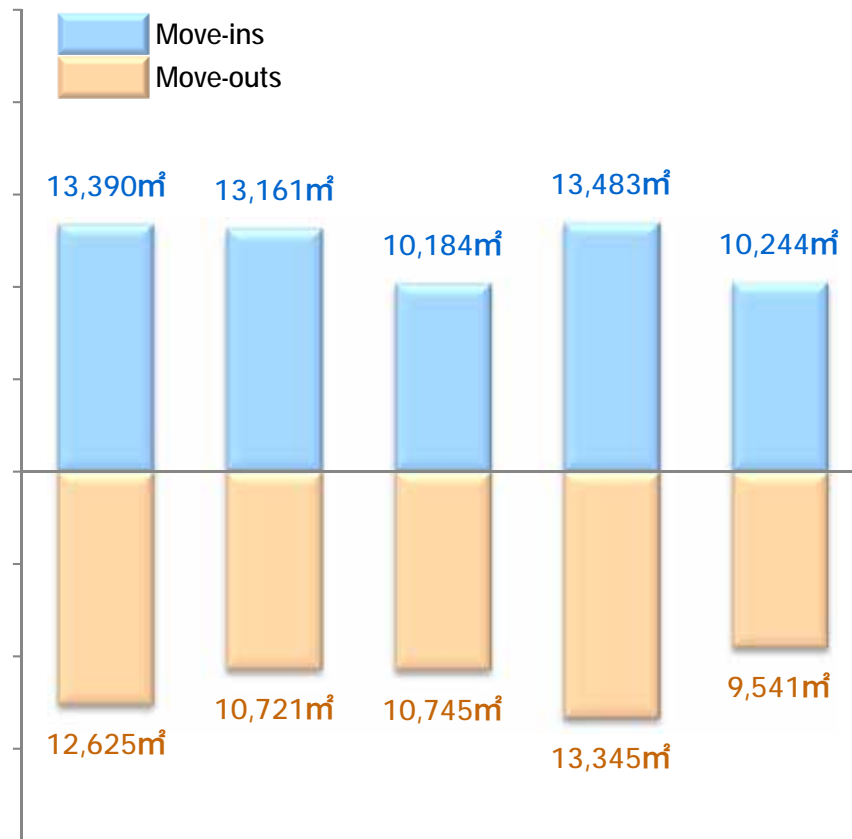




Residential: Tenant Turnover and Rent Trends

Residential Tenant Turnover

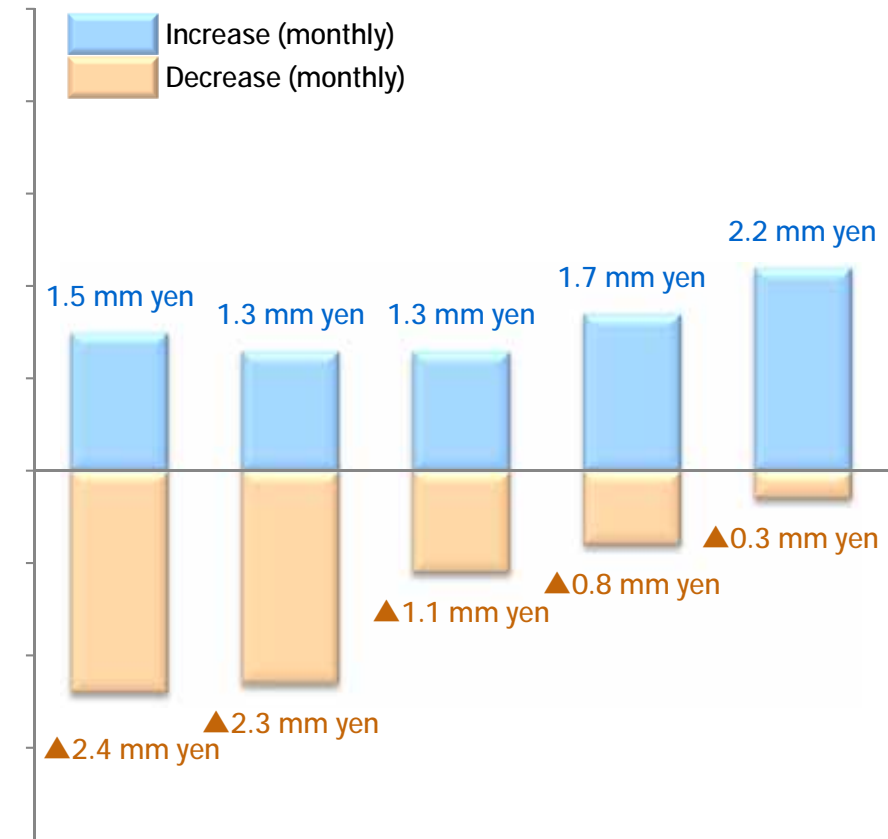
(Symbol "▲" represents minus.)



Net Difference	765m²	2,440m²	▲560m²	137m²	702m²
	FP 23	FP 24	FP 25	FP 26	FP 27

Change in Rents on New Tenant Leases

(Symbol "▲" represents minus.)



Net Difference (mm yen)	▲0.8	▲0.9	0.1	0.8	1.8
	FP 23	FP 24	FP 25	FP 26	FP 27



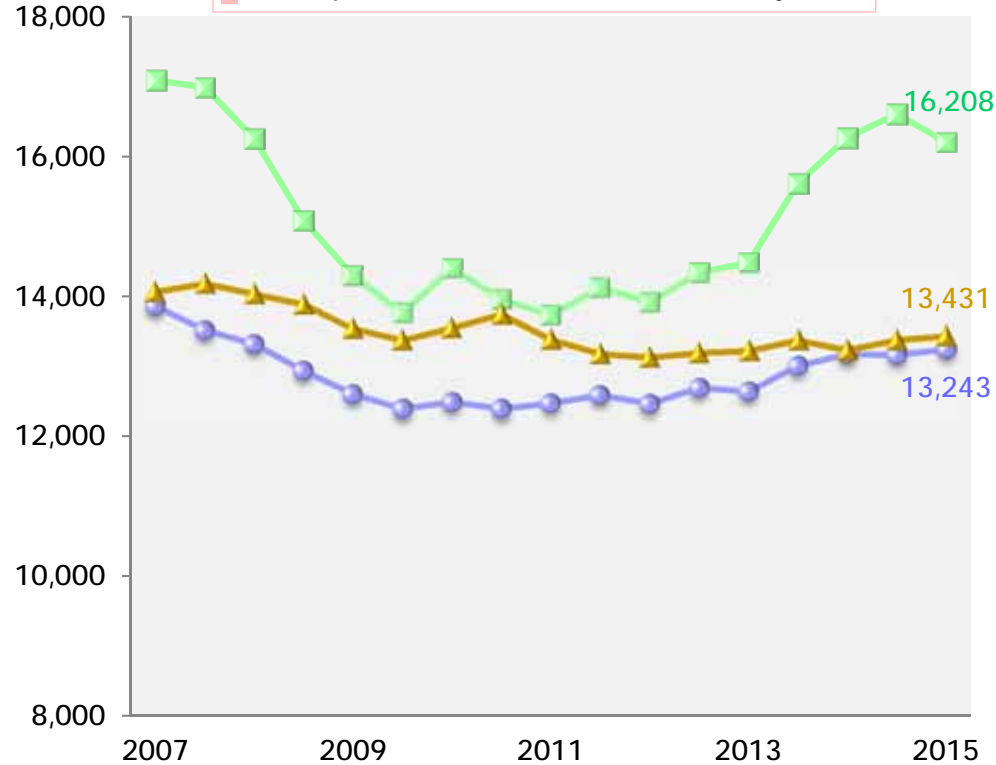
Apartment Rent Trends in Tokyo



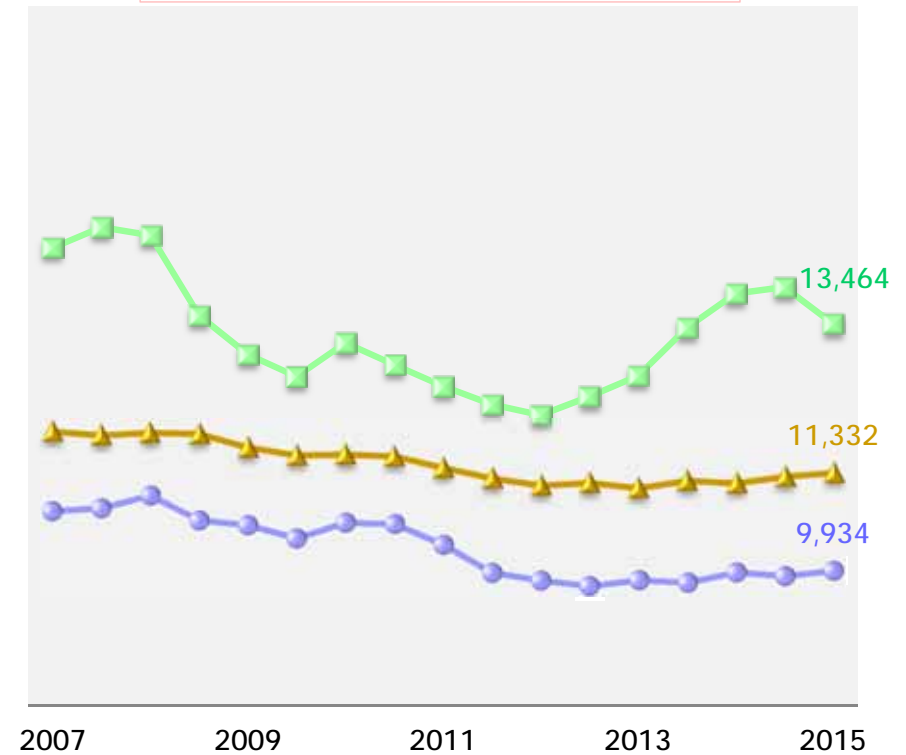
- Large (80 m² or more)
- Standard (40 m² to 80 m²)
- Small (Less than 40 m²)

(Unit: Yen)

Rent (per tsubo) in 5 Central Wards of Tokyo *1



Rent (per tsubo) in 23 Wards of Tokyo *1

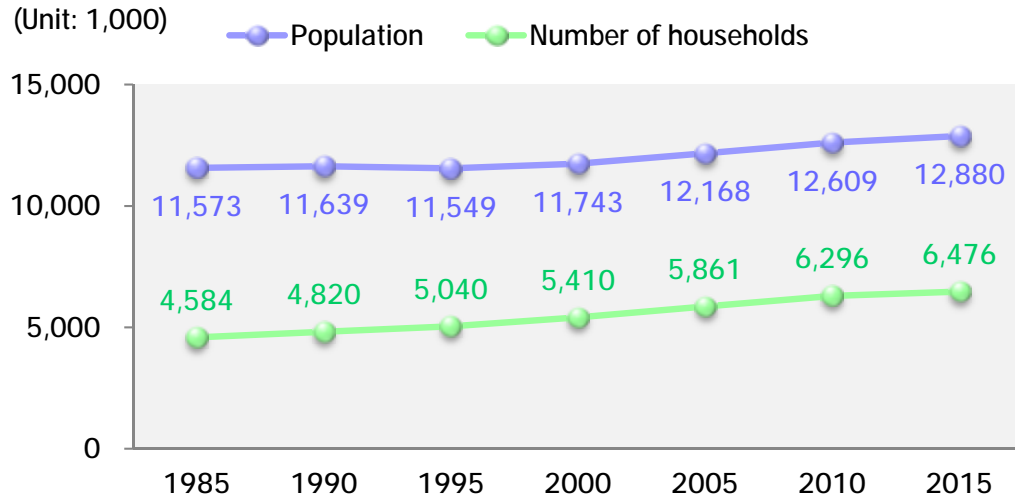


*1 Prepared by PRA based on the Residential Market Index from the Japan Real Estate Institute (JREI). Based on sample data collected by JREI every six months, It is an average rent price (excluding management fees and common-area costs) assuming that each property has a building age of 10 years.

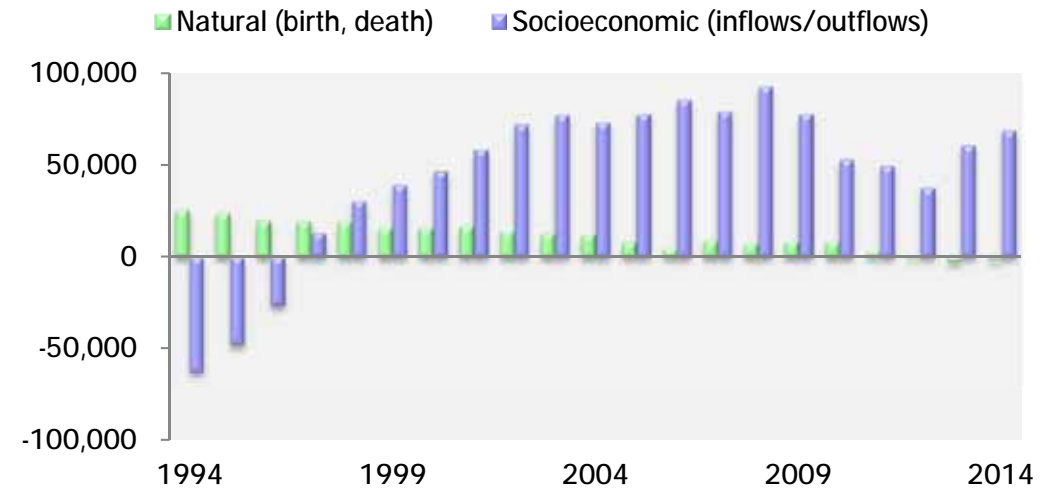


Population Changes in Tokyo

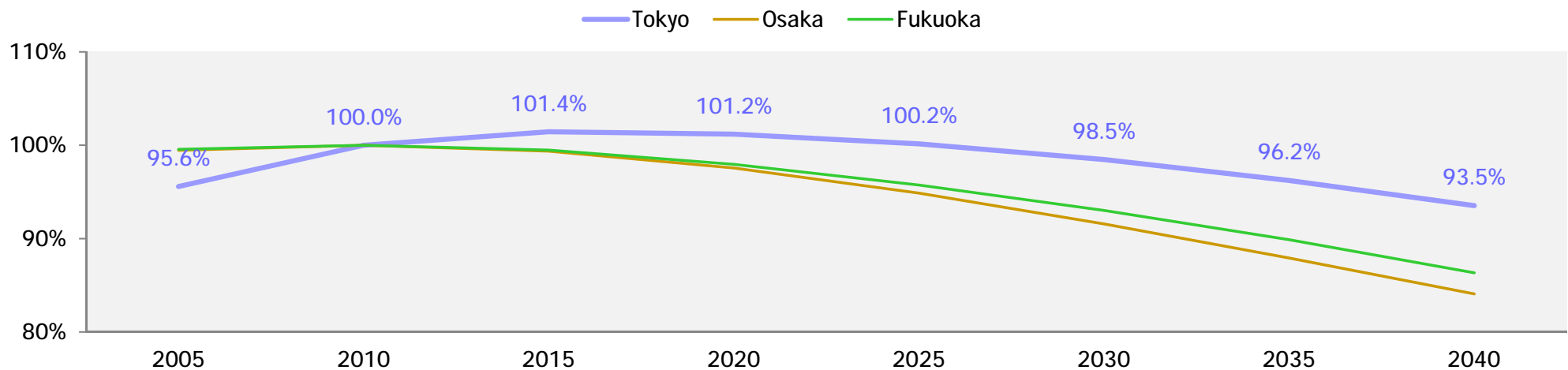
Population and Households in Tokyo *1



Population Changes in Tokyo*1

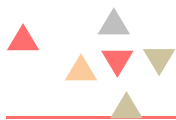


Projected Future Populations by Geography *2



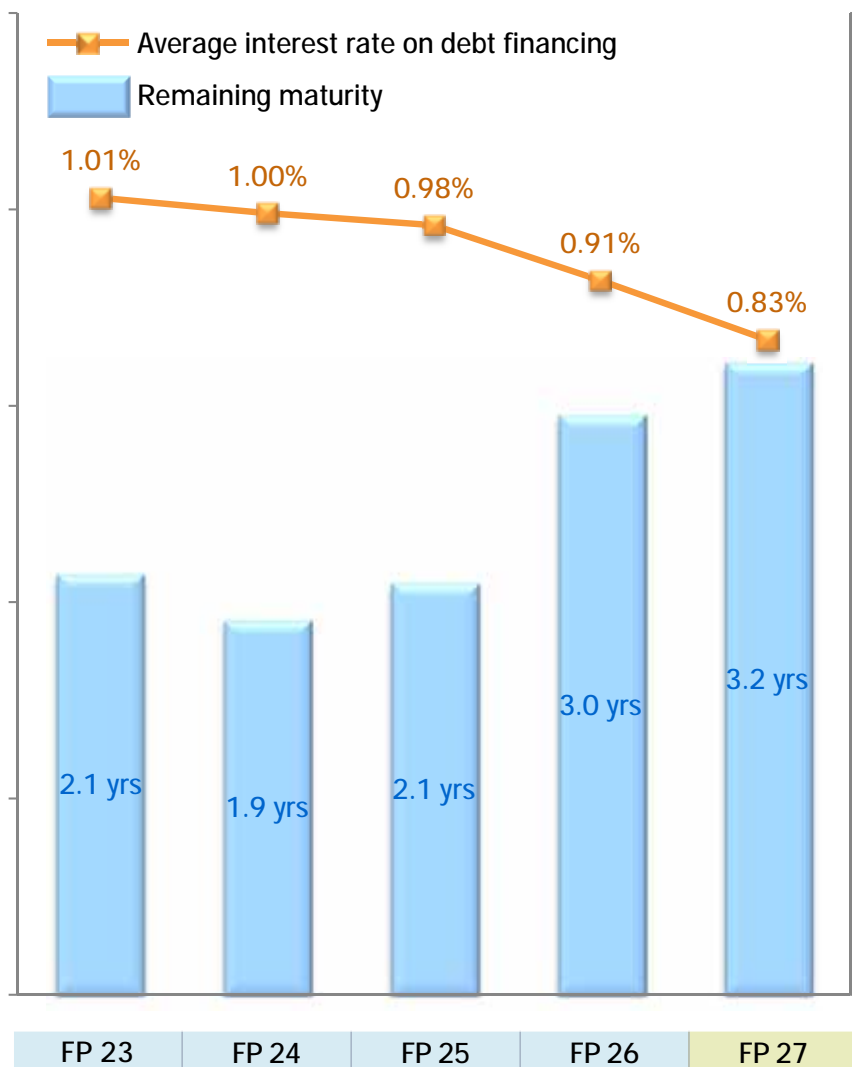
*1 Prepared by Premier REIT Advisors based on the Survey of Population, Demography and Number of Households based on the Basic Resident Registration system by the Ministry of Internal Affairs and Communications.

*2 Prepared by Premier REIT Advisors based on the Regional Population Projections for Japan by the National Institute of Population and social Security Research. Populations of respective geographies as of 2010 have been indexed to 100.

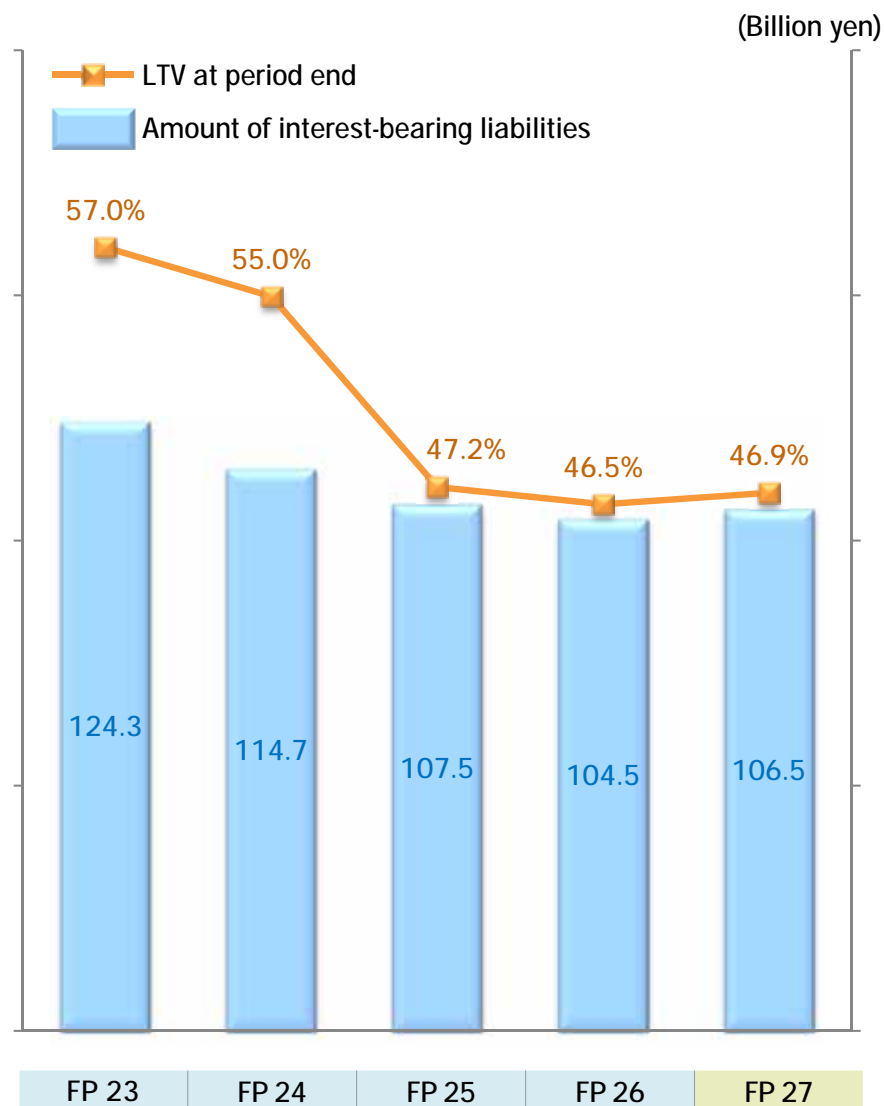


Financial Information

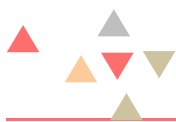
Average Rate and Remaining Maturity *1



LTV (Loan To Value)



*1 Average interest rate on debt financing is an average weighted for balances outstanding as of the end of the period for each nominal interest rate.

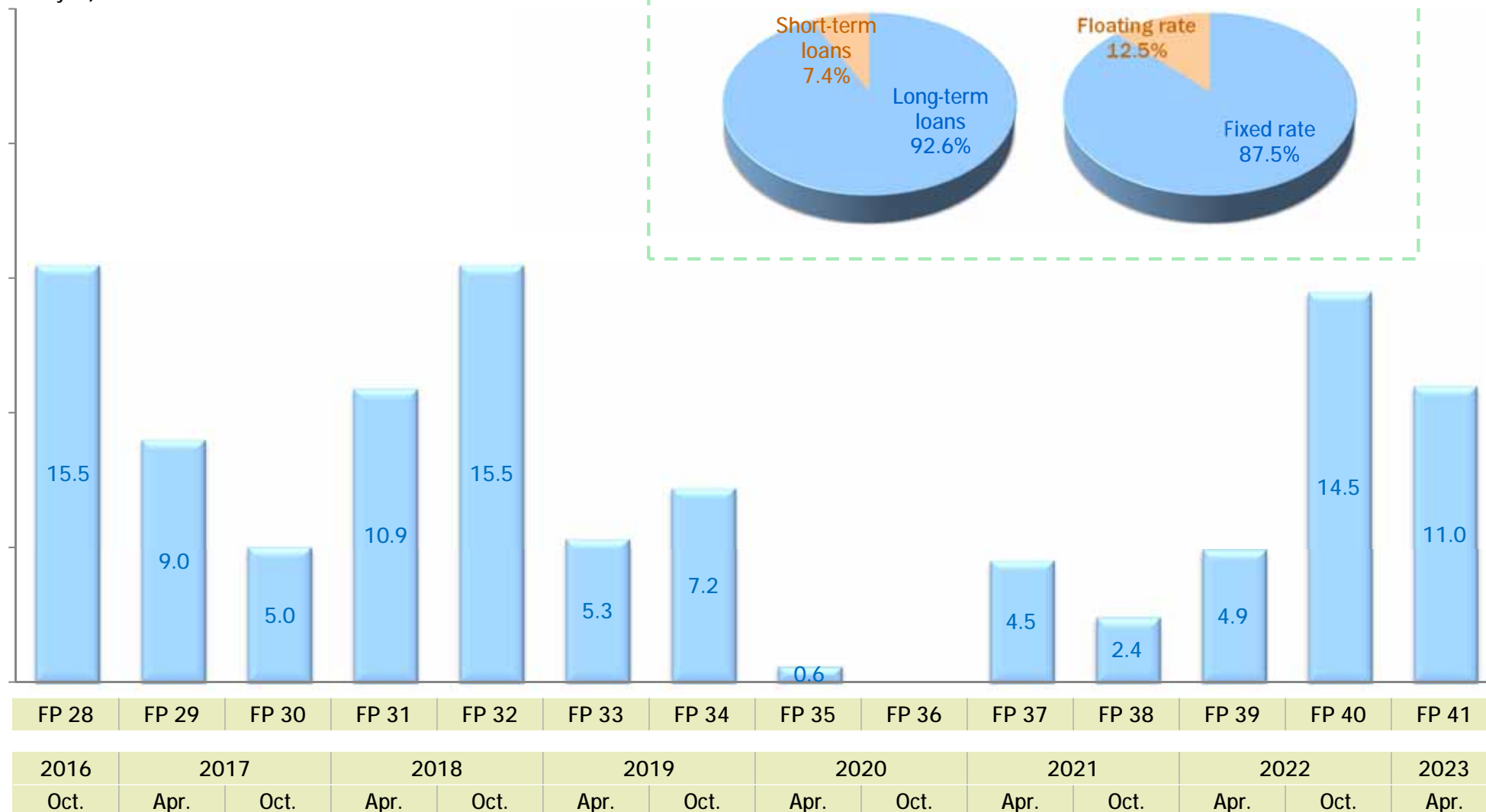


Status of Interest-Bearing Liabilities



Schedule on Debt Maturity

(Billion yen)



List of Interest-Bearing Liabilities

List of Borrowings

Lender	Balance (Million yen)	Interest rate (%)	Maturity	Maturity date	
Sumitomo Mitsui Trust Bank, etc.	4,500	0.30 *1	1.0	2016/07/29	FP 28
Sumitomo Mitsui Banking Corp., etc.	3,400	0.30 *1	1.0	2016/09/30	
Subtotal of short-term loans	7,900				
Sumitomo Mitsui Banking Corp., etc.	2,250	1.35	4.5	2016/08/31	FP 28
Mizuho Bank, etc.	5,400	0.35 *1	3.0	2016/10/31	
Sumitomo Mitsui Trust Bank, etc.	9,000	1.43	5.0	2016/12/08	FP 29
The Bank of Fukuoka, etc.	5,000	0.95	5.0	2017/09/05	FP 30
Development Bank of Japan, etc.	3,000	0.98	5.0	2017/11/16	FP 31
Sumitomo Mitsui Trust Bank, etc.	7,900	0.88	5.0	2018/03/27	
Development Bank of Japan	3,000	1.15	5.0	2018/05/22	FP 32
Mizuho Bank, etc.	5,000	1.21	6.0	2018/09/05	
Resona Bank, etc.	2,850	1.03	6.0	2019/02/28	FP 33
Development Bank of Japan	2,400	0.72	5.0	2019/09/30	FP 34
Sumitomo Mitsui Banking Corp.	2,400	0.72	5.0	2019/09/30	
Mitsubishi UFJ Trust & Banking	2,400	0.72	5.0	2019/09/30	
Aozora Bank	650	0.69	5.0	2020/03/31	FP 35
NTT Finance Corporation	2,000	0.41	5.0	2021/01/29	FP 37
Mizuho Bank	2,400	0.91	7.0	2021/09/30	FP 38
Sumitomo Mitsui Trust Bank	1,050	0.87	7.0	2022/03/31	FP 39
Sumitomo Mitsui Trust Bank, etc.	3,900	0.91	7.0	2022/04/28	
Sumitomo Mitsui Trust Bank, etc.	6,500	0.87	7.0	2022/07/29	FP 40
Mitsubishi UFJ Trust & Banking, etc.	8,000	0.80	7.0	2022/08/31	
Aozora Bank	3,000	0.74	7.0	2022/11/30	FP 41
NTT Finance Corporation, etc.	8,000	0.73	7.0	2022/11/30	
Subtotal of long-term loans	86,100				
Total loans	94,000				

List of Corporate Bonds

Name	Issue amount (Million yen)	Interest rate (%)	Maturity	Redemption date	
Unsecured Bond No. 4	7,500	0.72	7.0	2018/07/25	FP 32
Unsecured Bond No. 5	2,500	0.45	5.0	2019/03/06	FP 33
Unsecured Bond No. 6	2,500	0.72	7.0	2021/03/05	FP 37
Corporate bond total	12,500				

*1 Figures for floating rates on these loans represent the rates applicable as of the end of FP27 (April 30, 2016).

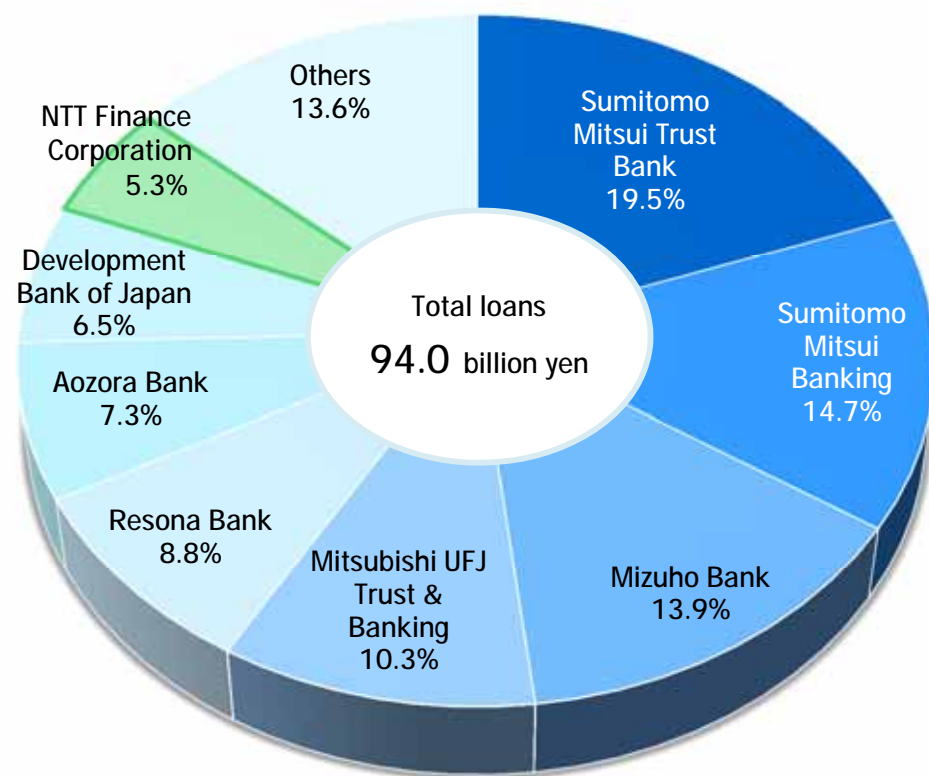
*2 For floating-rate denominated borrowings with interest-rate swaps, the interest rate is expressed as the fixed rate reflecting the effect of the relevant swap transaction.



Lenders and Rating



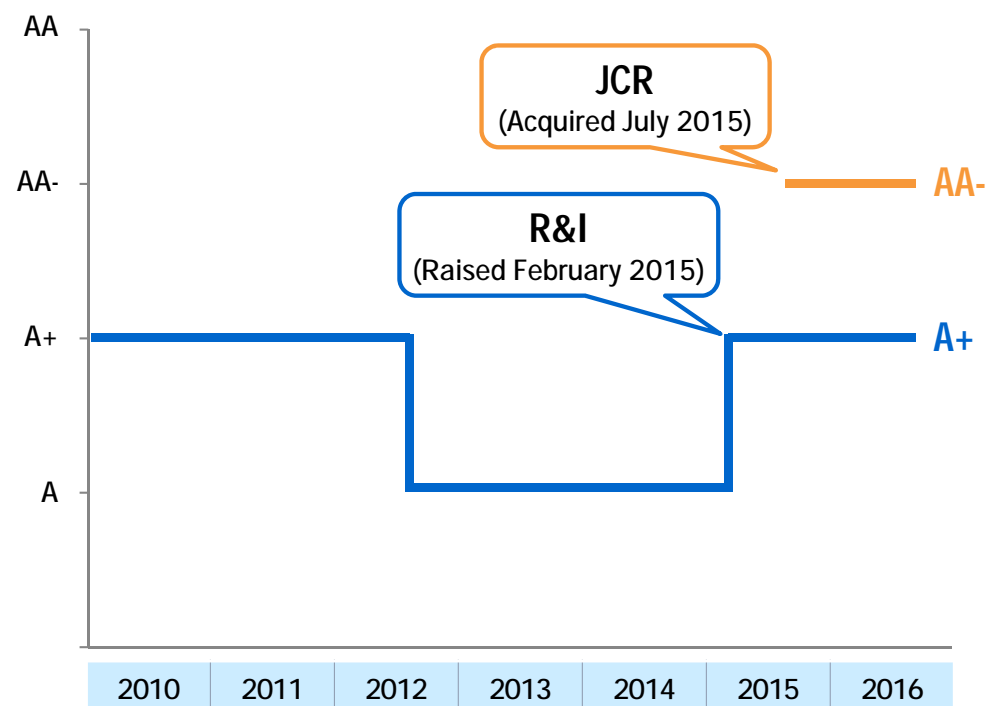
Lender Formation



Credit Ratings

Rating Agency	Rating
Japan Credit Rating Agency Ltd. (JCR)	Issuer rating: AA - Rating outlook: Stable
Rating and Investment Information, Inc. (R&I)	Issuer rating: A+ Rating outlook: Stable

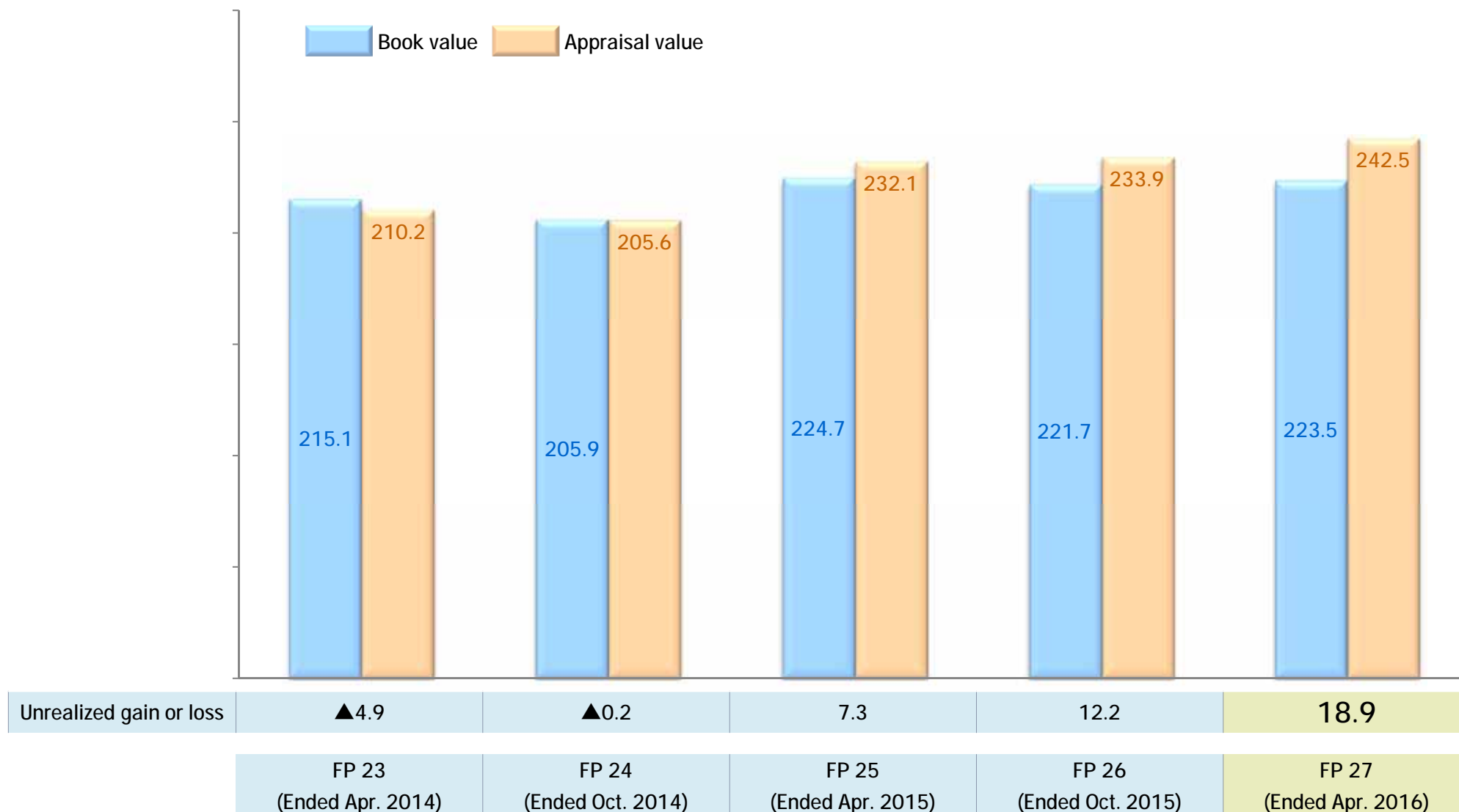
Historical Credit Ratings





Changes in Book Value and Appraisal Value

(Billion Yen / "▲" represents "minus".)



1 Includes UDX Special Purpose Company Preferred Securities (Akihabara UDX). The following formula is used to approximate the period-end appraisal value of Akihabara UDX. Period-end appraisal value (approximate value) = [(Total assets () - total specific assets (*) + period-end reference survey price for Akihabara UDX - total liabilities (*)) attributable to UDX SPC] X [PIC's percentage of ownership]
 * Uses book value as of end of June or December in each fiscal period.



Appraisal Value (Comparison with Previous Period 26)

(Billion yen / "▲" represents "minus".)

		FP 26 (Ended Oct. 2015)	FP 27 (Ended Apr. 2016)	Change
Number of properties		57	59	2
Appraisal value at end of period		233.9	242.5	8.5
[Excluding property buy and sale in FP 27]		[233.9]	[239.6]	[5.6]
Book value		221.7	223.5	1.8
[Excluding property buy and sale in FP 27]		[221.7]	[220.8]	[▲0.9]
Unrealized gain or loss		12.2	18.9	6.6
[Excluding property buy and sale in FP 27]		[12.2]	[18.7]	[6.5]
Unrealized gain or loss as % of total value		5.5%	8.5%	2.9%
Cap rate *1 (Number of properties)	Raised	-	-	-
	No change	22	12	▲10
	Lowered	34	46	12
Appraisal rent *2 (Number of properties)	Raised	13	11	▲2
	No change	28	35	7
	Lowered	11	7	▲4

*1 About cap rates on portfolio properties as of the end of FP27

(1) Cap rate arrived at using the direct capitalization method is used as a comparison to the end of the previous fiscal period. However, a discount rate is used for valuation has been performed using only DCF method. Further, properties acquired during the period are compared to the appraisal value upon acquisition.

(2) Of properties owned as of the end of the fiscal period, the Preferred Securities (1 name) have been excluded.

*2 About appraisal rents on portfolio properties as of the end of Fiscal Period 27

(1) Appraisal rents arrived at using the direct capitalization method are used as a comparison to the end of the previous fiscal period.

(2) Of properties owned as of the end of the fiscal period under review, the following 6 properties have been excluded.

[1] Preferred Securities: 1 name. [2] Land-only ownership: 1 office property. [3] Properties for which valuation has been performed using only DCF method [not being valued by direct capitalization meshod] : 2 residential properties. [4] Property acquired during the period: 2 office properties.

Overview of Performance Forecasts for Fiscal Periods 28 and 29

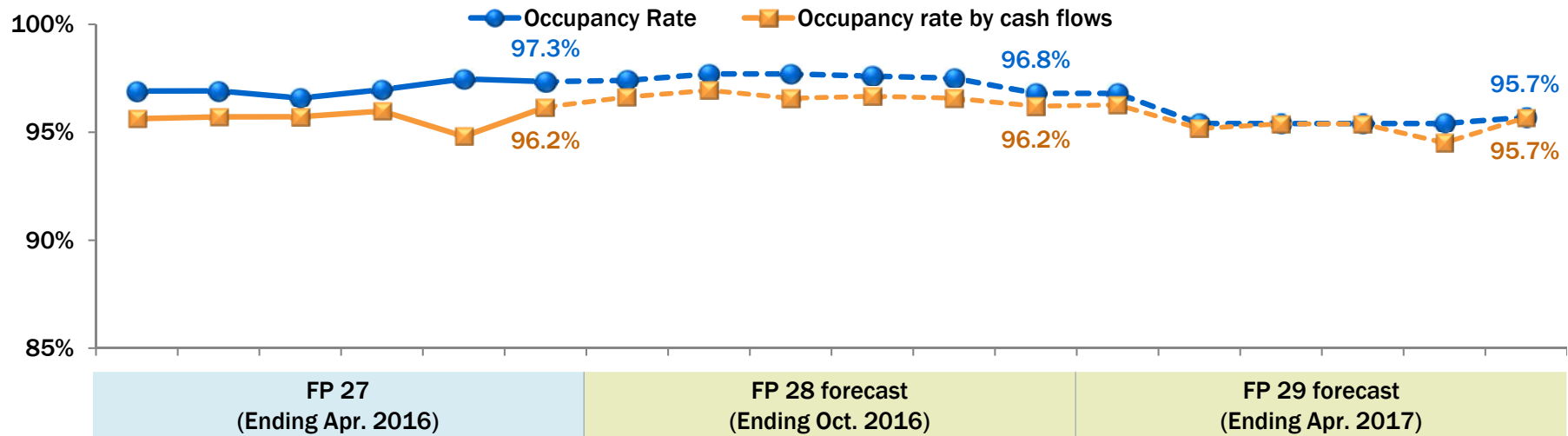
(Million yen / "▲" represents "minus".)

		FP 27 (Ended Apr. 2016) Actual [1]	FP 28 (Ending Oct. 2016) Forecast [2]	Change [2]-[1]	FP 29 (Ending Apr. 2016) Forecast [3]	Change [3]-[2]
Operation revenue		8,094	8,333	239	8,148	▲184
	Gain on property sale	-	-	-	-	-
Operating expenses		4,344	4,597	252	4,534	▲62
Operating income		3,749	3,736	▲13	3,613	▲122
	Real estate rental income	3,897	3,865	▲31	3,816	▲49
Ordinary income		3,241	3,228	▲13	3,109	▲119
Net income		3,240	3,227	▲12	3,108	▲119
Rental NOI *1		5,597	5,615	17	5,512	▲102
FFO		4,538	4,545	7	4,435	▲110
Reserve for reduction entry	Provisions	-	-	-	-	-
	Reversals	-	-	-	118	118
	Balance (after profit appropriation)	260	260	-	141	▲118
Distribution per unit		2,460 yen	2,450 yen	▲10 yen	2,450 yen	-
Average Occupancy Rate	Office	97.0%	97.4%	0.4%	95.7%	▲1.7%
	Residential	96.6%	95.3%	▲1.3%	95.3%	-
	Total	96.9%	96.7%	▲0.2%	95.6%	▲1.1%
Number of investment properties		59	59	-	59	-

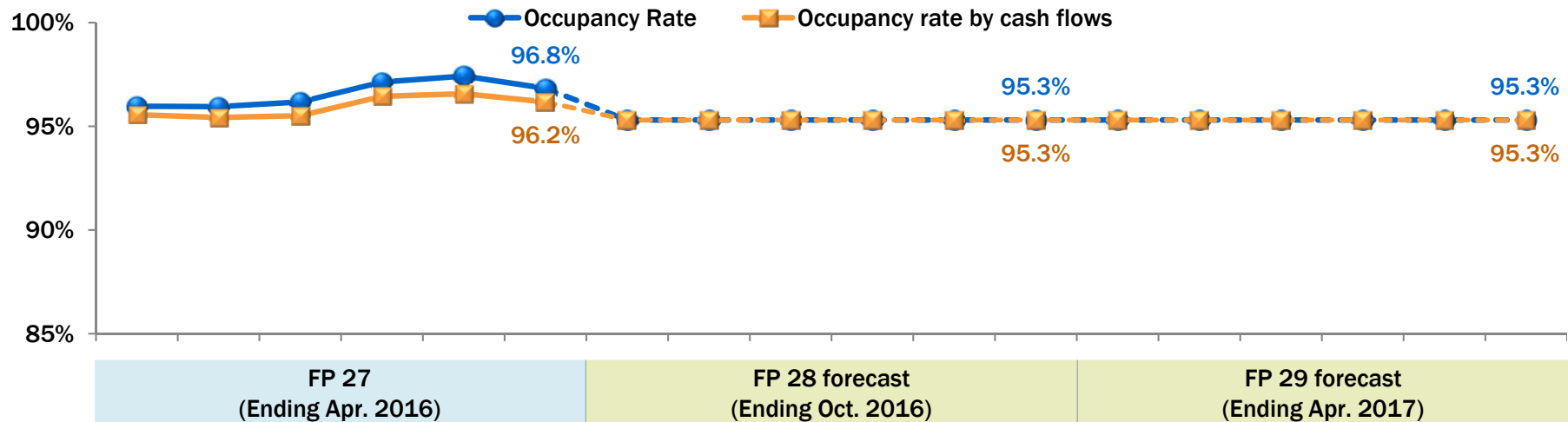
*1 Rental NOI includes dividends received on preferred securities as office operating revenue.

Performance Forecasts for Fiscal Period 28 and 29 (Occupancy Rates)

Office

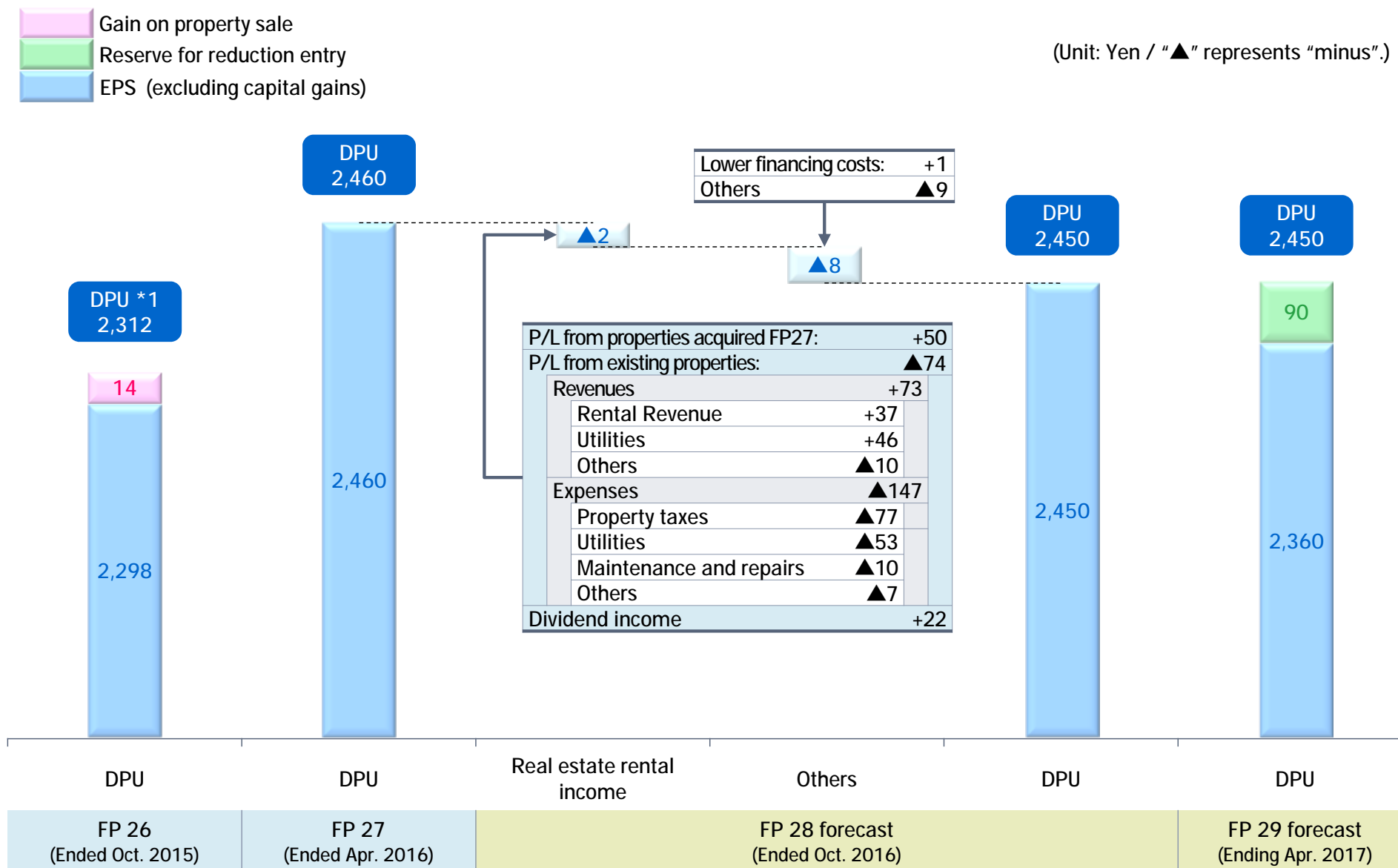


Residential





Performance Forecasts for Fiscal Period 28 and 29 (DPU Analysis)



*1 Implemented a 5-for-1 stock split effective November 1, 2015 (the first day of FP 27). FP 26 DPU has been adjusted for the stock split to facilitate comparison with figures for FP 27 and beyond.

Strategy of PIC

External growth

Market environment

Office



- Overheated competition to acquire limited supply of quality properties
- Cap rates compressing in regional cities as well as Greater Tokyo

Residential



- Broad range of potential buyers competing in over-heated acquisition market
- Cap rate compressing even further for quality, centrally located properties

Management direction

- Strengthening ties with NTT Urban Development Corporation
- External growth with a focus on cash flows

Internal growth

Market environment

Office



- Grade A buildings in greater Tokyo have falling vacancy rates and rising rents on newly signed leases

Residential



- Occupancy rates and rents remain mostly stable
- Occupancy rates also improving in centrally located high-end properties

Management direction

- Strengthening ties with tenants, sponsor and tenant brokers
- Enhancing competitiveness with planned improvements and value-added renovations

Financial operations

Market environment

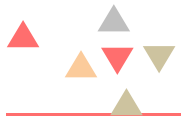
- Funding environment favorable as monetary easing progresses under negative interest rates
- Investment unit prices performing solidly

Management direction

- Longer remaining maturities and lower financial cost
- Maintaining positive relationships with existing lenders
- Studying a bond issuance

Management objectives

Solid asset growth
Keep and grow distributions
Promote financial controls



(Reference) Enhancing Competitiveness with Value-added Renovations



Premier Garden Hongo (exterior walls renovation)

- Improvements to exterior walls to upgrade design and ambiance





Supplementary Data on Fiscal Period **27** Earnings

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Fiscal Period 27 Balance Sheet



(Million yen / "▲" represents "minus".)

Item	FP 26 (2015/10) [1]	FP 27 (2016/4) [2]	Change [2]-[1]
Current assets	15,132	15,514	382
Cash and deposits	3,171	3,208	37
Cash and deposits held in trust	11,642	11,990	348
Other current assets	318	314	▲3
Tenant receivable	130	97	▲32
Prepaid expenses	113	131	17
Income taxes refund receivables	71	80	9
Deferred tax assets	1	3	1
Other current assets	1	1	▲0
Long-term assets	222,538	224,452	1,914
Property and equipment	199,887	201,765	1,878
Buildings held in trust, net	62,130	62,511	380
Structures held in trust, net	1,029	1,005	▲23
Tools, furniture and fixture held in trust, net	69	73	3
Land held in trust	136,658	138,175	1,517
Intangible fixed assets	1,780	1,780	▲0
Lease hold held in trust	1,777	1,777	-
Other intangible fixed assets held in trust	2	2	▲0
Intangible fixed assets	0	0	▲0
Investment and other assets	20,869	20,906	36
Investment securities	20,035	20,035	-
Other deposits	10	10	-
Long-term prepaid expenses	201	237	36
Other deposits held in trust	623	623	-
Deferred assets	63	50	▲13
New investment units issuance costs	22	15	▲6
Corporate bond issuance costs	41	34	▲6
Total assets	237,733	240,017	2,283

(Million yen / "▲" represents "minus".)

Item	FP 26 (2015/10) [1]	FP 27 (2016/4) [2]	Change [2]-[1]
Current liabilities	29,163	26,933	▲2,229
Accounts payable	1,201	1,047	▲153
Short-term loans payable	7,900	7,900	-
Long-term loans payable within 1 year	18,650	16,650	▲2,000
Accrued expenses	162	153	▲8
Rents received in advance	963	1,035	72
Other current liabilities	286	146	▲139
Income taxes payable	0	1	0
Consumption taxes payable	148	35	▲113
Business office taxes payable	5	9	4
Deposits received	118	88	▲29
Distribution payable	14	12	▲1
Long-term liabilities	84,914	89,233	4,318
Long-term loans	65,450	69,450	4,000
Corporate bonds	12,500	12,500	-
Tenant security deposits held in trust	6,964	7,283	318
Total liabilities	114,077	116,166	2,088
Unitholders' equity	123,656	123,850	194
Unitholders' capital	120,350	120,350	-
Surplus			
Voluntary reserve			
Reserve for reduction entry	185	260	74
Total voluntary reserve	185	260	74
Unappropriated income	3,120	3,240	119
Total equity	123,656	123,850	194
Total liabilities and equity	237,733	240,017	2,283

Fiscal Period 27 Income Statement and Statement of Unitholders' Equity



(Million yen / "▲" represents "minus".)

Item		FP 26 (2015/10) [1]	FP 27 (2016/4) [2]	Change [2]-[1]	Office			Residential			
					FP 26	FP 27	Change	FP 26	FP 27	Change	
Operating P/L	Total real estate rental revenue	[1]	7,635	7,692	56	5,221	5,267	45	2,414	2,425	10
	Rental revenue		6,742	6,852	109	4,509	4,600	90	2,232	2,251	18
	Rents		5,606	5,704	98	3,426	3,506	80	2,179	2,197	18
	Common area charge		1,136	1,147	11	1,082	1,093	10	53	54	0
	Other rental revenues		893	839	▲53	711	666	▲45	181	173	▲8
	Parking fees		197	212	14	132	146	13	65	66	0
	Facilities fees		56	60	4	48	52	3	8	8	0
	Incidental revenue		529	476	▲52	515	463	▲52	13	13	▲0
	Miscellaneous income		109	89	▲19	14	4	▲10	94	85	▲9
	Total real estate rental expenses	[2]	3,819	3,794	▲24	2,461	2,481	19	1,357	1,312	▲44
	Property management fees		950	949	▲0	647	657	9	302	292	▲10
	Utilities		582	524	▲58	535	481	▲53	47	42	▲4
	Taxes and public dues		470	462	▲7	335	335	0	135	127	▲8
	Insurance		15	15	▲0	10	10	0	5	4	▲0
	Maintenance and repairs		297	347	50	149	216	66	147	131	▲16
	Trust fees		37	35	▲1	17	17	0	19	17	▲1
	Depreciation		1,274	1,297	23	683	703	20	591	593	2
	Miscellaneous expenses		190	160	▲29	82	58	▲23	107	102	▲5
	Real estate rental income	[1]-[2]	3,816	3,897	80	2,759	2,785	25	1,057	1,112	55
	Rental NOI *1		5,438	5,597	159	3,789	3,891	101	1,648	1,706	57
	Dividend income	[3]	347	402	55	347	402	55	-	-	-
	Capital gains on property sales	[4]	93	-	▲93	-	-	-	93	-	▲93
	[A] Operating income	[1]+[3]+[4]	8,076	8,094	18	5,568	5,669	101	2,507	2,425	▲82
Non-operating P/L	Other operating expenses	[5]	571	550	▲21						
	Asset management fees		323	331	8						
	Directors' compensation		9	9	-						
	Custodian fees		11	11	0						
	Administration fees		85	85	0						
	Audit fees		8	8	-						
	Other expenses		134	104	▲29						
	[B] Operating expenses	[2]+[5]	4,391	4,344	▲46						
[A]-[B] Operating income		3,685	3,749	64							
Non-operating P/L	Non-operating income		3	3	▲0						
	Interest expenses		550	495	▲55						
	Other expenses		15	15	▲0						
Non-operating expenses			566	511	▲55						
Ordinary income			3,122	3,241	119						
Income tax			2	1	▲0						
Net income			3,120	3,240	119						

Statement of Unitholders' Equity

Item	FP 26 (2015/10)	FP 27 (2016/4)
I. Unappropriated income	3,120,660,244	3,240,527,890
II. Voluntary reserve Reversal of reserve for reduction entry	-	-
III. Cash distribution declared (distribution per unit)	3,045,946,036 11,564	3,239,807,700 2,460
IV. Voluntary reserve Provision to reserve for reduction entry	74,654,083	-
V. Income carried forward	60,125	720,190

Statement of Unitholders' Equity

Item	FP 26 (2015/10)	FP 27 (2016/4)
I. Unappropriated income	3,120,660,244	3,240,527,890
II. Voluntary reserve Reversal of reserve for reduction entry	-	-
III. Cash distribution declared (distribution per unit)	3,045,946,036 11,564	3,239,807,700 2,460
IV. Voluntary reserve Provision to reserve for reduction entry	74,654,083	-
V. Income carried forward	60,125	720,190

*1 Rental NOI includes dividends received on preferred securities as office operating revenue.

Fiscal Period 28 Income Statement (Forecast)



(Million yen / "▲" represents "minus")

	Item	FP 27 Actual (2015/10) [1]	FP 28 Forecast (2016/4) [2]	Change [2]-[1]	Office			Residential		
					FP 27 Actual	FP 28 Forecast	Change	FP 27 Actual	FP 28 Forecast	Change
Operating P/L	Total real estate rental revenue [1]	7,692	7,902	210	5,267	5,498	231	2,425	2,403	▲21
	Rental revenue	6,852	7,001	149	4,600	4,750	150	2,251	2,250	▲0
	Rents	5,704	5,829	124	3,506	3,631	124	2,197	2,197	0
	Common area charge	1,147	1,172	24	1,093	1,119	25	54	53	▲1
	Other rental revenues	839	900	60	666	747	81	173	152	▲20
	Parking fees	212	212	0	146	149	3	66	63	▲2
	Facilities fees	60	59	▲0	52	52	▲0	8	7	▲0
	Incidental revenue	476	542	65	463	529	65	13	13	▲0
	Miscellaneous income	89	85	▲3	4	17	12	85	68	▲16
	Total real estate rental expenses [2]	3,794	4,036	242	2,481	2,666	185	1,312	1,369	57
	Property management fees	949	953	3	657	662	5	292	290	▲1
	Utilities	524	607	82	481	559	78	42	47	4
	Taxes and public dues	462	564	101	335	437	101	127	127	0
	Insurance	15	15	0	10	10	0	4	4	▲0
	Maintenance and repairs	347	365	17	216	188	▲28	131	177	46
	Trust fees	35	37	1	17	19	1	17	18	0
	Depreciation	1,297	1,318	20	703	724	20	593	593	0
	Miscellaneous expenses	160	174	13	58	64	6	102	109	7
	Real estate rental income [1]-[2]	3,897	3,865	▲31	2,785	2,831	46	1,112	1,033	▲78
	Rental NOI *1	5,597	5,615	17	3,891	3,987	96	1,706	1,627	▲78
	Dividend income [3]	402	431	29	402	431	29	-	-	-
	Capital gains on property sales [4]	-	-	-	-	-	-	-	-	-
	[A] Operating income [1]+[3]+[4]	8,094	8,333	239	5,669	5,930	260	2,425	2,403	▲21
Non-operating P/L	Other operating expenses [5]	550	561	10						
	Asset management fees	331	336	4						
	Directors' compensation	9	9	-						
	Custodian fees	11	11	0						
	Administration fees	85	85	0						
	Audit fees	8	8	-						
	Other expenses	104	110	5						
	[B] Operating expenses [2]+[5]	4,344	4,597	252						
	[A]-[B] Operating income	3,749	3,736	▲13						
	Non-operating income	3	2	▲1						
	Interest expenses	495	493	▲1						
	Other expenses	15	15	0						
	Non-operating expenses	511	509	▲1						
	Ordinary income	3,241	3,228	▲13						
	Income tax	1	1	▲0						
	Net income	3,240	3,227	▲12						

Major Components of Maintenance and Repair Expenses

(Million yen)			
Maintenance and repairs	FP 27 Actual [347 mm yen]	KN Shibuya 3: New HVAC	44
		Rokubancho Bldg: HVAC maintenance and repair	26
	FP 28 Plan [365 mm yen]	Premier Stage Komagome: Exterior wall renovation	44
		Urbannet Ikebukuro Bldg: HVAC maintenance and repair	25
Capital expenditures	FP 27 Actual [389 mm yen]	KN Shibuya 3: New HVAC	147
		KSP R&D Bldg: Updated wastewater treatment facilities	80
	FP 28 Plan [380 mm yen]	NU Kannai Bldg: HVAC maintenance and repair	76
		KN Shibuya 3: New HVAC	72

*1 Rental NOI includes dividends received on preferred securities as office operating revenue.



Performance Forecast Assumptions



	FP 28 (Ending Oct. 2016)	FP 29 (Ending Apr. 2017)																								
Investment properties	Assumes no change in the number of portfolio assets (59) from the end of FP 27.	Assumes no change in the number of portfolio assets (59) from the end of FP 28.																								
Number of units outstanding	Assumes no change from the 1,316,995 units outstanding as of the end of FP 27.	Assumes no change from the 1,316,995 units outstanding as of the end of FP 28.																								
Interest-bearing liabilities	Assumes the following changes from the 106,500 million yen in interest-bearing liabilities outstanding as of the end of FP 27. (Refinancing) <ul style="list-style-type: none">• Short-term borrowings of 4,500 million yen due July 29, 2016: Roll over same amount.• Long-term borrowings of 2,250 million yen due August 31, 2016: Roll over same amount.• Short-term borrowings of 3,400 million yen due September 30, 2016: Roll over same amount.• Long-term borrowings of 5,400 million yen due October 31, 2016: Roll over same amount. (Expected balance as of the period-end: 106,500 million yen)	Assumes the following changes from the 106,500 million yen in interest-bearing liabilities expected to be outstanding as of the end of FP 28 (Refinancing) <ul style="list-style-type: none">• Long-term borrowings of 9,000 million yen due December 8, 2016: Roll over same amount. (Expected balance as of the period-end: 106,500 million yen)																								
Average occupancy rate	Office: 97.4% Residential: 95.3% Overall: 96.7%	Office: 95.7% Residential: 95.3% Overall: 95.6%																								
Others	(Operating revenue) Forecasting an increase in revenue compared to the previous period due to factors including a contribution to revenues from properties newly acquired during the previous period, upward rent reversions on renewing office tenants, and the conclusion of free-rent incentives. (Operating expenses) Major items are as follows. <table><tr><td>Property management fees:</td><td>953 million yen</td></tr><tr><td>Utilities:</td><td>607 million yen</td></tr><tr><td>Property taxes:</td><td>564 million yen</td></tr><tr><td>Depreciation:</td><td>1,318 million yen</td></tr><tr><td>Operating expenses other than rental expenses:</td><td>561 million yen</td></tr></table> (Non-operating expenses) <table><tr><td>Interest expenses (including bond interest):</td><td>493 million yen</td></tr></table> (Distributions) Assuming no reversals from or provisions to the reserve for reduction entry. Assuming that net income will be roughly equivalent to funds available for cash distributions.	Property management fees:	953 million yen	Utilities:	607 million yen	Property taxes:	564 million yen	Depreciation:	1,318 million yen	Operating expenses other than rental expenses:	561 million yen	Interest expenses (including bond interest):	493 million yen	(Operating revenue) Forecasting a decline in revenue compared to the previous period based in part on the projection that some office space will be vacated and will remain vacated for the period. (Operating expenses) Major items are as follows. <table><tr><td>Property management fees:</td><td>956 million yen</td></tr><tr><td>Utilities:</td><td>543 million yen</td></tr><tr><td>Property taxes:</td><td>564 million yen</td></tr><tr><td>Depreciation:</td><td>1,326 million yen</td></tr><tr><td>Operating expenses other than rental expenses:</td><td>572 million yen</td></tr></table> (Non-operating expenses) <table><tr><td>Interest expenses (including bond interest):</td><td>493 million yen</td></tr></table> (Distributions) Assuming that funds available for cash distributions will comprise an amount equivalent to net income for the period plus a reversal of 118 million yen from the reserve for reduction entry.	Property management fees:	956 million yen	Utilities:	543 million yen	Property taxes:	564 million yen	Depreciation:	1,326 million yen	Operating expenses other than rental expenses:	572 million yen	Interest expenses (including bond interest):	493 million yen
Property management fees:	953 million yen																									
Utilities:	607 million yen																									
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Utilities:	543 million yen																									
Property taxes:	564 million yen																									
Depreciation:	1,326 million yen																									
Operating expenses other than rental expenses:	572 million yen																									
Interest expenses (including bond interest):	493 million yen																									



P/L by Property (1)



(Million yen / “▲” represents “minus”).

	Landic Shimbashi Bldg.		Landic Shimbashi 2 Bldg.		Premier Dogenzaka Bldg.		KN Shibuya No.3 *1		Takadanobaba Center Bldg.		Rokubancho Bldg. *1		Ougaku Bldg.		Premier Kaigan Bldg.	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	195	196	211	209	79	79	Non-disclosure	Non-disclosure	249	248	Non-disclosure	Non-disclosure	64	63	107	116
Rental revenue	176	177	190	190	68	69			207	207			55	55	87	92
Other income	19	19	20	18	10	10			42	41			9	8	20	23
Real estate rental expenses	139	89	97	91	27	28			105	100			29	27	80	90
Property management fees	16	14	19	19	5	5			24	25			5	6	19	13
Utilities	11	9	15	14	4	4			19	15			5	4	9	9
Taxes and public dues	22	22	15	15	5	5			20	20			4	4	14	14
Maintenance and repairs	58	11	8	3	1	3			3	1			2	0	2	19
Depreciation	28	29	35	36	9	9			35	36			10	10	30	30
Miscellaneous expenses	1	1	1	1	0	0			1	1			0	1	2	2
Real estate rental income	56	106	114	118	52	51	133	92	144	148	150	124	35	36	27	25
Rental NOI	85	136	150	154	61	61	148	108	179	184	181	155	45	47	58	56
Rental NOI yield	2.8%	4.4%	4.4%	4.5%	8.2%	8.1%	6.1%	4.4%	8.1%	8.3%	4.6%	4.0%	5.3%	5.5%	2.3%	2.3%

	Urbannet Mita Bldg.		Urbannet Azabu Bldg. *1		Urbannet Ichigaya Bldg. *1		Urbannet Irifune Bldg. *1		Granpark		Urbannet Kojimachi Bldg.		Premier Toyochō Bldg.		Ueno TH Bldg.	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	282	277	Non-disclosure	Non-disclosure	Non-disclosure	Non-disclosure	Non-disclosure	Non-disclosure	459	442	161	161	94	93	101	113
Rental revenue	257	258							385	386	150	150	82	82	86	98
Other income	24	18							73	55	11	10	12	11	15	14
Real estate rental expenses	125	130							213	209	40	40	71	65	96	66
Property management fees	35	39							59	58	23	23	9	9	16	13
Utilities	25	20							66	59	9	7	9	8	8	7
Taxes and public dues	29	29							37	37	-	-	8	8	8	8
Maintenance and repairs	4	10							8	12	0	1	6	3	0	2
Depreciation	28	28							36	36	6	6	35	35	15	15
Miscellaneous expenses	2	1							4	4	1	1	2	1	47	18
Real estate rental income	156	146	93	93	36	36	94	94	246	232	120	121	23	27	4	46
Rental NOI	185	175	110	109	44	45	112	112	282	268	127	127	58	63	20	62
Rental NOI yield	3.6%	3.5%	4.5%	4.5%	5.5%	5.5%	7.8%	7.9%	5.0%	4.7%	7.0%	7.0%	3.1%	3.3%	0.9%	2.8%

*1 Details on leasing P/L are not disclosed herein because consent to disclose the information has not been obtained from major tenants.



P/L by Property (2)



(Million yen / "▲" represents "minus".)

	Gotanda NT Bldg.		Ueno Tosei Bldg.		Urbannet Ikebukuro Bldg.		Urbannet Omori Bldg.		Premier Yokohama Nishiguchi Bldg.		The Kanagawa Science Park R&D Bldg.		NU Kannai Bldg.		Tradepia Yodoyabashi (land) *1	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	89	88	205	204	725	715	252	252	116	133	425	390	151	149	Non-disclosure	Non-disclosure
Rental revenue	76	75	186	186	629	629	239	239	93	105	320	308	128	130		
Other income	12	12	19	18	95	85	13	13	22	27	105	81	23	19		
Real estate rental expenses	42	43	92	89	255	265	100	94	86	71	258	260	89	92		
Property management fees	8	10	13	13	80	82	35	35	23	15	60	61	25	28		
Utilities	8	6	11	10	85	75	21	16	10	10	101	87	16	16		
Taxes and public dues	8	8	12	12	0	0	-	0	10	10	33	33	13	13		
Maintenance and repairs	2	2	1	0	8	26	3	2	10	3	6	20	7	3		
Depreciation	13	13	51	51	77	77	37	38	29	29	54	55	24	28		
Miscellaneous expenses	1	2	1	1	3	3	1	1	1	2	1	2	1	1		
Real estate rental income	46	44	113	115	469	450	152	158	29	61	167	130	62	57		
Rental NOI	60	58	165	167	546	527	190	196	59	91	221	185	87	86	4.0%	4.0%
Rental NOI yield	2.9%	2.8%	5.8%	5.9%	8.1%	7.8%	8.0%	8.3%	3.6%	5.6%	8.6%	7.2%	5.3%	5.2%		

	NTT CRED Okayama Bldg. *2		Urbannet Shizuoka Ote-machi Bldg.*3		Urbannet Shizuoka Bldg. *3		Park Axis Yotsuya Stage		Park Axis Meiji-Jingumae		Cabin Arena Akasaka		Cabin Arena Minami-Aoyama		Bureau Kioicho	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	244	254		42		31	149	155	53	53	38	38	36	36	37	37
Rental revenue	172	175		37		27	139	144	48	50	36	36	34	34	37	37
Other income	71	78		5		3	10	10	4	3	1	2	2	2	-	-
Real estate rental expenses	147	170		14		10	75	76	23	21	20	20	20	17	15	14
Property management fees	60	65		6		5	18	18	5	4	4	4	4	4	0	-
Utilities	29	35		2		1	1	1	1	1	0	0	0	0	-	-
Taxes and public dues	0	-		0		0	8	8	2	2	1	1	1	1	2	2
Maintenance and repairs	1	8		-		0	5	5	2	2	4	4	4	1	1	0
Depreciation	31	34		4		2	37	37	8	9	7	8	8	8	11	11
Miscellaneous expenses	23	26		0		0	5	5	2	1	0	0	0	0	0	0
Real estate rental income	96	83		27		20	74	78	29	31	18	18	16	18	21	22
Rental NOI	127	117		32		23	111	116	38	40	26	26	25	27	33	34
Rental NOI yield	7.5%	6.5%		10.1%		10.7%	5.0%	5.3%	3.1%	3.3%	4.4%	4.6%	5.5%	6.0%	3.9%	4.1%

*1 Details on leasing P/L are not disclosed herein because consent to disclose the information has not been obtained from leaseholder.

*2 NTT CRED Okayama Bldg. was acquired on May 15, 2015.

*3 Urbannet Shizuoka Ote-machi Bldg. and Urbannet Shizuoka Bldg. were acquired on February 19, 2016.



P/L by Property (3)



(Million yen / “▲” represents “minus”.)

	Roppongi Green Terrace		Premier Stage Shibakoen II		Langue Tower Kyobashi		Premier Stage MitaKeidaimae		Premier Rosso		Premier Blanc Yoyogikouen		Premier Stage Uchikanda		Premier Stage Ichigayakawadacho	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	119	125	54	58	36	36	52	53	50	51	61	63	58	58	46	45
Rental revenue	115	123	53	54	34	35	52	51	45	46	58	60	55	55	42	44
Other income	4	1	1	4	1	1	0	1	4	5	2	3	3	3	3	0
Real estate rental expenses	69	68	29	28	16	15	20	20	24	24	34	31	23	22	24	22
Property management fees	14	12	5	4	3	3	4	4	6	6	7	5	4	5	4	4
Utilities	2	2	0	0	0	0	0	0	1	1	1	1	2	1	0	0
Taxes and public dues	7	7	3	3	1	1	2	2	2	2	3	3	2	2	1	1
Maintenance and repairs	10	12	2	1	1	0	3	3	3	3	3	2	1	1	5	5
Depreciation	32	32	16	16	7	7	8	8	9	9	17	17	10	10	10	10
Miscellaneous expenses	1	1	1	1	0	0	1	1	1	1	2	1	2	1	2	0
Real estate rental income	49	56	25	29	20	21	32	32	25	27	26	31	34	36	21	23
Rental NOI	82	89	41	46	28	28	41	41	35	37	43	48	45	46	31	33
Rental NOI yield	4.1%	4.5%	4.5%	5.0%	7.0%	7.3%	5.6%	5.7%	4.7%	4.9%	4.3%	4.8%	5.8%	6.0%	4.8%	5.0%

	Walk Akasaka		Premier Stage Shibakoen		MEW		Shibaura Island Air Tower		Storia Akasaka		Renai Shinjuku-Gyoen Tower		Shibaura Island Bloom Tower		Questcourt Harajuku	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	48	48	44	43	36	35	336	331	84	86	183	177	270	273	133	143
Rental revenue	45	44	41	41	30	30	294	292	77	80	160	159	246	250	126	132
Other income	2	3	2	2	5	5	42	38	7	6	23	18	24	23	7	11
Real estate rental expenses	28	28	19	19	23	24	246	235	48	42	108	107	169	164	57	54
Property management fees	5	5	5	5	4	4	54	51	10	9	35	34	39	38	16	14
Utilities	0	0	0	0	0	0	10	9	2	1	5	5	3	2	3	3
Taxes and public dues	2	2	2	2	1	1	16	16	6	6	11	11	13	13	6	6
Maintenance and repairs	1	1	1	1	2	2	19	13	8	3	9	9	11	9	6	5
Depreciation	16	16	8	8	12	12	96	96	18	18	42	43	66	66	23	23
Miscellaneous expenses	1	1	1	1	1	2	49	48	1	1	3	3	35	33	1	0
Real estate rental income	20	19	24	24	13	11	90	96	35	44	75	70	100	109	76	88
Rental NOI	36	36	32	32	26	23	186	192	54	62	118	113	166	175	99	111
Rental NOI yield	4.2%	4.2%	4.3%	4.3%	3.7%	3.4%	5.9%	6.2%	2.8%	3.3%	3.8%	3.6%	6.7%	7.1%	4.6%	5.1%



P/L by Property (4)



(Million yen / "▲" represents "minus".)

	Urbancourt Ichigaya		B-Site Osaki		Premier Garden Hongo		Premier Grande Magome		Premier Nozze Yutenji		Premier Stage Yushima		Premier Stage Komagome		Premier Stage Otsuka	
	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	59	59	29	29	29	29	40	41	38	38	49	50	52	53	42	41
Rental revenue	55	56	29	29	28	28	37	37	35	35	48	48	49	50	41	40
Other income	3	2	-	0	1	1	3	3	3	2	1	2	2	3	0	1
Real estate rental expenses	21	21	11	10	27	30	23	24	21	20	29	28	28	29	18	21
Property management fees	7	7	-	-	3	3	4	5	4	3	6	6	5	5	3	3
Utilities	0	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Taxes and public dues	3	3	1	1	2	2	2	2	2	2	2	2	2	2	1	1
Maintenance and repairs	2	2	1	0	17	19	3	3	2	1	2	1	1	2	0	2
Depreciation	6	7	8	8	3	3	11	11	10	10	14	14	15	15	10	10
Miscellaneous expenses	0	0	0	0	0	0	1	1	1	2	1	1	2	2	2	2
Real estate rental income	37	37	17	18	1	▲0	17	17	17	17	20	21	24	23	23	20
Rental NOI	44	45	26	26	5	3	28	28	28	28	34	36	39	39	33	31
Rental NOI yield	6.4%	6.5%	5.9%	6.1%	1.1%	0.7%	4.2%	4.3%	3.9%	3.9%	4.4%	4.7%	5.0%	4.9%	5.6%	5.2%

	Premier Stage Honjo-Azumabashi		Premier Stage Ryogoku	
	FP 26	FP 27	FP 26	FP 27
Real estate rental revenue	79	80	47	46
Rental revenue	73	73	44	45
Other income	6	7	2	1
Real estate rental expenses	41	42	23	23
Property management fees	8	8	4	4
Utilities	0	0	0	0
Taxes and public dues	4	4	2	2
Maintenance and repairs	2	2	0	0
Depreciation	22	22	14	14
Miscellaneous expenses	2	2	1	1
Real estate rental income	37	38	23	23
Rental NOI	60	61	38	38
Rental NOI yield	4.9%	5.1%	5.7%	5.8%



Period-end Appraisal Values (1)



("▲" represents "minus").

		Property name	Appraisal value			Cap rate *2		Book value [3] (million yen)	Unrealized gain or loss [2]-[3] (million yen)
			FP 26 (2015/10) [1] (million yen)	FP 27 (2016/4) [2] (million yen)	Change *1 [2]-[1] (million yen)	FP 27 (2016/4)	Change		
Office	5 Central Wards of Tokyo	Landic Shimbashi Bldg.	6,230	6,440	210	3.9%	▲0.1%	6,166	273
		Landic Shimbashi 2 Bldg.	7,020	7,230	210	4.1%	▲0.1%	6,793	436
		Premier Dogenzaka Bldg.	2,420	2,470	50	4.0%	▲0.1%	1,503	966
		KN Shibuya No.3	6,840	6,980	140	3.9%	▲0.1%	4,971	2,008
		Takadanobaba Center Bldg.	5,980	6,120	140	4.4%	▲0.1%	4,429	1,690
		Rokubancho Bldg.	8,380	8,380	-	4.4%	0.0%	7,823	556
		Ougaku Bldg.	1,500	1,530	30	4.5%	▲0.1%	1,725	▲195
		Premier Kaigan Bldg.	3,500	3,610	110	4.3%	▲0.1%	5,012	▲1,402
		Urbannet Mita Bldg.	10,500	10,700	200	4.0%	▲0.1%	10,152	547
		Urbannet Azabu Bldg.	4,960	4,960	-	4.3%	0.0%	4,893	66
		Urbannet Ichigaya Bldg.	1,680	1,720	40	4.8%	▲0.1%	1,627	92
		Urbannet Irifune Bldg.	3,360	3,740	380	4.8%	▲0.1%	2,847	892
		Granpark	12,300	13,000	700	4.0%	▲0.1%	11,392	1,607
		Urbannet Kojimachi Bldg.	3,970	4,010	40	4.1%	0.0%	3,633	376
	Other 18 Wards of Tokyo	Premier Toyochō Bldg.	3,370	3,380	10	4.9%	▲0.1%	3,826	▲446
		Ueno TH Bldg.	2,700	2,710	10	4.8%	▲0.1%	4,544	▲1,834
		Gotanda NT Bldg.	2,440	2,500	60	4.7%	▲0.1%	4,171	▲1,671
		Ueno Tosei Bldg.	6,510	6,650	140	4.5%	▲0.1%	5,656	993
		Urbannet Ikebukuro Bldg.	15,300	16,100	800	4.3%	▲0.2%	13,503	2,596
		Urbannet Omori Bldg.	5,310	5,460	150	4.8%	▲0.1%	4,757	702
	Urban Areas Surrounding Tokyo	Premier Yokohama Nishiguchi Bldg.	3,190	3,200	10	4.8%	▲0.1%	3,250	▲50
		The Kanagawa Science Park R&D Bldg.	5,370	5,410	40	5.8%	▲0.3%	5,149	260
		NU Kannai Bldg.	3,420	3,400	▲20	4.9%	0.0%	3,305	94
	Major Regional Cities	Tradepia Yodoyabashi (land)	6,540	6,540	-	4.0%	0.0%	6,558	▲18
		NTT CRED Okayama Bldg.	3,600	3,570	▲30	6.3%	0.0%	3,603	▲33
		Urbannet Shizuoka Ote-machi Bldg.	-	1,732	-	6.7%	-	1,643	88
		Urbannet Shizuoka Bldg.	-	1,200	-	6.7%	-	1,134	65
	Subtotal		136,390	142,742	3,420			134,080	8,661
Residential	5 Central Wards of Tokyo	Park Axis Yotsuya Stage	4,840	4,730	▲110	4.4%	0.0%	4,417	312
		Park Axis Meiji-Jingumae	1,800	1,800	-	4.4%	0.0%	2,454	▲654
		Cabin Arena Akasaka	1,170	1,190	20	4.4%	▲0.1%	1,177	12

*1 Excludes the increase over the previous period attributable to properties newly acquired during FP27.

*2 Here, the cap rate is a capitalization yield arrived at using the direct capitalization method. However, a discount rate is provided in place of a cap rate for 2 residential properties (Shibaura Island Air Tower and Shibaura Island Bloom Tower) for which valuation has been performed using only a DCF method.



Period-end Appraisal Values (2)



("▲" represents "minus".)

	Property name	Appraisal value			Cap rate *2		Book value [3] (million yen)	Unrealized gain or loss [2]-[3] (million yen)	
		FP 26 (2015/10) [1] (million yen)	FP 27 (2016/4) [2] (million yen)	Change *1 [2]-[1] (million yen)	FP 27 (2016/4)	Change			
Residential	5 central wards of Tokyo	Cabin Arena Minami-Aoyama	1,030	1,050	20	4.4%	▲0.1%	904	145
		Bureau Kioicho	1,410	1,420	10	4.2%	▲0.1%	1,673	▲253
		Roppongi Green Terrace	3,940	4,250	310	4.2%	▲0.1%	4,002	247
		Premier Stage Shibakoen II	1,800	1,830	30	4.4%	▲0.1%	1,861	▲31
		Langue Tower Kyobashi	997	1,020	23	4.3%	▲0.1%	797	222
		Premier Stage MitaKeidaimae	1,800	1,820	20	4.5%	▲0.1%	1,457	362
		Premier Rosso	1,600	1,640	40	4.4%	▲0.1%	1,507	132
		Premier Blanc Yoyogikouen	2,200	2,250	50	4.5%	▲0.1%	2,041	208
		Premier Stage Uchikanda	1,870	1,900	30	4.4%	▲0.1%	1,540	359
		Premier Stage Ichigayakawadacho	1,590	1,610	20	4.6%	▲0.1%	1,318	291
		Walk Akasaka	1,560	1,610	50	4.3%	▲0.1%	1,733	▲123
		Premier Stage Shibakoen	1,420	1,460	40	4.4%	▲0.1%	1,506	▲46
		MEW	1,110	1,110	-	4.7%	▲0.1%	1,393	▲283
		Shibaura Island Air Tower	7,080	7,080	-	4.1%	▲0.1%	6,227	852
		Storia Akasaka	3,020	3,070	50	4.2%	▲0.1%	3,832	▲762
		Renai Shinjuku-Gyoen Tower	5,090	5,160	70	4.4%	▲0.1%	6,248	▲1,088
		Shibaura Island Bloom Tower	6,140	6,210	70	4.2%	▲0.1%	4,943	1,266
		Questcourt Harajuku	4,900	5,030	130	4.3%	▲0.1%	4,344	685
		Urbancourt Ichigaya	1,550	1,570	20	4.8%	▲0.1%	1,396	173
	Other 18 wards of Tokyo	B-Site Osaki	987	1,010	23	4.7%	▲0.1%	877	132
		Premier Garden Hongo	889	890	1	4.4%	0.0%	957	▲67
		Premier Grande Magome	1,160	1,170	10	4.7%	▲0.1%	1,341	▲171
		Premier Nozze Yutenji	1,290	1,310	20	4.6%	▲0.1%	1,422	▲112
		Premier Stage Yushima	1,600	1,640	40	4.5%	▲0.1%	1,562	77
		Premier Stage Komagome	1,760	1,790	30	4.5%	▲0.1%	1,583	206
		Premier Stage Otsuka	1,360	1,360	-	4.8%	0.0%	1,191	168
		Premier Stage Honjo-Azumabashi	2,690	2,740	50	4.4%	▲0.1%	2,428	311
		Premier Stage Ryogoku	1,530	1,560	30	4.5%	▲0.1%	1,320	239
	Subtotal		71,183	72,280	1,097			69,464	2,815
Total		207,573	215,022	4,517			203,545	11,476	

*1 Excludes the increase over the previous period attributable to properties newly acquired during FP27.

*2 Here, the cap rate is a capitalization yield arrived at using the direct capitalization method. However, a discount rate is provided in place of a cap rate for 2 residential properties (Shibaura Island Air Tower and Shibaura Island Bloom Tower) for which valuation has been performed using only a DCF method.



Monthly Occupancy Rates (1)



		(%)														
		Property name	FP26 (ended Oct. 2015)						FP27 (ended Apr. 2016)							
			May.	Jun.	Jul.	Aug.	Sep.	Oct.	Avg.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Office	5 Central Wards of Tokyo	Landic Shimbashi Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Landic Shimbashi 2 Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Premier Dogenzaka Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		KN Shibuya No.3	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Takadanobaba Center Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Rokubancho Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Ougaku Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Premier Kaigan Bldg.	75.1	76.9	76.9	90.7	100.0	100.0	86.6	100.0	100.0	90.7	100.0	100.0	100.0	98.5
		Urbannet Mita Bldg.	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5	92.5
		Urbannet Azabu Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Ichigaya Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Irifune Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Granpark	99.5	99.5	99.4	99.1	99.0	99.0	99.3	99.1	99.2	99.2	98.9	99.0	99.1	99.1
		Urbannet Kojimachi Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Other 18 Wards of Tokyo	Premier Toyochō Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Ueno TH Bldg.	74.5	87.2	87.2	87.2	87.2	95.1	86.4	95.1	95.1	95.1	95.1	100.0	100.0	96.8
		Gotanda NT Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Ueno Tosei Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Ikebukuro Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Omori Bldg.	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Urban Areas Surrounding Tokyo	Premier Yokohama Nishiguchi Bldg.	70.6	83.1	87.6	87.6	100.0	100.0	88.1	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		The Kanagawa Science Park R&D Bldg.	98.6	98.6	98.6	98.6	97.2	90.9	97.1	90.9	90.9	90.9	90.6	94.9	94.9	92.2
		NU Kannai Bldg.	80.1	80.1	80.1	80.1	80.1	81.7	80.4	81.7	81.7	81.7	81.7	81.7	80.2	81.5
	Regional Cities	Tradepia Yodoyabashi (land)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		NTT CRED Okayama Bldg.	91.4	91.4	90.2	90.2	89.1	88.3	90.1	88.3	88.3	88.3	88.0	88.0	87.0	88.0
		Urbannet Shizuoka Ote-machi Bldg. *1	-	-	-	-	-	-	-	-	-	-	100.0	100.0	100.0	100.0
		Urbannet Shizuoka Bldg. *1	-	-	-	-	-	-	-	-	-	-	100.0	100.0	100.0	100.0
subtotal		95.4	96.2	96.2	96.7	97.2	96.9	96.5	96.9	96.9	96.6	97.0	97.5	97.3	97.0	
Residential	5 Central Wards of Tokyo	Park Axis Yotsuya Stage	94.6	94.1	92.8	95.9	95.8	93.7	94.5	96.8	97.9	97.3	99.5	98.7	96.7	97.8
		Park Axis Meiji-Jingumae	93.1	95.6	95.6	85.6	86.6	96.7	92.2	100.0	100.0	97.3	97.3	94.4	89.6	96.4
		Cabin Arena Akasaka	97.4	100.0	94.8	97.4	94.2	96.8	96.8	94.5	81.4	94.8	97.4	100.0	96.8	94.2
		Cabin Arena Minami-Aoyama	97.4	97.4	95.3	89.6	96.9	90.8	94.6	87.7	96.9	100.0	100.0	100.0	100.0	97.4
		Bureau Kioicho	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

*1 Urbannet Shizuoka Ote-machi bldg. and Urbannet Shizuoka bldg. were acquired on February 19, 2016.



Monthly Occupancy Rates (2)



(%)

	Property name	FP 26 (ended Oct. 2015)							FP 27 (ended Apr. 2016)						
		May.	Jun.	Jul.	Aug.	Sep.	Oct.	Avg.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Residential	5 Central Wards of Tokyo	Roppongi Green Terrace	94.9	96.1	96.1	95.6	95.6	100.0	96.4	95.8	92.7	100.0	100.0	100.0	98.1
		Premier Stage Shibakoen II	95.3	94.1	95.5	94.2	91.9	92.9	94.0	91.7	92.9	96.5	94.3	95.3	94.2
		Langue Tower Kyobashi	100.0	98.3	98.3	98.3	98.3	100.0	98.9	100.0	100.0	100.0	100.0	98.3	99.7
		Premier Stage MitaKeidaimae	95.3	100.0	100.0	98.4	98.4	98.4	98.4	100.0	96.6	95.0	95.3	100.0	96.2
		Premier Rosso	92.4	91.8	92.3	89.3	95.2	95.2	92.7	89.9	92.7	90.4	94.2	93.4	92.8
		Premier Blanc Yoyogikouen	97.0	97.0	93.8	86.4	84.7	94.2	92.2	92.2	91.7	92.4	94.0	95.5	93.6
		Premier Stage Uchikanda	98.2	100.0	100.0	97.5	96.4	97.5	98.3	95.9	94.2	96.5	98.3	96.7	96.7
		Premier Stage Ichigayakawadacho	91.5	95.2	90.1	88.4	93.1	88.3	91.1	96.7	98.2	98.4	100.0	100.0	98.4
		Walk Akasaka	100.0	95.4	100.0	100.0	100.0	100.0	99.2	96.6	94.1	94.1	94.1	91.2	95.0
		Premier Stage Shibakoen	95.5	97.7	93.0	93.1	97.7	97.7	95.8	97.7	95.3	90.9	93.2	95.3	94.3
		MEW	100.0	100.0	94.6	89.7	100.0	94.6	96.5	94.6	94.6	86.1	95.2	95.2	94.3
		Shibaura Island Air Tower	96.9	96.5	96.3	96.8	96.0	96.1	96.4	96.2	96.8	97.1	96.5	96.1	96.4
		Storia Akasaka	92.0	95.8	92.6	90.9	84.3	88.1	90.6	94.1	94.1	92.4	93.0	93.0	93.8
		Renai Shinjuku-Gyoen Tower	97.6	98.0	96.3	93.1	95.5	94.5	95.8	92.3	95.1	96.9	96.5	97.3	95.8
		Shibaura Island Bloom Tower	96.6	96.8	97.0	97.4	97.0	96.8	97.0	97.4	97.5	97.6	98.3	98.0	97.7
		Questcourt Harajuku	90.2	90.2	96.4	96.4	100.0	100.0	95.5	100.0	100.0	94.8	94.4	97.7	97.4
		Urbancourt Ichigaya	97.3	97.3	97.3	100.0	100.0	97.6	98.2	100.0	100.0	97.3	100.0	100.0	99.5
	Other 18 Wards of Tokyo	B-Site Osaki	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Premier Garden Hongo	93.1	93.1	93.2	93.2	93.2	93.2	93.2	93.2	93.2	93.2	93.2	100.0	94.4
		Premier Grande Magome	96.7	96.7	93.6	87.3	93.6	100.0	94.6	97.0	97.0	93.9	97.0	97.0	95.4
		Premier Nozze Yutenji	93.9	93.9	94.1	93.5	93.5	96.6	94.3	93.1	93.1	93.1	96.6	100.0	96.0
		Premier Stage Yushima	89.3	96.7	98.9	98.9	96.4	94.6	95.8	92.4	94.2	100.0	98.2	97.1	96.1
		Premier Stage Komagome	93.4	94.7	96.0	96.0	97.4	96.0	95.6	96.3	93.4	98.7	98.9	98.7	97.1
		Premier Stage Otsuka	97.0	97.0	97.0	98.5	98.5	97.0	97.5	93.8	92.4	93.8	96.8	95.1	94.5
		Premier Stage Honjo-Azumabashi	94.6	94.6	93.4	91.6	95.2	96.4	94.3	95.1	95.7	91.0	96.5	98.8	95.9
		Premier Stage Ryogoku	95.4	96.5	97.7	97.7	95.4	96.6	96.6	96.6	96.6	96.6	98.8	97.7	97.1
	Subtotal		95.6	96.2	95.8	95.1	95.6	96.1	95.7	96.0	95.9	96.2	97.1	97.4	96.6
	Total		95.5	96.2	96.1	96.1	96.6	96.6	96.2	96.6	96.6	96.4	97.0	97.5	96.9



Basic Information on Properties (1)



	Landic Shimbashi Bldg.	Landic Shimbashi 2 Bldg.	Premier Dogenzaka Bldg.	KN Shibuya No.3	Takadanobaba Center Bldg.	Rokubancho Bldg.	Ougaku Bldg.	Premier Kaigan Bldg.
								
Location	Minato Ward, Tokyo	Minato Ward, Tokyo	Shibuya Ward, Tokyo	Shibuya Ward, Tokyo	Shinjuku Ward, Tokyo	Chiyoda Ward, Tokyo	Chiyoda Ward, Tokyo	Minato Ward, Tokyo
Acquisition price (million yen)	6,341	7,045	1,727	5,348	5,118	7,860	1,796	5,100
Gross floor area	6,914m ²	8,332m ²	2,721m ²	7,737m ²	9,906m ²	9,339m ²	2,776m ²	8,476m ²
Completed	1982/06	1978/12	1991/06	1993/02	1992/05	1987/04	1988/03	1993/01

	Urbannet Mita Bldg.	Urbannet Azabu Bldg.	Urbannet Ichigaya Bldg.	Urbannet Irifune Bldg.	Granpark	Urbannet Kojimachi Bldg.	Premier Toyochō Bldg.	Ueno TH Bldg.
								
Location	Minato Ward, Tokyo	Minato Ward, Tokyo	Shinjuku Ward, Tokyo	Chuo Ward, Tokyo	Minato Ward, Tokyo	Chiyoda Ward, Tokyo	Koto Ward, Tokyo	Bunkyo Ward, Tokyo
Acquisition price (million yen)	10,300	5,000	1,650	2,900	11,490	3,600	4,310	4,380
Gross floor area	13,987m ²	6,486m ²	4,217m ²	6,058m ²	160,042m ²	6,231m ²	5,054m ²	4,799m ²
Completed	1987/09	1992/04	1993/12	1990/07	1996/08	1987/05	2006/10	1985/12



Basic Information on Properties (2)



	Gotanda NT Bldg.	Ueno Tosei Bldg.	Urbannet Ikebukuro Bldg.	Urbannet Omori Bldg.	Premier Yokohama Nishiguchi Bldg.	The Kanagawa Science Park R&D Bldg.	NU Kannai Bldg.	Tradepia Yodoyabashi (land)
								
Location	Shinagawa Ward, Tokyo	Taito Ward, Tokyo	Toshima Ward, Tokyo	Ota Ward, Tokyo	Yokohama City, Kanagawa	Kawasaki City, Kanagawa	Yokohama City, Kanagawa	Osaka City, Osaka
Acquisition price (million yen)	4,100	5,900	13,600	4,800	3,558	6,556	3,300	6,500
Gross floor area	7,545m ²	6,868m ²	25,050m ²	11,937m ²	7,562m ²	83,500m ²	10,963m ²	-
Completed	1987/11	2007/05	1988/09	1992/07	1986/04	1989/07	1987/02	-

	NTT CRED Okayama Bldg.	Urbannet Shizuoka Ote-machi Bldg.	Urbannet Shizuoka Bldg.	Akihabara UDX *1	Park Axis Yotsuya Stage	Park Axis Meiji-Jingumae	Cabin Arena Akasaka	Cabin Arena Minami-Aoyama
								
Location	Okayama City, Okayama	Shizuoka city, Shizuoka	Shizuoka city, Shizuoka	Chiyoda Ward, Tokyo	Shinjuku Ward, Tokyo	Shibuya Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo
Acquisition price (million yen)	3,600	1,628	1,119	19,940	5,208	2,604	1,330	1,070
Gross floor area	35,299m ²	13,817m ²	8,997m ²	155,629m ²	8,158m ²	1,913m ²	1,793m ²	1,399m ²
Completed	1999/02	1996/03	1991/11	2006/01	2001/11	2002/03	2002/11	2003/02

*1 PIC owns 53,850 units (19%) of the 282,000 preferred securities outstanding backed by the asset Akihabara UDX.



Basic Information on Properties (3)



	Bureau Kioicho	Roppongi Green Terrace	Premier Stage Shibakoen II	Langue Tower Kyobashi	Premier Stage MitaKeidaimae	Premier Rosso	Premier Blanc Yoyogikouen	Premier Stage Uchikanda
								
Location	Chiyoda Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Chuo Ward, Tokyo	Minato Ward, Tokyo	Shibuya Ward, Tokyo	Shibuya Ward, Tokyo	Chiyoda Ward, Tokyo
Acquisition price (million yen)	1,840	4,678	2,181	927	1,580	1,662	2,330	1,723
Gross floor area	2,008m ²	8,332m ²	2,548m ²	1,714m ²	1,748m ²	2,487m ²	3,086m ²	2,458m ²
Completed	2002/11	2002/10	2003/02	2003/02	2004/11	2004/11	2005/06	2005/08




	Premier Stage Ichigayakawadacho	Walk Akasaka	Premier Stage Shibakoen	MEW	Shibaura Island Air Tower	Storia Akasaka	Renai Shinjuku-Gyoen Tower	Shibaura Island Bloom Tower
								
Location	Shinjuku Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Shinjuku Ward, Tokyo	Minato Ward, Tokyo
Acquisition price (million yen)	1,460	2,043	1,585	1,556	7,590	3,930	6,500	5,500
Gross floor area	1,779m ²	2,357m ²	2,129m ²	1,826m ²	81,760m ²	6,329m ²	11,203m ²	104,186m ²
Completed	2005/07	2004/11	2006/09	2005/08	2007/03	2002/12	2002/12	2008/09



Basic Information on Properties (4)

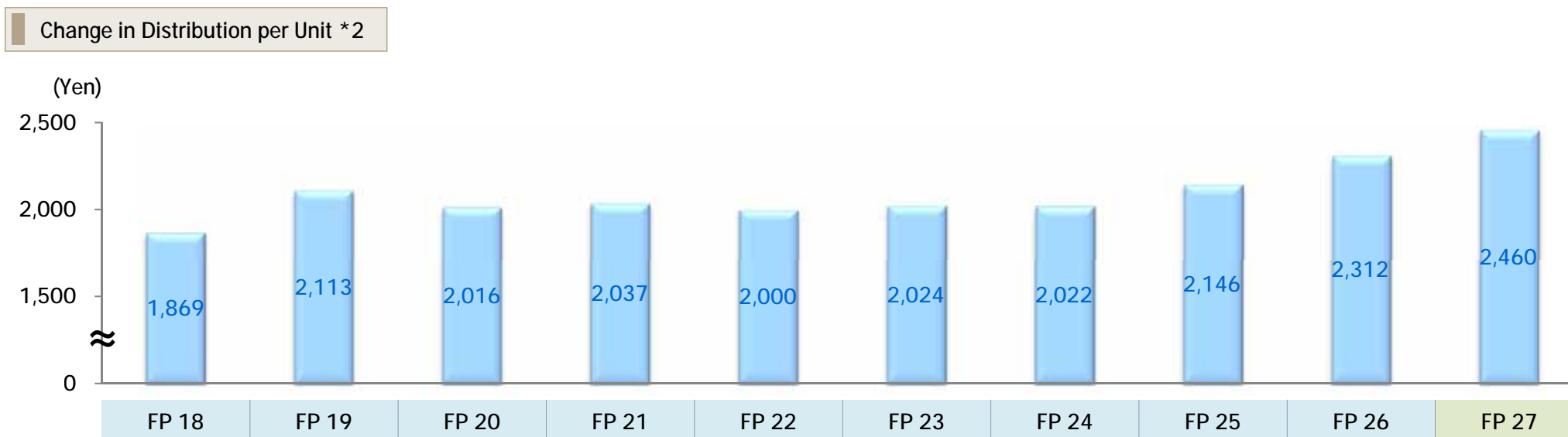


	Questcourt Harajuku	Urbancourt Ichigaya	B-Site Osaki	Premier Garden Hongo	Premier Grande Magome	Premier Nozze Yutenji	Premier Stage Yushima	Premier Stage Komagome
								
Location	Shibuya Ward, Tokyo	Shinjuku Ward, Tokyo	Shinagawa Ward, Tokyo	Bunkyo Ward, Tokyo	Ota Ward, Tokyo	Setagaya Ward, Tokyo	Bunkyo Ward, Tokyo	Toshima Ward, Tokyo
Acquisition price (million yen)	4,500	1,385	1,072	975	1,560	1,525	1,803	1,830
Gross floor area	5,408m ²	3,662m ²	1,462m ²	1,583m ²	2,446m ²	1,904m ²	2,527m ²	2,400m ²
Completed	2004/01	1993/01	2002/12	2002/03	2005/02	2006/03	2006/03	2007/01

	Premier Stage Otsuka	Premier Stage Honjo-Azumabashi	Premier Stage Ryogoku
			
Location	Toshima Ward, Tokyo	Sumida Ward, Tokyo	Sumida Ward, Tokyo
Acquisition price (million yen)	1,310	2,640	1,496
Gross floor area	1,894m ²	3,852m ²	2,475m ²
Completed	2006/08	2007/11	2008/03



Investment Unit Price and Distribution per unit



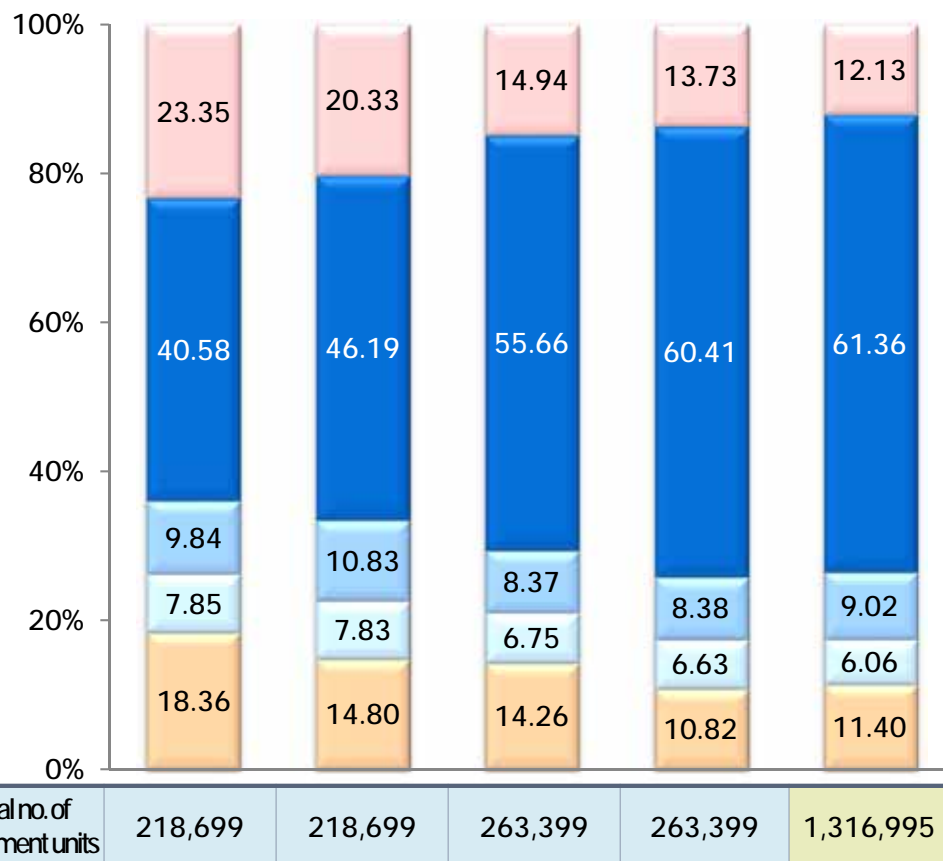
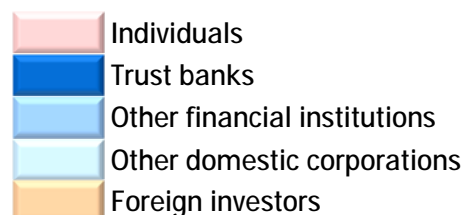
*1 Investment Unit Price is based on the closing price from the last trading day of each week. Trading volume is the total weekly volume of buy- and sell-trades. Furthermore, investment unit prices before and on October 27, 2015 (the final day of trading at the former price) have been adjusted to reflect the 5-for-1 investment unit split implemented effective November 1, 2015.

*2 DPU figures from Fiscal Period 26 and before have been adjusted for the unit split.



Status of Unitholders

Breakdown of Unitholders *1



FP23

FP24

FP25

FP26

FP27 *

* 5 for 1 unit split

Major Unitholders

("▲" represents "minus".)

FP 27 (Investment units outstanding: 1,316,995 units)				
Rank	Unitholder	Units held (Units)	Share *1	Change*2 (Units)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	483,511	36.7%	11,536
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	123,679	9.3%	10,294
3	Trust & Custody Service Bank, Ltd. (Money Trust Tax Account)	116,566	8.8%	▲8,279
4	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	49,796	3.7%	▲2,214
5	NTT Urban Development Corporation	43,500	3.3%	
6	STATE STREET BANK AND TRUST COMPANY 505223	17,631	1.3%	2,071
7	Mitsubishi UFJ Trust and Banking Corporation	17,255	1.3%	
8	STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT 505233	14,754	1.1%	1,219
9	CBNyDFA INTERNATIONAL REAL ESTATE SECURITIES PORTFOLIO	12,390	0.9%	10,545
10	NOMURA BANK (LUXEMBOURG) S.A.	11,000	0.8%	4,100
Total		890,082	67.5%	

*1 Percentage figures have been rounded down to the first decimal place.

*2 Figures of the Change have been calculated by adjusting unit holdings at the end of FP26 for the subsequently implemented stock split.



Features of PIC (1)

Comprehensive Support from NTTUD, the Main Sponsor

NTT Urban Development

- Abundant track record of development and pipelines for office buildings
- Operating capability in real estate rental business
- Fund-raising capability based on its high credibility

A Portfolio Comprising Both Office and Residential Assets

- Mitigates the impact of economic fluctuations by combining asset types that have low correlation to each other in terms of market rent fluctuations
- Diversifies the tenant base into different types such as corporations and individuals



Profitability
(Exerts strengths when the economy is recovering)

Stability
(Stable demands even in the receding economy)

Focused Investments in Greater Tokyo

- Focuses investments in Greater Tokyo, which enjoys an established economic base due to a high concentration of population and industry
- Partially expand the target investment area to Major Regional Cities (strengthening ties with NTTUD)






Potencial Tenant Needs

More efficiency by Concentrating Investment Areas



Features of PIC (2)

Portfolio (at period-end FP 27)

Asset size		235.9 billion yen (all 59 properties)										
Distribution of the Portfolio	By asset type	<table><tr><td>Office</td><td>67.2%</td></tr><tr><td>Residential</td><td>32.8%</td></tr></table>			Office	67.2%	Residential	32.8%				
	Office	67.2%										
Residential	32.8%											
Distribution of the Portfolio	By geographical area	<table><tr><td>5 Central Wards of Tokyo</td><td>67.1%</td></tr><tr><td>Other 18 Wards of Tokyo</td><td>21.7%</td></tr><tr><td>Urban Areas Surrounding Tokyo</td><td>5.7%</td></tr><tr><td>Major Regional Cities</td><td>5.4%</td></tr></table>			5 Central Wards of Tokyo	67.1%	Other 18 Wards of Tokyo	21.7%	Urban Areas Surrounding Tokyo	5.7%	Major Regional Cities	5.4%
	5 Central Wards of Tokyo	67.1%										
Other 18 Wards of Tokyo	21.7%											
Urban Areas Surrounding Tokyo	5.7%											
Major Regional Cities	5.4%											
NOI yield		5.0%										
Occupancy rate at period-end		97.2%										
Major properties		 <p>AkihabaraUDX (Chiyoda Ward, Tokyo)</p>	 <p>Urbannet Ikebukuro Bldg (Toshima Ward, Tokyo)</p>	 <p>Granpark (Minato Ward, Tokyo)</p>								

Financial Standing (at period-end FP 27)

Issuer ratings	JCR (Japan Credit Rating Agency)	AA-(stable)
	R&I (Rating and Investment Information)	A+(stable)
LTV (Loan To Value)	46.9%	
Amount of interest-bearing liabilities	106.5 billion yen	

Overview of the Asset Management Company

Tradename	Premier REIT Advisors Co., Ltd.	
	(Financial Instruments Business Operator: Kanto Local Finance Bureau Director-General No. 393)	
Establishment	July 17, 2001	
Paid – in capital	300 million yen (as of March 31, 2016)	
Shareholders	NTT Urban Development Corporation	53.1%
	Kenedix, Inc.	30.0%
	SOHGOH REAL ESTATE CO., LTD.	10.0%
	Sumitomo Mitsui Trust Bank, Limited	4.9%
	Nikko Properties Corporation	2.0%



Terminology Used in this Presentation

Term		Definition
■ Investment areas	<ul style="list-style-type: none"> 5 Central Wards of Tokyo: Other 18 Wards of Tokyo: Urban Areas Surrounding Tokyo: Major Regional Cities: 	<p>The 3 central wards of Tokyo (Chiyoda, Chuo and Minato) plus Shinjuku and Shibuya</p> <p>The remaining 18 of 23 Wards of Tokyo, after excluding the 5 central wards of Tokyo</p> <p>Other urban areas within Greater Metropolitan Tokyo, which comprises The Metropolis of Tokyo (excluding 23 Wards of Tokyo), Kanagawa Prefecture (densely populated areas such as Yokohama City and Kawasaki City), Saitama Prefecture (densely populated areas such as Saitama City) and Chiba Prefecture (densely populated areas such as Chiba City)</p> <p>Major cities such as Sapporo, Sendai, Shizuoka, Nagoya, Osaka, Kyoto, Kobe, Hiroshima, Okayama and Fukuoka</p>
■ Akihabara UDX		An office building located in Tokyo's Chiyoda Ward that is the underlying asset to UDX SPC Preferred Securities PIC owns 53,580 units(19.0%) of the 282,000 Preferred Securities. Unless noted otherwise, the Preferred Securities are represented herein as "Akihabara UDX". We categorize it as an office building located within the Central 5 Wards of Tokyo.
■ Acquisition price/Transfer price		The transaction price before taxes, not reflecting various expenses (transaction brokerage fees, real estate taxes, etc.), required for the acquisition or transfer of the property in question.
■ Occupancy rate		Occupancy rate = $\text{[Total area under lease} \div \text{Gross leasable area (GLA)]} \times 100 (\%)$
■ Occupancy rate by cash flows		<p>For any given month, the area actually generating cash flow (*) \div Gross leasable area (GLA) $\times 100 (\%)$</p> <ul style="list-style-type: none"> The portion of area under lease remaining after excluding any area for which the rent (including common services charges) stipulated under the lease agreement is not being received due to special incentives such as free rent. (the area actually generating cash flows during the month in question.)
■ Rental NOI		<p>Rental NOI = Real estate rental income (*) + depreciation (for each property in the portfolio during the fiscal period in question)</p> <p>* Rental NOI of the portfolio includes dividends received on preferred securities as office operating revenue.</p>
■ FFO		FFO = Net income + Depreciation (as rental business expenses) - capital gains on real estate sales
■ Rental NOI yield		<p>Rental NOI yield = Annualized rental NOI (*) \div Amount invested (**) (for each property in the portfolio during the fiscal period in question) $\times 100 (\%)$</p> <p>* Annualized rental NOI = Real estate rental income + Depreciation (annualized for properties in the portfolio during the fiscal period in question)</p> <ul style="list-style-type: none"> Annualized = Actual results from the fiscal period in question $\times 2$ (For properties bought or sold at some point within the fiscal period in question, actual results from the period in question $\times 365$ / Number of days the property was held in the portfolio) <p>** Amount invested = Book value at the end of the period for properties in the portfolio during the period in question</p> <ul style="list-style-type: none"> For properties sold, the book value at the time of sale is used in place of book value at the end of the period.
■ Appraisal NOI yield (of portfolio)		<p>Appraisal NOI yield = $\text{[Appraisal NOI (*)} \div \text{Acquisition price]} \times 100(\%)$</p> <p>* Appraisal NOI = Net operating income arrived at using the direct capitalization method described in the real estate appraisal document created upon acquisition of the property in question.</p>
■ NOI yield (of portfolio)		<p>NOI yield = Annualized rental NOI (*) \div Amount invested (**) for assets (including preferred securities) held during the period in question $\times 100 (\%)$</p> <p>* Annualized rental NOI = The total of {(Real estate rental income) + (Depreciation) + (Dividend income from preferred securities)} $\times 2$, for assets held during the period in question</p> <p>** Amount invested = Total book value at the end of the period for assets held during the period in question</p>
■ Yield after depreciation (of portfolio)		<p>Yield after depreciation = $\text{[Annualized real estate rental income (*)} \div \text{Amount invested (**)]} \times 100 (\%)$</p> <p>* Annualized real estate rental income = The total of {(Real estate rental income) + (Dividend income from preferred securities)} $\times 2$, for assets held during the period in question</p> <p>** Amount invested = Total book value at the end of the period for assets held during the period in question</p>
■ LTV (Loan To Value)		LTV (loan to value) = $\text{[Interest-bearing liabilities} \div \text{(interest-bearing liabilities + unitholders' capital)]} \times 100(\%)$



Disclaimers

- Unless indicated otherwise, amounts and figures have been rounded down to the nearest unit and percentages have been rounded to the first decimal place.
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