

Premier Investment Corporation



**Presentation of the 18th
Fiscal Period
Financial Results**

Summary of Issuance of New Investment Units (Offering)	
■ Summary of Issuance of New Investment Units (Offering)	3-4
■ Offering Highlights (Growth on Comprehensive Strengths of the NTT Group)	5
■ Overview of Newly Acquired Properties	6-8
■ Overview of Property Planned for Sale	9
■ Track Record of Portfolio Expansion and Pipelines / Portfolio Diversification Status	10
■ Assets Acquired in Respective Fiscal Periods and Acquisition Channels	11
■ Market Commentary	12-13
18th Fiscal Period Financial Results	
■ Market Environment and PIC's Management Policy	15
■ Performance Overview for the 18th Fiscal Period	16
■ Occupancy Rates and NOI Returns for the 18th Fiscal Period	17
■ Change in Total Rents and Occupancy Rates (Office Buildings)	18
■ Data on Internal Growth of Office Buildings	19-20
■ Office Market Data	21
■ Change in Total Rents and Occupancy Rates (Residential Properties)	22
■ Rent Index and Occupancy Rates of Residential Properties	23
■ Rent Index and Occupancy Rates of Residential Properties by Unit Type	24
■ Internal Balance Sheets (End of the 18th Fiscal Period)	25
■ Financial Information	26-27
■ Forecasts for the 19th and 20th Fiscal Periods	28
■ Forecast of Total Rents and Occupancy Rates (Office Buildings)	29
■ Forecast of Total Rents and Occupancy Rates (Residential Properties)	30

APPENDIX	
■ Investment Unit Price	32
■ Breakdown of Unitholders	33
■ Major Unitholders	34
■ Balance Sheets/Statements of Unitholders' Equity	35
■ Profit and Loss Statements	36
■ Profit and Loss Statements (Forecast for the 19th Fiscal Period)	37
■ Assumptions for the 19th and 20th Fiscal Period Forecasts	38
■ Cash Flow Statements	39
■ Status of Interest-bearing Liabilities (as of October 31, 2011)	40
■ Financial Indicators	41
■ Property Portfolio Data (as of October 31, 2011)	42-43
■ Property Portfolio Appraisal	44-45
■ Rental Revenue and Expenses by Property	46-55
■ Disclaimer and Notice	56

Terms Used in This Document

- The Five Central Wards of Tokyo are the so-called Three Central Wards in the heart of Tokyo (Chiyoda, Chuo and Minato Wards) plus Shinjuku and Shibuya Wards. The Other 18 Wards of Tokyo are the remaining Tokyo wards other than the Five Central Wards of Tokyo. The Surrounding City Area comprises each of the following 4 prefectures: Tokyo Prefecture excluding the 23 Wards of Tokyo, Kanagawa Prefecture (centering on Yokohama City, Kawasaki City and other densely populated areas), Saitama Prefecture (centering on Saitama City and other densely populated areas) and Chiba Prefecture (centering on Chiba City and other densely populated areas).
- Unless otherwise indicated, amounts have been rounded down to the nearest unit and percentages have been rounded to the first decimal place.
- Acquisition Price of assets exclude acquisition costs, property tax, city planning tax, consumption tax and local consumption tax.
- For Transfer Price of assets, transfer expenses and determined amounts of property tax and city planning tax have not been deducted while consumption tax and local consumption tax have been excluded.
- Figures for the interest-bearing liabilities ratio (LTV) have been calculated by using the formula "Interest-bearing liabilities/(Interest-bearing liabilities + Unitholders' capital)".



Summary of Issuance of New Investment Units (Offering)

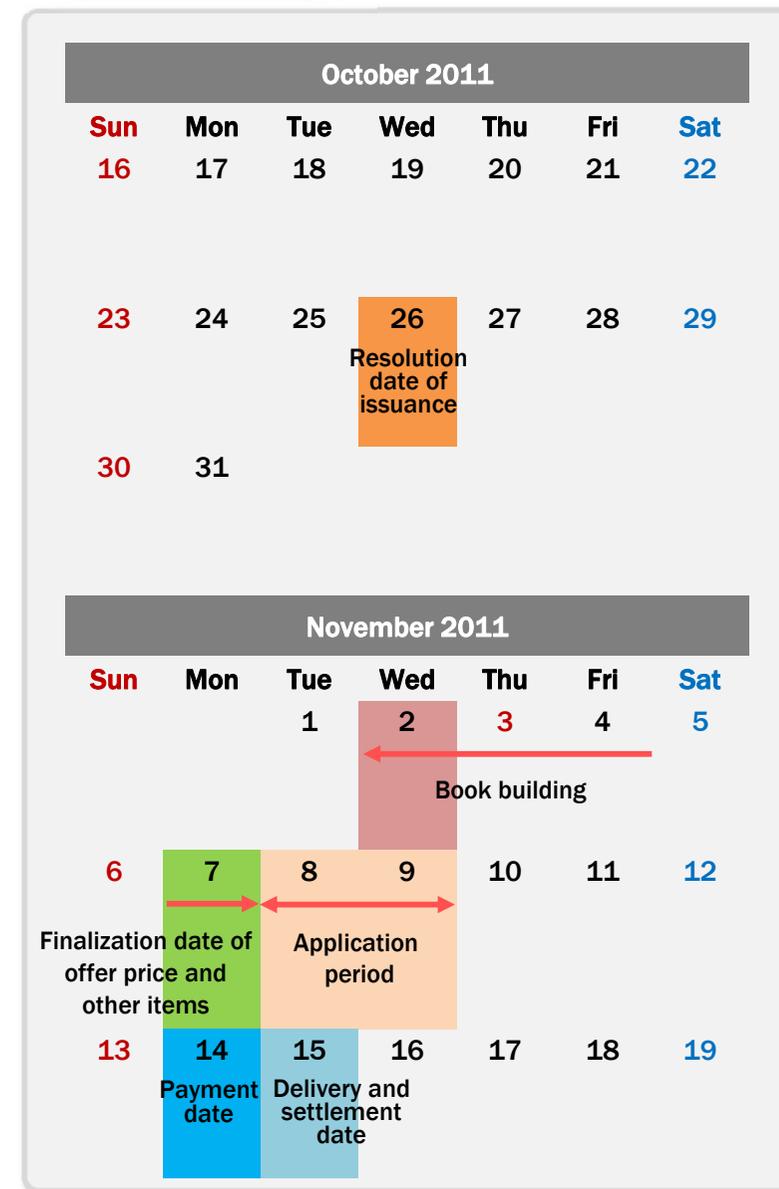
Summary of Issuance of New Investment Units (Offering) (1)

19th
Fiscal Period

Overview of Issuance of New Investment Units (Offering)

Number of new investment units issued	56,599 units (53,000 units through public offering and 3,599 units through third-party allotment)
Number of outstanding investment units after offering	196,699 units
Resolution date of issuance	October 26, 2011
Finalization date of offer price and other items	November 7, 2011
Offer price	250,066 yen
Closing price on finalization date of offer price and other items	257,800 yen
Discount rate	3.0%
Total paid amount	13,686,543,784 yen
LTV before offering	56.2%
LTV after offering	56.4%
Joint lead managers	SMBC Nikko Securities Inc. Nomura Securities Co., Ltd. JPMorgan Securities Japan Co., Ltd.

Offering Schedule



Summary of Issuance of New Investment Units (Offering) (2)

19th
Fiscal Period

Assumed and Actual Amount of Procured Funds

Procured funds			Use of funds	
	Assumptions as of resolution date of issuance	Offering results*1	Total acquisition price of properties	33,100 million yen
Offer price of investment units as the base	260,079 yen	250,066 yen	Miscellaneous expenses	864 million yen
(1) Primary offering (number of units issued)	13,784 million yen (53,000 units)	12,816 million yen (53,000 units)		
(2) Third-party allotment associated with secondary offering through over-allotment option (number of units issued)	1,300 million yen (5,000 units)	870 million yen (3,599 units)		
(3) (1) + (2) (number of units issued)	15,084 million yen (58,000 units)	13,686 million yen (56,599 units)		
(4) Borrowings	18,000 million yen	18,400 million yen		
(5) Cash on hand	880 million yen	1,878 million yen		
Interest-bearing liabilities ratio (LTV)	55.9%	56.4%		
Total amount ((3) + (4) + (5))	33,964 million yen	33,964 million yen	Total	33,964 million yen

Overview of Newly Acquired Properties

Property name	Asset type	Geographical area	Location	Acquisition price	Appraisal value	Cap rate*2
Urbannet Mita Building	Office building	5 Central Wards of Tokyo	Minato Ward, Tokyo	10,300 million yen	10,400 million yen	4.6%
Urbannet Azabu Building	Office building	5 Central Wards of Tokyo	Minato Ward, Tokyo	5,000 million yen	5,140 million yen	4.9%
Urbannet Ichigaya Building	Office building	5 Central Wards of Tokyo	Shinjuku Ward, Tokyo	1,650 million yen	1,720 million yen	5.5%
Kanda Chuodori Building	Office building	5 Central Wards of Tokyo	Chiyoda Ward, Tokyo	2,450 million yen	2,620 million yen	4.8%
NU Kannai Building	Office building	Surrounding City Area	Yokohama, Kanagawa	3,300 million yen	3,590 million yen	5.3%
Ueno Tosei Building	Office building	Other 18 Wards of Tokyo	Taito Ward, Tokyo	5,900 million yen	6,030 million yen	5.0%
Questcourt Harajuku	Residential Property	5 Central Wards of Tokyo	Shibuya Ward, Tokyo	4,500 million yen	4,550 million yen	5.2%
Total				33,100 million yen	34,050 million yen	—

*1 Offering Results represent the status as of December 16, 2011 (planned) when PIC will partially repay borrowings after delivering new investment units through third-party allotment.

*2 Cap Rate represents the rate used for calculating the value estimated by income approach under the direct capitalization method described in the appraisal reports obtained for the respective properties upon other acquisitions.

Offering Highlights (Growth on Comprehensive Strengths of the NTT Group)

19th
Fiscal Period

Intended Purpose

- For NTT Urban Development (NTTUD) to clearly demonstrate its commitment as the main sponsor to PIC by providing properties
- Realize growth through new acquisitions of high-occupancy properties amid the somewhat stagnant real estate market environment

Demonstrate commitment as sponsor

Acquisition from a private placement fund (NU-5 Fund) operated by NTTUD

6 properties out of 7

Bolster management performance through external growth

Newly acquired properties at higher cap rate than PIC's existing portfolio

Existing portfolio	Newly acquired properties
4.7%*1	5.3%*2

Contribute to improved occupancy rate (as of July 31, 2011)

Existing portfolio	+	Newly acquired properties	→	88.3%
86.8%		95.8%		

Avoid decrease in DPU by minimizing offering size

Avoid dilution of DPU by keeping fund procurement at a minimum amount and maintaining the LTV level

Before offering	→	After offering
56.2%		56.4%

Hedge the risk associated with tenant attributes by increasing the ratio of NTT Group companies as tenants

Number of properties in which NTT Group companies are housed

4 properties out of 7

Ratio of NTT Group companies as tenants*3

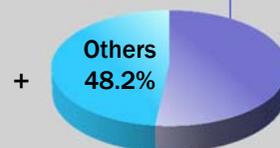
Before offering

NTT Group companies
2.7%



Ratio of tenants in acquired properties

NTT Group companies
51.8%



NTT Group companies
11.9%



*1 The portfolio cap rate is the rate arrived at by dividing "real estate rental income + depreciation expenses (limited to depreciation covering leased properties)" of the previous fiscal period (17th fiscal period), after annualizing it at 365 days per year based on the actual number of days, by the total acquisition prices of the portfolio (and rounded off to the first decimal place).

*2 The cap rate of the newly acquired properties as a whole is the rate arrived at by dividing the total amount of the "Net income on rental operation", which is appraised in the calculation of the value estimated by income approach under the direct capitalization method described in the appraisal reports obtained for the said properties, by the total acquisition prices of the said properties (and rounded off to the first decimal place).

*3 The ratio of NTT Group companies as tenants is calculated by using the formula "total space leased to NTT Group companies / total leased space", based on the lease contracts as of July 31, 2011 (and on information provided by the sellers for the acquired properties).

Urbannet Mita Building



Appraisal-based cap rate **4.6%**

Current NCF cap rate **4.5%**

Assumed NCF cap rate **4.7%**

Urbannet Azabu Building



Appraisal-based cap rate **4.9%**

Current NCF cap rate **5.4%**

Assumed NCF cap rate **5.0%**

Overview

Location	3-10-1 Mita, Minato Ward, Tokyo
Location characteristics, etc.	The property is located about a 1-minute walk from Sengakuji station on the Toei Subway Asakusa Line as well as about a 10-minute walk from Tamachi and Shinagawa stations on the JR Line. In addition to proximity to the nearest station, it enjoys good visibility as it faces Daiichi Keihin Expressway, a major highway.
Site area	2,489.67 m ²
Total floor space	13,987.76 m ²
Structure	Steel-framed, reinforced concrete structure with a flat-topped roof; 8 stories and 1 basement story
Constructed	September 1987
Acquisition date	November 18, 2011
Acquisition price	10,300 million yen

Overview

Location	1-6-15 Minami Azabu, Minato Ward, Tokyo
Location characteristics, etc.	The property is located about an 8-minute walk from Azabu-Juban station on the Tokyo Metro Nanboku Line and the Toei Subway Oedo Line, standing in an area having a mix of stores, offices and apartments. Facing a major highway, it features an impressive façade.
Site area	1,052.82 m ²
Total floor space	6,486.42 m ²
Structure	Steel-framed, reinforced concrete structure with a flat-topped roof; 7 stories and 1 basement story
Constructed	April 1992
Acquisition date	November 18, 2011
Acquisition price	5,000 million yen

Overview of Newly Acquired Properties (2)

19th
Fiscal Period

Urbannet Ichigaya Building



Appraisal-based cap rate **5.5 %**

Current NCF cap rate **5.7 %**

Assumed NCF cap rate **5.4 %**

Kanda Chuodori Building



Appraisal-based cap rate **4.8 %**

Current NCF cap rate **4.6 %**

Assumed NCF cap rate **4.9 %**

NU Kannai Building



Appraisal-based cap rate **5.3 %**

Current NCF cap rate **5.3 %**

Assumed NCF cap rate **5.4 %**

Overview

Location	25-5 Haraikatamachi, Shinjuku Ward, Tokyo
Location characteristics, etc.	The area where the property is located has a mix of medium-rise office buildings and tranquil apartments and enjoys good access to major office areas in Tokyo via Ushigome-Kagurazaka station on the Toei Subway Oedo Line as well as Iidabashi and Ichigaya stations on the JR Lines.
Site area	1,207.48 m ²
Total floor space	4,217.01 m ²
Structure	Reinforced concrete structure with a flat-topped roof; 5 stories and 1 basement story
Constructed	December 1993
Acquisition date	November 18, 2011
Acquisition price	1,650 million yen

Overview

Location	2-3-3 Kajicho, Chiyoda Ward, Tokyo
Location characteristics, etc.	The property enjoys good traffic convenience with multiple train lines, including JR Lines, Tokyo Metro Lines and Toei Subway Lines, available. A concentration of properties such as medium- to high-rise office buildings with stores has been created in the area around Kanda station on the JR Line, which is the nearest station to the property.
Site area	484.74 m ²
Total floor space	3,214.44 m ²
Structure	Steel-framed, reinforced concrete structure with a flat-topped roof; 9 stories
Constructed	January 1989
Acquisition date	November 18, 2011
Acquisition price	2,450 million yen

Overview

Location	223-1 Yamashitacho, Naka Ward, Yokohama City, Kanagawa Prefecture
Location characteristics, etc.	Public transit is available at Kannai station on JR Lines and Nihon-Odori station on the Minatomirai Line. The property is located in an area with a long history of having a concentration of governmental agencies and commercial facilities, and stands adjacent to the Yokohama Stadium.
Site area	1,726.58 m ²
Total floor space	10,963.91 m ²
Structure	Steel-framed, reinforced concrete structure with a flat-topped roof; 10 stories and 1 basement story
Constructed	February 1987
Acquisition date	November 18, 2011
Acquisition price	3,300 million yen

Ueno Tosei Building



Appraisal-based cap rate **5.0%**

Current NCF cap rate **5.6%**

Assumed NCF cap rate **5.0%**

Questcourt Harajuku



Appraisal-based cap rate **5.2%**

Current NCF cap rate **5.0%**

Assumed NCF cap rate **5.0%**

Overview

Location	4-27-3 Higashi Ueno, Taito Ward, Tokyo
Location characteristics, etc.	The property is located about a 4-minute walk from Ueno station on the JR Lines and about a 6-minute walk from Ueno station on the Tokyo Metro Hibiya and Ginza Lines. The area where the property is located features characteristics as the traffic base of the Joto area in Tokyo, with many JR Lines including the Yamanote Line and multiple subway lines accessible.
Site area	966.28 m ²
Total floor space	6,868.83 m ²
Structure	Steel-framed structure with a flat-topped roof; 10 stories
Constructed	May 2007
Acquisition date	November 18, 2011
Acquisition price	5,900 million yen

Overview

Location	3-59-4 Sendagaya, Shibuya Ward, Tokyo
Location characteristics, etc.	The property is located in a sophisticated residential area, about a 2-minute walk from Harajuku station on the JR Yamanote Line and about a 5-minute walk from Meiji-Jingumae station on the Tokyo Metro Chiyoda Line. The neighborhood has a concentration of a variety of stores, primarily apparel, as well as offices of many industries such as design, apparel and media-related businesses.
Site area	2,507.75 m ²
Total floor space	5,408.95 m ²
Structure	Reinforced concrete structure with a flat-topped roof; 4 stories and 1 basement story
Constructed	January 2004
Acquisition date	November 18, 2011
Acquisition price	4,500 million yen

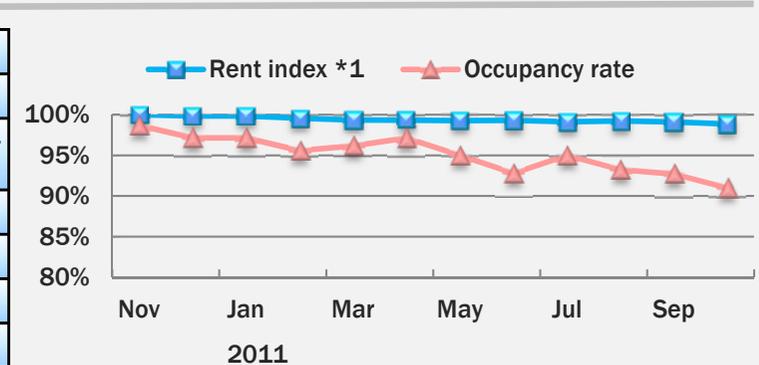
Premier Stage Nihonbashi Kayabacho

PIC concluded the real estate trust beneficiary interest transfer agreement for the property as of October 26, 2011 (planned delivery on February 1, 2012).



Overview

Location	3-4-1, Nihonbashi Kayabacho, Chuo Ward, Tokyo
Area	<Land> 479.93 m ² <Total floor space> 4,540.70 m ²
Structure	Steel-framed, reinforced concrete structure with a flat-topped roof; 14 stories
Constructed	February 2004
Transfer price	2,400 million yen
Book value	2,225 million yen (as of end of 18th fiscal period)
Acquisition price	2,430 million yen



Reduction Entry System (Internal Reserve of Gains from Sale of Land) Designated in the Special Taxation Measures Law

Conditions

- (1) Acquiring land either in 2009 or 2010
 - ▶ PIC acquired Iwamotocho Building in the 16th fiscal period ended October 2010
- (2) Planning to sell the land, etc. (or other separately-owned land) within 10 years from the fiscal year following the land acquisition
 - ▶ PIC plans to sell Premier Stage Nihonbashi Kayabacho in the 19th fiscal period ending April 2012.

Land price out of the acquisition price:
5,833 million yen



Gains from sale of land (estimate):
166 million yen



Effect

PIC will internally reserve the following amount as reduction entry:

- I. Amount within the scope equaling to 60% of the gains from sale of land, etc. in (2) to the left and up to the book value (5,833 million yen) of the acquired land, etc. in (1) to the left (in case the acquisition was made in 2010).

Gains from sale of land in (2) to the left x 60% = **99 million yen**

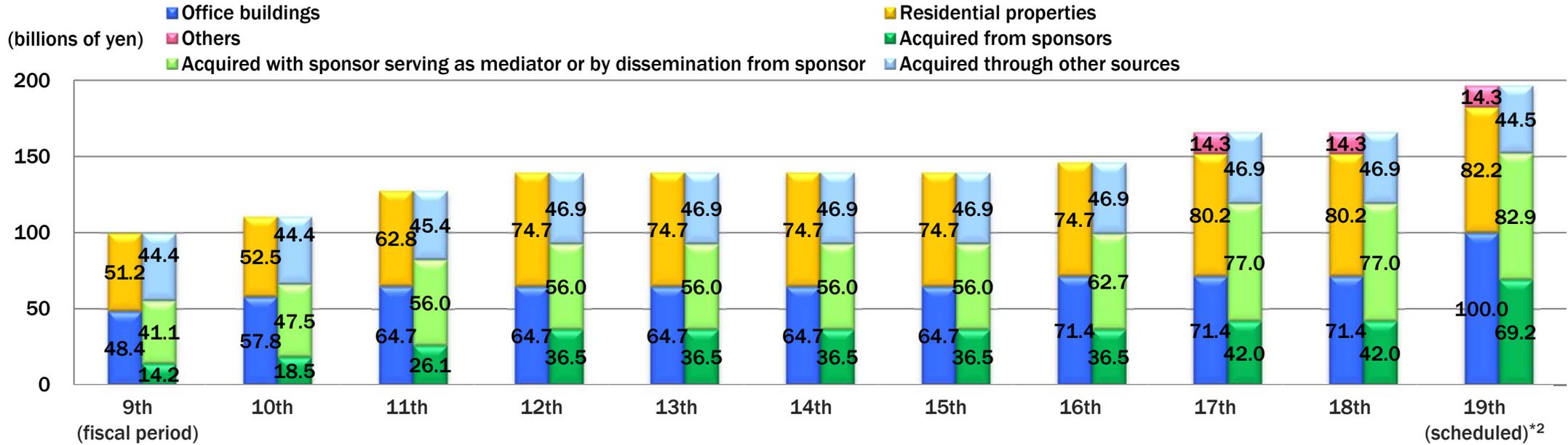
- II. The amount must also be within the scope satisfying the conduit requirement (distributing over 90% of distributable income) designated in Article 67-15 of the Special Taxation Measures Law

Income before income taxes for the 18th fiscal period x 10%
= **131 million yen**

Track Record of Portfolio Expansion and Pipelines / Portfolio Diversification Status

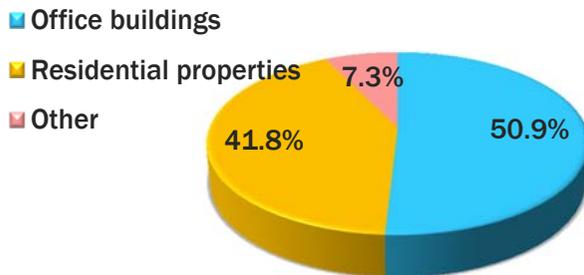
19th
Fiscal Period

Track Record of Portfolio Expansion and Pipelines*1



Portfolio Diversification (end of 19th fiscal period (scheduled))*2

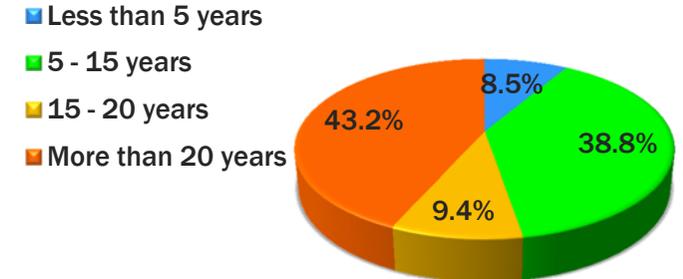
By Asset Type



By Area



By Portfolio Age*3



*1 Amounts in the graph above have been rounded to the first decimal place.

*2 The "19th fiscal period (scheduled)" means the date by when the new acquisitions (7 properties in total including Urbannet Mita Building) as well as the transfer of the property planned for sale (Premier Stage Nihonbashi Kayabacho) have been completed.

*3 Diversification by property age is as of the end of the 19th fiscal period (April 30, 2012) as the base date.

Deal Watch

J-REIT Deal of the Day: Premier Investment Corporation to Successfully Maintain Distribution Despite Unfavorable Environment

Premier Investment Corporation (PIC) closed the application period for issuance of new investment units through public offering on November 9. Overview of the issuance is as follows:

Securities code:	8956 (Tokyo Stock Exchange)
Number of units to be issued:	53,000 units (13,253,498,000 yen)
Offer price:	250,066 yen
Book runner:	SMBC Nikko Securities, Nomura Securities and JPMorgan Securities Japan
Provisional terms:	Discount rate at 3 ~ 5% (by 1%)
Market capitalization upon resolution of issuance:	53,662,490,000 yen (including new investment units issued)
Number of outstanding investment units:	193,100 units (before issuing new investment units): 140,100 units

- PIC conducted a public offering for the first time in 4 years since November 2007, marking the fifth such arrangement including the one upon the listing on March 12, 2002. The latest one represents the first equity finance through public offering since April 2010 when its main sponsor was changed from Ken Corporation to NTT Urban Development. The following table shows the overview of the public offerings to date.

Finalization date of issuance terms	Offer price	Total offering amount (including over-allotment options)
First: Sep 2, 2002	480,000 yen	28,320,000,000 yen
Second: Nov 4, 2003	501,760 yen	10,035,200,000 yen
Third: May 23, 2005	677,180 yen	14,897,960,000 yen
Fourth: Nov 16, 2007	604,660 yen	18,139,800,000 yen
Fifth: Nov 7, 2011	250,066 yen	14,503,828,000 yen

- Book building started with a plan to allocate 70% of new investment units to retail investors and 30% to institutional investors. The final order-to-allocation ratio ended up at “3 times for retail investors, over 4 times for institutional investors and slightly less than 4 times for all investors” (according to a party concerned). Given this results, the discount rate was set at the lowest limit of the provisional terms. According to a market participant, there appear to have been “complaints from existing PIC investors about conducting public offering at the present status of PIC’s investment unit price” which, after once rising to as high as the 1,190,000 yen level in May 2007, has remained at less than 300,000 yen. On top of this price issue, the government debt problem in Europe seems to have “caused some investors to be cautious in bidding, as investors have an increasingly lower risk tolerance” (according to a party concerned). All the more because of this, many voiced relief about the fact that PIC managed to secure procurement of 14.5 billion yen.
- What was most favored was that distribution was not diluted despite the number of outstanding investment units increasing by 41.4% to 198,100 units including those based on the over allotment option. Along with the announcement of the offering, the issuer also announced acquisitions of 6 office buildings including Urbannet Mita Building (located in Minato Ward, planned acquisition price of 10.3 billion yen with NOI yield of 5.0%), and a residential property for 33.1 billion yen in total. Six of the properties will be acquired from a private placement fund invested by NTT Urban Development, while only Ueno Tosei Building (Taito Ward, 5.9 billion yen, 5.2%) will be from ORIX. The average NOI yield of the 7 properties is approximately 5.3%, surpassing the approximate 4.5% of the entire portfolio. With the acquisition of these high yield properties that “have fewer risk of tenant move-outs” (according to a party concerned) and other measures, the issuer revised its forecast distribution per unit for the fiscal period ending April 2012 upward from 9,800 yen to 10,100 yen, and this was reportedly appreciated by the market. Moreover, it looks like that retail investors particularly favored the high yield of the distribution at 8.1% against the offer price. The investment unit price remained weak after the resolution of issuance, and decreased by 7.2% on the finalization date of issuance terms, though it was within the scope of the dilution rate.
- In April 2010, the issuer issued new investment units by way of third-party allotment with NTT Urban Development as the allottee (3,012,592,500 yen at the offer price of 346,275 yen). Currently, the shareholding in Premier REIT Advisors, the asset manager of PIC, is 53.1% by NTT Urban Development, 30.0% by Ken Corporation, 10.0% by SOHGOH REAL ESTATE and the remainder by others.

[Junko Tagashira, Deal Watch / Thomson Reuters]

CAPITAL EYE NEWS

Premier Investment Corporation (PIC): Taking the opportunity of sponsor change to pursue reinforcement

The application period for issuance of new investment units undertaken by Premier Investment Corporation was closed on November 9. The following is the overview of the offering.

Securities code	: 8956
Number of units to be issued	: 53,000 units (plus 5,000 units in over-allotment option)
Total amount of offering	: 13,253,498,000 yen
Resolution date of issuance	: October 26
Finalization date of issuance terms	: November 7
Offer price	: 250,066 yen
Base price	: 257,800 yen
Discount rate	: 3.00%(provisional terms: 3.00 – 5.00%)
Payment date	: November 14
Book runner	: SMBC Nikko, Nomura and JPMorgan

- The latest equity finance by Premier is its fifth such arrangement, including the IPO, and the first public offering since May 2010 when NTT Urban Development became the largest sponsor of Premier's asset management company owning 53.1% of the equity.
- Premier has conducted the offering to finance the acquisition of 7 properties (total acquisition price: 33.1 billion yen, appraisal value: 34.05 billion yen), of which six properties will be provided in a lump sum by a private placement fund (formed in 2009) managed by NTT Urban Development. It has been so arranged that the private placement fund, to be terminated in March 2012, will conduct redemption before maturity and transfer the properties to Premier in exchange. Another property will be acquired from ORIX.
- The new investment units were meant to be allocated to retail investors by 70% and institutional investors by 30%. The book building process attracted orders three times as large as the allocation volume from the former, over four times as large from the latter, and slightly less than four times as large as a whole. According to a book runner, "the market environment is too opaque to see through and investors have become conservative in terms of the volume of order value" but the booking results showed "many orders that were "lean but strong" despite the figures".
- The investment unit price upon launching was around 280,000 yen, making it a capital increase at a level far lower than the net assets per unit (524,464 yen) as of the end of April. There were negative views in the market about the timing at which Premier intends to issue new investment units, and some existing Premier investors seem to have felt uncomfortable, too. Given the noticeably low occupancy rates of existing properties, it was true that "some investors, such as regional banks, actually refrained from participating," according to a market participant who also pointed out that "unlike superior REITs, Premier is not a stock that everybody considers investing in." On the other hand, "investors who were interested highly evaluated the offering" (comment by the syndicate).

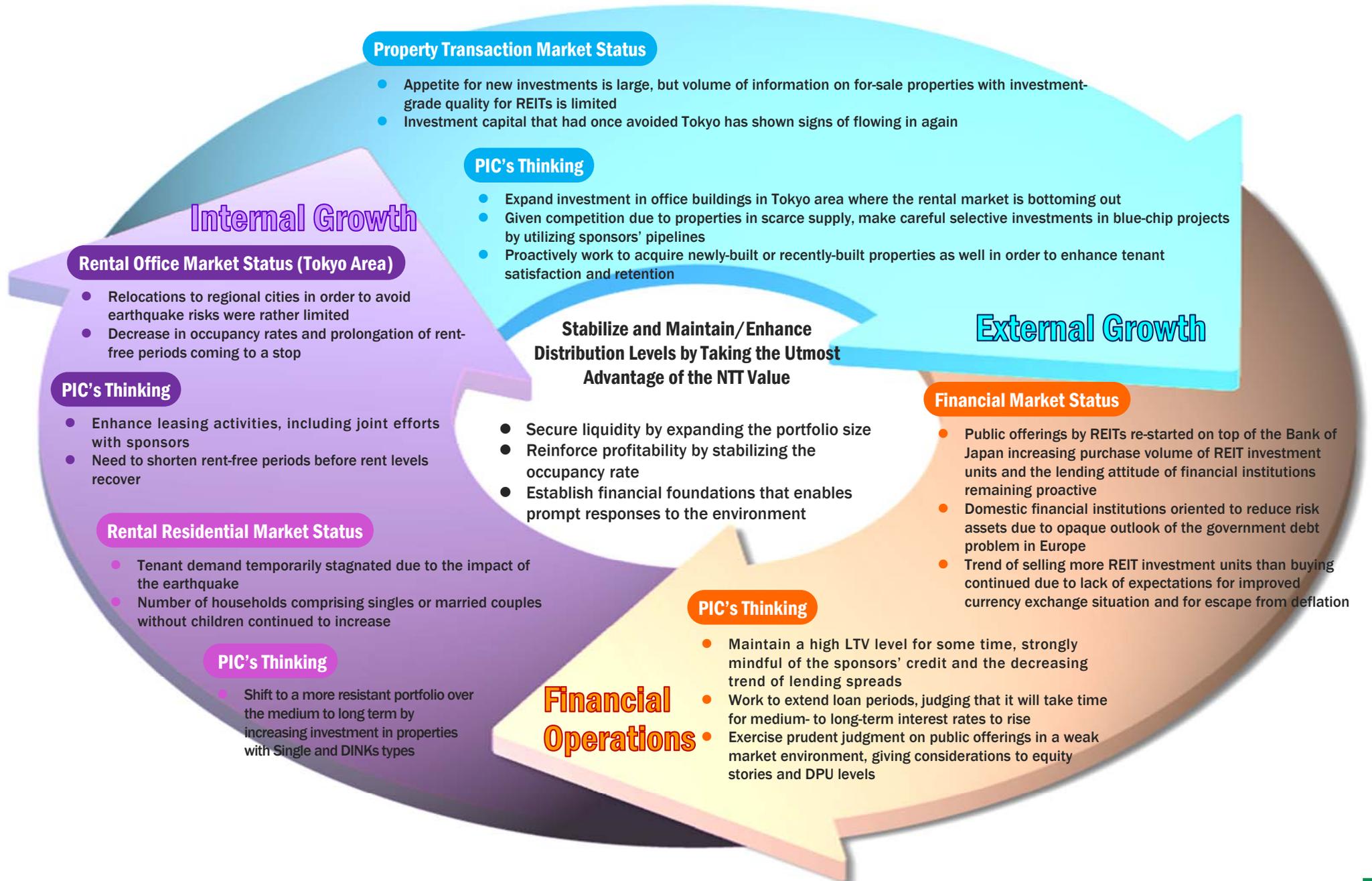
Aside from the high yield, many investors appear to have decided on investment because they can "confirm the strength of the sponsor pipelines and expect gains in the upside in the future in accordance with heightened credit"(according to a book runner).

- Forecast distribution per unit is 10,100 yen for both fiscal periods ending April 2012 and October 2012, in contrast to 9,200 yen for the fiscal period ended October 2011. The distribution yield is 8.07% against the offer price.
- The cap rate after depreciation of the 7 properties to be acquired is 5.3% on average, surpassing the 4.7% for the existing portfolio. Simultaneously with the property acquisition, Premier will sell a property (to Top REIT Investment Corporation) to obtain 166 million yen as gains on sale.
- As to the purpose of the capital increase, the issuer explains that it has "judged it to be timely to achieve external growth from a medium- to long-term perspective by taking the opportunity of property supply from NTT Urban Development" (comment by the Business Promotion Department). However, the LTV (based on unitholders' capital) remains flat even immediately after the public offering. With the LTV at 56.1% at the end of the previous fiscal period and at 55.7% forecasted for the end of April 2012 by when the public offering and the property sale have been completed, Premier has failed to secure capacity for more borrowings. "We apologize for conducting public offering at a price lower than the NAV since the investment unit price remains low. As for distributions for coming periods, however, we anticipate to maintain the 10,000 yen level. Our dependence on the gains on sale is not so high. We decided that we had better lay the foundations for future growth rather than do nothing until the investment unit price surpasses the NAV and suspend external growth," according to the said Department.
- Pricing was determined at a discount of 3%, the lower limit of the provisional terms. Although a discount rate of 2.5% is not rare for public offerings conducted by REITs immediately before, "there are some investors who want a certain level of discount rate," according to a large securities firm. The issuer commented that it "took into account the risk of unit price fluctuations through the issue date."
- The percentage change in price between the resolution date of issuance and the finalization date of issuance terms is a decrease of 7.2%. The dilution rate in association with the issuance of new investment units stands at 29.2% at maximum. The closing price of the investment unit on November 8 was 250,100 yen.

[Yuko Matsumura, CAPITAL EYE NEWS]

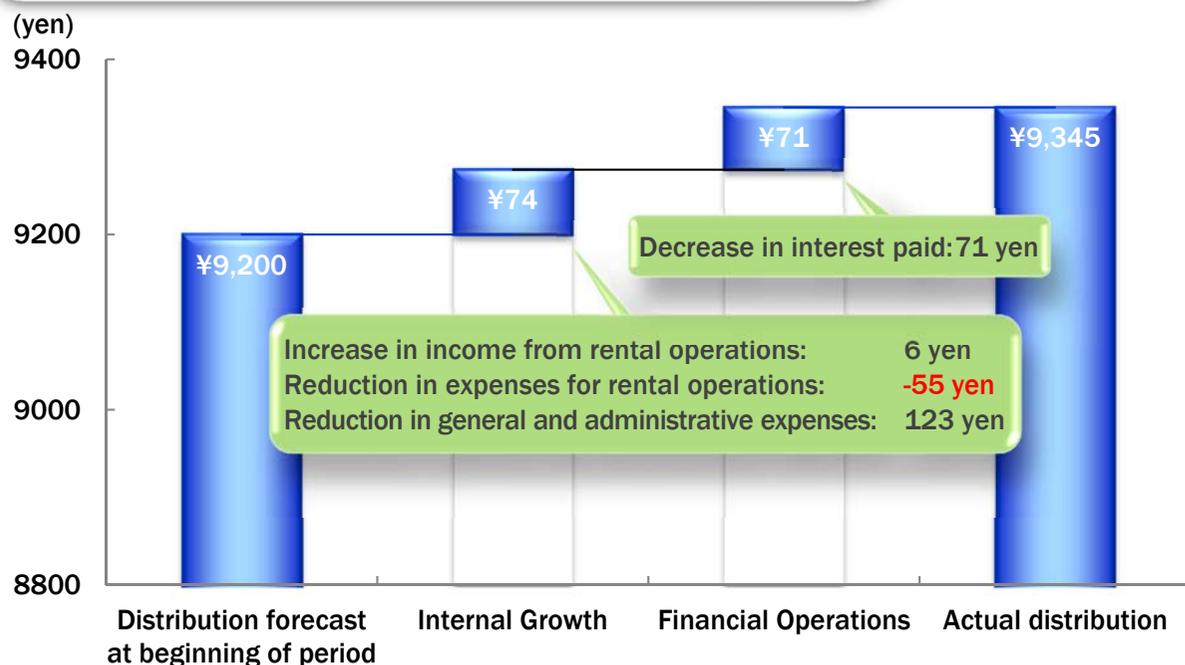


18th Fiscal Period Financial Results



	18th fiscal period (results) (1)	18th fiscal period (forecast) (2)	Change from forecast (1)-(2)	17th fiscal period (results) (3)	Change from 17th (1)-(3)
Operating revenue (mm yen)	4,963	4,962	0	5,171	-208
Operating income (mm yen)	2,064	2,054	10	2,271	-207
Ordinary income (mm yen)	1,311	1,290	20	1,531	-220
Rental NOI (mm yen)	3,177	3,187	-9	3,516	-338
Net income (mm yen)	1,309	1,289	19	1,519	-210
Distribution per unit (yen)	9,345	9,200	145	10,846	-1,501
No. of investment properties	48	48	-	48	-

Difference between Forecast and Actual Distribution per Unit



External Growth

- As far as office buildings were concerned, there was virtually no information on for-sale properties with investment-grade quality for REITs despite strong willingness to acquire
- Entering the 19th fiscal period, PIC conducted acquisitions of 7 properties and transfer of a property (Premier Stage Nihonbashi Kayabacho, scheduled for delivery in February 2012)

Internal Growth

- Most large tenants with high cancellation risks have already cancelled contracts
 - Meiji Yasuda Life Insurance, occupying approx. 70% of Premier Toyoko Building, will move out in February 2012
- Leasing results varied noticeably by area
 - Mostly secured recovery of occupancy rates at KN Shibuya No.3 and KSP R&D Bldg.
 - Leases in Nishi-Shinbashi area continued to struggle
- Residential properties kept stable occupancy rates, though somewhat lower than the previous fiscal period (November – April)

Financial Operations

- Realized reduction in procurement costs upon refinancing long-term, fixed interest rate loans previously borrowed
- Achieved extension of average number of years remaining by mixing long-term and short-term loans in new borrowings

Occupancy Rates

	Forecast	18th fiscal period results	17th fiscal period results
Office buildings	80.4%	82.1%	81.7%
Residential properties	93.1%	92.4%	93.4%
Total	87.4%	87.8%	88.1%

Office buildings

- Occupied space made a significant net increase due to progress in new leases
- Period average occupancy rate reached 82.1%, surpassing the forecast at beginning of period
- However, occupancy rate based on cash flows considering rent-free periods was approximately 70%

Residential properties

- Demand from new tenants decreased slightly due to the impact of the earthquake disaster and the nuclear power plant incident
- Single and DINKs type properties in rent zones of up to 300 thousand yen per month operated with high occupancy, given an increase in households comprising single or DINKs
- Period average occupancy rate was 92.4%, falling below the forecast at beginning of period, because of stagnant leasing results for some properties in high rent zones

NOI Returns*1

	NOI returns (end of 18th fiscal period)
Office buildings	3.8%
Residential properties	4.2%
Total	4.0%

Office buildings

- Profitability dripped from the 17th fiscal period as a result of priority placed on progressing leases despite over impacts of decreasing rents and rent-free periods
- Rents under renewed lease remained unchanged in most cases except for downward revision with the largest tenant scheduled for contract renewal

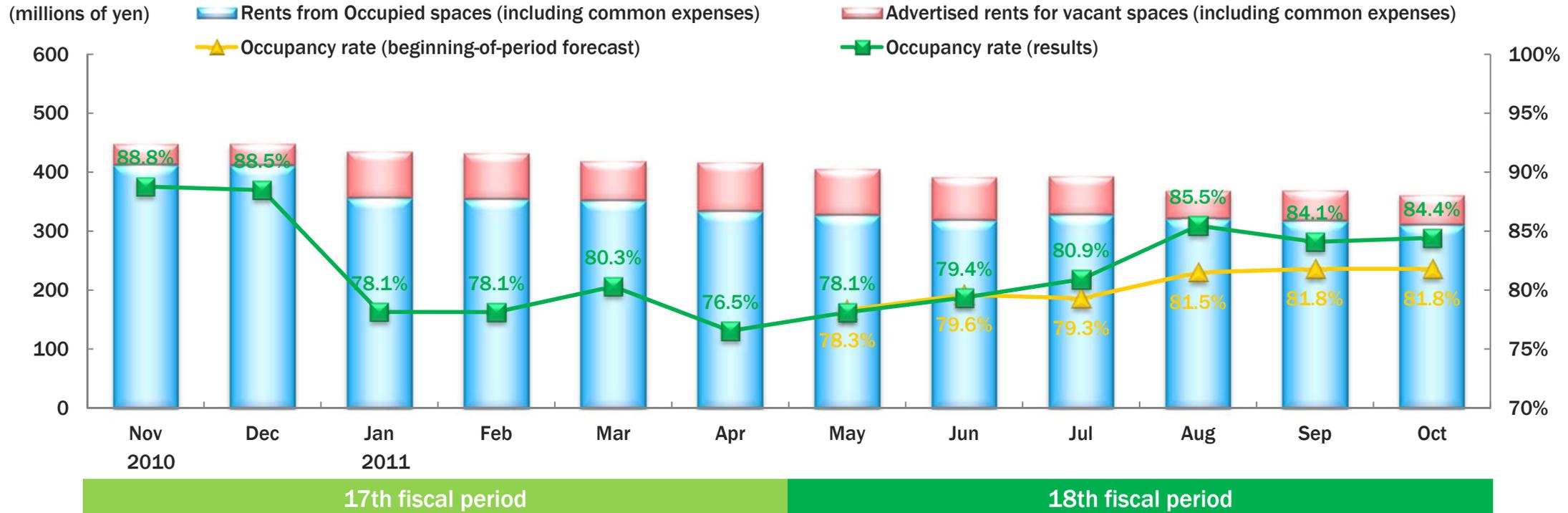
Residential properties

- Profitability worsened from the 17th fiscal period as leasing results were stagnant and rents decreased at some properties in high rent zones, while others saw slow but steady recovery in rent levels
- Rents at Single type properties (including some DINKs type) in the rent zones of up to 200,000 yen per month remained flat or showed a slightly increasing trend

*1. Rental NOI returns are annualized figures obtained by using the formula "rental NOI/investment value", rounded down to the first decimal place. Moreover, the following figures are used for rental NOI and investment value.
 Rental NOI = (Income from rental operations - expenses for rental operations) + depreciation for the fiscal period (limited to depreciation for a property for lease)
 Investment value = average figure of "book values + accumulated depreciation" of a property for lease at the beginning and the end of the fiscal period

Change in Total Rents and Occupancy Rates (Office Buildings)

18th
Fiscal Period

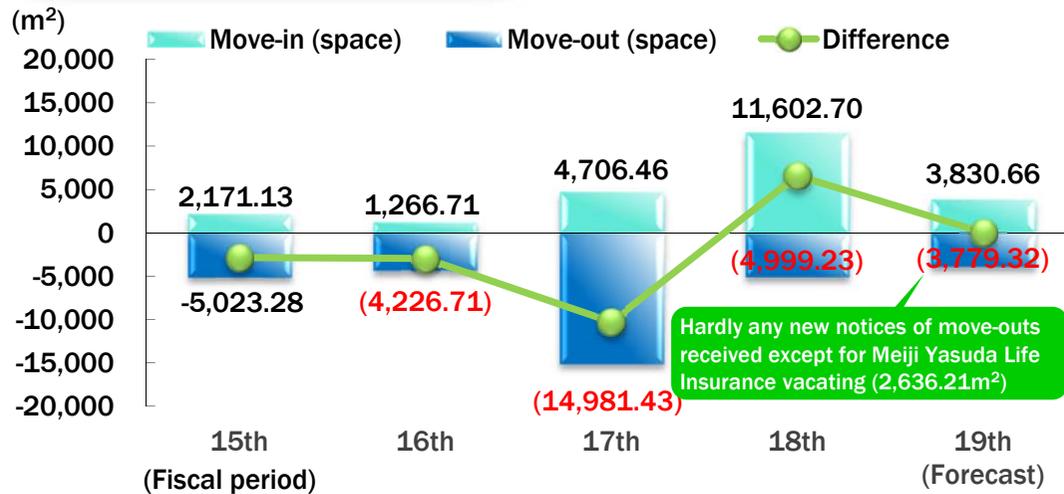


- New leasing results of 11,602.70m² (14.0% of total leasable floor space) were achieved for all office buildings, representing a net increase of tenants occupying 6,603.47m² (7.9% of total leasable floor space)
- Occupancy rates were successfully raised at KN Shibuya No. 3 and KSP R&D Bldg. by inviting large tenants, while two buildings in Nishi-Shinbashi area (Landic Shimbashi Building 1 and Landic Shimbashi 2 Building) had difficulty in leasing
- Rent-free periods granted to new tenants came to be fixed at about 6 months generally. PIC continues to focus on flattening cash flows through proposal of phased rents to new tenants and other measures

Data on Internal Growth of Office Buildings (1)

18th
Fiscal Period

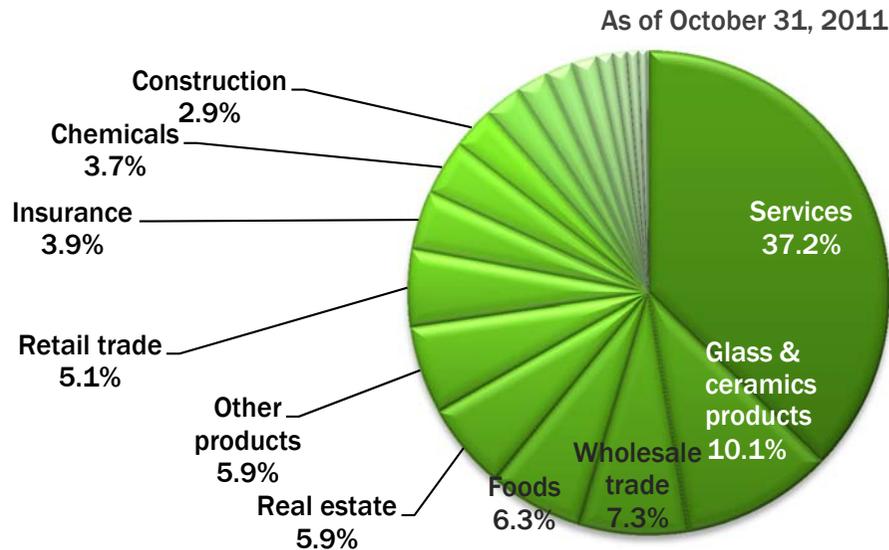
Move-ins and Move-outs by Space



Increase / Decrease of Rents upon Contract Renewal



Business Types of Tenants*1



Top 10 Tenants Occupying Office Buildings*2

As of October 31, 2011

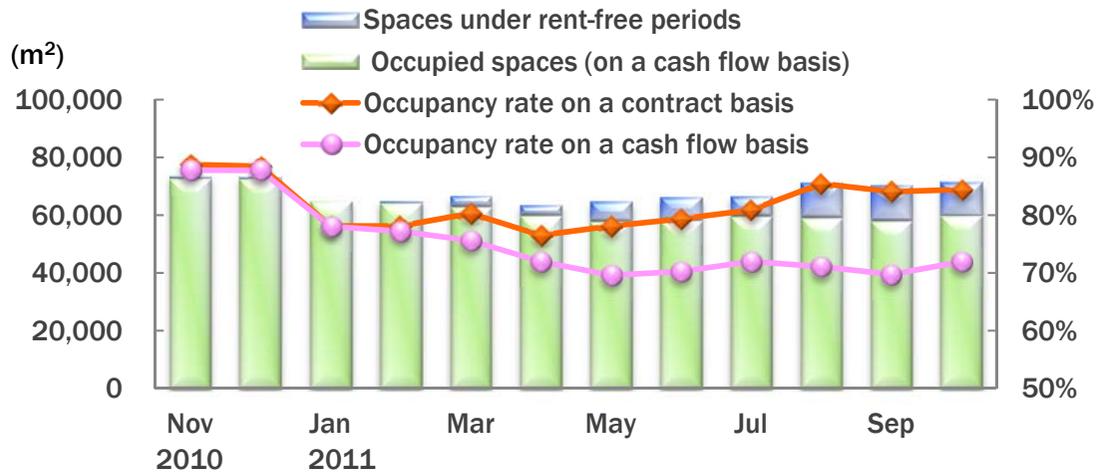
	Tenants	Ownership weighted leased space (m²)	%	Property name
1	Sumitomo Osaka Cement Co., Ltd.	6,872.77	9.8	Rokubancho Bldg.
2	FIELDS Corporation	4,882.50	7.0	KN Shibuya No. 3
3	Ebara Foods Industry, Inc.	3,762.45	5.4	Nisso No.3 Bldg.
4	Meiji Yasuda Life Insurance Company	2,636.21	3.8	Premier Toyocho Bldg.
5	Company A	2,554.35	3.6	
6	Nihon L'Oreal K.K.	2,226.16	3.2	KSP R&D Bldg.
7	Shimizu Comprehensive Development Corporation	1,651.95	2.4	YS Kaigan Bldg.
8	NTT Data Wave Corporation	1,603.83	2.3	Iwamotocho Bldg.
9	Company B	1,500.66	2.1	
10	Company C	1,284.85	1.8	
	Total	28,975.73	41.3	

*1 The business types of occupying tenants have been judged by PRA in accordance with the sub-classifications designated by the Securities Identification Code Committee, using information provided in the websites of respective companies. The percentages in the above graph indicate the ratio of leased space of occupied tenants to the total leased space of PIC's office buildings.

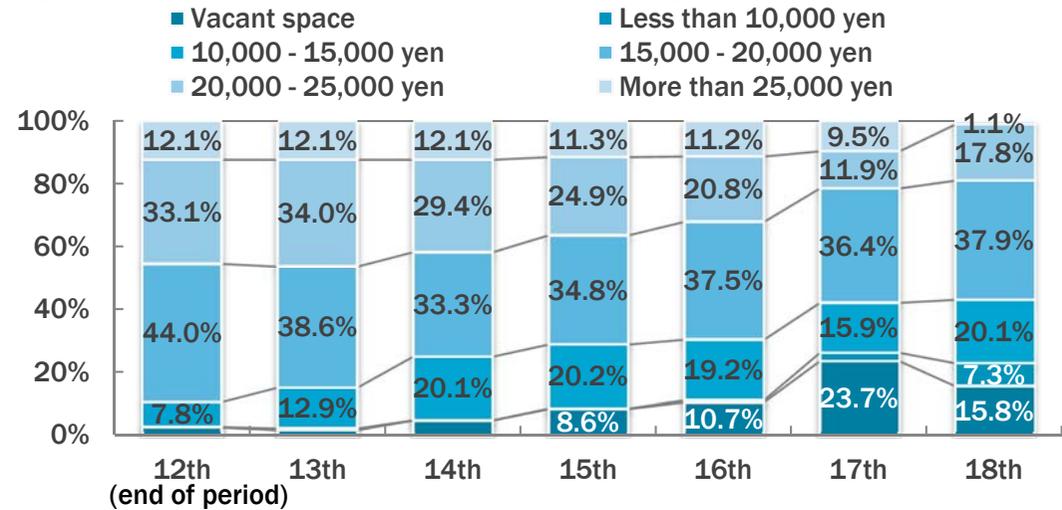
*2 Consent by the tenants Company A through Company C in the above table has not been obtained as of the date for disclosing their names. In addition, the table covers only tenants housed in PIC's office buildings.

Data on Internal Growth of Office Buildings(2)

Changes in Occupancy Rates of Entire Office Buildings (Taking Rent-Free Periods into Account)



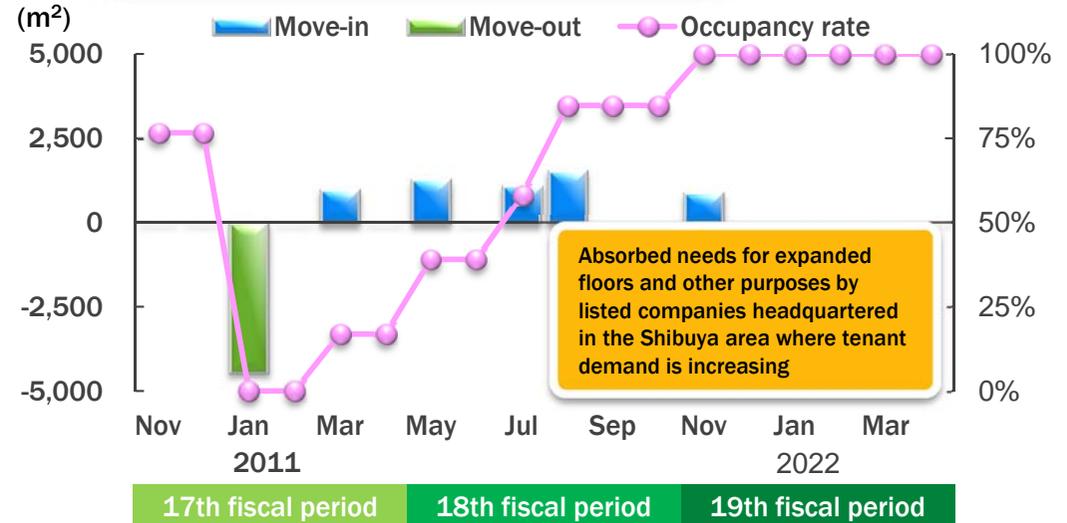
Dispersion of Unit Rents at Office Buildings*1



Leasing Results of KSP R&D Building

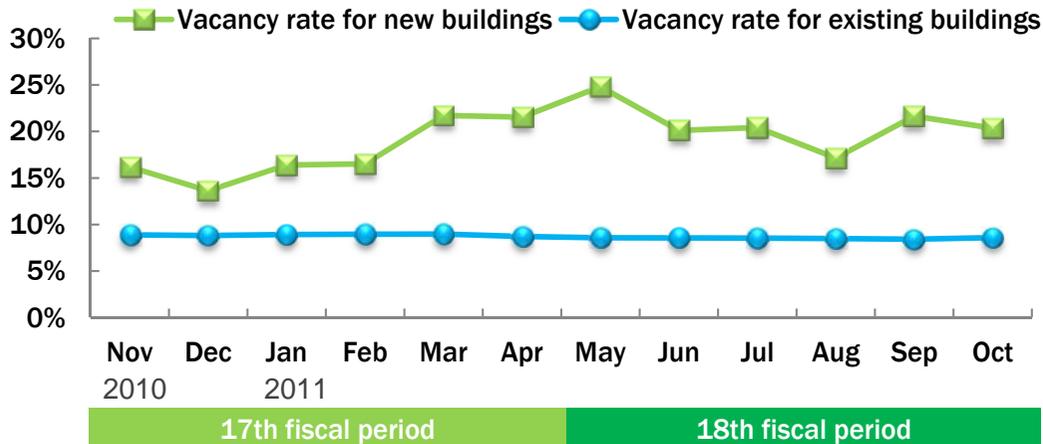


Leasing Results of KN Shibuya No.3 Building



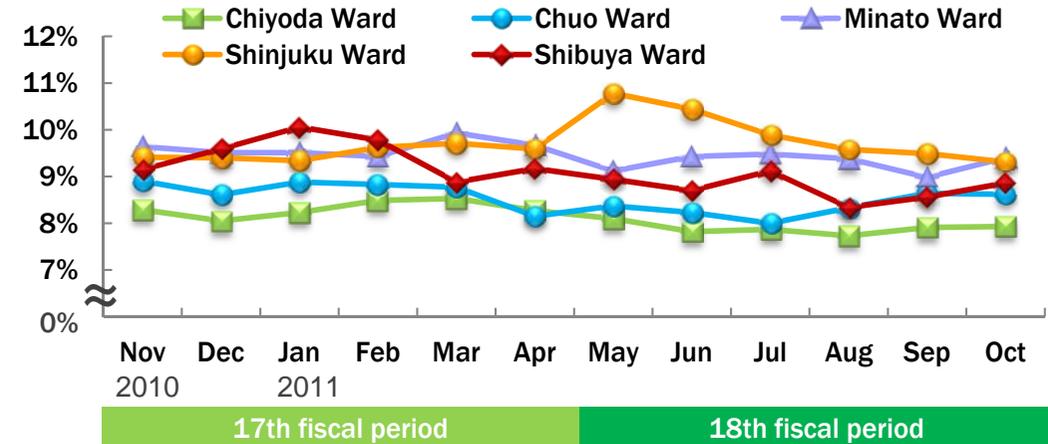
*1. Calculations have been made for the properties owned as of the end of respective fiscal period.

Vacancy Rates in 5 Central Wards of Tokyo (Newly Built and Existing Buildings)



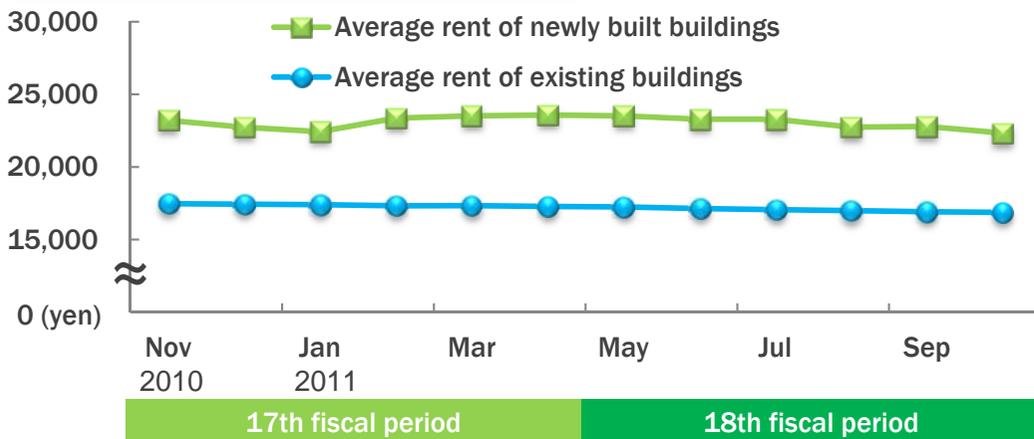
Source: prepared by Premier REIT Advisors based on the data by Miki Shoji Co., Ltd.

Vacancy Rates in 5 Central Wards of Tokyo (Average Value by Ward)



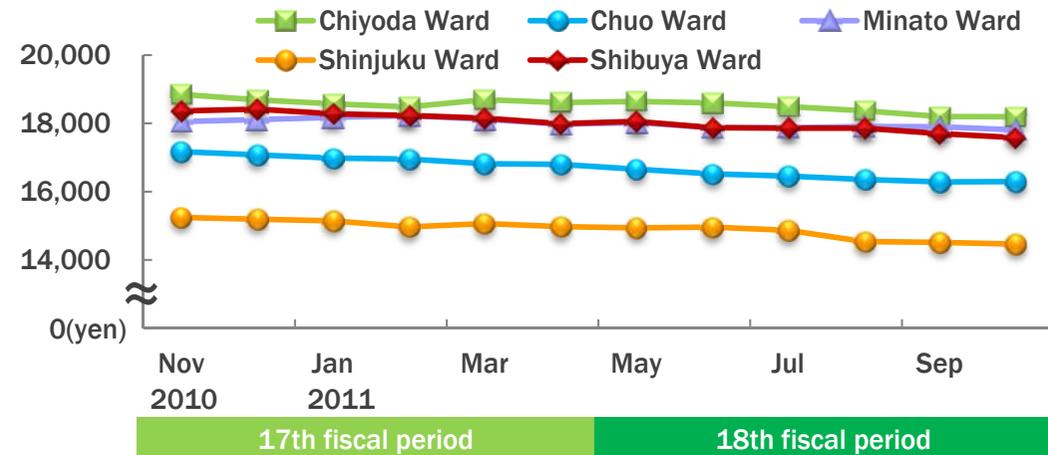
Source: prepared by Premier REIT Advisors based on the data by Miki Shoji Co., Ltd.

Rent Levels in 5 Central Wards of Tokyo (Newly Built and Existing Buildings)



Source: prepared by Premier REIT Advisors based on the data by Miki Shoji Co., Ltd.

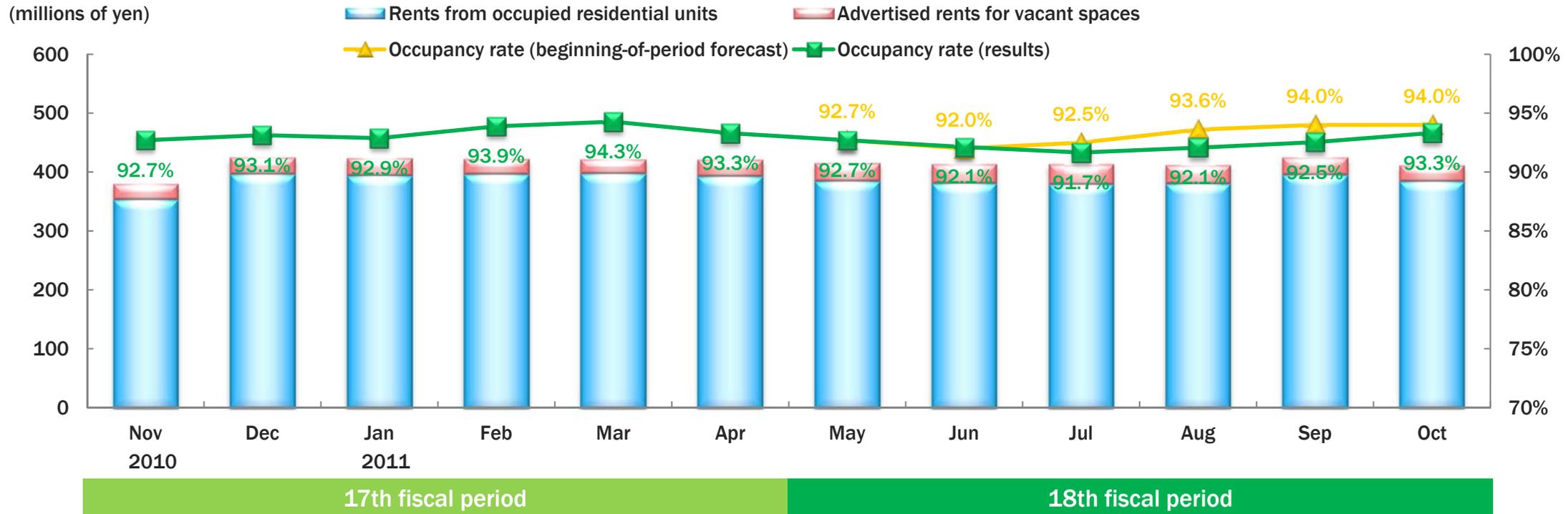
Rent Levels in 5 Central Wards of Tokyo (Average Value by Ward)



Source: prepared by Premier REIT Advisors based on the data by Miki Shoji Co., Ltd.

Change in Total Rents and Occupancy Rates (Residential Properties)

18th
Fiscal Period

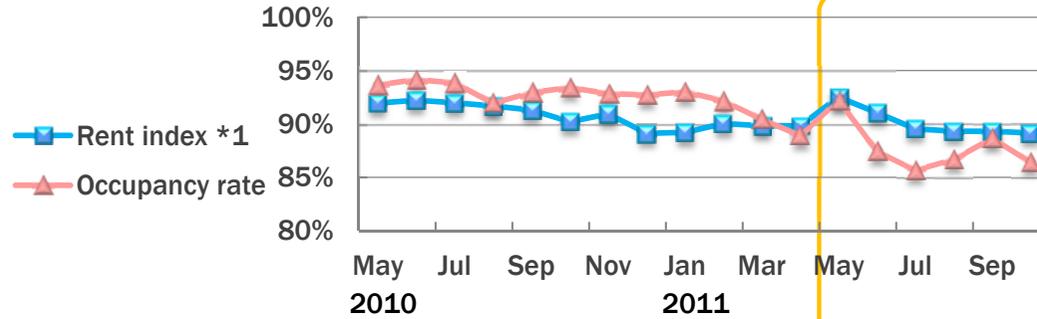


- Although the earthquake disaster and the nuclear power plant incidents caused no major impact on the trends of existing tenants, there was a slight decrease in new demand from tenants primarily for properties in high rent zones including foreign tenants.
- Average rents of existing occupied residential properties decreased by 3.0% on an annualized basis, but the rate of decrease diminished when compared with 4.0% and 3.5% for the 16th and the 17th fiscal periods, respectively.

Rent Index and Occupancy Rates of Residential Properties

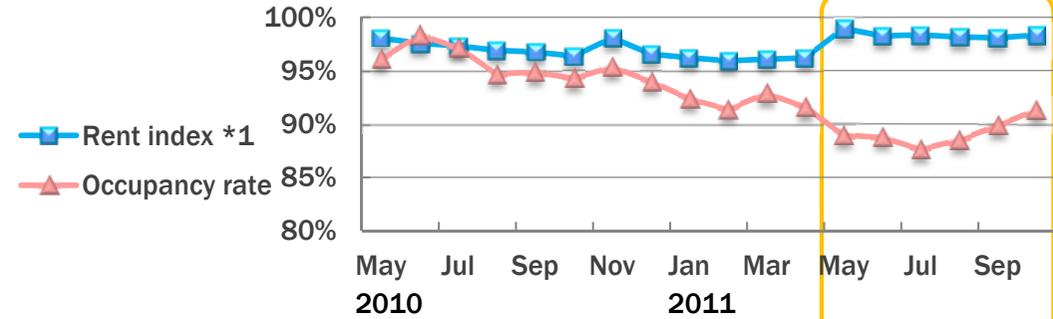
18th
Fiscal Period

More than 500 thousand yen



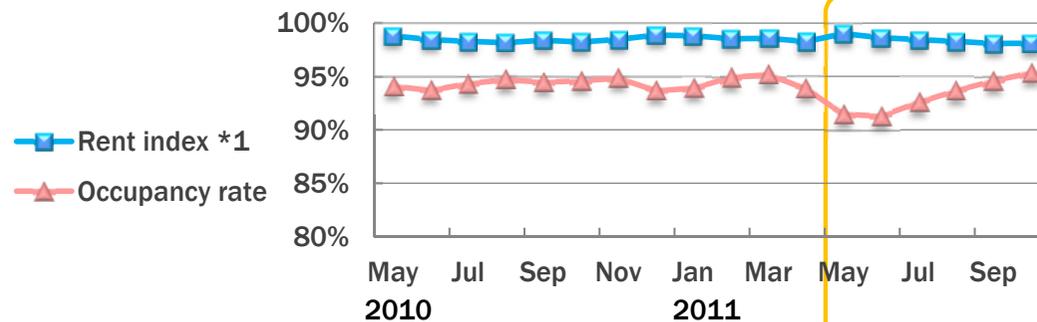
	16th fiscal period	17th fiscal period	18th fiscal period
No. of units	128	170	152
Leasable space (m ²)	20,330.51	26,133.07	24,044.73
% in total units	16.2%	14.1%	13.0%

300 - 500 thousand yen



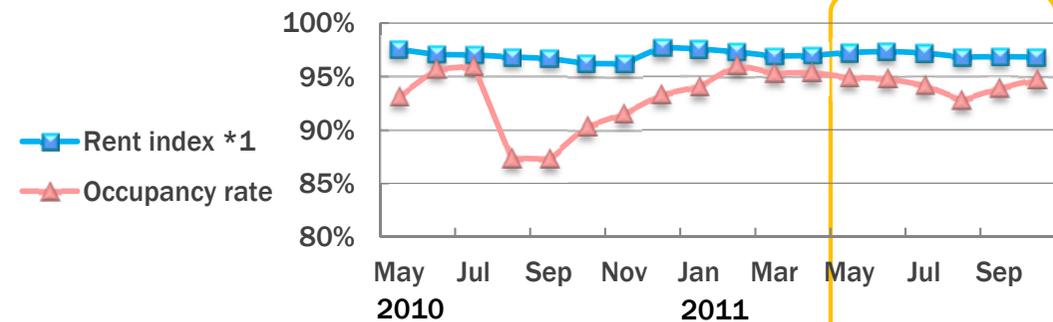
	16th fiscal period	17th fiscal period	18th fiscal period
No. of units	255	433	408
Leasable space (m ²)	22,426.31	37,202.23	36,007.68
% in total units	17.8%	20.1%	19.4%

150 - 300 thousand yen



	16th fiscal period	17th fiscal period	18th fiscal period
No. of units	1,072	1,754	1,797
Leasable space (m ²)	55,556.19	92,025.33	95,271.45
% in total units	44.2%	49.7%	51.5%

Less than 150 thousand yen



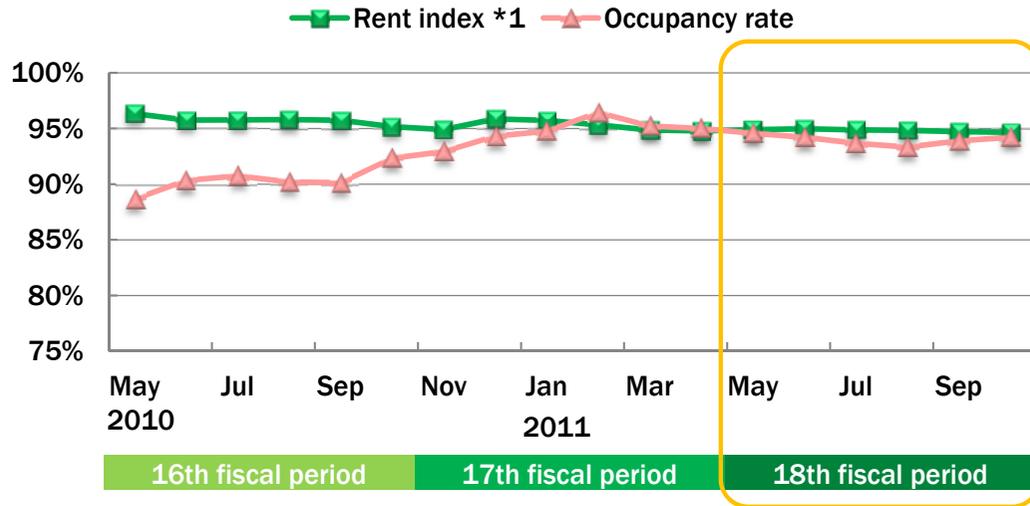
	16th fiscal period	17th fiscal period	18th fiscal period
No. of units	990	1,052	1,052
Leasable space (m ²)	27,505.30	29,789.50	29,826
% in total units	21.9%	16.1%	16.1%

*1. The rent index represents the average rent of occupied residence units in each rent zone, indexed for respective months in comparison with that of the beginning of the 12th fiscal period (May 2008).

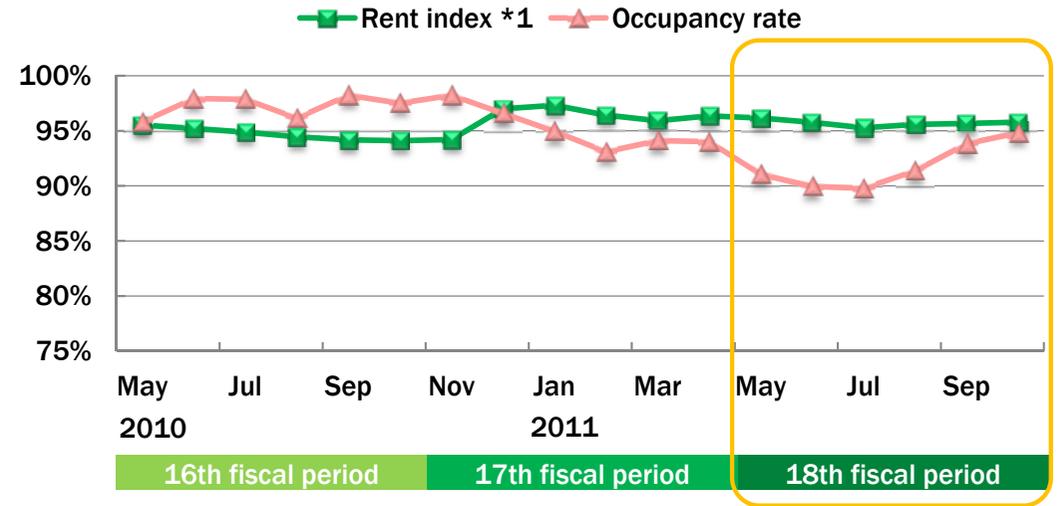
Rent Index and Occupancy Rate of Residential Properties by Unit Type

18th
Fiscal Period

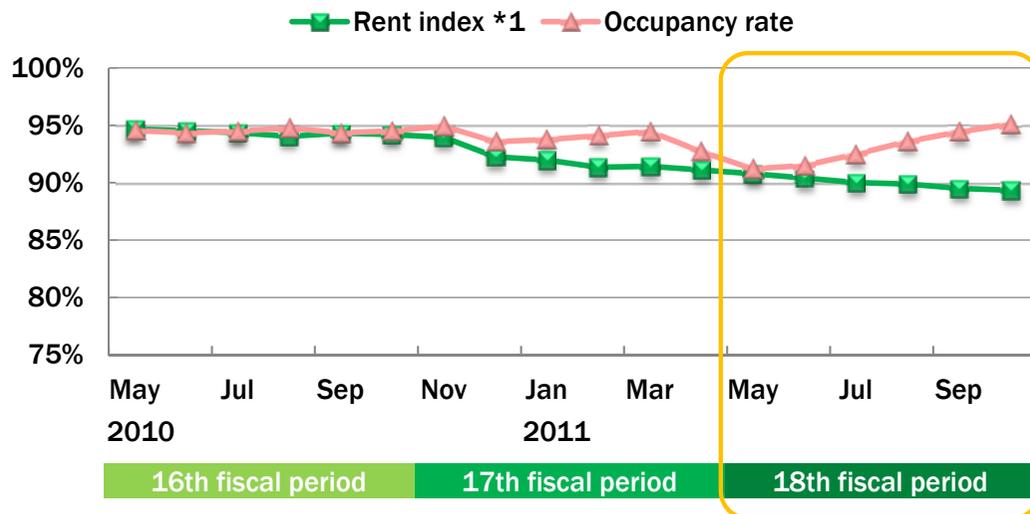
Single



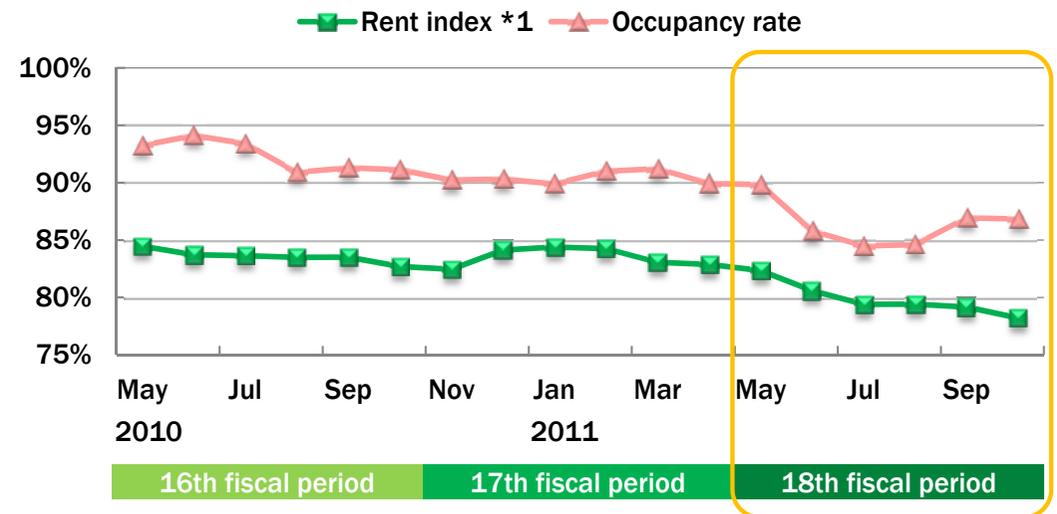
Family



DINKs



Wide



*1. The rent index represents the average rent of occupied residence units in each rent zone, indexed for respective months in comparison with that of the beginning of the 12th fiscal period (May 2008).

End of 18th Fiscal Period (October 31, 2011)

Assets

- Made no asset acquisition or sale
- Major changes caused by depreciation

Item	18th fiscal period	17th fiscal period	Change
Cash and deposits	9,402	9,366	36
Property held in trust	144,111	144,928	-817
Deferred assets	26	33	-7
Others	17,225	17,257	-31
Total assets	170,766	171,586	-819

Appraisal value as of Oct. 31, 2011*1	133,222 million yen
Assets subject to impairment loss accounting	None

(millions of yen)



Liabilities

- Made agreed-upon repayment and advance repayment for some long-term loans, as well as partial repayment of loans upon their refinances by using cash on hand
- Tenant security deposits increased due to improved occupancy rates

Item	18th fiscal period	17th fiscal period	Change
Loans	74,762	75,347	-585
Corporate bonds	17,000	17,000	—
Tenant security deposits held in trust	4,244	4,208	36
Others	1,491	1,553	-61
Total liabilities	97,499	98,108	-609

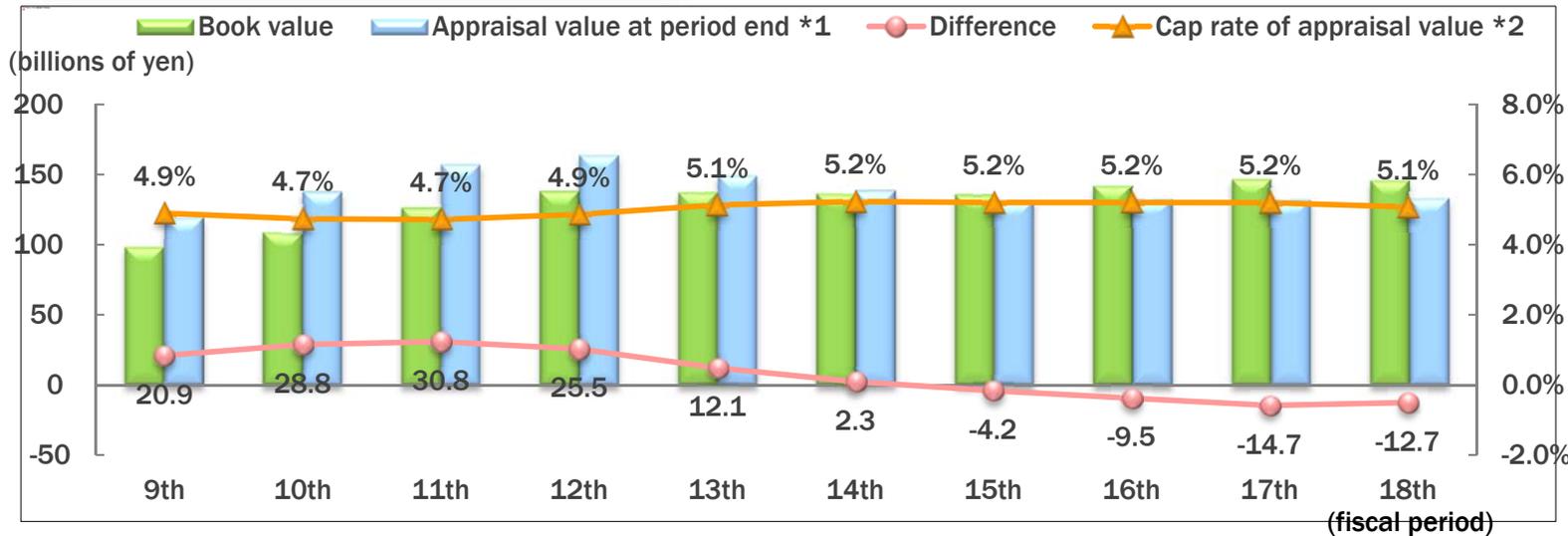
Net Assets

- Change was limited to retained earnings at the end of each fiscal period

Item	18th fiscal period	17th fiscal period	Change
Unitholders' capital	71,957	71,957	—
Retained earnings	1,309	1,519	-210
Total net assets	73,267	73,477	-210

*1 For detailed data of appraisal values at the end of fiscal periods, please refer to "Property Portfolio Appraisal" on pages p44-p45.

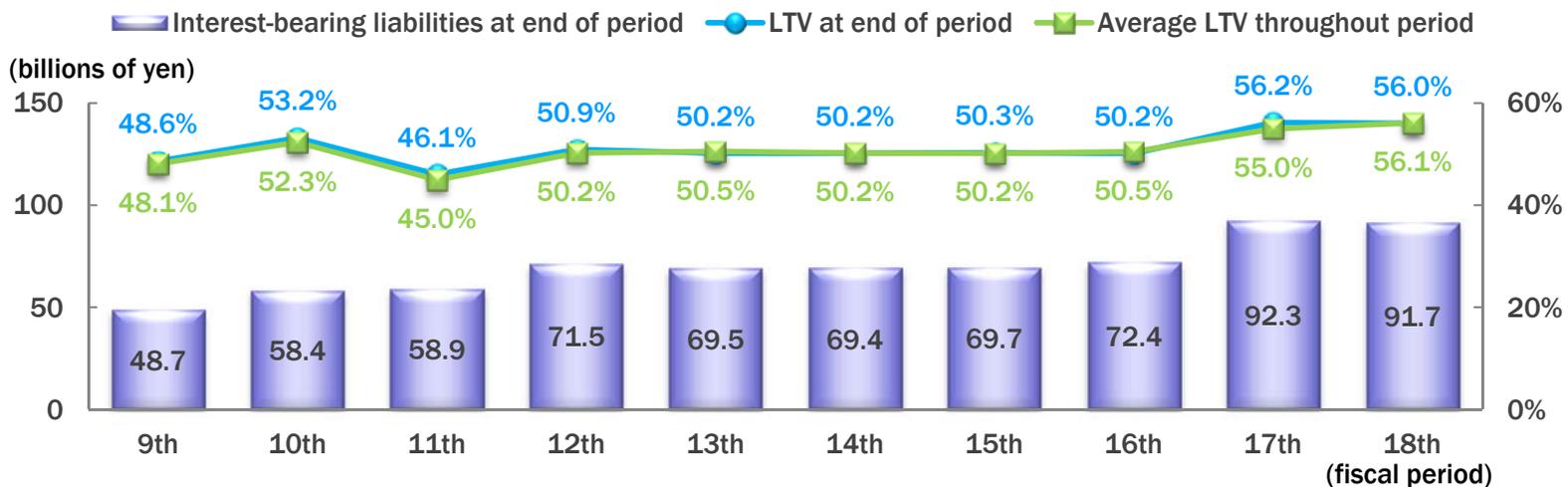
Book Value and Appraisal Value at Period Ends



Cap rate of appraisal value decreased by at least 0.1% for most residential properties.

The difference between appraisal value and book value contracted by 2 billion yen, with the former rising by 1.2 billion yen and the latter falling by 0.8 billion yen.

Change in Interest-bearing Liabilities Ratio

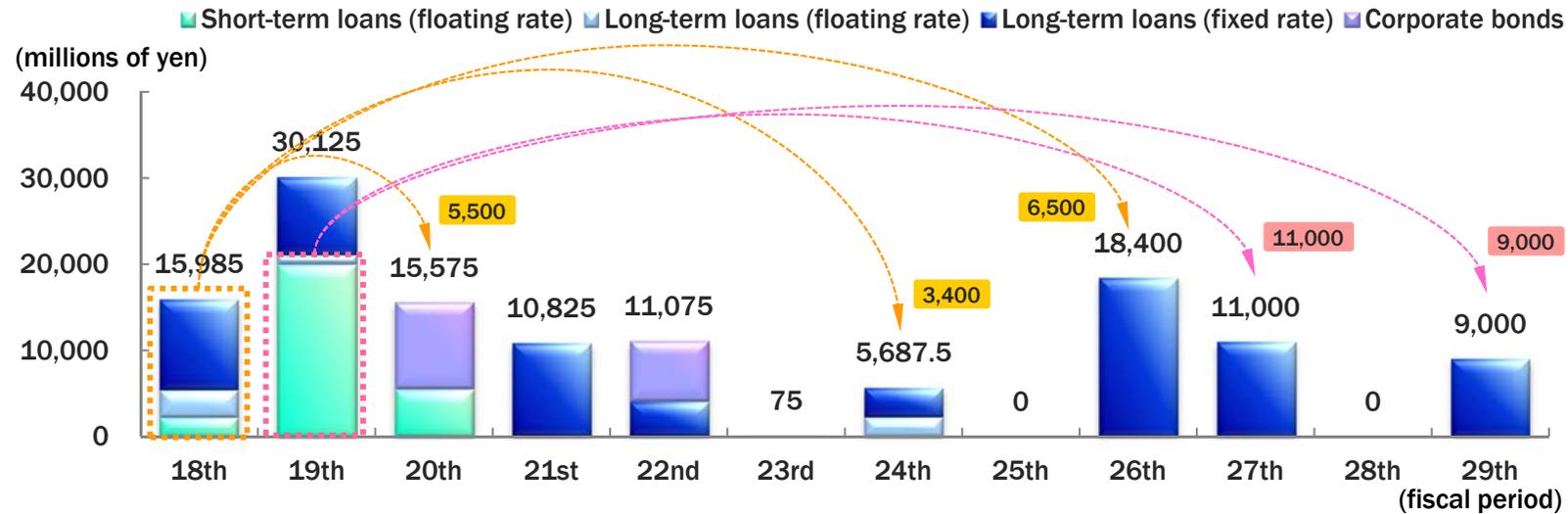


Interest-bearing liabilities at the end of the fiscal period decreased slightly, as PIC made agreed-upon repayment and advance repayment for some long-term loans as well as partial repayment of loans upon their refinances by using cash on hand.

*1 For detailed data of appraisal values at the end of fiscal periods, please refer to "Property Portfolio Appraisal" on pages p44-p45.

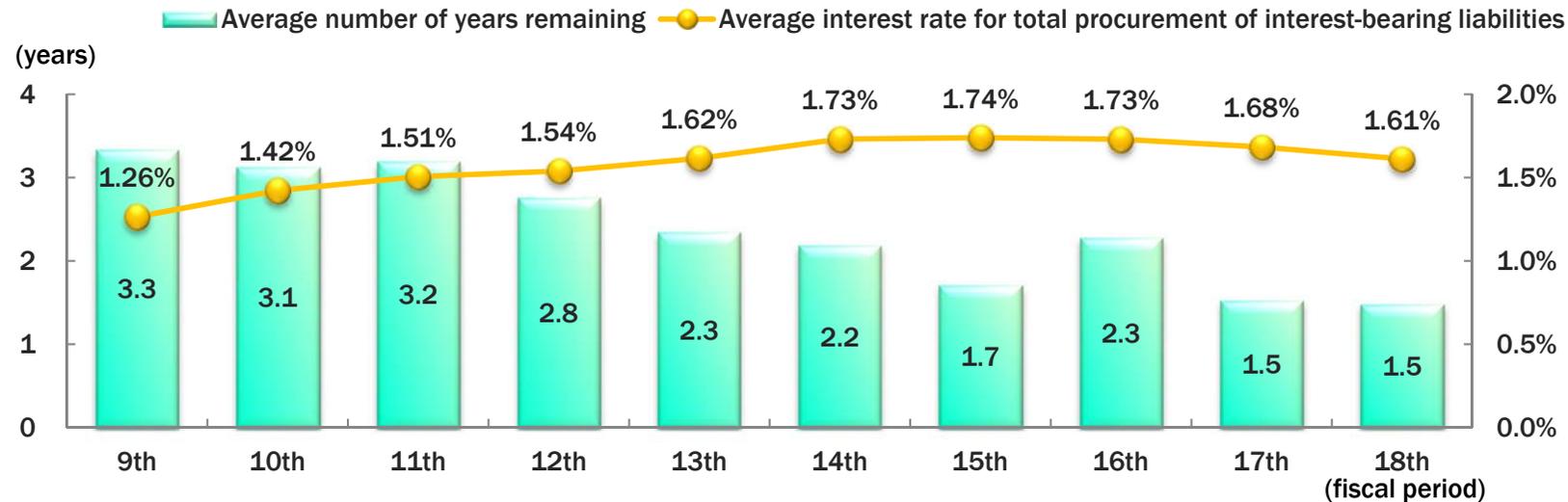
*2 The cap rate of appraisal value at end of period is a weighted average value of the capitalization rates used for calculating appraisal values for all properties at the end of each fiscal period. For Bureau Kioicho, B-Site Osaki, Shibaura Island Air Tower and Shibaura Island Bloom Tower, discount rates from the discounted cash flow (DCF) approach have been used. For Premier Stage Shibakoen II (former B-Site Shibakoen), discount rates from the DCF approach have been used through the end of the 15th fiscal period and capitalization rates have been used for the 16th fiscal period and after.

Diversification of Repayment Dates for Interest-bearing Liabilities



Refinances were conducted for approximately 16 billion yen in the 18th fiscal period; entering the 19th fiscal period, 20 billion yen in loans has already been refinanced. PIC works to diversify the dates of loan refinances.

Average Interest Rate for Procurement and Remaining Years of Interest-bearing Liabilities*1



Entering the 19th fiscal period, PIC refinanced 20 billion yen in short-term loans for the same amount in 4-year and 5-year loans on December 14. This slightly extended the average years remaining.

*1 The average number of years remaining have been rounded to the first decimal place, and the average interest rate for procurement of interest-bearing liabilities have been rounded to the second decimal place.

Forecasts for the 19th and 20th Fiscal Periods

19th & 20th
Fiscal Period

	18th fiscal period (results)	Forecast for 19th period (forecast at end of 17th period) (1)	Forecast for 19th period (forecast at end of 18th period) (2)	Change (2) - (1)	Forecast for 20th period
Operating revenue (mm yen)	4,963	5,062	6,287	1,224	6,261
Operating income (mm yen)	2,064	2,130	2,932	802	2,746
Ordinary income (mm yen)	1,311	1,375	2,095	720	1,934
Rental NOI (mm yen)	3,177	3,244	4,064	819	4,048
Net income (mm yen)	1,309	1,373	2,094	720	1,933
Distribution per unit (yen)	9,345	9,800	10,140	340	10,140
No. of investment properties	48	48	54	6	54

19th fiscal period

- Secure distribution per unit (DPU) at 9,800 yen on a rental income basis, as announced in June 2011, by mostly offsetting the impact of Meiji Yasuda Life Insurance moving out (rents for two months) with new leases and increased revenues from properties newly acquired as a result of public offering.
- Made upward revision of DPU to 10,140 yen by adding part of gains on sale of Premier Stage Nihonbashi Kayabacho to the distribution.

20th fiscal period

- Secure rental income at almost the same level as the 19th fiscal period by offsetting the impact of Meiji Yasuda Life Insurance moving out (rents for six months) with cash flows thanks to the rent-free periods coming to an end and increased revenues from newly acquired properties.
- DPU is forecast to be 10,140 yen, the same amount as the 19th fiscal period, as part of the reserve for reduction entry is reversed and used for distribution.

Reserving Gains from Sale of Land and Contributing to DPU

Gains on sale of land (estimate) 166 million yen

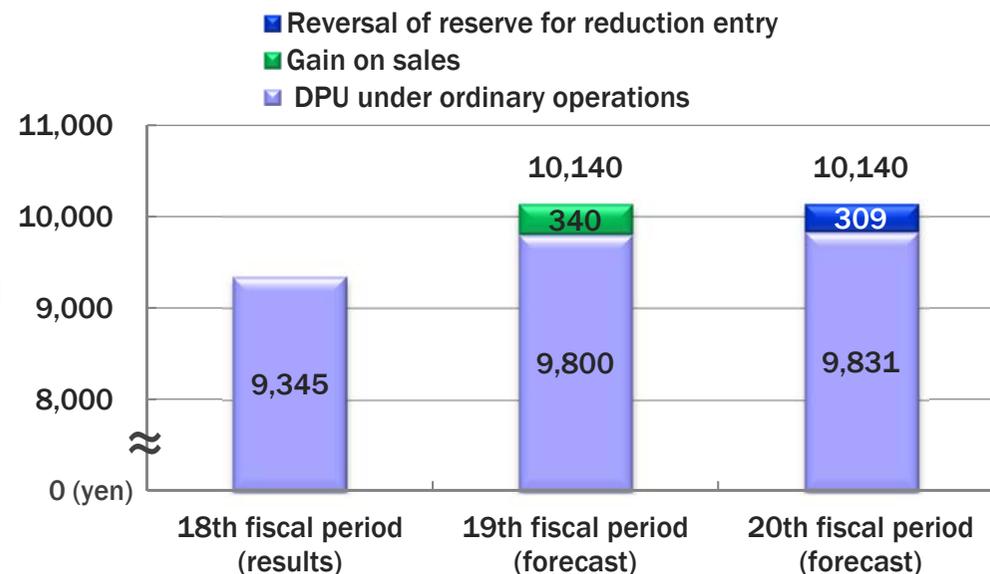
40 million yen

60 million yen
⇒ To be distributed for fiscal period ending October 2012

66 million yen
⇒ To be distributed for fiscal period ending April 2012

Internally reserve 60% of the gains (as reserve for reduction entry), to be reversed at discretion with the resolution of the board of directors*1

Distribute 40% of the gains on sale of land

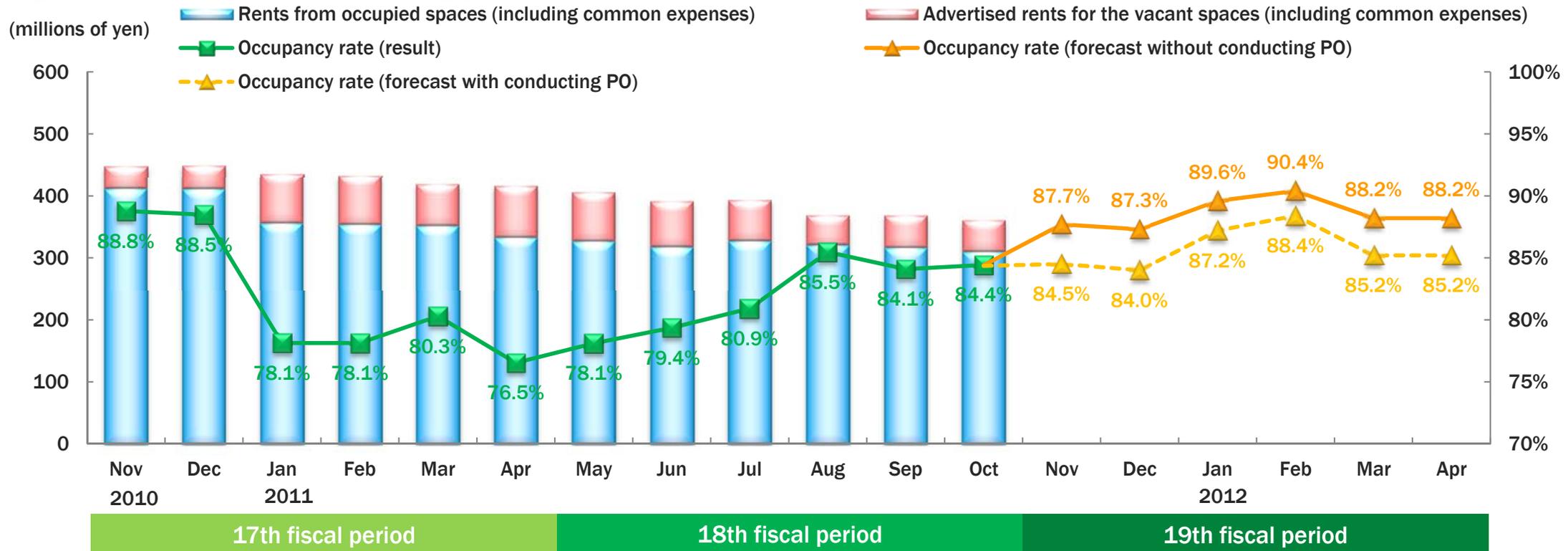


*1 The reserve for reduction entry may not be reversed, depending on the results of operations.

Forecast of Total Rents and Occupancy Rates (Office Buildings)

19th & 20th
Fiscal Period

Budget Scenario for the 19th Fiscal Period

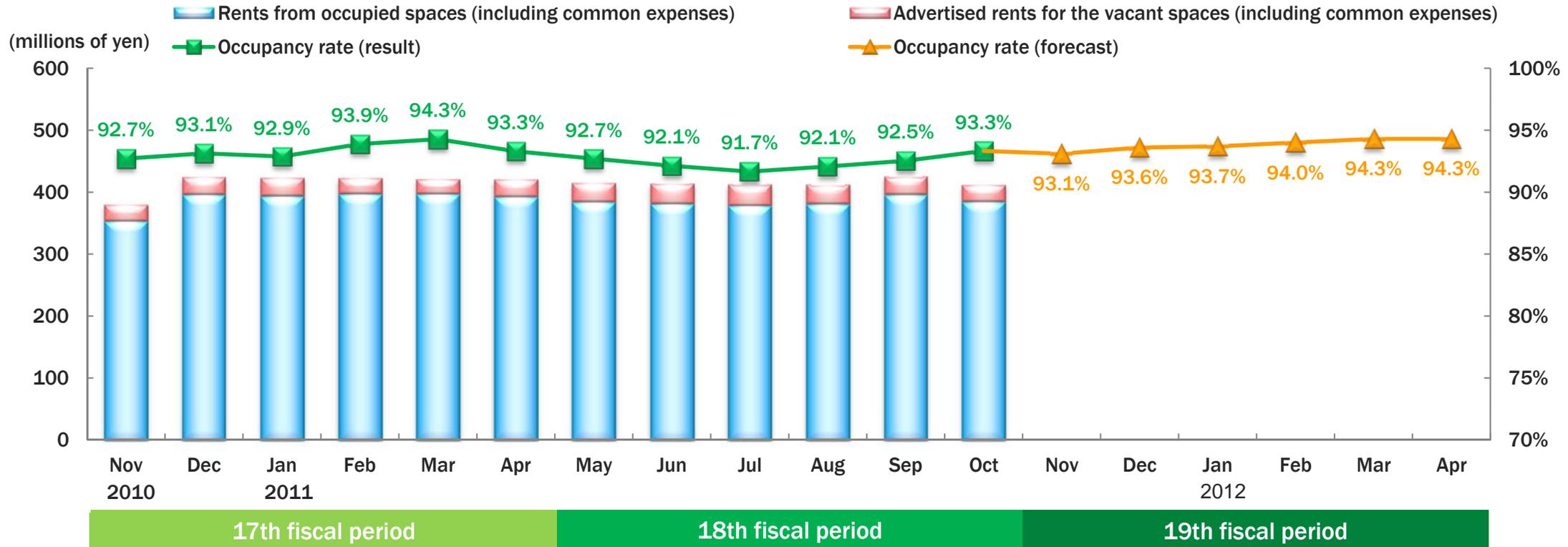


- In the 19th fiscal period to date, new tenants have been secured for 3,830.66m² (4.6% of total leasable floor space) only for office buildings PIC has continuously owned. As such, the period average occupancy rate was forecast to be 85.7% (indicated by the line chart of)
- Entering the 19th fiscal period, the forecast period average occupancy rate has been revised upward to 88.6% (indicated by the line chart) due to acquisition of 6 office buildings with high occupancy rates
- Tenant move-outs tend to be fairly limited except for Meiji Yasuda Life Insurance, a large tenant of Premier Toyoko Building, notifying its intention to move out. Meanwhile, tenant demand has started to show signs of recovery

Forecast of Total Rents and Occupancy Rates (Residential Properties)

19th & 20th
Fiscal Period

Budget Scenario for the 19th Fiscal Period



- While the number of households comprising singles or DINKs is increasing, housing starts continue to remain unchanged in volume over the short term, causing to keep the supply and demand balance in good shape.
- The period average occupancy rate is forecast to be 93.8%, slightly higher than the level of a year ago, on the belief that the impact of the earthquake disaster and the nuclear power plant incidents that affected the 18th fiscal period will have been addressed more or less.



APPENDIX

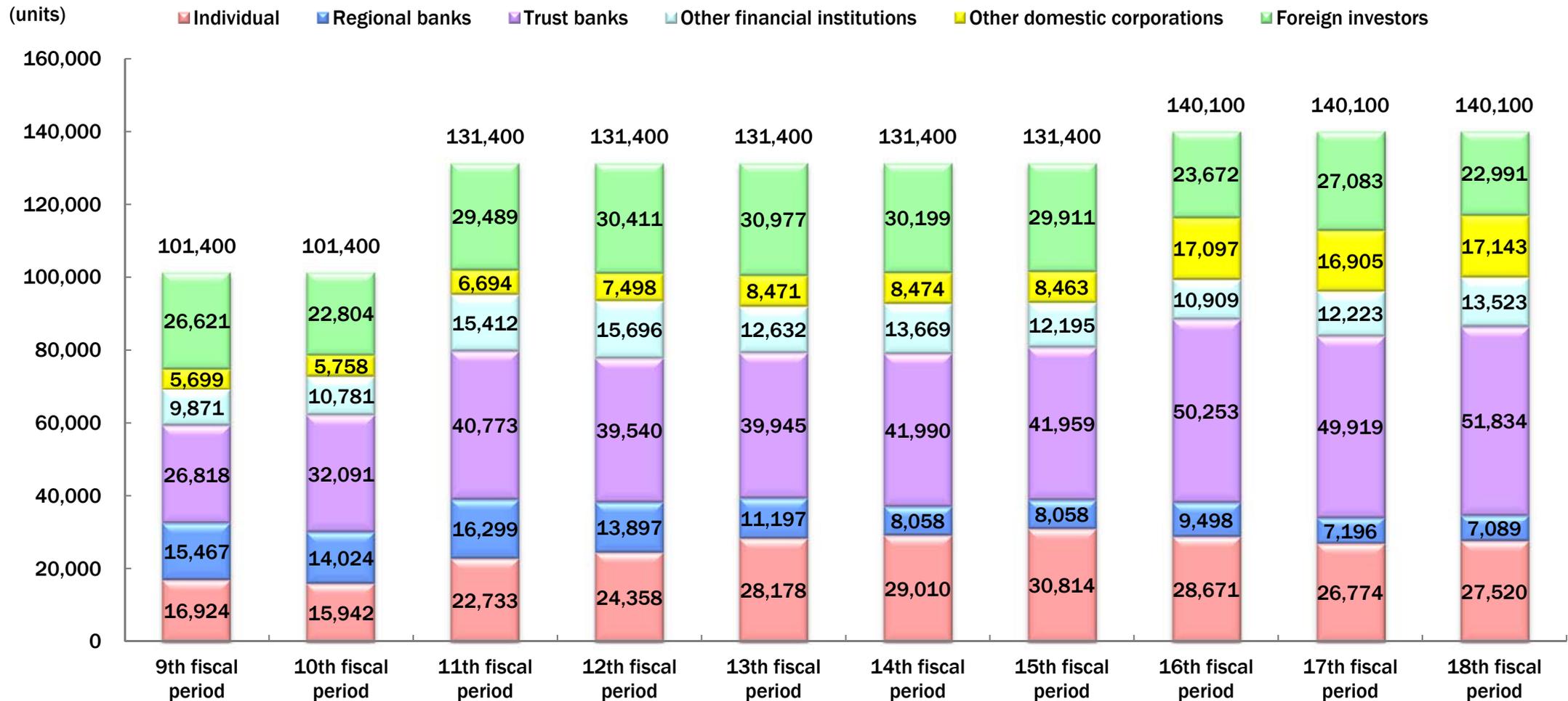
Unit Price *1



*1. Based on closing prices (source: Bloomberg)

Breakdown of Unitholders

18th
Fiscal Period



Major Unitholders

18th
Fiscal Period

17th fiscal period (Investment units outstanding: 140,100)			
	Unitholder	Unit held	Share * 1
1	Japan Trustee Services Bank, Ltd. (Trust Account)	27,089	19.33%
2	The Nomura Trust and Banking Co., Ltd. (Securities Investment Trust Account)	11,609	8.28%
3	Trust & Custody Service Bank, Ltd. (Money Trust Tax Account)	8,721	6.22%
4	NTT Urban Development Corporation	8,700	6.20%
5	THE FUJI FIRE AND MARINE INSURANCE COMPANY, LIMITED	4,975	3.55%
6	Nomura Bank (Luxembourg) S.A.	3,791	2.70%
7	The Chuo Mitsui Guarantee Co., Ltd.	2,050	1.46%
8	The Asahi Fire & Marine Insurance Co., Ltd.	2,000	1.42%
9	THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	1,923	1.37%
10	The Master Trust Bank of Japan, Ltd. (Trust Account)	1,872	1.33%
	Total	72,730	51.91%

18th fiscal period (Investment units outstanding: 140,100)			
	Unitholder	Unit held	Share * 1
1	Japan Trustee Services Bank, Ltd. (Trust Account)	29,893	21.33%
2	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	10,247	7.31%
3	NTT Urban Development Corporation	8,700	6.20%
4	Trust & Custody Service Bank, Ltd. (Securities Investment Trust Account)	7,857	5.60%
5	THE FUJI FIRE AND MARINE INSURANCE COMPANY, LIMITED	4,975	3.55%
6	The Master Trust Bank of Japan, Ltd. (Trust Account)	3,150	2.24%
7	ASAHI FIRE & MARINE INSURANCE	2,786	1.98%
8	NOMURA BANK (LUXEMBOURG) S.A.	2,454	1.75%
9	The Chuo Mitsui Guarantee Co., Ltd.	2,050	1.46%
10	THE BANK OF NEW YORK EUROPE LIMITED 131705	1,700	1.21%
	Total	73,812	52.68%

Investment units held at end of 17th period	Change
27,089	2,804
11,609	-1,362
8,700	0
8,721	-864
4,975	0
1,872	1,278
2,000	786
3,791	-1,337
2,050	0
1,700	0

*1 Percentage figures in the third decimal place have been rounded down.

Balance Sheets

Item	18th fiscal period		17th fiscal period		Change
	Amount	%	Amount	%	
Current assets	9,646	5.6	9,667	5.6	-20
Cash and deposits	2,326	1.4	2,091	1.2	235
Cash and deposits held in trust	7,076	4.1	7,275	4.2	-198
Other current assets	243	0.1	300	0.2	-57
Tenant receivables	53	0.0	49	0.0	3
Prepaid expenses	137	0.1	140	0.1	-2
Income taxes refund receivable	49	0.0	14	0.0	35
Consumption taxes refund receivables	-	-	92	0.1	-92
Deferred tax assets	1	0.0	2	0.0	-1
Other current assets	1	0.0	0	0.0	1
Long-term assets	161,093	94.3	161,885	94.3	-817
Property and equipment	144,136	84.6	144,928	84.5	-817
Tools, furniture and fixtures	0	0.0	0	0.0	-
Less accumulated depreciation	0	0.0	0	-0.0	-
Construction in progress	25	0.0	-	-	25
Property held in trust	144,111	84.4	144,928	84.5	-817
Buildings held in trust	55,373	32.4	56,190	32.7	-817
Buildings held in trust	66,605	39.0	66,443	38.7	162
Structures held in trust	1,490	0.9	1,488	0.9	1
Tools, furniture and fixtures held in trust	181	0.1	174	0.1	7
Less accumulated depreciation	-12,903	-7.6	-11,915	-6.9	-988
Land held in trust	88,737	52.0	88,737	51.7	-
Leasehold held in trust	1,786	1.0	1,787	1.0	-1
Other intangible fixed assets held in trust	1,777	1.0	1,777	1.0	-
Other intangible fixed assets	3	0.0	3	0.0	0
Investments and other assets	5	0.0	6	0.0	-1
Investment securities	15,170	8.9	15,168	8.8	1
Other deposits	14,378	8.4	14,378	8.4	-
Long-term prepaid expenses	10	0.0	10	0.0	-
Other deposits held in trust	162	0.1	161	0.1	1
Deferred assets	619	0.4	619	0.4	-
Investment unit issuance costs	26	0.0	33	0.0	-7
Bond issue costs	6	0.0	8	0.0	-2
Property and equipment	19	0.0	25	0.0	-5
Total assets	170,766	100.0	171,586	100.0	-819

(millions of yen)

Item	18th fiscal period		17th fiscal period		Change
	Amount	%	amount	%	
Current liabilities	47,166	27.6	47,663	27.8	-496
Accounts payable	518	0.3	513	0.3	4
Other accounts payable	25	0.0	-	-	25
Accrued expenses	211	0.1	224	0.1	-12
Short-term loans payable	25,500	14.9	22,290	13.0	3,210
Long-term loans payable due within one year	10,200	6.0	23,820	13.9	-13,620
Corporate bonds payable due within one year	10,000	5.9	-	-	10,000
Rents received in advance	626	0.4	756	0.4	-130
Other current liabilities	109	0.1	58	0.0	51
Income taxes payable	0	0.0	2	0.0	-1
Business office taxes payable	3	0.0	5	0.0	-2
Consumption tax payable	68	0.0	-	-	68
Deposits received	25	0.0	25	0.0	0
Distributions payable	11	0.0	14	0.0	-2
Reserve for loss on disaster	-	-	10	0.0	-10
Long-term liabilities	50,307	29.5	50,445	29.4	-138
Corporate bonds	7,000	4.1	17,000	9.9	-10,000
Long-term loans payable	39,062	22.9	29,237	17.0	9,825
Tenant security deposits held in trust	4,244	2.5	4,208	2.5	36
Total liabilities	97,499	57.1	98,108	57.2	-609
Unitholders' equities	73,267	42.9	73,477	42.8	-210
Unitholders' capital	71,957	42.1	71,957	41.9	-
Unappropriated income	1,309	0.8	1,519	0.9	-210
Total net assets	73,267	42.9	73,477	42.8	-210
Total liabilities and net assets	170,766	100.0	171,586	100.0	-819

Statements of Unitholders' Equity

Item	18th fiscal period	17th fiscal period
Unappropriated income	1,309,285,328 yen	1,519,577,406 yen
Cash distributions declared	1,309,234,500 yen	1,519,524,600 yen
(Cash distribution declared per unit)	9,345 yen	10,846 yen
Income carried forward	50,828 yen	52,806 yen

Profit and Loss Statements

18th
Fiscal Period

Item	18th fiscal period									17th fiscal period		Change (1)-(2)
	Total		Office buildings			Residential properties			Amount (2)	%		
	Amount (1)	%	Budget	Results	Change	Budget	Results	Change				
Rental revenue	4,236	89.8	1,952	1,952	0	2,326	2,283	-43	4,511	90.6	-314	
Rents	3,706	78.6	1,463	1,464	1	2,285	2,241	-43	4,004	79.7	-298	
Common area charges	529	11.2	488	487	0	41	41	0	546	10.9	-16	
Other revenue	479	10.2	293	299	5	146	180	34	471	9.4	7	
Parking fees	128	2.7	71	71	0	56	57	1	131	2.6	-2	
Facility fees	27	0.6	23	22	0	7	5	-2	29	0.6	-2	
Incidental revenue	204	4.3	196	193	-2	7	10	2	189	3.8	14	
Cancellation fees	5	0.1	2	-	-2	-	5	5	8	0.2	-3	
Miscellaneous income	113	2.4	-	11	11	74	101	27	112	2.2	1	
Operating revenues	4,715	100.0	2,246	2,251	5	2,473	2,464	-9	5,022	100.0	-307	
Real estate taxes	340	7.2	219	219	0	122	120	-2	307	6.1	32	
Other operating expenses	1,197	25.4	604	590	-14	584	607	22	1,198	23.9	0	
Property management fees	588	12.5	279	279	0	297	308	11	604	12.0	-16	
Utilities	244	5.2	208	207	-1	39	36	-3	232	4.6	11	
Insurance	12	0.3	6	5	0	7	7	0	13	0.3	0	
Maintenance and repairs	170	3.6	55	48	-7	98	122	23	170	3.4	0	
Trust fees	54	1.2	25	25	0	28	28	0	53	1.1	0	
Miscellaneous expenses	127	2.7	28	23	-5	113	103	-9	124	2.5	2	
Depreciation	989	21.0	366	368	1	620	621	0	972	19.4	16	
Operating expenses	2,526	53.6	1,191	1,178	-12	1,328	1,348	20	2,479	49.4	47	
Real estate rental income	2,188	46.4	1,055	1,073	18	1,145	1,115	-29	2,543	50.6	-354	
Net operating income (NOI)	3,177	67.4	1,421	1,441	19	1,766	1,736	-29	3,516	70.0	-338	
Dividend income	247	5.3	-	-	-	-	-	-	148	3.0	98	
Asset management fees	185	3.9	-	-	-	-	-	-	198	3.9	-13	
Directors' compensation	9	0.2	-	-	-	-	-	-	9	0.2	-	
Custodian fees	8	0.2	-	-	-	-	-	-	15	0.3	-7	
Administration fees	60	1.3	-	-	-	-	-	-	82	1.6	-22	
Audit fees	8	0.2	-	-	-	-	-	-	8	0.2	-	
Other expenses	100	2.1	-	-	-	-	-	-	106	2.1	-5	
Operating income	2,064	43.8	-	-	-	-	-	-	2,271	45.2	-207	
Non-operating income	4	0.1	-	-	-	-	-	-	3	0.1	1	
Non-operating expenses	757	16.1	-	-	-	-	-	-	743	14.8	14	
Interest expenses	643	13.6	-	-	-	-	-	-	616	12.3	27	
Interest expenses on corporate bonds	105	2.2	-	-	-	-	-	-	103	2.1	1	
Tax and public dues	-	-	-	-	-	-	-	-	14	0.3	-14	
Amortization of bond issue costs	5	0.1	-	-	-	-	-	-	5	0.1	-	
New investment unit issuance cost	-	-	-	-	-	-	-	-	-	-	-	
Amortization of new investment unit issuance costs	2	0.0	-	-	-	-	-	-	2	0.0	-	
Other non-operating expenses	1	0.0	-	-	-	-	-	-	0	0.0	0	
Ordinary income	1,311	27.8	-	-	-	-	-	-	1,531	30.5	-220	
Loss on disaster	-	-	-	-	-	-	-	-	10	0.2	-10	
Extraordinary losses	-	-	-	-	-	-	-	-	10	0.2	-10	
Income before income taxes	1,311	27.8%	-	-	-	-	-	-	1,520	30.3	-209	
Income tax	0	0.0%	-	-	-	-	-	-	3	0.1	-2	
Deferred income tax	1	0.0%	-	-	-	-	-	-	-1	0.0	3	
Net income	1,309	27.8%	-	-	-	-	-	-	1,519	30.3	-210	

Profit and Loss Statements (Forecast for the 19th Fiscal Period)

19th
Fiscal Period

Item	19th fiscal period											18th fiscal period		
	Office buildings			Residential properties			Total				Office buildings	Residential properties	(2) Amount	
	Budget*1	Revised Budget*1	Change	Budget*1	Revised Budget*1	Change	Budget*1	(1) Revised Budget*1	Change	(1)-(2)				
Rental revenue	2,033	2,931	898	2,335	2,395	59	4,368	5,327	958	1,091	1,952	2,283	4,236	
Rents	1,521	2,229	707	2,294	2,349	55	3,816	4,578	762	871	1,464	2,241	3,706	
Common area charges	511	702	191	41	46	4	552	749	196	219	487	41	529	
Other revenue	274	370	95	142	141	-1	416	511	94	31	299	180	479	
Parking fees	71	90	19	54	57	2	125	148	22	19	71	57	128	
Facility fees	22	28	5	7	8	0	30	36	6	9	22	5	27	
Incidental revenue	177	248	70	6	9	2	184	258	73	54	193	10	204	
Cancellation fees	2	2	0	-	-	-	2	2	0	-2	-	5	5	
Miscellaneous income	-	-	-	72	65	-7	72	65	-7	-48	11	101	113	
Operating revenues	2,307	3,302	994	2,477	2,536	58	4,785	5,838	1,053	1,123	2,251	2,464	4,715	
Real estate taxes	219	219	0	122	120	-2	342	340	-1	0	219	120	340	
Other operating expenses	627	832	205	571	601	29	1,199	1,434	235	236	590	607	1,197	
Property management fees	263	377	113	298	311	13	562	688	126	100	279	308	588	
Utilities	193	277	84	38	43	4	231	320	89	76	207	36	244	
Insurance	6	7	1	7	6	0	13	14	1	1	5	7	12	
Maintenance and repairs	105	103	-2	85	94	9	190	197	6	27	48	122	170	
Trust fees	25	27	2	28	27	0	53	55	2	1	25	28	54	
Miscellaneous expenses	32	39	6	114	117	3	147	157	9	29	23	103	127	
Depreciation	364	477	113	620	630	9	985	1,108	122	119	368	621	989	
Operating expenses	1,211	1,530	318	1,315	1,352	37	2,526	2,882	356	355	1,178	1,348	2,526	
Real estate rental income	1,096	1,772	675	1,162	1,183	21	2,258	2,955	696	767	1,073	1,115	2,188	
Net operating income (NOI)	1,460	2,250	789	1,783	1,814	30	3,244	4,064	819	886	1,441	1,736	3,177	
Gains from sale of properties	-	-	-	-	166	166	-	166	166	166	-	-	-	
Dividend income from preferred securities	-	-	-	-	-	-	277	281	4	34	-	-	247	
Asset management fees							190	242	52	57			185	
Directors' compensation							9	9	-	-			9	
Custodian fees							7	9	1	1			8	
Administration fees							63	73	9	12			60	
Audit fees							9	9	0	0			8	
Other expenses							124	127	2	27			100	
Operating income							2,130	2,932	802	868			2,064	
Non-operating income							3	3	-	-1			4	
Non-operating expenses							758	840	81	82			757	
Interest expenses							646	710	64	67			643	
Interest expenses on corporate bonds							104	104	-	0			105	
Amortization of bond issue costs							5	5	-	-			5	
New investment unit issuance cost							-	12	12	12			-	
Amortization of new investment unit issuance costs							2	6	4	4			2	
Other non-operating expenses							0	0	0	0			1	
Ordinary income							1,375	2,095	720	784			1,311	
Income before income taxes							1,375	2,095	720	784			1,311	
Income tax							1	1	-	0			0	
Deferred income tax							0	0	-	-1			1	
Net income							1,373	2,094	720	785			1,309	

*1 The initial budget represents the budget that serves as the basis for the forecast of results disclosed in the "Financial Report for the 17th Fiscal Period (fiscal period ended April 30, 2011)" dated June 14, 2011. Meanwhile, the new revised budget represents the budget that serves as the basis for the forecast of results disclosed in the "Financial Report for the 18th Fiscal Period (fiscal period ended October 31, 2011)" dated December 14, 2011. Upon the settlement of the 18th fiscal period, PIC reviewed the budget made earlier for the 18th fiscal period.

Assumptions for the 19th and 20th Fiscal Period Forecasts

19th & 20th
Fiscal Period

	19th fiscal period	20th fiscal period																
No. of assets in operation	It is assumed that there will be the 48 properties (47 properties and preferred securities of an SPC) PIC owns as of the end of the 18th fiscal period (October 31, 2011) plus 7 properties newly acquired on November 18, 2011 and after and minus a property scheduled for sale on February 1, 2012. (as of the end of the 19th fiscal period: 54 properties (53 properties and preferred securities of an SPC))	It is assumed that the number of properties owned will remain unchanged from the end of the 19th fiscal period (October 31, 2011).																
No. of investment units outstanding	It is assumed that there will be 196,699 investment units, comprising the 140,100 outstanding investment units as of the end of the 18th fiscal period plus 53,000 new investment units issued through public offering, for which payment was completed as of November 14, 2011, and 3,599 new investment units issued through third-party allotment, for which payment was completed as of December 12, 2011.	It is assumed that the number of outstanding investment units will remain unchanged from the end of the 19th fiscal period.																
Interest-bearing liabilities	<p>It is assumed that the following changes will be made to the balance of interest-bearing liabilities, which was 91,762.5 million yen as of the end of the fiscal period ending October 31, 2011:</p> <p>(1) Additional borrowings</p> <ul style="list-style-type: none"> • PIC borrowed 19,600 million yen (7,600 million yen in short-term loans and 12,000 million yen in long-term loans) on November 18, 2011 to partially fund the 34,000 million yen (estimated amount including incidental expenses) for asset acquisitions. <p>(2) Refinancing of existing loans</p> <ul style="list-style-type: none"> • 20,000 million yen in short-term loans maturing on December 8, 2011 was refinanced for the same amount in long-term loans. • It is assumed that 3,650 million yen in long-term loans maturing on February 29, 2012, 5,400 million yen in long-term loans maturing on March 9, 2012 and 1,000 million yen in long-term loans maturing on March 30, 2012 will be refinanced for the same amount, respectively. <p>(3) Repayment of borrowings</p> <ul style="list-style-type: none"> • It is assumed that 1,200 million yen out of the 7,600 million yen in short-term loans in above (1) will be repaid on December 16, 2011 by using proceeds from issuing new investment units through third-party allotment and PIC's cash on hand. • It is assumed that 2,000 million yen in loans will be repaid on February 1, 2012 by using part of the proceeds from selling the asset planned for sale. <p>(4) Divided repayment of long-term loans as agreed upon 75 million yen will be repaid during the fiscal period.</p> <p>Other than this, no repayment dates will arrive in the fiscal period and PIC assumes no new borrowings, etc. (The scheduled balance of the interest-bearing liabilities at the end of the fiscal period will be 108,087.5 million yen)</p>	<p>It is assumed that the following changes will be made to the balance of interest-bearing liabilities, which will be 108,087.5 million yen as of the end of the fiscal period ending April 30, 2012:</p> <p>(1) Refinancing of existing loans and investment corporate bonds maturing during the fiscal period</p> <ul style="list-style-type: none"> • It is assumed that 2,000 million yen in short-term loans maturing on May 18, 2012 and 3,500 million yen in short-term loans maturing on July 27, 2012 will be refinanced for the same amount, respectively. • It is planned that 10,000 million yen in 2nd Unsecured Corporate Bond, which is to be redeemed on September 7, 2012, will be fully redeemed by using funds from investment corporate bonds or borrowings. <p>(2) Partial repayment of long-term loans as agreed upon 75 million yen will be repaid during the fiscal period.</p> <p>Other than this, no repayment dates will arrive in the fiscal period and PIC assumes no new borrowings, etc. (The scheduled balance of the interest-bearing liabilities at the end of the fiscal period will be 108,012.5 million yen)</p>																
Occupancy rate	Office buildings: 88.6% (results in the 18th fiscal period: 82.1%) Residential properties: 93.8% (results in the 18th fiscal period: 92.4%) Total: 91.1% (results in the 18th fiscal period: 87.8%)	N/A																
Others	<p>(Operating revenues) Calculations for office buildings have been made on the premise that no space will be filled during the fiscal period to replace tenants that have notified PIC of contract termination (except for spaces for which new contracts have already been confirmed). For residences, occupancy rates of respective properties have been assumed, with their current occupancies as well as past occupancy results taken into consideration.</p> <p>(Operating expenses) Major items include:</p> <table> <tr> <td>➢ Outsourcing fees:</td> <td>688 million yen</td> </tr> <tr> <td>➢ Tax and public dues:</td> <td>340 million yen</td> </tr> <tr> <td>➢ Depreciation expenses:</td> <td>1,108 million yen</td> </tr> <tr> <td>➢ Operating expenses (excluding rental expenses):</td> <td>471 million yen</td> </tr> </table> <p>(Non-operating expenses) ➢ Interest expenses (including interest for corporate bonds): 814 million yen</p> <p>(Capital expenditures) 200 million yen</p> <p>(Distribution) It is assumed that, for distribution per unit for the fiscal period ending April 2012, reserve for reduction entry (estimated amount of 100 million yen) is held out of the expected gains from sale of a owned property (estimated amount of 166 million yen) scheduled for sale in the said fiscal period, based on the Special Measures in Case Land or Other Property is Acquired in Advance in 2009 or 2010 (Special Taxation Measures Law, Article 66-2) and up to 60% of the gains from sale of land as well as within the scope that does not violate the conduit requirements designated in Article 67-15 of the Special Taxation Measures Law. For distribution per unit for the fiscal period, it is assumed that the said reserve for reduction entry is deducted from the net income and the residual amount is distributed.</p>	➢ Outsourcing fees:	688 million yen	➢ Tax and public dues:	340 million yen	➢ Depreciation expenses:	1,108 million yen	➢ Operating expenses (excluding rental expenses):	471 million yen	<p>(Operating revenues) Calculations for office buildings have been made on the premise that some properties will have new lease-up results, with notices of termination taken into consideration. For residences, occupancy rates of respective properties have been assumed, with their current occupancies as well as past occupancy results taken into consideration.</p> <p>(Operating expenses) Major items include:</p> <table> <tr> <td>➢ Outsourcing fees:</td> <td>705 million yen</td> </tr> <tr> <td>➢ Tax and public dues:</td> <td>447 million yen</td> </tr> <tr> <td>➢ Depreciation expenses:</td> <td>1,110 million yen</td> </tr> <tr> <td>➢ Operating expenses (excluding rental expenses):</td> <td>467 million yen</td> </tr> </table> <p>(Non-operating expenses) ➢ Interest expenses (including interest for corporate bonds): 801 million yen</p> <p>(Capital expenditures) 200 million yen</p> <p>(Distribution) For distribution per unit for the fiscal period ending October 2012, it is assumed that part of the reserve for reduction entry (estimated amount of 60 million yen), to be reserved in the previous fiscal period, is reversed and added to net income, and the combined amount is distributed.</p>	➢ Outsourcing fees:	705 million yen	➢ Tax and public dues:	447 million yen	➢ Depreciation expenses:	1,110 million yen	➢ Operating expenses (excluding rental expenses):	467 million yen
➢ Outsourcing fees:	688 million yen																	
➢ Tax and public dues:	340 million yen																	
➢ Depreciation expenses:	1,108 million yen																	
➢ Operating expenses (excluding rental expenses):	471 million yen																	
➢ Outsourcing fees:	705 million yen																	
➢ Tax and public dues:	447 million yen																	
➢ Depreciation expenses:	1,110 million yen																	
➢ Operating expenses (excluding rental expenses):	467 million yen																	

Cash Flow Statements

18th
Fiscal Period

(thousand yen)

(fiscal period)	18th	17th	16th	15th	14th	13th	12th	11th	10th	9th
Income before income taxes	1,311	1,520	1,776	1,831	1,951	2,144	2,209	3,743	1,807	1,655
Depreciation	990	973	919	901	904	909	914	825	719	658
Amortization of bond issue costs	5	5	2	-	0	-	-	23	23	23
Amortization of new investment unit issuance costs	2	2	6	4	4	4	4	4	-	-
Interest income	0	-1	-1	-1	-1	-6	-10	-8	-7	-3
Refund of unpaid distributions	-2	-1	0	-1	0	-1	0	-1	-1	-1
Interest expenses	748	719	639	598	607	564	541	406	405	299
(Decrease) Increase in reserve for loss on disaster	-10	10	-	-	-	-	-	-	-	-
Loss on disposal of property and equipment held in trust	-	-	-	-	0	-	-	-	0	0
Decrease (Increase) in tenant receivables	-3	12	-10	3	6	-1	-6	0	-7	-5
Decrease (Increase) in consumption taxes refund receivables	92	-62	-29	-	-	52	62	1	-115	64
Decrease (Increase) in start-up costs	-	-	-	-	-	-	-	-	-	6
(Decrease) Increase in accounts payable	-41	-8	26	0	-19	-10	93	134	-30	15
(Decrease) Increase in consumption taxes payable	68	-	-32	4	-81	108	-	-	-46	46
(Decrease) Increase in rent received in advance	-130	68	-33	-38	-67	-23	-10	161	10	38
Decrease in carrying amounts of property and equipment held in trust due to sale	-	-	-	-	-	-	-	1,366	-	-
Other	-3	-4	15	-45	27	-17	29	14	70	-58
Subtotal	3,026	3,234	3,278	3,257	3,330	3,723	3,827	6,672	2,829	2,740
Interest received	0	1	1	1	1	6	10	8	7	3
Interest paid	-760	-624	-744	-555	-677	-563	-584	-396	-396	-289
Income taxes paid	-37	-15	-2	0	-1	0	-2	-0	-3	0
Net cash provided by operating activities	2,229	2,595	2,533	2,703	2,653	3,166	3,250	6,283	2,437	2,453
Payments for purchases of property and equipment held in trust	-125	-5,780	-7,018	-115	-163	-166	-12,577	-17,711	-11,275	-1,951
Payments for purchases of investment securities	-	-14,378	-	-	-	-	-	-	-	-
Payments for purchases of intangible fixed assets	-	-	-	-	-10	-	-	-	-	-
Payments for purchases of intangible fixed assets held in trust	-	-	-	-2	-	-	-	-1,777	-	-
Payments of other deposits held in trust	-	-287	-	-	-5	-	-	-326	-	-
Payments from tenant security deposits held in trust	489	332	469	157	288	201	396	713	695	224
Payments of tenant security deposits held in trust	-453	-881	-452	-450	-451	-168	-302	-236	-166	-163
Net cash used in investing activities	-88	-20,995	-7,001	-411	-342	-133	-12,482	-19,338	-10,746	-1,890
Proceeds from short-term loans payable	5,500	20,000	2,290	-	3,680	100	9,600	1,000	10,600	1,800
Repayments of short-term loans payable	-2,290	-	-3,480	-	-9,800	-1,100	-	-	-12,400	-6,500
Proceeds from long-term loans payable	9,900	-	11,900	1,000	6,120	-	9,000	7,900	11,500	6,500
Repayments of long-term loans payable	-13,695	-75	-75	-675	-37	-1,000	-6,000	-8,400	-	-
Proceeds from issuance of corporate bonds	-	-	7,000	-	-	-	-	-	-	-
Payments in redemption of corporate bonds	-	-	-15,000	-	-	-	-	-	-	-
Payments of bond issuance costs	-	-	-33	-	-	-	-	-	-	-
Proceeds from issuance of new investment units	-	-	3,012	-	-	-	-	17,510	-	-
Payments of new investment unit issuance costs	-	-	-12	-	-	-	-	-29	-	-
Payments of distributions	-1,519	-1,774	-1,830	-1,949	-2,142	-2,208	-3,735	-1,804	-1,654	-1,528
Net cash provided by financing activities	-2,104	18,150	3,770	-1,624	-2,180	-4,208	8,864	16,176	8,045	271
Net change in cash and cash equivalents	36	-249	-697	667	130	-1,175	-367	3,122	-263	834
Cash and cash equivalents at beginning of period	9,366	9,615	10,312	9,645	9,514	10,690	11,058	7,936	8,199	7,364
Cash and cash equivalents at end of period	9,402	9,366	9,615	10,312	9,645	9,514	10,690	11,058	7,936	8,199

Status of Interest-bearing Liabilities (as of October 31, 2011)

18th
Fiscal Period

Loans

Lender	Amount (mm yen)	Interest *1	Drawdown date	Repayment date
Sumitomo Mitsui Banking Corp., etc.	20,000.0	Floating : 1.03643%	2010/12/8	2011/12/8
Bank of Tokyo-Mitsubishi UFJ, etc.	2,000.0	Floating : 1.03643%	2011/5/20	2012/5/18
Sumitomo Trust & Banking, etc.	3,500.0	Floating : 0.93643%	2011/7/29	2012/7/27
Sumitomo Mitsui Banking Corp., etc.	3,650.0	Fixed : 1.82505%	2007/2/28	2012/2/29
Resona Bank, etc.	2,850.0	Fixed : 2.08000%	2006/2/28	2013/2/28
Development Bank of Japan	1,000.0	Fixed : 2.23875%	2007/7/31	2013/7/31
Sumitomo Mitsui Banking Corp., etc.	7,900.0	Fixed : 1.60500%	2004/3/27	2013/3/27
Development Bank of Japan	3,000.0	Fixed : 2.08125%	2004/5/22	2013/5/22
Aozora Bank, etc.	5,400.0	Fixed : 1.91375%	2004/9/9	2012/3/9
Development Bank of Japan *2	2,662.5	Floating : 1.93643%	2009/5/22	2014/5/22
ORIX Bank Corp.	1,000.0	Floating : 1.33643%	2010/3/31	2012/3/30
Sumitomo Mitsui Banking Corp., etc.	3,900.0	Fixed : 1.72750%	2010/5/14	2015/5/14
Mitsubishi UFJ Trust & Banking, etc.	8,000.0	Fixed : 1.14250%	2010/9/6	2015/9/4
Chuo Mitsui Trust & Banking, etc.	3,400.0	Fixed : 1.36125%	2011/5/20	2014/5/20
Chuo Mitsui Trust & Banking, etc.	6,500.0	Fixed : 1.39250%	2011/7/29	2015/7/29
Total	74,762.5			

Corporate Bonds

Name	Issue amount (mm yen)	Interest	Issue date	Redemption date
Unsecured bond No.2	10,000.0	Fixed : 1.41000%	2005/9/8	H24/9/7
Unsecured bond No. 3	7,000.0	Fixed : 0.97000%	2010/8/18	H25/8/16
Subtotal	17,000.0			

Breakdown by Lender

	Long-term loans (mm yen)	Short-term loans (mm yen)	Total (mm yen)	Share
Sumitomo Mitsui Banking Corp.	5,950.0	12,900.0	18,850.0	25.2
Chuo Mitsui Trust & Banking	11,800.0	5,000.0	61,800.0	22.5
Development Bank of Japan	6,662.5	-	6,625.2	8.9
Aozora Bank	5,500.0	-	5,500.0	7.4
Resona Bank	4,250.0	-	4,250.0	5.7
Bank of Tokyo-Mitsubishi UFJ	3,000.0	1,100.0	4,100.0	5.5
Sumitomo Trust & Banking	1,100.0	2,500.0	3,600.0	4.8
Mizuho Corporate Bank	2,500.0	1,000.0	3,500.0	4.7
Mitsubishi UFJ Trust & Banking	3,000.0	-	3,000.0	4.0
NTT Finance Corporation	-	3,000.0	3,000.0	4.0
The Norinchukin Bank	2,500.0	-	2,500.0	3.3
Mitsui Sumitomo Insurance	1,000.0	-	1,000.0	1.3
Mie Bank	1,000.0	-	1,000.0	1.3
ORIX Bank Corp.	1,000.0	-	1,000.0	1.3
Total	49,262.5	25,500.0	74,762.5	100.0

*1 Figures for floating interest rates are those applied as of the end of the 18th fiscal period (as of October 31, 2011).

*2 Repayment of 37.5 million yen at the end of February, May, August and November each year, starting at the end of August 2009 and ending with the repayment of 2,287.5 million yen on the final repayment date.

		18th fiscal period	17th fiscal period	16th fiscal period	15th fiscal period	14th fiscal period	13th fiscal period	12th fiscal period	11th fiscal period	10th fiscal period	9th fiscal period
Financial indicators	Return on assets (ROA)	0.8%	0.9%	1.2%	1.2%	1.3%	1.4%	1.5%	2.9%	1.6%	1.6%
	Annualized	1.5%	1.9%	2.4%	2.5%	2.6%	2.9%	3.0%	5.9%	3.2%	3.2%
	Return on equity (ROE)	1.8%	2.1%	2.5%	2.6%	2.7%	3.0%	3.1%	5.9%	3.4%	3.1%
	Annualized	3.5%	4.2%	4.9%	5.2%	5.4%	6.1%	6.1%	11.9%	6.7%	6.3%
	Unitholders' equity ratio (as of end of the period)	42.9%	42.8%	48.4%	48.2%	48.3%	48.2%	47.6%	52.6%	45.4%	49.6%
	Interest-bearing debt ratio to total assets (as of end of the period)	53.7%	53.8%	47.5%	47.6%	47.3%	47.1%	47.8%	42.6%	49.8%	45.5%
	Long-term fixed assets ratio (period end)	130.4%	130.6%	105.7%	107.6%	108.6%	101.6%	101.7%	98.6%	99.0%	94.7%
	Debt service coverage ratio (times)	4.0	4.5	5.2	5.6	5.7	6.4	6.8	7.7	7.2	8.7
	Income before interest and depreciation (mm yen)	3,046	3,212	3,332	3,329	3,460	3,616	3,663	3,127	2,930	2,611
	Interest paid (mm yen)	748	719	639	598	607	564	541	406	405	299
	Rental NOI (mm yen)	3,177	3,516	3,760	3,752	3,872	4,034	4,086	3,633	3,294	2,958
	Annualized NOI yield	4.0%	4.5%	5.1%	5.4%	5.5%	5.8%	5.9%	6.1%	6.1%	6.1%
	Rental NCF (mm yen)	3,006	3,397	3,606	3,632	3,708	3,924	3,939	3,549	3,117	2,847
	Depreciation (mm yen)	989	972	918	900	903	909	914	824	718	657
	Capital expenditures (mm yen)	171	119	153	120	163	109	146	83	177	110
	Annualized NCF yield	3.7%	4.4%	4.9%	5.3%	5.3%	5.7%	5.7%	6.0%	5.7%	5.8%
Funds from operation (mm yen)	2,298	2,492	2,693	2,730	2,853	3,052	3,121	4,567	2,524	2,312	
Reference	Number of properties at end of period	48	48	46	45	45	45	45	42	39	36
	Number of tenants at end of period	3,359	3,336	2,412	2,348	2,356	2,288	2,288	2,132	1,170	1,079
	Total net rentable space at end of period (m ²)	185,009.65	184,950.32	172,768.19	165,409.49	165,532.15	165,543.69	165,493.75	152,899.14	132,816.24	121,060.99
	Occupancy rate										
	Period average	87.8%	88.1%	92.0%	93.7%	93.6%	94.6%	94.9%	96.0%	96.5%	96.1%
	As of period-end	89.3%	85.8%	90.8%	92.9%	94.1%	94.5%	94.7%	97.3%	97.0%	96.1%
	Appraisal valuation (mm yen)	133,222	131,987	132,378	131,587	138,821	149,355	163,640	157,210	137,830	119,400
	Investment units outstanding (period-end) (units)	140,100	140,100	140,100	131,400	131,400	131,400	131,400	131,400	101,400	101,400
	Unitholders' capital (period-end) (mm yen)	71,957	71,957	71,957	68,945	68,945	68,945	68,945	68,945	51,434	51,434
	Unitholders' equity (period-end) (mm yen)	73,267	73,477	73,732	70,775	70,895	71,088	71,153	72,688	53,240	53,089
Unitholders' equity per investment unit (yen)	522,963	524,465	526,286	538,627	539,538	541,010	541,499	553,182	525,057	523,565	

*1 Ordinary profits / (Total assets as of the beginning of the period + Total assets as of the end of the period) / 2

*2 Net income / (Unitholders' equity as of the beginning of the period + Unitholders' equity as of the end of the period) / 2

*3 Unitholders' equity as of the end of the period / Total assets as of the end of the period × 100

*4 Interest-bearing debt as of the end of the period / Total assets as of the end of the period × 100

*5 Fixed assets as of the end of the period / (Fixed liabilities as of the end of the period + Unitholders' equity as of the end of the period)

*6 Income before interest and depreciation (excluding gains on sale of real estate assets) / Interest paid

*7 (Income from rental operations-Expenses on rental operations) + Depreciation

*8 Annualized NOI / Acquisition price of property

*9 NOI from rental operations-Capital expenditures

*10 Annualized NCF / Acquisition price of property

*11 Net income + Depreciation

*12 Unitholders' equity as of the end of the period / Investment units issued and outstanding as of the end of the period

Property Portfolio Data (As of October 31, 2011) (1)

18th
Fiscal Period

		Property name	Location	Acquisition price (mm yen)	Share based on acquisition price	Appraisal as of Oct. 31, 2011 (mm yen)	Acquisition date	Completed	Building age (year)	Leasable space (m ²)	PML	Property management company
Office buildings	5 Central Wards of Tokyo	Landic Shimbashi Building 1	Minato Ward, Tokyo	6,341	3.8%	6,330	Sep-02	Jun-82	29.3	5,568.00	10.6	R. A. Asset Management Inc.
		Landic Shimbashi 2 Building	Minato Ward, Tokyo	7,045	4.2%	6,970	Sep-02	Dec-78	32.9	6,948.72	12.9	R. A. Asset Management Inc.
		Fuji Building No.37	Shibuya Ward, Tokyo	1,727	1.0%	1,970	Sep-02	Jun-91	20.3	1,926.01	5.5	R. A. Asset Management Inc.
		KN Shibuya No.3	Shibuya Ward, Tokyo	5,348	3.2%	6,270	Sep-02	Feb-93	18.7	5,761.34	10.6	R. A. Asset Management Inc.
		Takadanobaba Center Building	Shinjuku Ward, Tokyo	5,118	3.1%	5,550	Sep-02	May-92	19.4	6,313.02	2.0	R. A. Asset Management Inc.
		Rokubancho Building	Chiyoda Ward, Tokyo	7,860	4.7%	8,860	Mar-04	Apr-87	24.5	6,872.77	10.8	R. A. Asset Management Inc.
		Ougaku Building	Chiyoda Ward, Tokyo	1,796	1.1%	1,440	Jun-05	Mar-88	23.6	2,100.93	14.2	Sanko Estate Co., Ltd.
		YS Kaigan Building	Minato Ward, Tokyo	5,100	3.1%	3,540	Jun-07	Jan-93	18.7	5,944.76	10.6	R. A. Asset Management Inc.
	Iwamotocho Building	Chiyoda Ward, Tokyo	6,700	4.0%	6,710	Mar-10	Nov-73	37.9	7,391.87	12.2	NTT Urban Development Builservice Co.	
	Other 18 Wards of Tokyo	IPB Ochanomizu Building	Bunkyo Ward, Tokyo	1,456	0.9%	1,510	Sep-02	Mar-92	19.6	2,179.15	8.7	R. A. Asset Management Inc.
		Premier Toyochō Building	Koto Ward, Tokyo	4,310	2.6%	3,980	May-07	Oct-06	5.0	3,857.04	16.2	R. A. Asset Management Inc.
		Ueno TH Building	Bunkyo Ward, Tokyo	4,380	2.6%	3,020	Mar-08	Dec-85	25.9	4,419.13	12.8	Tozai Asset Management Co., Ltd.
		Gotanda NT Building *2	Shinagawa Ward, Tokyo	4,100	2.5%	2,550	Mar-08	Nov-87	23.9	3,241.19	14.3	R. A. Asset Management Inc.
Surrounding City Area	Nisso No.3 Building	Yokohama, Kanagawa	3,558	2.1%	3,490	Sep-02	Apr-86	25.5	5,519.01	10.2	R. A. Asset Management Inc.	
	The Kanagawa Science Park R&D Building *3	Kawasaki, Kanagawa	6,556	4.0%	4,960	Sep-02	Jul-89	22.2	15,036.24	10.4	KSP Community Inc.	
		Office buildings (total)		71,395	43.0%	67,150			24.3	83,079.18		
Residential properties	5 Central Wards of Tokyo	Park Axis Yotsuya Stage	Shinjuku Ward, Tokyo	5,208	3.1%	4,430	Sep-02	Nov-01	9.9	6,732.18	7.4	Mitsui Fudosan Housing Lease Co., Ltd.
		Park Axis Meiji-Jingumae	Shibuya Ward, Tokyo	2,604	1.6%	1,650	Sep-02	Mar-02	9.6	1,706.94	9.9	Mitsui Fudosan Housing Lease Co., Ltd.
		Sun Palace Minami-Azabu	Minato Ward, Tokyo	1,150	0.7%	644	Sep-02	Nov-89	22.0	1,577.42	5.3	R. A. Asset Management Inc.
		Cabin Arena Akasaka	Minato Ward, Tokyo	1,330	0.8%	1,080	Apr-03	Nov-02	8.9	1,378.02	10.1	R. A. Asset Management Inc.
		Cabin Arena Minami-Aoyama	Minato Ward, Tokyo	1,070	0.6%	1,010	Sep-03	Feb-03	8.7	1,187.12	11.2	R. A. Asset Management Inc.
		Bureau Kioicho	Chiyoda Ward, Tokyo	1,840	1.1%	1,420	Jul-03	Nov-02	8.9	1,728.98	11.6	-
		Homat Woodville	Minato Ward, Tokyo	5,090	3.1%	3,290	Nov-03	Aug-88	23.2	5,793.93	7.4	R. A. Asset Management Inc.
		Roppongi Green Terrace	Minato Ward, Tokyo	4,678	2.8%	3,440	Nov-03	Oct-02	9.0	5,748.89	10.3	R. A. Asset Management Inc.
		Premier Stage Shibakoen II	Minato Ward, Tokyo	2,181	1.3%	1,600	Nov-03	Feb-03	8.7	2,312.75	11.5	SOHGOH REAL ESTATE CO., LTD
		Premier Stage Nihonbashi Kayabacho *4	Chuo Ward, Tokyo	2,430	1.5%	2,400	Mar-04	Feb-04	7.7	3,455.68	11.7	Haseko Livenet, Inc.
		Langue Tower Kyobashi	Chuo Ward, Tokyo	927	0.6%	909	Dec-03	Feb-03	8.7	1,216.10	12.5	R. A. Asset Management Inc.
		Premier Stage Mita Keidaimae	Minato Ward, Tokyo	1,580	1.0%	1,620	Nov-04	Nov-04	6.9	1,597.73	14.3	Haseko Livenet, Inc.
		Premier Rosso	Shibuya Ward, Tokyo	1,662	1.0%	1,360	Jan-05	Nov-04	6.9	1,878.60	14.0	R. A. Asset Management Inc.
Premier Blanc Yoyogikouen	Shibuya Ward, Tokyo	2,330	1.4%	1,970	Jul-05	Jun-05	6.4	2,336.95	13.1	R. A. Asset Management Inc.		
Premier Stage Uchikanda	Chiyoda Ward, Tokyo	1,723	1.0%	1,680	Sep-05	Aug-05	6.2	2,040.19	13.8	Haseko Livenet, Inc.		

*1 Building ages in the second decimal place have been rounded down.

*2 The leasable space for the Gotanda NT Building is the figure that corresponds to the co-ownership interests of the compartmentalized ownership interests owned by PIC out of the whole building's leasable space.

*3 The leasable space for the Kanagawa Science Park R&D Building is the figure that corresponds to the co-ownership interests (27%) owned by PIC.

*4 For Premier Stage Nihonbashi Kayabacho, the real estate trust beneficiary interest transfer agreement was executed as of October 26, 2011 (scheduled for delivery on February 1, 2012).

Property Portfolio Data (As of October 31, 2011) (2)

18th
Fiscal Period

Property name		Location	Acquisition price (mm yen)	Share based on acquisition price	Appraisal as of Oct. 31, 2011 (mm yen)	Acquisition date	Completed	Building age (year)	Leasable space (m ²)	PML	Property management company	
Residential properties	5 Central Wards of Tokyo	Premier Stage Ichigayakawadacho	Shinjuku Ward, Tokyo	1,460	0.9%	1,450	Jul-05	Jul-05	6.3	1,655.66	13.1	R. A. Asset Management Inc.
		Walk Akasaka	Minato Ward, Tokyo	2,043	1.2%	1,480	Jun-05	Nov-04	6.9	1,736.70	13.9	R. A. Asset Management Inc.
		Premier Stage Shibakoen	Minato Ward, Tokyo	1,585	1.0%	1,290	Oct-06	Sep-06	5.1	1,759.89	16.1	R. A. Asset Management Inc.
		MEW	Minato Ward, Tokyo	1,556	0.9%	1,070	Jul-06	Aug-05	6.1	1,551.65	13.9	R. A. Asset Management Inc.
		Shibaura Island Air Tower *1	Minato Ward, Tokyo	7,590	4.6%	6,670	Dec-07	Mar-07	4.6	13,092.43	11.2	Mitsui Fudosan Housing Lease Co., Ltd.
		Storia Akasaka	Minato Ward, Tokyo	3,930	2.4%	2,920	May-08	Dec-02	8.8	3,988.86	11.7	SOHGOH REAL ESTATE CO., LTD
		Renai Shinjuku-Gyoen Tower	Shinjuku Ward, Tokyo	6,500	3.9%	4,990	May-08	Dec-02	8.8	6,555.04	7.2	SOHGOH REAL ESTATE CO., LTD
		Shibaura Island Bloom Tower *2	Minato Ward, Tokyo	5,500	3.3%	5,740	Dec-10	Sep-08	3.1	12,254.17	10.0	Mitsui Fudosan Housing Lease Co., Ltd.
	Other 18 Wards of Tokyo	B-Site Osaki	Shinagawa Ward, Tokyo	1,072	0.6%	856	Nov-03	Dec-02	8.9	1,318.40	12.1	-
		Premier Garden Hongo	Bunkyo Ward, Tokyo	975	0.6%	803	Apr-04	Mar-02	9.6	1,573.87	12.1	R. A. Asset Management Inc.
		Premier Grande Magome	Ota Ward, Tokyo	1,560	0.9%	1,060	Jun-05	Feb-05	6.7	2,378.13	15.7	Haseko Livenet, Inc.
		Premier Nozze Yutenji	Setagaya Ward, Tokyo	1,525	0.9%	1,180	Mar-06	Mar-06	5.6	1,734.04	13.6	R. A. Asset Management Inc.
		Across Yushima*3	Bunkyo Ward, Tokyo	1,803	1.1%	1,450	Sep-06	Mar-06	5.6	2,065.58	17.2	Across Co., Ltd.
		Premier Stage Komagome*4	Toshima Ward, Tokyo	1,830	1.1%	1,560	Feb-07	Jan-07	4.7	2,249.25	18.0	Meiho Properties Co., Ltd.
		Premier Stage Otsuka *4	Toshima Ward, Tokyo	1,310	0.8%	1,220	Jun-07	Aug-06	5.2	1,644.64	22.5	Meiho Properties Co., Ltd.
Premier Stage Honjo-Azumabashi		Sumida Ward, Tokyo	2,640	1.6%	2,460	Nov-07	Nov-07	3.9	3,465.00	14.7	Haseko Livenet, Inc.	
Premier Stage Ryogoku	Sumida Ward, Tokyo	1,496	0.9%	1,370	Jun-08	Mar-08	3.6	2,215.68	12.8	Starts Amenity CO., Ltd.		
Residential properties (total)		32	80,179	48.3%	6,6072			8.2	101,930.47			
Other	UDX Special Purpose Company Preferred Securities *5		14,300	8.6%		Dec-10						
Other (total)		1	14,300	8.6%								
Portfolio (total)		48	165,874	100.0%	133,222			15.8	185,009.65	8.9		

*1 Shibaura Island Air Tower is the collective name for two properties, which are the Air Tower and the Air Terrace. The figure for the leasable space is the total of the two properties, which corresponds to the co-ownership interests (23%) owned by PIC.

*2 Shibaura Island Bloom Tower is the collective name for two properties, which are the Bloom Tower and Bloom Homes. The figure for the leasable space is the total of the two properties, which corresponds to the co-ownership interest (16%) owned by PIC.

*3 The property name was changed from Across Yushima to Premier Stage Yushima as of August 1, 2011.

*4 The property management company for the properties was changed to R. A. Asset Management Inc. as of November 1, 2011.

*5 UDX Special Purpose Company Preferred Securities are preferred securities backed by the Akihabara UDX (office building and site), and PIC owns 39,480 units of the preferred securities.

Property Portfolio Appraisal (1)

18th
Fiscal Period

(amount: millions of yen)

Property name		End of fiscal period (mm yen)					End of 18th fiscal period												
		14th	15th	16th	17th		Appraisal value (2)	%	Change (2)-(1)	Direct capitalization rate	Trend of each item under the direct capitalization method (period-on-period)				DCF method		Book value (3)	(2)-(3)	
		Appraisal value	Appraisal value	Appraisal value	Appraisal value(1)	Direct cap rate					Yield	Rent	Occupancy rate	NOI	Discount rate	Terminal cap rate			
Office buildings	5 Central Wards of Tokyo	Landic Shimbashi Building	7,680	7,540	7,020	6,540	4.6%	6,330	4.8%	-210	4.5%	DOWN	DOWN	-	DOWN	4.3%	4.7%	6,271	58
		Landic Shimbashi 2 Building	9,270	9,160	8,040	7,310	4.8%	6,970	5.2%	-340	4.7%	DOWN	DOWN	-	DOWN	4.4%	4.8%	6,901	68
		Fuji Building No.37	2,070	2,020	2,000	1,970	5.0%	1,970	1.5%	-	4.9%	DOWN	DOWN	-	-	4.8%	5.2%	1,539	430
		KN Shibuya No.3	8,010	7,940	7,400	6,350	4.9%	6,270	4.7%	-80	4.6%	DOWN	DOWN	-	DOWN	4.5%	4.9%	4,956	1,313
		Takadanobaba Center Building	6,520	5,740	5,590	5,490	5.0%	5,550	4.2%	60	4.9%	DOWN	-	-	-	4.8%	5.2%	4,464	1,085
		Rokubancho Building	9,300	9,300	9,140	8,210	4.9%	8,860	6.7%	650	4.8%	DOWN	-	UP	UP	4.7%	5.1%	8,090	769
		Ougaku Building	1,680	1,660	1,630	1,280	5.2%	1,440	1.1%	160	5.1%	DOWN	UP	UP	UP	4.9%	5.3%	1,784	-344
		YS Kaigan Building	4,550	4,000	4,000	3,300	5.2%	3,540	2.7%	240	4.8%	DOWN	DOWN	-	DOWN	5.1%	5.3%	5,061	-1,521
	Other 18 Wards of Tokyo	Iwamotocho Building			6,750	6,530	5.0%	6,710	5.0%	180	4.9%	DOWN	-	-	-	4.8%	5.3%	6,842	-132
		IPB Ochanomizu Building	1,650	1,490	1,470	1,510	5.3%	1,510	1.1%	-	5.1%	DOWN	DOWN	-	-	5.0%	5.5%	1,288	221
		Premier Toyokocho Building	4,450	4,420	4,430	4,430	5.4%	3,980	3.0%	-450	5.4%	-	DOWN	-	DOWN	5.1%	5.7%	4,138	-158
		Ueno TH Building	3,550	3,360	3,210	3,020	5.4%	3,020	2.3%	-	5.3%	DOWN	DOWN	-	-	5.0%	5.8%	4,654	-1,634
	Surrounding City Area	Gotanda NT Building	3,170	2,820	2,670	2,580	5.3%	2,550	1.9%	-30	5.2%	DOWN	DOWN	-	-	4.9%	5.7%	4,236	-1,686
		Nisso No.3 Building	4,240	3,490	3,480	3,480	5.7%	3,490	2.6%	10	5.7%	-	-	-	-	5.5%	5.9%	3,417	72
	The Kanagawa Science Park R&D Building	7,430	6,460	5,520	5,170	6.9%	4,960	3.7%	-210	6.7%	DOWN	DOWN	-	DOWN	6.4%	6.8%	5,498	-538	
Office buildings (total)		73,570	69,400	72,350	67,170	-	67,150	50.4%	-20						-	-	69,146	-1,996	
Residential properties	5 Central Wards of Tokyo	Park Axis Yotsuya Stage	4,480	4,420	4,380	4,320	5.3%	4,430	3.3%	110	5.1%	DOWN	DOWN	-	-	5.1%	5.5%	4,739	-309
		Park Axis Meiji-Jingumae	1,900	1,810	1,660	1,650	5.1%	1,650	1.2%	-	5.0%	DOWN	DOWN	-	-	4.9%	5.3%	2,532	-882
		Sun Palace Minami-Azabu	861	703	631	633	5.3%	644	0.5%	11	5.2%	DOWN	-	-	-	5.1%	5.5%	1,078	-434
		Cabin Arena Akasaka	1,300	1,190	1,100	1,060	5.2%	1,080	0.8%	20	5.1%	DOWN	-	-	-	5.0%	5.4%	1,242	-162
		Cabin Arena Minami-Aoyama	1,100	1,050	1,040	1,000	5.3%	1,010	0.8%	10	5.2%	DOWN	DOWN	-	-	5.1%	5.5%	972	37
		Bureau Kioicho	1,560	1,550	1,410	1,390	7.7%	1,420	1.1%	30	7.6%	DOWN	-	-	-	5.0%	5.4%	1,771	-351
		Homat Woodville	4,190	3,790	3,390	3,300	5.3%	3,290	2.5%	-10	5.2%	DOWN	DOWN	-	-	5.1%	5.5%	4,948	-1,658
		Roppongi Green Terrace	4,080	3,540	3,380	3,370	5.2%	3,440	2.6%	70	5.1%	DOWN	-	-	-	5.0%	5.4%	4,258	-818
		Premier Stage Shibakoen II	2,010	1,870	1,610	1,570	5.3%	1,600	1.2%	30	5.1%	DOWN	-	-	-	5.1%	5.5%	2,008	-408

*1 The change in appraisal value at end of fiscal period has been calculated for properties PIC owned as of the end of the 17th fiscal period.

*2 For the period-on-period comparison, "UP" or "Down" is indicated when yield was changed by $\pm 0.1\%$ or more, when rent was changed by ± 100 yen or more per tsubo, when occupancy rate was changed by $\pm 1\%$ or more and when NOI was changed by ± 5 million yen or more, all on a period-on-period basis.

Property Portfolio Appraisal (2)

18th
Fiscal Period

(amount: millions of yen)

Property name		End of fiscal period (mm yen)					End of 18th fiscal period														
		14th		15th		16th		17th		Appraisal value (2)	%	Change (2)-(1)	Direct capitalization rate	Trend of each item under the direct capitalization method (period-on-period)				DCF method		Book value (3)	(2)-(3)
		Appraisal value	Appraisal value	Appraisal value	Appraisal value(1)	Direct cap rate	Yield	Rent	Occupancy rate					NOI	Discount rate	Terminal cap rate					
Residential properties	5 Central Wards of Tokyo	Premier Stage Nihonbashi Kayabacho	2,700	2,560	2,370	2,410	5.3%	2,400	1.8%	-10	5.2%	DOWN	-	DOWN	-	5.1%	5.5%	2,225	174		
		Langue Tower Kyobashi	998	955	879	886	5.2%	909	0.7%	23	5.0%	DOWN	-	-	-	5.0%	5.4%	864	44		
		Premier Stage Mita Keidaimae	1,600	1,520	1,550	1,440	5.3%	1,620	1.2%	180	5.1%	DOWN	UP	UP	UP	5.1%	5.6%	1,535	84		
		Premier Rosso	1,430	1,420	1,400	1,270	5.2%	1,360	1.0%	90	5.1%	DOWN	UP	DOWN	-	5.0%	5.5%	1,597	-237		
		Premier Blanc Yoyogikouen	2,030	1,990	1,980	1,950	5.2%	1,970	1.5%	20	5.1%	DOWN	-	-	-	4.9%	5.4%	2,194	-224		
		Premier Stage Uchikanda	1,890	1,850	1,770	1,650	5.4%	1,680	1.3%	30	5.2%	DOWN	-	-	-	5.1%	5.5%	1,633	46		
		Premier Stage Ichigayakawadacho	1,450	1,430	1,430	1,420	5.3%	1,450	1.1%	30	5.2%	DOWN	-	-	-	5.0%	5.5%	1,407	42		
		Walk Akasaka	1,700	1,550	1,490	1,440	5.2%	1,480	1.1%	40	5.0%	DOWN	DOWN	UP	-	5.0%	5.5%	1,869	-389		
		Premier Stage Shibakoen	1,330	1,310	1,300	1,290	5.2%	1,290	1.0%	-	5.1%	DOWN	DOWN	-	-	4.9%	5.4%	1,581	-291		
		MEW	1,090	1,040	1,050	1,050	5.5%	1,070	0.8%	20	5.3%	DOWN	DOWN	UP	-	5.4%	5.6%	1,505	-435		
		Shibaura Island Air Tower	7,020	6,670	6,690	6,670		6,670	5.0%	-						4.9%	6.9%	7,069	-399		
		Storia Akasaka	3,170	3,120	3,030	2,930	5.1%	2,920	2.2%	-10	5.0%	DOWN	DOWN	-	-	4.9%	5.3%	3,973	-1,053		
		Renai Shinjuku-Gyoen Tower	4,860	4,780	4,760	4,790	5.3%	4,990	3.7%	200	5.1%	DOWN	DOWN	-	-	5.1%	5.5%	6,525	-1,535		
		Shibaura Island Bloom Tower				5,740		5,740	4.3%	-						5.0%	7.0%	5,529	210		
		Residential properties	Other 18 Wards of Tokyo	B-Site Osaki	1,000	893	805	833	5.7%	856	0.6%	23	5.6%	DOWN	-	-	-	5.3%	5.7%	953	-97
Premier Garden Hongo	952			886	793	775	5.3%	803	0.6%	28	5.1%	DOWN	-	-	-	5.1%	5.5%	981	-178		
Premier Grande Magome	1,120			1,080	1,080	1,000	5.7%	1,060	0.8%	60	5.5%	DOWN	UP	DOWN	-	5.5%	6.0%	1,440	-380		
Premier Nozze Yutenji	1,290			1,250	1,200	1,160	5.4%	1,180	0.9%	20	5.3%	DOWN	-	-	-	5.1%	5.6%	1,515	-335		
Across Yushima	1,530			1,500	1,450	1,420	5.3%	1,450	1.1%	30	5.2%	DOWN	-	-	-	5.0%	5.5%	1,691	-241		
Premier Stage Komagome	1,630			1,600	1,570	1,540	5.3%	1,560	1.2%	20	5.2%	DOWN	-	-	-	5.0%	5.5%	1,723	-163		
Premier Stage Otsuka	1,210			1,150	1,140	1,140	5.5%	1,220	0.9%	80	5.5%	-	UP	UP	-	5.2%	5.8%	1,284	-64		
Premier Stage Honjo-Azumabashi	2,400			2,380	2,370	2,400	5.4%	2,460	1.8%	60	5.2%	DOWN	DOWN	-	-	5.2%	5.6%	2,634	-174		
Premier Stage Ryogoku	1,370			1,330	1,320	1,320	5.4%	1,370	1.0%	50	5.2%	DOWN	-	-	-	5.2%	5.6%	1,451	-81		
Residential properties (total)		65,251	62,187	60,028	64,817	-	66,072	49.6%	1,255	-					-	-	76,742	-10,670			
Portfolio (total)		138,821	131,587	132,378	131,987	-	133,222	100%	1,235	-					-	-	145,888	-12,665			

*1 The change in appraisal value at end of fiscal period has been calculated for properties PIC owned as of the end of the 17th fiscal period.

*2 For the period-on-period comparison, "UP" or "Down" is indicated when yield was changed by $\pm 0.1\%$ or more, when rent was changed by ± 100 yen or more per tsubo, when occupancy rate was changed by $\pm 1\%$ or more and when NOI was changed by ± 5 million yen or more, all on a period-on-period basis.

Rental Revenue and Expenses by Property (1)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Landic Shimbashi Building		Landic Shimbashi 2 Building		Fuji Building No.37		KN Shibuya No.3 (Note 2)		Takadanobaba Center Building	
										
Location	Minato Ward, Tokyo		Minato Ward, Tokyo		Shibuya Ward, Tokyo		Shibuya Ward, Tokyo		Shinjuku Ward, Tokyo	
Acquisition Price	6,341 million yen		7,045 million yen		1,727 million yen		5,348 million yen		5,118 million yen	
Book value as of October 31, 2011	6,271 million yen		6,901 million yen		1,539 million yen		4,956 million yen		4,464 million yen	
Appraisal as of October 31, 2011	6,330 million yen		6,970 million yen		1,970 million yen		6,270 million yen		5,550 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	127,974	220,142	120,043	204,062	75,210	77,595	91,035	254,712	255,654	
Income from rental operations	115,460	202,618	108,465	189,016	57,960	67,786	83,396	206,800	209,807	
Other income	12,514	17,523	11,577	15,045	17,250	9,808	7,638	47,912	45,847	
Total expenses for rental operations (2)	73,963	89,356	78,631	100,391	40,467	27,898	69,103	109,675	108,773	
Taxes and public dues	24,144	24,522	16,632	17,122	5,847	5,686	16,412	23,101	23,064	
Expenses	23,601	38,868	29,975	51,756	24,215	11,797	34,558	54,000	52,313	
Depreciation	26,216	25,965	32,023	31,513	10,404	10,415	18,133	32,572	33,396	
Net operation income (NOI)	80,227	156,751	73,435	135,183	45,147	60,111	14,097	40,064	177,609	180,277
Profit from rental operations (1)-(2)	54,011	130,785	41,412	103,670	34,743	49,696	-4,740	21,931	145,037	146,880
Annualized NOI yield (based on book value) *1	2.6%	5.0%	2.1%	3.9%	5.9%	7.8%	0.6%	1.6%	8.0%	8.0%
Occupancy rate	As of May 31, 2011		64.3%		88.6%		39.1%		100.0%	
	As of June 30, 2011		64.3%		88.6%		39.1%		100.0%	
	As of July 31, 2011		64.3%		76.2%		58.1%		100.0%	
	As of August 31, 2011		52.3%		87.7%		84.7%		100.0%	
	As of September 30, 2011		52.3%		87.7%		84.7%		100.0%	
	As of October 31, 2011		52.3%		100.0%		84.7%		100.0%	

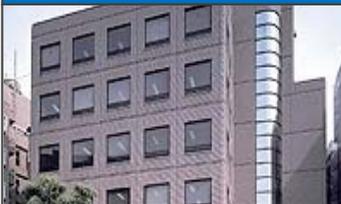
*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

*2 Details of the real estate rental income for KN Shibuya No. 3 are not disclosed as consent from tenants regarding disclosure of rents has not been obtained.

Rental Revenue and Expenses by Property (2)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Rokubancho Building (Note 2)		Ougaku Building		YS Kaigan Building		Iwamotocho Building		IPB Ochanomizu Building	
										
Location	Chiyoda Ward, Tokyo		Chiyoda Ward, Tokyo		Minato Ward, Tokyo		Chiyoda Ward, Tokyo		Bunkyo Ward, Tokyo	
Acquisition Price	7,860 million yen		1,796 million yen		5,100 million yen		6,700 million yen		1,456 million yen	
Book value as of October 31, 2011	8,090 million yen		1,784 million yen		5,061 million yen		6,842 million yen		1,288 million yen	
Appraisal as of October 31, 2011	8,860 million yen		1,440 million yen		3,540 million yen		6,710 million yen		1,510 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)			68,835	68,842	144,191	170,718	249,814	218,414	58,773	64,230
Income from rental operations			60,399	60,542	123,678	145,363	231,548	201,305	52,760	54,747
Other income			8,436	8,300	20,513	25,355	18,266	17,108	6,013	9,483
Total expenses for rental operations (2)			26,309	27,449	74,358	79,967	88,321	78,986	22,717	22,674
Taxes and public dues			4,416	4,494	15,236	15,134	14,254	-	4,408	4,418
Expenses			12,133	13,216	33,544	39,484	47,005	52,293	11,230	10,952
Depreciation			9,759	9,738	25,577	25,348	27,061	26,692	7,078	7,303
Net operation income (NOI)	230,476	253,562	52,285	51,132	95,410	116,099	188,554	166,120	43,134	48,860
Profit from rental operations (1)-(2)	199,035	222,222	42,526	41,393	69,833	90,751	161,492	139,427	36,055	41,556
Annualized NOI yield (based on book value) *1	5.7%	6.2%	5.9%	5.7%	3.8%	4.6%	5.5%	4.9%	6.7%	7.5%
Occupancy rate	As of May 31, 2011		100.0%		98.3%		98.5%		88.7%	
	As of June 30, 2011		100.0%		98.3%		100.0%		88.7%	
	As of July 31, 2011		100.0%		98.3%		100.0%		88.7%	
	As of August 31, 2011		100.0%		98.3%		100.0%		88.7%	
	As of September 30, 2011		100.0%		70.5%		100.0%		88.7%	
	As of October 31, 2011		100.0%		70.5%		100.0%		88.7%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

*2 Details of the real estate rental income for Rokubancho Building are not disclosed as consent from tenants regarding disclosure of rents has not been obtained.

Rental Revenue and Expenses by Property (3)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Premier Toyocho Building		Ueno TH Building		Gotanda NT Building		Nisso No.3 Building		The Kanagawa Science Park R&D Building	
										
Location	Koto Ward, Tokyo		Bunkyo Ward, Tokyo		Shinagawa Ward, Tokyo		Yokohama, Kanagawa		Kawasaki, Kanagawa	
Acquisition Price	4,310 million yen		4,380 million yen		4,100 million yen		3,558 million yen		6,556 million yen	
Book value as of October 31, 2011	4,138 million yen		4,654 million yen		4,236 million yen		3,417 million yen		5,498 million yen	
Appraisal as of October 31, 2011	3,980 million yen		3,020 million yen		2,550 million yen		3,490 million yen		4,960 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	155,879	156,425	120,202	122,806	83,468	73,267	168,299	169,522	261,225	326,685
Income from rental operations	145,147	145,147	109,633	113,626	72,195	65,175	133,393	133,393	197,360	270,895
Other income	10,731	11,277	10,568	9,179	11,273	8,092	34,906	36,128	63,864	55,789
Total expenses for rental operations (2)	64,409	64,111	70,139	62,123	39,237	36,386	69,139	69,629	252,298	255,808
Taxes and public dues	9,030	9,124	8,595	8,476	8,356	8,002	11,149	11,184	35,816	35,819
Expenses	20,268	19,877	46,786	39,020	18,847	16,369	30,367	31,361	158,960	163,287
Depreciation	35,110	35,110	14,757	14,627	12,033	12,014	27,623	27,084	57,520	56,701
Net operation income (NOI)	126,580	127,423	64,819	75,309	56,264	48,895	126,783	126,977	66,448	127,578
Profit from rental operations (1)-(2)	91,469	92,313	50,062	60,682	44,231	36,880	99,160	99,892	8,927	70,876
Annualized NOI yield (based on book value) *1	6.1%	6.1%	2.8%	3.2%	2.7%	2.3%	7.4%	7.4%	2.4%	4.6%
Occupancy rate	As of May 31, 2011		89.2%		88.6%		100.0%		47.8%	
	As of June 30, 2011		100.0%		88.6%		100.0%		50.9%	
	As of July 31, 2011		100.0%		88.6%		100.0%		53.8%	
	As of August 31, 2011		100.0%		88.6%		100.0%		72.8%	
	As of September 30, 2011		100.0%		88.6%		100.0%		76.2%	
	As of October 31, 2011		100.0%		88.6%		100.0%		76.4%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

Rental Revenue and Expenses by Property (4)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Park Axis Yotsuya Stage		Park Axis Meiji-Jingumae		Sun Palace Minami-Azabu		Cabin Arena Akasaka		Cabin Arena Minami-Aoyama	
										
Location	Shinjuku Ward, Tokyo		Shibuya Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo	
Acquisition Price	5,208 million yen		2,604 million yen		1,150 million yen		1,330 million yen		1,070 million yen	
Book value as of October 31, 2011	4,739 million yen		2,532 million yen		1,078 million yen		1,242 million yen		972 million yen	
Appraisal as of October 31, 2011	4,430 million yen		1,650 million yen		644 million yen		1,080 million yen		1,010 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	159,029	156,906	45,165	43,503	28,121	28,816	39,431	40,827	38,238	37,236
Income from rental operations	145,208	145,821	41,813	40,181	27,023	26,989	37,724	37,271	35,868	34,919
Other income	13,820	11,085	3,351	3,321	1,097	1,826	1,706	3,555	2,369	2,317
Total expenses for rental operations (2)	79,745	78,475	21,121	23,969	20,099	20,281	17,458	18,060	17,112	18,598
Taxes and public dues	8,651	8,674	2,366	2,304	2,535	2,506	1,806	1,812	1,964	1,968
Expenses	34,328	33,152	9,808	12,718	8,226	8,272	7,788	8,390	6,980	8,431
Depreciation	36,764	36,649	8,946	8,946	9,338	9,503	7,863	7,857	8,166	8,198
Net operation income (NOI)	116,048	115,080	32,990	28,481	17,359	18,037	29,836	30,624	29,292	26,836
Profit from rental operations (1)-(2)	79,283	78,431	24,043	19,534	8,021	8,534	21,972	22,766	21,126	18,638
Annualized NOI yield (based on book value) *1	4.9%	4.8%	2.6%	2.2%	3.2%	3.3%	4.8%	4.9%	6.0%	5.5%
Occupancy rate	As of May 31, 2011		78.4%		84.7%		96.9%		100.0%	
	As of June 30, 2011		74.5%		84.7%		92.3%		100.0%	
	As of July 31, 2011		86.5%		77.6%		95.4%		91.7%	
	As of August 31, 2011		86.5%		84.9%		97.4%		91.3%	
	As of September 30, 2011		87.3%		92.2%		97.4%		91.7%	
	As of October 31, 2011		90.0%		92.2%		97.4%		88.7%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

Rental Revenue and Expenses by Property (5)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Bureau Kioicho		Homat Woodville		Roppongi Green Terrace		Premier Stage Shibakoen II		Premier Stage Nihonbashi Kayabacho	
										
Location	Chiyoda Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo		Chuo Ward, Tokyo	
Acquisition Price	1,840 million yen		5,090 million yen		4,678 million yen		2,181 million yen		2,430 million yen	
Book value as of October 31, 2011	1,771 million yen		4,948 million yen		4,258 million yen		2,008 million yen		2,225 million yen	
Appraisal as of October 31, 2011	1,420 million yen		3,290 million yen		3,440 million yen		1,600 million yen		2,400 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	62,622	62,622	120,574	128,706	119,224	118,803	52,790	36,941	90,002	94,180
Income from rental operations	62,622	62,622	118,209	126,087	116,646	115,990	51,459	35,859	83,316	87,057
Other income	-	-	2,365	2,619	2,578	2,812	1,331	1,082	6,685	7,122
Total expenses for rental operations (2)	14,663	14,666	84,047	83,693	62,964	61,938	27,136	32,840	43,022	42,778
Taxes and public dues	2,442	2,448	8,409	8,444	7,998	8,042	3,165	3,170	4,858	4,908
Expenses	1,030	1,031	42,745	42,480	23,853	22,892	7,453	13,164	16,286	15,993
Depreciation	11,191	11,186	32,892	32,769	31,112	31,003	16,517	16,506	21,877	21,877
Net operation income (NOI)	59,149	59,142	69,419	77,782	87,372	87,868	42,171	20,607	68,857	73,279
Profit from rental operations (1)-(2)	47,958	47,955	36,527	45,012	56,260	56,865	25,653	4,101	46,980	51,401
Annualized NOI yield (based on book value) *1	6.7%	6.6%	2.8%	3.1%	4.1%	4.1%	4.2%	2.0%	6.2%	6.5%
Occupancy rate	As of May 31, 2011		95.1%		97.2%		93.8%		95.0%	
	As of June 30, 2011		87.8%		95.1%		92.7%		92.8%	
	As of July 31, 2011		81.9%		95.5%		88.3%		95.0%	
	As of August 31, 2011		81.9%		93.6%		91.2%		93.2%	
	As of September 30, 2011		81.9%		91.6%		93.3%		92.7%	
	As of October 31, 2011		86.4%		89.6%		92.1%		91.0%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

Rental Revenue and Expenses by Property (6)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Langue Tower Kyobashi		Premier Stage Mita Keidaimae		Premier Rosso		Premier Blanc Yoyogikouen		Premier Stage Uchikanda	
										
Location	Chuo Ward, Tokyo		Minato Ward, Tokyo		Shibuya Ward, Tokyo		Shibuya Ward, Tokyo		Chiyoda Ward, Tokyo	
Acquisition Price	927 million yen		1,580 million yen		1,662 million yen		2,330 million yen		1,723 million yen	
Book value as of October 31, 2011	864 million yen		1,535 million yen		1,597 million yen		2,194 million yen		1,633 million yen	
Appraisal as of October 31, 2011	909 million yen		1,620 million yen		1,360 million yen		1,970 million yen		1,680 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	34,270	35,886	53,884	56,116	49,685	45,761	62,415	63,880	55,558	56,710
Income from rental operations	33,405	34,520	53,208	53,412	47,730	42,007	57,620	61,205	52,267	52,485
Other income	865	1,366	676	2,704	1,954	3,753	4,794	2,675	3,290	4,225
Total expenses for rental operations (2)	14,946	16,127	16,701	19,655	21,233	27,237	33,272	31,361	23,059	23,394
Taxes and public dues	1,894	1,898	2,343	2,346	3,082	3,096	3,340	2,282	2,533	2,058
Expenses	5,436	6,614	5,635	8,586	8,058	13,720	12,872	12,020	10,092	10,903
Depreciation	7,615	7,615	8,723	8,723	10,093	10,421	17,058	17,058	10,432	10,432
Net operation income (NOI)	26,938	27,374	45,905	45,183	38,544	28,945	46,201	49,578	42,931	43,749
Profit from rental operations (1)-(2)	19,323	19,759	37,182	36,460	28,451	18,523	29,142	32,519	32,498	33,316
Annualized NOI yield (based on book value) *1	6.2%	6.3%	6.0%	5.9%	4.8%	3.6%	4.2%	4.5%	5.3%	5.3%
Occupancy rate	As of May 31, 2011		96.8%		91.8%		93.5%		81.2%	
	As of June 30, 2011		96.8%		97.0%		92.2%		81.2%	
	As of July 31, 2011		96.8%		100.0%		92.5%		81.2%	
	As of August 31, 2011		96.8%		98.2%		89.3%		95.8%	
	As of September 30, 2011		96.8%		96.9%		86.5%		97.5%	
	As of October 31, 2011		96.8%		96.9%		89.2%		97.5%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

Rental Revenue and Expenses by Property (7)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Premier Stage Ichigayakawadacho		Walk Akasaka		Premier Stage Shibakoen		MEW		Shibaura Island Air Tower	
										
Location	Shinjuku Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo		Minato Ward, Tokyo	
Acquisition Price	1,460 million yen		2,043 million yen		1,585 million yen		1,556 million yen		7,590 million yen	
Book value as of October 31, 2011	1,407 million yen		1,869 million yen		1,581 million yen		1,505 million yen		7,069 million yen	
Appraisal as of October 31, 2011	1,450 million yen		1,480 million yen		1,290 million yen		1,070 million yen		6,670 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	46,201	46,969	44,982	51,531	40,081	46,663	36,730	40,925	326,044	345,928
Income from rental operations	45,157	45,334	41,776	46,234	37,782	44,495	30,784	35,698	279,158	302,143
Other income	1,044	1,634	3,205	5,296	2,298	2,167	5,946	5,226	46,885	43,785
Total expenses for rental operations (2)	18,134	19,353	33,304	31,283	20,519	17,349	24,084	20,196	239,156	215,837
Taxes and public dues	1,827	1,590	2,884	2,892	1,611	1,634	2,130	1,406	12,652	3,221
Expenses	6,341	7,797	14,017	11,954	10,610	7,417	9,263	6,101	130,921	117,016
Depreciation	9,965	9,965	16,402	16,436	8,297	8,297	12,690	12,689	95,582	95,598
Net operation income (NOI)	38,032	37,582	28,080	36,684	27,859	37,611	25,336	33,417	182,470	225,690
Profit from rental operations (1)-(2)	28,066	27,616	11,678	20,247	19,561	29,313	12,646	20,728	86,887	130,091
Annualized NOI yield (based on book value) *1	5.4%	5.3%	3.0%	3.9%	3.5%	4.7%	3.4%	4.4%	4.9%	6.0%
Occupancy rate	As of May 31, 2011		75.9%		86.3%		86.7%		91.5%	
	As of June 30, 2011		80.6%		83.9%		81.8%		90.1%	
	As of July 31, 2011		80.6%		81.8%		76.9%		90.5%	
	As of August 31, 2011		92.1%		86.4%		76.9%		91.0%	
	As of September 30, 2011		86.2%		84.3%		81.8%		93.5%	
	As of October 31, 2011		86.2%		82.0%		86.7%		94.0%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place. The NOI yields of Shibaura Island Air Tower have been calculated based on the total investment values, which adds deposits and guarantees paid to the book values as of the end of the period.

Rental Revenue and Expenses by Property (8)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Storia Akasaka		Renai Shinjuku-Gyoen Tower		Shibaura Island Bloom Tower		B-Site Osaki		Premier Garden Hongo	
										
Location	Minato Ward, Tokyo		Shinjuku Ward, Tokyo		Minato Ward, Tokyo		Shinagawa Ward, Tokyo		Bunkyo Ward, Tokyo	
Acquisition Price	3,930 million yen		6,500 million yen		5,500 million yen		1,072 million yen		975 million yen	
Book value as of October 31, 2011	3,973 million yen		6,525 million yen		5,529 million yen		953 million yen		981 million yen	
Appraisal as of October 31, 2011	2,920 million yen		4,990 million yen		5,740 million yen		856 million yen		803 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	143	184	181	184	181
Total income from rental operations (1)	94,664	92,936	187,166	190,809	264,455	221,535	28,500	27,970	26,975	31,559
Income from rental operations	87,013	86,654	167,952	170,236	239,723	197,576	28,500	27,900	26,325	29,680
Other income	7,650	6,281	19,214	20,572	24,732	23,958	-	70	650	1,878
Total expenses for rental operations (2)	39,666	42,911	107,047	103,581	162,345	116,449	10,673	10,482	15,345	10,842
Taxes and public dues	6,650	6,672	13,084	13,218	2,555	-	1,495	1,502	2,134	2,144
Expenses	14,605	17,857	50,211	46,676	94,105	64,546	790	592	9,971	5,465
Depreciation	18,410	18,382	43,752	43,686	65,684	51,902	8,387	8,387	3,238	3,233
Net operation income (NOI)	73,408	68,407	123,871	130,915	167,794	156,988	26,214	25,875	14,868	23,949
Profit from rental operations (1)-(2)	54,998	50,024	80,118	87,228	102,110	105,085	17,826	17,487	11,630	20,716
Annualized NOI yield (based on book value) *1	3.7%	3.4%	3.8%	4.0%	5.8%	6.7%	5.5%	5.4%	3.0%	4.9%
Occupancy rate	As of May 31, 2011		92.2%		92.7%		100.0%		93.8%	
	As of June 30, 2011		94.7%		92.7%		100.0%		93.8%	
	As of July 31, 2011		91.4%		93.5%		100.0%		87.5%	
	As of August 31, 2011		91.8%		94.8%		100.0%		87.5%	
	As of September 30, 2011		92.8%		95.6%		100.0%		78.8%	
	As of October 31, 2011		94.7%		95.6%		100.0%		100.0%	

*1. Annualized NOI yields (based on book value) have been rounded to the first decimal place. Furthermore, the annualized NOI yield (based on book value) of Shibaura Island Bloom Tower for the 17th fiscal period, when the property was acquired, has been calculated by using the revised NOI, which is the theoretical value taking into account special factors such as assetization of real estate taxes (unrecorded expenses) or the number of tax payments. Besides, the figure has been calculated based on the total investment value, which adds deposits and guarantees paid to the book values as of the end of the period.

Rental Revenue and Expenses by Property (9)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Premier Grande Magome		Premier Nozze Yutenji		Across Yushima		Premier Stage Komagome		Premier Stage Otsuka	
										
Location	Ota Ward, Tokyo		Setagaya Ward, Tokyo		Bunkyo Ward, Tokyo		Toshima Ward, Tokyo		Toshima Ward, Tokyo	
Acquisition Price	1,560 million yen		1,525 million yen		1,830 million yen		1,830 million yen		1,310 million yen	
Book value as of October 31, 2011	1,440 million yen		1,515 million yen		1,691 million yen		1,723 million yen		1,284 million yen	
Appraisal as of October 31, 2011	1,060 million yen		1,180 million yen		1,450 million yen		1,560 million yen		1,220 million yen	
	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181	184	181	184	181	184	181
Total income from rental operations (1)	42,674	44,474	39,678	40,088	52,079	52,681	53,369	56,030	42,941	43,715
Income from rental operations	38,417	40,160	36,025	36,002	50,034	49,896	50,038	52,011	41,417	42,142
Other income	4,256	4,314	3,653	4,086	2,044	2,785	3,331	4,018	1,523	1,572
Total expenses for rental operations (2)	21,460	21,552	19,170	20,607	28,699	27,091	29,026	25,975	19,511	18,836
Taxes and public dues	2,514	1,754	1,508	1,534	2,330	2,343	2,710	1,572	2,023	2,028
Expenses	7,838	8,691	7,132	8,544	11,924	10,326	10,701	8,796	6,825	6,146
Depreciation	11,106	11,106	10,528	10,528	14,445	14,420	15,614	15,607	10,662	10,662
Net operation income (NOI)	32,320	34,028	31,037	30,010	37,824	40,011	39,957	45,661	34,091	35,540
Profit from rental operations (1)-(2)	21,213	22,922	20,508	19,481	23,379	25,590	24,342	30,054	23,429	24,878
Annualized NOI yield (based on book value) *1	4.5%	4.7%	4.1%	3.9%	4.5%	4.7%	4.6%	5.3%	5.3%	5.5%
Occupancy rate	As of May 31, 2011		93.2%		98.9%		92.7%		94.0%	
	As of June 30, 2011		96.7%		97.1%		95.9%		93.8%	
	As of July 31, 2011		96.6%		97.1%		93.3%		93.7%	
	As of August 31, 2011		93.3%		96.0%		93.0%		93.7%	
	As of September 30, 2011		93.3%		96.0%		95.6%		95.3%	
	As of October 31, 2011		93.3%		94.4%		96.0%		93.8%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

Rental Revenue and Expenses by Property (10)

18th
Fiscal Period

(thousands of yen unless otherwise indicated)

	Premier Stage Honjo-Azumabashi		Premier Stage Ryogoku	
				
Location	Sumida Ward, Tokyo		Sumida Ward, Tokyo	
Acquisition Price	2,640 million yen		1,496 million yen	
Book value as of October 31, 2011	2,634 million yen		1,451 million yen	
Appraisal as of October 31, 2011	2,460 million yen		1,370 million yen	
	18th period	19th period	18th period	19th period
Working period (days)	184	181	184	181
Total income from rental operations (1)	79,284	82,277	47,194	47,171
Income from rental operations	73,218	76,745	46,070	44,659
Other income	6,066	5,531	1,124	2,511
Total expenses for rental operations (2)	41,676	36,558	22,101	23,384
Taxes and public dues	3,892	1,891	962	1,004
Expenses	14,757	11,640	6,524	7,766
Depreciation	23,025	23,025	14,614	14,614
Net operation income (NOI)	60,634	68,744	39,707	38,401
Profit from rental operations (1)-(2)	37,608	45,718	25,093	23,786
Annualized NOI yield (based on book value) *1	4.6%	5.2%	5.5%	5.2%
Occupancy rate	As of May 31, 2011		98.9%	
	As of June 30, 2011		100.0%	
	As of July 31, 2011		98.9%	
	As of August 31, 2011		93.1%	
	As of September 30, 2011		93.1%	
	As of October 31, 2011		95.4%	

*1 Annualized NOI yields (based on book value) have been rounded to the first decimal place.

- These materials include forward-looking performance forecasts, future plans, management objectives and strategies. These forward-looking statements are based on current assumptions and premises concerning anticipated events, business environment trends and other issues. These assumptions and premises may differ from actual conditions, and actual results may vary materially from those indicated in the forward-looking statements due to various factors.
- These materials were not prepared for the purpose of soliciting the purchase of investment units issued by Premier Investment Corporation (hereafter, PIC) or execution of other financial products transaction agreements. When purchasing PIC's investment units, please do so based on your own judgment and responsibility after consulting with relevant securities firms.
- The investment units issued by PIC are closed-end units, and unitholders cannot make a claim for the refunding of investment units. Accordingly, unitholders can monetize them only through selling them to third parties. The market price of PIC's investment units are affected by the supply and demand conditions from investors on the respective exchange markets, and fluctuate under the influence of interest rates, the economic situation, real estate market conditions and other various factors surrounding the market. Thus, unitholders may not be able to sell the investment units at the price for which they were purchased, and consequently may suffer losses.
- PIC intends to distribute cash dividends to unitholders, but whether the distribution is actually made and the amounts of the distribution per unit are not guaranteed on any account. Profits and losses for a certain period may vary materially due to gains or losses accompanying the sale of real estate, loss on disposal accompanying building replacement or other factors, causing fluctuations in the distributions to unitholders.
- Unless otherwise specified, the information provided in these materials does not constitute disclosure documents or management reports that are required by the Financial Instruments and Exchange Law or Investment Trusts and Investment Corporations Law, or requested by the listing regulations of the Tokyo Stock Exchange or other related rules and regulations.
- Use and perusal of these materials shall be made at the responsibility of the reader. PIC and other related parties involved in the preparation and disclosure, etc. of these materials shall not be liable for any damages (regardless of whether they are direct or indirect damages, or by whatever cause) that arise from the use of these materials.
- PIC takes the utmost care to ensure that the information provided in these materials contains no errors or omissions. However, these materials have been prepared for the convenience of your quick and easy reference, and the information provided may include inaccurate descriptions or typographical errors. PIC shall not be liable as to the accuracy, completeness, appropriateness and fairness of the information contained in these materials.
- PIC holds the copyrights for the information in these materials. No permission is granted to copy, modify, publish, distribute, reprint or post, or make commercial use of any of the information without the prior expressed consent of PIC. Moreover, any trademarks and other marks (trademark, logo and service marks) related to PIC in these materials are the sole property of PIC. No permission is granted to copy, modify, publish, distribute, reprint or post, or make commercial use of any of these without the prior expressed approval of PIC.

Investment Corporation:

Premier Investment Corporation (PIC)

Investment Trust Management Company:

Premier REIT Advisors Co., Ltd.

Financial Products Transaction Operator Registration No.: Kanto Local Financial Bureau
Director No. 393

Member of the Investment Trusts Association, Japan