



Advance Residence Investment Corporation

Portfolio Booklet



Portfolio Map

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- C** Tokyo 23 Wards Exclusive of Central 7 Wards
- S** Tokyo Metropolitan Area
- R** Major Regional Cities

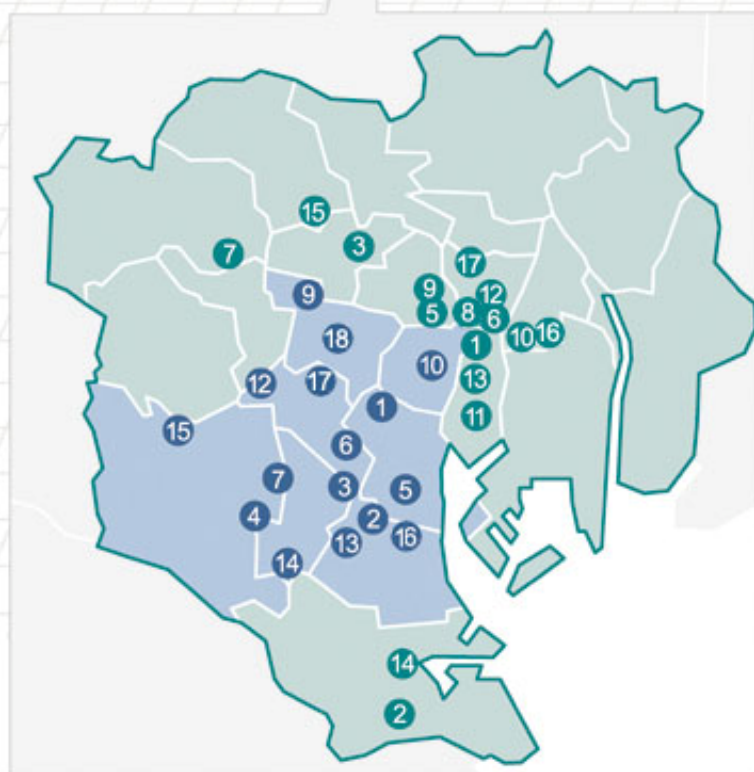


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Tokyo Metropolitan Area

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| Unit Types | Footprint |
|------------|---|
| Single | Less than 30m ² |
| Compact | 30m ² and above, less than 60m ² |
| Family | 60m ² and above, less than 100m ² |
| Large | 100m ² and above |

| Unit Types | Definition |
|------------|--|
| Dormitory | Residential properties where neither a bathing room nor laundry space are included in each unit, but rather are provided as common areas of the building |



1 Artiscourt Akasakahinokicho



- Located near the upscale area of Akasaka and entertainment capital of Roppongi.
- A location where residents can enjoy the lush, peaceful green of Nogizaka.
- This residence provides a rich lifestyle with maximum convenience.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 13% |
| Compact | 49% |
| Family | 38% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Akasaka, Minato Ward, Tokyo |
| Nearest station | A 6-minute walk from Akasaka Station on the Tokyo Metro Chiyoda Line |
| Site area | 1,194.39m ² |
| Floors | 14 floors/1 basement floor |
| Leasable units | 111 |
| Floor space | 6,151.48m ² |
| Leasable area | 4,602.70m ² |



| | |
|-------------------|------------------------------|
| Completed | December 21, 2004 |
| Acquisition price | 4,930,000,000 yen |
| Master lease type | Pass through |
| PML | 5.39% |
| Property manager | Mitsui Fudosan Housing Lease |



2 Artis Shimazuyama



- Located on a quiet hill in a residential district, the condominium overlooks Shinagawa and Osaki.
- Provides a relaxing atmosphere and superior facilities for a high-quality urban experience.
- Located mere 7-minute walk from JR Gotanda Station and a 5-minute walk from Takanawadai Station on the Toei Asakusa Line.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 56% |
| Compact | 44% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Higashi Gotanda, Shinagawa Ward, Tokyo |
| Nearest station | A 7-minute walk from Gotanda Station on the JR Yamanote Line |
| Site area | 993.27m ² |
| Floors | 13 floors/1 basement floor |
| Leasable units | 115 |
| Floor space | 4,221.40m ² |
| Leasable area | 3,474.37m ² |



| | |
|-------------------|------------------------|
| Completed | December 24, 2004 |
| Acquisition price | 2,860,000,000 yen |
| Master lease type | Pass through |
| PML | 6.28% |
| Property manager | ITOCHU Urban Community |

P 3

Artis Nakameguro



- An 11-story condominium primarily comprised of studio units with high-spec facilities.
- Excellent access to CBDs - only a 5-minute walk from Nakameguro Station on the Tokyo Metro Hibiya/Tokyu Toyoko Lines.
- An attractive and popular area where a high sense of fashion and traditional downtown atmosphere coexist.

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Nakameguro, Meguro Ward, Tokyo |
| Nearest station | A 5-minute walk from Nakameguro Station on the Tokyu Toyoko Line |
| Site area | 392.96m ² |
| Floors | 11 floors |
| Leasable units | 88 |
| Floor space | 1,901.70m ² |
| Leasable area | 1,694.18m ² |



| | |
|-------------------|-------------------|
| Completed | February 10, 2005 |
| Acquisition price | 1,730,000,000 yen |
| Master lease type | Rent guarantee |
| PML | 2.66% |
| Property manager | JSB |



4 Apartments Tsurumaki



- A 10-minute walk from Komazawa Daigaku Station on the Tokyu Denentoshi Line.
- Located in a residential district representative of the peaceful environment of Setagaya Ward.
- Provides a rich lifestyle with an amazing array of conveniences and public facilities.

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 38% |
| Family | 62% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Tsurumaki, Setagaya Ward, Tokyo |
| Nearest station | A 10-minute walk from Komazawa Daigaku Station on the Tokyu Denentoshi Line |
| Site area | 1,164.10m ² |
| Floors | 5 floors/1 basement floor |
| Leasable units | 28 |
| Floor space | 1,869.77m ² |
| Leasable area | 1,769.67m ² |



| | |
|-------------------|------------------------|
| Completed | March 11, 2002 |
| Acquisition price | 1,229,000,000 yen |
| Master lease type | Pass through |
| PML | 8.15% |
| Property manager | ITOCHU Urban Community |



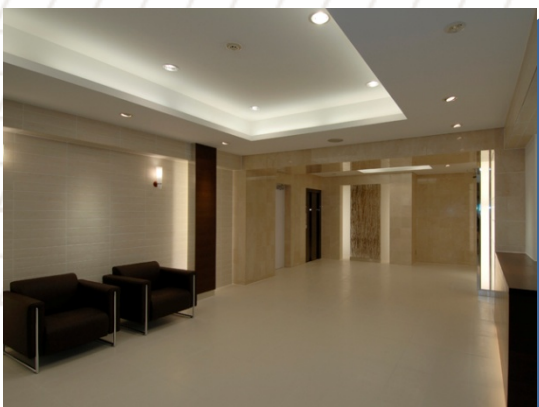
5 Crestcourt Azabujuban



- Great access - only a 3-minute walk from Azabu Juban Station on the Tokyo Metro Nanboku Line and Toei Oedo Line
- A very livable and vibrant area where the feeling of old downtown and an international atmosphere coexist
- Boasts the added security of a video intercom and keyed entry

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 85% |
| Family | 15% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Azabu-Juban, Minato Ward, Tokyo |
| Nearest station | A 3-minute walk from Azabu-Juban Station on the Tokyo Metro Nanboku Line |
| Site area | 417.67m ² |
| Floors | 12 floors/1 basement floor |
| Leasable units | 44 |
| Floor space | 2,564.94m ² |
| Leasable area | 1,986.76m ² |



| | |
|-------------------|------------------------|
| Completed | November 29, 1999 |
| Acquisition price | 1,987,000,000 yen |
| Master lease type | Pass through |
| PML | 6.34% |
| Property manager | ITOCHU Urban Community |



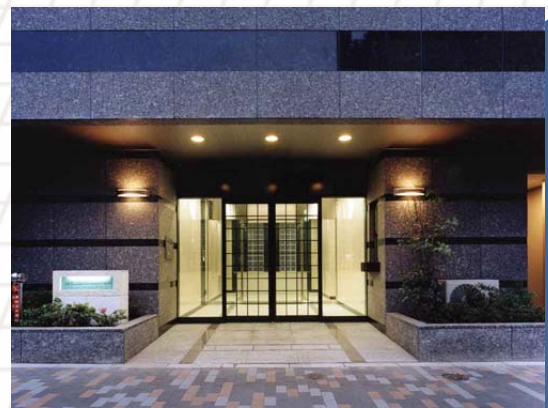
6 Artis Shibuyadaikanyama

- A 5-minute walk from Shibuya Station on the JR Yamanote Line.
- An excellent location that enjoys access to Shibuya, Ebisu and Daikanyama Stations.
- Residents can revel in a comfortable lifestyle while enjoying the shopping, parks and other attractions of this popular area.



| Unit Types (by area) | |
|----------------------|-----|
| Single | 12% |
| Compact | 81% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 7% |

| | |
|-----------------|--|
| Location | Higashi, Shibuya Ward, Tokyo |
| Nearest station | A 5-minute walk from Shibuya Station on the JR Yamanote Line |
| Site area | 327.59m ² |
| Floors | 9 floors |
| Leasable units | 50 |
| Floor space | 1,810.64m ² |
| Leasable area | 1,654.29m ² |



| | |
|-------------------|-------------------|
| Completed | May 24, 2005 |
| Acquisition price | 1,690,000,000 yen |
| Master lease type | Pass through |
| PML | 3.60% |
| Property manager | HASEKO LIVENET |



7 Artis Ikejiriohashi



- A 5-minute walk from Ikejiri Ohashi Station on the Tokyu Denentoshi Line
- A high-grade rental condominium with for-sale condominium specs
- Near the popular dining areas of Mishuku and Sangenjaya

| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | 100% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Ikejiri, Shibuya Ward, Tokyo |
| Nearest station | A 5-minute walk from Ikejiri-Ohashi Station on the Tokyu Denentoshi Line |
| Site area | 318.16m ² |
| Floors | 15 floors |
| Leasable units | 42 |
| Floor space | 1,609.47m ² |
| Leasable area | 1,423.38m ² |



| | |
|-------------------|------------------------|
| Completed | August 19, 2005 |
| Acquisition price | 1,230,000,000 yen |
| Master lease type | Pass through |
| PML | 6.26% |
| Property manager | ITOCHU Urban Community |



9 Artis Shimoochiai



- A relatively new luxury family condominium with for-sale specifications.
- Only a 3-minute walk from Shimo Ochiai Station on the Seibu Shinjuku Line with very close access to Shinjuku Station.
- Near Kandagawa, it is located in a peaceful residential area of Yamanote.

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 59% |
| Family | 41% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Naka Ochiai, Shinjuku Ward, Tokyo |
| Nearest station | A 3-minute walk from Shimo Ochiai Station on the Seibu Shinjuku Line |
| Site area | 1,253.12m ² |
| Floors | 5 floors |
| Leasable units | 44 |
| Floor space | 2,726.15m ² |
| Leasable area | 2,430.20m ² |



| | |
|-------------------|-------------------|
| Completed | March 3, 2005 |
| Acquisition price | 1,450,000,000 yen |
| Master lease type | Pass through |
| PML | 7.73% |
| Property manager | HASEKO LIVENET |



10 Spacia Kudanshita



- A mere 1-minute walk from Jinbocho Station on the Tokyo Metro Hanzomon Line.
- Located in Jinbocho, renowned for its bookstores selling old books and concentration of universities and publishers.
- Near Kitanomaru Park – home of the famed Budokan.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 18% |
| Compact | 75% |
| Family | 7% |
| Large | - |
| Dormitory | - |
| Other | - |

Location Kanda Jinbocho, Chiyoda Ward, Tokyo

Nearest station A 1-minute walk from Jinbocho

Station on the Toei Mita Line

Site area 464.79m²

Floors 13 floors/1 basement floor

Leasable units 86

Floor space 3,262.68m²

Leasable area 2,845.89m²



Completed March 9, 2004

Acquisition price 2,270,000,000 yen

Master lease type Pass through

PML 6.26%

Property manager ITOCHU Urban Community



12 Artis Hatagaya



- An 8-floor condominium with superior design and excellent facilities.
- A 5-minute walk from Hatagaya Station on the Keio New Line with close access to the Shinjuku CBD.
- Located near the Rokugo Dori Shopping Arcade.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 73% |
| Compact | 11% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 16% |

Location Honmachi, Shibuya Ward, Tokyo

Nearest station A 5-minute walk from Hatagaya Station on the Keio New Line

Site area 394.30m²

Floors 8 floors

Leasable units 35

Floor space 1,207.68m²

Leasable area 1,129.72m²



Completed February 9, 2006

Acquisition price 1,130,000,000 yen

Master lease type Pass through

PML 8.13%

Property manager ITOCHU Urban Community

P 13 FELDBERG

- A 4-minute walk from Fudomae Station on the Tokyu Meguro Line with direct access to Hibiya and Otemachi.
- Excellent facilities with superior design primarily comprised of large 1LDK to 2LDK units.
- The property is close to educational and cultural facilities, shopping arcades and clinics.



| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 59% |
| Family | 32% |
| Large | 7% |
| Dormitory | - |
| Other | 2% |

Location Nishi Gotanda, Shinagawa Ward, Tokyo

Nearest station A 4-minute walk from Fudomae Station on the Tokyu Meguro Line

Site area 1,099.64m²

Floors 5 floors/1 basement floor

Leasable units 47

Floor space 2,834.60m²

Leasable area 2,528.10m²



Completed April 6, 1991

Acquisition price 1,563,000,000 yen

Master lease type Pass through

PML 9.99%

Property manager Tokyo Tatemono Real Estate Sales



14 Artis Toritsudaigaku



- A 10-story condominium with a stylish white-based exterior.
- Property enjoys excellent access to the popular areas of Jiyugaoka and Daikanyama.
- An 8-minute walk from Toritsu Daigaku Station on the Tokyu Toyoko Line.

| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | 100% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Nakane, Meguro Ward, Tokyo |
| Nearest station | A 8-minute walk from Toritsu Daigaku Station on the Tokyu Toyoko Line |
| Site area | 268.65m ² |
| Floors | 10 floors |
| Leasable units | 18 |
| Floor space | 909.70m ² |
| Leasable area | 737.91m ² |



| | |
|-------------------|--------------------------|
| Completed | August 4, 2006 |
| Acquisition price | 643,000,000 yen |
| Master lease type | Pass through |
| PML | 3.74% |
| Property manager | Tokyu Relocation Service |

P 15 Artis Sakurajosui



- A 38-unit, 8-story condominium with a convenience store on the first floor.
- Only a 1-minute walk to Sakurajosui Station on the Keio Line, which is only 12 minutes from Shinjuku Station by express.
- Located in a convenient area full of houses and stores.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 66% |
| Compact | 15% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 19% |

| | |
|-----------------|---|
| Location | Sakurajosui, Setagaya Ward, Tokyo |
| Nearest station | A 1-minute walk from Sakurajosui Station on the Keio Line |
| Site area | 558.96m ² |
| Floors | 8 floors |
| Leasable units | 39 |
| Floor space | 1,436.02m ² |
| Leasable area | 1,201.37m ² |



| | |
|-------------------|------------------------|
| Completed | July 7, 2006 |
| Acquisition price | 1,120,000,000 yen |
| Master lease type | Pass through |
| PML | 5.11% |
| Property manager | ITOCHU Urban Community |



16 Artis Kitashinagawa



- Convenient access to downtown Tokyo, Yokohama and other central business and shopping districts.
- Great access to also Shinagawa Station (bullet train stop) and Haneda Airport.
- A 3-minute walk from Kitashinagawa Station on the Keihin Electric Express Railway Line and an 8-minute walk from Shinagawa Station on JR Lines.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 81% |
| Compact | 19% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

Location Kitashinagawa, Shinagawa Ward, Tokyo

Nearest station A 3-minute walk from Kitashinagawa Station on the Keihin kyuko Line

Site area 777.25m²

Floors 15 floors

Leasable units 120

Floor space 3,891.12m²

Leasable area 2,897.99m²



Completed February 23, 2007

Acquisition price 2,720,000,000 yen

Master lease type Pass through

PML 5.97%

Property manager ITOCHU Urban Community

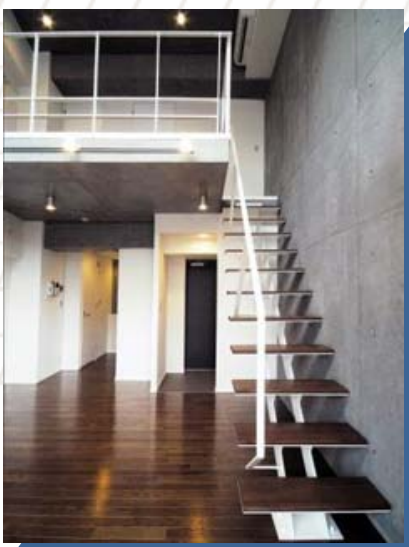
P 17 PLEIADE YOYOGINOMORI



- A 4-minute walk from Yoyogi Station on the JR Yamanote and Sobu Lines and Toei Oedo Line
- Central business and shopping districts are conveniently accessible from the nearest station, as it is 1 station from Shinjuku Station and 2 stations from Shibuya Station
- Elaborately-designed exterior and interior, high quality facilities and high level specs

| Unit Types (by area) | |
|----------------------|-----|
| Single | 31% |
| Compact | 69% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Yoyogi, Shibuya Ward, Tokyo |
| Nearest station | A 4-minute walk from Yoyogi Station on the JR Yamanote Line |
| Site area | 253.87m ² |
| Floors | 7 floors/1 basement floor |
| Leasable units | 22 |
| Floor space | 886.85m ² |
| Leasable area | 723.10m ² |



| | |
|-------------------|------------------------|
| Completed | March 8, 2007 |
| Acquisition price | 732,000,000 yen |
| Master lease type | Pass through |
| PML | 11.49% |
| Property manager | ITOCHU Urban Community |

18 Shinjuku Residence



- A 5-minute walk from Shinjuku-sanchome Station of the Toei Shinjuku, Tokyo Metro Marunouchi and Fukutoshin Lines
- Enjoys excellent access to CBDs, the nearest station is 2 stations from the Shinjuku CBD and 3 stations from the Shibuya area
- All residential units (39 units) leased to major financial institution as company housing

| Unit Types (by area) | |
|----------------------|-----|
| Single | 95% |
| Compact | 5% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Shinjuku, Shinjuku Ward, Tokyo |
| Nearest station | A 5-minute walk from Shinjuku-sanchome Station on the Toei Shinjuku Line |
| Site area | 275.92 m ² |
| Floors | 11 floors |
| Leasable units | 39 |
| Floor space | 970.38 m ² |
| Leasable area | 818.74 m ² |



| | |
|-------------------|------------------------|
| Completed | February 23, 2009 |
| Acquisition price | 750,000,000 yen |
| Master lease type | Pass through |
| PML | 8.17% |
| Property manager | ITOCHU Urban Community |



1 Artis Mitsukoshimae



- Convenient transportation lying only a 2-minute walk from Shin Nihonbashi Station on the JR Sobu Rapid Line and a 5-minute walk from Mitsukoshimae Station on the Tokyo Metro Hanzomon Line.
- A luxury shopping area home to the main Mitsukoshi Store and Corredo Nihonbashi.
- Daily goods are readily available with many convenience stores and other useful facilities.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 66% |
| Compact | 34% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Nihonbashi Motomachi, Chuo Ward, Tokyo |
| Nearest station | A 2-minute walk from Shin Nihonbashi Station on the JR Sobu Rapid Line |
| Site area | 339.10m ² |
| Floors | 15 floors |
| Leasable units | 105 |
| Floor space | 2,829.06m ² |
| Leasable area | 2,552.07m ² |



| | |
|-------------------|------------------------|
| Completed | February 7, 2005 |
| Acquisition price | 1,920,000,000 yen |
| Master lease type | Pass through |
| PML | 4.72% |
| Property manager | ITOCHU Urban Community |



2 Artis Kamata



- A great location only a 4-minute walk from Kamata Station on the JR Keihin Tohoku Line.
- Property boasts excellent access to central Tokyo, Shinagawa and Haneda.
- An eminently livable location with many retail destinations.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 78% |
| Compact | 22% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Kamata, Ota Ward, Tokyo |
| Nearest station | A 4-minute walk from Kamata Station on the JR Keihin Tohoku Line |
| Site area | 748.93m ² |
| Floors | 15 floors |
| Leasable units | 166 |
| Floor space | 5,637.66m ² |
| Leasable area | 4,110.54m ² |



| | |
|-------------------|-------------------|
| Completed | March 9, 2005 |
| Acquisition price | 2,640,000,000 yen |
| Master lease type | Pass through |
| PML | 6.36% |
| Property manager | HASEKO LIVENET |



3 Artis Ikebukuro

- A 10-minute walk from Ikebukuro Station on the JR Yamanote Line and Tokyo Metro Marunouchi Line.
- Located in a relaxing area with much greenery, close to the Tobu Department Store and other shopping and universities.
- Great security with a double keyed entry.



| Unit Types (by area) | |
|----------------------|-----|
| Single | 9% |
| Compact | 91% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

Location Ikebukuro, Toshima Ward, Tokyo

Nearest station A 10-minute walk from Ikebukuro Station on the JR Yamanote Line

Site area 1,349.45m²

Floors 5 floors

Leasable units 60

Floor space 2,818.90m²

Leasable area 2,207.63m²



Completed March 15, 2005

Acquisition price 1,520,000,000 yen

Master lease type Guaranteed rent

PML 7.86%

Property manager ITOCHU Urban Community



5 Artis Hongo



- A relatively new rental condominium with high specs including fiber optical internet compatibility and a 24-hour monitoring security system,.
- Property is located close to the Tokyo Dome and Korakuen.
- Easy access to Tokyo, CBDs.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 24% |
| Compact | 76% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

Location Hongo, Bunkyo Ward, Tokyo

Nearest station A 2-minute walk from Suidobashi

Station on the Toei Mita Line

Site area 462.90m²

Floors 12 floors

Leasable units 65

Floor space 2,444.42m²

Leasable area 2,165.35m²



Completed July 23, 2005

Acquisition price 1,680,000,000 yen

Master lease type Guaranteed rent

PML 5.43%

Property manager ITOCHU Urban Community

C 6

Artis Asakusabashi



- A 3-minute walk from Kuramae Station on the Toei Asakusa Line.
- Located in a district rich with old Tokyo downtown flair and home to many wholesale doll and toy stores.
- Supermarkets and convenience stores are also near the property making the location very livable.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 11% |
| Compact | 89% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Kuramae, Taito Ward, Tokyo |
| Nearest station | A 3-minute walk from Kuramae Station on the Toei Asakusa Line |
| Site area | 274.93m ² |
| Floors | 12 floors |
| Leasable units | 47 |
| Floor space | 2,193.73m ² |
| Leasable area | 1,816.14m ² |



| | |
|-------------------|------------------------------|
| Completed | August 27, 2005 |
| Acquisition price | 1,060,000,000 yen |
| Master lease type | Pass through |
| PML | 4.27% |
| Property manager | Mitsui Fudosan Housing Lease |



7 Maison Eclairée Ekoda

- An 8-minute walk from Ekoda Station on the Seibu Ikebukuro Line and Kotake Mukaihara Station on the Tokyo Metro Yurakucho Line.
- A staid yet youthful area home to the Art Department of Nihon University and the Musashino University of Music.
- The exterior was renovated in July 2006.



| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Asahioka, Nerima Ward, Tokyo |
| Nearest station | An 8-minute walk from Kotake Mukaihara Station on the Tokyo Metro Yurakucho Line |
| Site area | 1,317.82m ² |
| Floors | 4 floors |
| Leasable units | 93 |
| Floor space | 1,656.31m ² |
| Leasable area | 1,591.71m ² |



| | |
|-------------------|------------------------|
| Completed | March 31, 1993 |
| Acquisition price | 953,900,000 yen |
| Master lease type | Pass through |
| PML | 3.29% |
| Property manager | ITOCHU Urban Community |

C 8

Artis Uenookachimachi



- All of the units face south in this condominium that boasts an abundance of storage space.
- Excellent living convenience with many stores located nearby including the Ameyoko shopping area.
- Four JR and subway stations can be accessed within a 5-minute walk.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 60% |
| Compact | 36% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 4% |

| | |
|-----------------|---|
| Location | Taito, Taito Ward, Tokyo |
| Nearest station | A 2-minute walk from Okachimachi Station on the Tokyo Metro Hibiya Line |
| Site area | 693.31m ² |
| Floors | 15 floors |
| Leasable units | 127 |
| Floor space | 4,228.79m ² |
| Leasable area | 4,009.27m ² |



| | |
|-------------------|-------------------|
| Completed | February 20, 2006 |
| Acquisition price | 3,160,000,000 yen |
| Master lease type | Guaranteed rent |
| PML | 1.84% |
| Property manager | Starts Amenity |

9 Artis Bunkyoongo



- Boasts excellent access only a 3-minute walk from Hongo-sanchome Station on the Tokyo Metro Marunouchi Line.
- This tower condominium is in a conservative residential area that maintains the ambience of old Tokyo.
- The surrounding area has many hospitals and universities.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 54% |
| Compact | 46% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Hongo, Bunkyo Ward, Tokyo |
| Nearest station | A 3-minute walk from Hongo-sanchome Station on the Tokyo Metro Marunouchi Line |
| Site area | 340.61m ² |
| Floors | 14 floors |
| Leasable units | 70 |
| Floor space | 2,198.60m ² |
| Leasable area | 1,960.40m ² |



| | |
|-------------------|------------------------------|
| Completed | January 27, 2006 |
| Acquisition price | 1,623,358,576 yen |
| Master lease type | Pass through/Guaranteed rent |
| PML | 5.37% |
| Property manager | ITOCHU Urban Community |



10 Artis Ryogoku



- A 9-story condominium with superior design and facilities.
- Cultural facilities like the Kokugikan and Edo Tokyo Museum are located nearby.
- The property is also close to the new business districts of Shiodome and Akihabara.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 56% |
| Compact | 44% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Kamezawa, Sumida Ward, Tokyo |
| Nearest station | A 2-minute walk from Ryogoku Station on the Toei Oedo Line |
| Site area | 303.47m ² |
| Floors | 9 floors |
| Leasable units | 48 |
| Floor space | 1,731.60m ² |
| Leasable area | 1,378.84m ² |



| | |
|-------------------|-------------------|
| Completed | February 10, 2006 |
| Acquisition price | 913,000,000 yen |
| Master lease type | Pass through |
| PML | 6.38% |
| Property manager | HASEKO LIVENET |



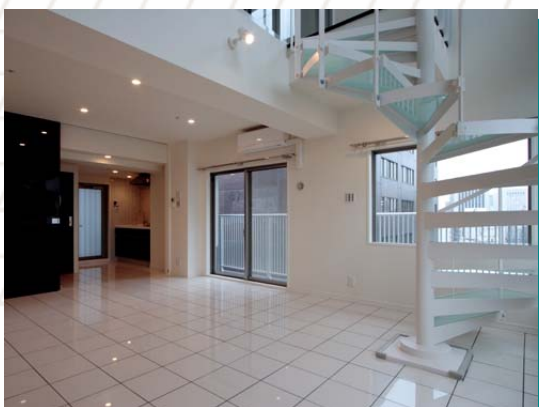
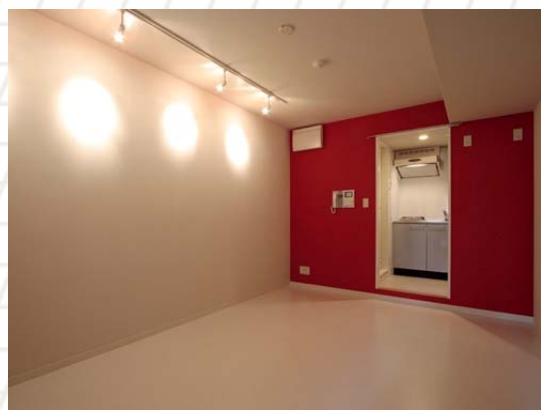
11 Artis Higashiginza



- This 15-story (1 basement floor) condominium has a diverse composition of 28 unit types.
- Property is located a 3-minute walk from Tsukiji Station on the Tokyo Metro Hibiya Line.
- The area is close to Ginza Kabukiza, Tsukiji Market and the Tsukiji Honganji Temple.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 39% |
| Compact | 57% |
| Family | 4% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Tsukiji, Chuo Ward, Tokyo |
| Nearest station | A 3-minute walk from Tsukiji Station on the Tokyo Metro Hibiya Line |
| Site area | 762.08m ² |
| Floors | 15 floors/1 basement floor |
| Leasable units | 169 |
| Floor space | 6,607.86m ² |
| Leasable area | 4,871.02m ² |



| | |
|-------------------|-------------------|
| Completed | September 1, 2006 |
| Acquisition price | 5,251,000,000 yen |
| Master lease type | Guaranteed rent |
| PML | 6.19% |
| Property manager | JOINT PROPERTY |

C 12 Apre Parks Ueno



- This 11-story condominium boasts a stylish exterior.
- Located a 7-minute walk from Inarimachi Station on the Tokyo Metro Ginza Line.
- An area very close to the popular Ueno Park and Ameyoko shopping arcade.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 63% |
| Compact | 33% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 4% |

| | |
|-----------------|---|
| Location | Higashi Ueno, Taito Ward, Tokyo |
| Nearest station | A 7-minute walk from Inarimachi Station on the Tokyo Metro Ginza Line |
| Site area | 219.68m ² |
| Floors | 11 floors |
| Leasable units | 41 |
| Floor space | 1,311.77m ² |
| Leasable area | 1,184.44m ² |



| | |
|-------------------|------------------------|
| Completed | February 28, 2007 |
| Acquisition price | 860,000,000 yen |
| Master lease type | Pass through |
| PML | 7.60% |
| Property manager | ITOCHU Urban Community |

C 13 Artis Ningyocho



- A 1-minute walk from Ningyocho Station on the Tokyo Metro Hibiya Line.
- The property is surrounded by many traditional restaurants.
- The property boasts excellent access to Otemachi and Marunouchi.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 63% |
| Compact | 34% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 3% |

| | |
|-----------------|--|
| Location | Nihonbashi-Ningyocho, Chuo Ward, Tokyo |
| Nearest station | A 1-minute walk from Ningyocho Station on the Tokyo Metro Hibiya Line |
| Site area | 535.30m ² |
| Floors | 14 floors/1 basement floor |
| Leasable units | 137 |
| Floor space | 4,632.90m ² |
| Leasable area | 3,541.09m ² |



| | |
|-------------------|------------------------|
| Completed | January 17, 2007 |
| Acquisition price | 3,180,000,000 yen |
| Master lease type | Pass through |
| PML | 5.35% |
| Property manager | ITOCHU Urban Community |

C 14

Artis Omorihigashi



- Convenient facilities for everyday life including the Keikyu Store supermarket.
- Located in an area with low- to mid-rise multi-use residential and retail properties and low-rise retail properties.
- Readily accessible location only 7 minutes from Shinagawa Station and 15 minutes from Haneda Airport by express train.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 78% |
| Compact | 13% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 9% |

| | |
|-----------------|---|
| Location | Omori Higashi, Ota Ward, Tokyo |
| Nearest station | A 3-minute walk from Heiwajima Station on the Keihin Kyuko Line |
| Site area | 661.31m ² |
| Floors | 10 floors |
| Leasable units | 81 |
| Floor space | 2,096.16m ² |
| Leasable area | 1,928.71m ² |



| | |
|-------------------|-------------------|
| Completed | August 6, 2007 |
| Acquisition price | 1,980,000,000 yen |
| Master lease type | Pass through |
| PML | 9.32% |
| Property manager | Starts Amenity |

15 Residence Oyama



- An 11-story condominium comprised primarily of 3-bedroom units.
- A 7-minute walk from Oyama Station on the Tobu Tojo Line.
- Property is very close to the urban center.

| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | 100% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Kumanocho, Itabashi Ward, Tokyo |
| Nearest station | A 7-minute walk from Oyama Station on the Tobu Tojo Line |
| Site area | 1,676.03m ² |
| Floors | 11 floors |
| Leasable units | 59 |
| Floor space | 3,690.91m ² |
| Leasable area | 3,383.10m ² |



| | |
|-------------------|------------------------|
| Completed | September 20, 1991 |
| Acquisition price | 1,490,000,000 yen |
| Master lease type | Pass through |
| PML | 3.84% |
| Property manager | ITOCHU Urban Community |



16 Artis Kinshicho



- A 5-minute walk from Kinshicho Station on the JR Sobu Line.
- Excellent living convenience with many restaurants and stores located nearby.
- Central business districts conveniently accessible from the nearest station.

| Unit Types (by area) | |
|----------------------|-----|
| Single | 51% |
| Compact | 44% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 5% |

| | |
|-----------------|--|
| Location | Kinshi, Sumida Ward, Tokyo |
| Nearest station | A 5-minute walk from Kinshicho Station on the JR Sobu Line |
| Site area | 997.62 m ² |
| Floors | 13 floors |
| Leasable units | 157 |
| Floor space | 5,622.99 m ² |
| Leasable area | 4,326.80 m ² |



| | |
|-------------------|-------------------|
| Completed | November 13, 2007 |
| Acquisition price | 4,200,000,000 yen |
| Master lease type | Pass through |
| PML | 6.24% |
| Property manager | HASEKO LIVENET |

C 17

T&G Negishi Mansion



- The property is only a 5-minute walk from Minowa Station on the Tokyo Metro Hibiya Line
- The area around the property features a large supermarket and other lifestyle conveniences within walking distance
- The property enjoys phenomenal access to key CBDs

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 96% |
| Family | 4% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Negishi, Taito Ward, Tokyo |
| Nearest station | A 5-minute walk from Minowa Station on the Tokyo Metro Hibiya Line |
| Site area | 545.64 m ² |
| Floors | 9 floors |
| Leasable units | 28 |
| Floor space | 1,660.21 m ² |
| Leasable area | 1,571.54 m ² |



| | |
|-------------------|------------------------|
| Completed | December 2, 2005 |
| Acquisition price | 856,000,000 yen |
| Master lease type | Pass through |
| PML | 6.01% |
| Property manager | ITOCHU Urban Community |

S 1

Hiyoshidai Student Heights

- The property is popular among college students particularly students from neighboring Keio University.
- The property boasts great access to the city center and Yokohama.
- The property is only a 4-minute walk from Hiyoshi Station on the Tokyu Toyoko Line.



| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | 100% |
| Other | - |

| | |
|-----------------|--|
| Location | Minowacho, Kohoku Ward, Yokohama City, Kanagawa Prefecture |
| Nearest station | A 4-minute walk from Hiyoshi Station on the Tokyu Toyoko Line |
| Site area | 4,706.63m ² |
| Floors | 9 floors/1 basement floor |
| Leasable units | 920 |
| Floor space | 15,245.05m ² |
| Leasable area | 8,552.00m ² |



| | |
|-------------------|------------------------|
| Completed | March 31, 1969 |
| Acquisition price | 3,420,000,000 yen |
| Master lease type | Guaranteed rent |
| PML | 13.82% |
| Property manager | ITOCHU Urban Community |

S 2

Chester House Kawaguchi



- Located in Kawaguchi, only 30 minutes from Tokyo Station despite being in the suburbs.
- The area around Kawaguchi Station has an enticing collection of retail properties.
- A vibrant area undergoing vast redevelopment.

| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | 100% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Iizuka, Kawaguchi City, Saitama Prefecture |
| Nearest station | A 9-minute walk from Kawaguchi Station on the JR Keihin Tohoku Line |
| Site area | 1,205.20m ² |
| Floors | 11 floors |
| Leasable units | 39 |
| Floor space | 2,395.31m ² |
| Leasable area | 2,023.11m ² |



| | |
|-------------------|-----------------|
| Completed | March 7, 1991 |
| Acquisition price | 770,600,000.yen |
| Master lease type | Pass through |
| PML | 5.83% |
| Property manager | HASEKO LIVENET |

S 3

Storkmansion Kashiwa

- A 6-story condominium with a calming, relaxing brown exterior.
- Excellent access to the city center that also enjoys a wealth of nature nearby.
- Enjoys close proximity to major department stores around Kashiwa Station.



| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | - |
| Family | 100% |
| Large | - |
| Dormitory | - |
| Other | - |

Location Higashi, Kashiwa City, Chiba Prefecture

Nearest station A 15-minute walk from Kashiwa

Station on the JR Joban Line

Site area 946.93m²

Floors 6 floors

Leasable units 26

Floor space 1,884.58m²

Leasable area 1,794.44m²



Completed March 9, 2000

Acquisition price 545,500,000 yen

Master lease type Pass through

PML 6.76%

Property manager HASEKO LIVENET

S 4

DUO Station Higashimatsudo No. II

- A 4-minute walk from Higashi Matsudo Station on the JR Musashino Line.
- The area is being rezoned and promises excellent growth in the future.
- The property has good access to business and shopping areas.



| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | - |
| Family | 100% |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Kamishiki, Matsudo City, Chiba Prefecture |
| Nearest station | A 4-minute walk from Higashi Matsudo Station on the JR Musashino Line |
| Site area | 1,785.29m ² |
| Floors | 7 floors |
| Leasable units | 44 |
| Floor space | 3,570.66m ² |
| Leasable area | 3,431.44m ² |



| | |
|-------------------|-------------------|
| Completed | April 23, 2007 |
| Acquisition price | 1,100,000,000 yen |
| Master lease type | Pass through |
| PML | 10.04% |
| Property manager | HASEKO LIVENET |

S 5

Artis Shin-Yokohama



- Convenient access to Yokohama Station and its surroundings (center of business and shopping) and Tokyo Station (bullet train stop).
- Within walking distance of the Shin-Yokohama business district where many IT firms have set up base.
- A 5-minute walk from Shin-Yokohama Station on the JR Yokohama Line and Tokaido Line and a 6-minute walk from the Yokohama Municipal Subway Shin-Yokohama Station.

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Shin-yokohama, Kohoku Ward, Yokohama City, Kanagawa Prefecture |
| Nearest station | A 5-minute walk from Shin-yokohama Station on the JR Yokohama Line / Tokaido Line |
| Site area | 840.00m ² |
| Floors | 11 floors |
| Leasable units | 131 |
| Floor space | 4,334.47m ² |
| Leasable area | 3,277.62m ² |



| | |
|-------------------|-------------------|
| Completed | January 30, 2007 |
| Acquisition price | 1,920,000,000 yen |
| Master lease type | Guaranteed rent |
| PML | 11.52% |
| Property manager | HASEKO LIVENET |



6 Belle Scene Minamiikuta

- Aesthetic living environment among condominiums and houses
- Liberating living on a hill, full of light and breezes
- Excellent accessibility to Shinjuku, Shibuya, Otemachi and CBDs



| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 6% |
| Family | 94% |
| Large | - |
| Dormitory | - |
| Other | - |

Location Minamiikuta, Tama-Ward,
Kawasaki City, Kanagawa Prefecture

Nearest station a 12-minute walk from
Ikuta Station on the Odakyu Odawara Line

Site area 2,900.77m²

Floors 12 floors

Leasable units 46

Floor space 3,859.22m²

Leasable area 3,165.70m²



Completed October 14, 1998

Acquisition price 1,050,000,000 yen

Master lease type Pass through

PML 13.54%

Property manager Tokyo Tatemono
Real Estate Sales

S 7 PLEIADE CHOFU

- An 8-minute walk from Fuda Station on the Keio Line
- Convenient access as it is 30 minutes to Shinjuku Station and 55 minutes to Tokyo Station from the nearest station
- Convenient in that Kokuryo Station, which is a 9-minute walk away, has a concentration of retail facilities



| Unit Types (by area) | |
|----------------------|-----|
| Single | 9% |
| Compact | 81% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 10% |

| | |
|-----------------|---|
| Location | Yagumodai, Chofu City, Tokyo |
| Nearest station | an 8-minute walk from Fuda Station on the Keio Line |
| Site area | 994.98m ² |
| Floors | 5 floors |
| Leasable units | 41 |
| Floor space | 1,845.46m ² |
| Leasable area | 1,750.49m ² |



| | |
|-------------------|-------------------|
| Completed | March 7, 2007 |
| Acquisition price | 1,143,000,000 yen |
| Master lease type | Pass through |
| PML | 5.74% |
| Property manager | HASEKO LIVENET |

S 8

PLEIADE KUNITACHI



- A 1-minute walk from Yagawa Station on the JR Nambu Line
- City center is accessible as the nearest station is 2 stations from Tachikawa Station, a terminal station, and 50 minutes from Shinjuku Station
- Even though there are shopping facilities surrounding the station, it is a residential environment with no noise disturbance

| Unit Types (by area) | |
|----------------------|-----|
| Single | 90% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 10% |

| | |
|-----------------|---|
| Location | Fujimidai, Kunitachi City, Tokyo |
| Nearest station | a 1-minute walk from Yagawa Station on the JR Nambu Line |
| Site area | 320.00m ² |
| Floors | 10 floors |
| Leasable units | 46 |
| Floor space | 1,255.16m ² |
| Leasable area | 1,176.66m ² |



| | |
|-------------------|-----------------|
| Completed | April 27, 2007 |
| Acquisition price | 635,000,000 yen |
| Master lease type | Pass through |
| PML | 4.79% |
| Property manager | HASEKO LIVENET |

S 9

PLEIADE KAWASAKI MOTOKI



- A 6-minute walk from Hatcho-nawate Station on the Keikyu Main Line
- Shinagawa, Tokyo, Yokohama and other central business districts are conveniently accessible from the nearest station
- Good access to the Haneda Airport air gateway

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Motoki , Kawasaki Ward, Kawasaki City, Kanagawa Prefecture |
| Nearest station | a 6-minute walk from Hatcho-nawate Station on the Keikyu Main Line |
| Site area | 219.16m ² |
| Floors | 11 floors |
| Leasable units | 49 |
| Floor space | 1,169.41m ² |
| Leasable area | 1,012.98m ² |



| | |
|-------------------|-----------------|
| Completed | March 9, 2007 |
| Acquisition price | 668,000,000.yen |
| Master lease type | Pass through |
| PML | 6.48% |
| Property manager | HASEKO LIVENET |

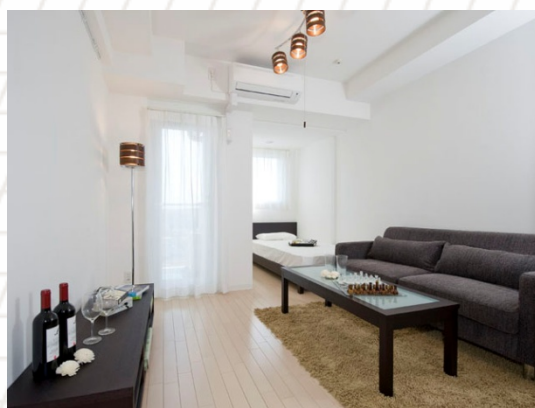
S 10 PLEIADE KOKURYO

- A 4-minute walk from Kokuryo Station on the Keio Line
- Favorable in terms of convenient living as redevelopments and establishment of roads are underway in front of and surrounding Kokuryo Station
- Excellent access to downtown Tokyo as it is about 30 minutes to Shinjuku Station from the nearest station



| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Kokuryo-cho, Chofu City, Tokyo |
| Nearest station | A 4-minute walk from Kokuryo Station on the Keio Line |
| Site area | 801.61m ² |
| Floors | 6 floors |
| Leasable units | 62 |
| Floor space | 1,811.86 m ² |
| Leasable area | 1,489.97 m ² |



| | |
|-------------------|------------------------|
| Completed | March 12, 2008 |
| Acquisition price | 930,000,000 yen |
| Master lease type | Pass through |
| PML | 7.19% |
| Property manager | ITOCHU Urban Community |

S 11

Wako Student Heights

- An 11-minute walk from Wakoshi Station on the Tokyo Metro Yurakucho Line and Tobu Tojo Line
- Superior transportation convenience from the nearest station to urban centers such as Ikebukuro, Ichigaya and Yurakucho
- High demand is expected from many students of Rikkyo University, Waseda University, Toyo University and other universities located along the railroad lines



| Unit Types (by area) | |
|----------------------|------|
| Single | - |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | 100% |
| Other | - |

Location Chuo, Wako City, Saitama Prefecture

Nearest station A 11-minute walk from Wakoshi

Station on the Tobu Tojo Line

Site area 1,728.40m²

Floors 5 floors

Leasable units 127

Floor space 3,434.07m²

Leasable area 1,684.02m²



Completed April 30, 1990

Acquisition price 675,000,000 yen

Master lease type Guaranteed rent

PML 13.18%

Property manager ITOCHU Urban Community

R 2 Royal Nishihommachi



- A 5-minute walk from Awaza Station on the Osaka Metro Sennichimae Line.
- Excellent access to downtown, with Umeda Station only 12 minutes away and Shin Osaka 18 minutes away.
- Great access to parks and tennis courts.

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

Location Nishi Honmachi, Nishi Ward,
Osaka City, Osaka

Nearest station A 5-minute walk from Awaza
Station on the Osaka Metro Sennichimae Line

Site area 277.15m²

Floors 11 floors

Leasable units 50

Floor space 1,572.18m²

Leasable area 1,195.10m²



Completed June 24, 2002

Acquisition price 560,000,000.yen

Master lease type Pass through

PML 10.98%

Property manager ITOCHU Urban Community

R 3

Itopia Kyotogakuseikaikan



- An excellent location a mere 3-minute walk from Imadegawa Station on the Subway Karasuma Line.
- Enjoys phenomenal access to universities in the community with Doshisha, Doshisha Women's College and Kyoto University closeby.
- The location also boasts convenience stores, banks, post offices, supermarkets and restaurants.

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|---|
| Location | Shinmachi, Kamigyo Ward, Kyoto City, Kyoto . |
| Nearest station | A 3-minute walk from Imadegawa Station on Subway Karasuma Line |
| Site area | 2,162.00m ² |
| Floors | 7 floors |
| Leasable units | 154 |
| Floor space | 4,204.76m ² |
| Leasable area | 3,714.11m ² |



| | |
|-------------------|-------------------|
| Completed | February 26, 1999 |
| Acquisition price | 1,671,000,000 yen |
| Master lease type | Guaranteed rent |
| PML | 12.61% |
| Property manager | Coop Sogo Living |

R 6

HAUT DOMICILE NANGOGAI

- Located on a plateau a 6-minute walk from Shiraishi Station on the Sapporo Metro Subway.
- A family type rental condominium providing a comfortable and secure life with medical facilities on the first floor and expansive Nangooka Park in the back.
- A keyed entry with 8 types of layouts to fit various lifestyles.



| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 9% |
| Family | 76% |
| Large | - |
| Dormitory | - |
| Other | 15% |

| | |
|-----------------|--|
| Location | Nango Dori, Shiraishi Ward, Sapporo City, Hokkaido |
| Nearest station | A 6-minute walk from Shiraishi Station on the Sapporo Metropolitan Tozai Line |
| Site area | 3,033.37m ² |
| Floors | 10 floors/1 basement floor |
| Leasable units | 68 |
| Floor space | 6,010.50m ² |
| Leasable area | 4,535.26m ² |



| | |
|-------------------|-------------------|
| Completed | December 15, 1986 |
| Acquisition price | 827,700,000 yen |
| Master lease type | Guaranteed rent |
| PML | 3.19% |
| Property manager | Esse |

7 Artis Higashisakura



- A superbly designed 10-story condominium.
- A 1-minute walk from Shin Sakaemachi Station on the Nagoya Metro Subway Higashiyama Line.
- The surrounding area boasts a wealth of cultural and living facilities including the Arts Creation Center.

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 97% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 3% |

| | |
|-----------------|---|
| Location | Higashi Sakura, Higashi Ward, Nagoya City, Aichi Prefecture |
| Nearest station | A 1-minute walk from Shin Sakaemachi Station on the Nagoya Metro Subway Higashiyama Line |
| Site area | 652.31m ² |
| Floors | 10 floors |
| Leasable units | 91 |
| Floor space | 3,678.20m ² |
| Leasable area | 3,084.03m ² |



| | |
|-------------------|------------------------|
| Completed | February 20, 2006 |
| Acquisition price | 1,290,000,000 yen |
| Master lease type | Pass through |
| PML | 13.43% |
| Property manager | ITOCHU Urban Community |

R 8

Grand Court Kameyama

- A 12-minute walk from Kameyama Station on the JR Kansai Main Line.
- The station area has an abundance of supermarkets, restaurants and other conveniences.
- Good access to Kameyama-Seki Techno Hills, a center for factories of major household appliance firms.



| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 95% |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | 5% |

| | |
|-----------------|---|
| Location | Minamino-cho, Kameyama City, Mie Prefecture |
| Nearest station | A12-minute walk from Kameyama Station on the JR Kansai Main Line |
| Site area | 3,304.68m ² |
| Floors | 10 floors |
| Leasable units | 182 |
| Floor space | 6,567.93m ² |
| Leasable area | 6,065.11m ² |



| | |
|-------------------|------------------------|
| Completed | February 20, 2007 |
| Acquisition price | 1,610,000,000 yen |
| Master lease type | Pass through |
| PML | 15.40% |
| Property manager | ITOCHU Urban Community |



9 Zeus Ryokuchi PREMIUM

- Located a 17-minute walk from Momoyamadai Station on Kita-Osaka Kyuko Line
- A short train ride to Umeda and Yodobashi, renowned shopping and business districts
- Strong demand expected among potential young residents and DINKs who work downtown and put a premium on good access



| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 79% |
| Family | 7% |
| Large | - |
| Dormitory | - |
| Other | 14% |

| | |
|-----------------|---|
| Location | Nishi Izumioka, Toyonaka City, Osaka Prefecture |
| Nearest station | A 17-minute walk from Momoyamadai Station on Kita-Osaka Kyuko Line |
| Site area | 1,255.90 m ² |
| Floors | 7 floors/1 basement floor |
| Leasable units | 44 |
| Floor space | 2,644.50m ² |
| Leasable area | 2,391.35m ² |



| | |
|-------------------|-----------------|
| Completed | May 7, 2007 |
| Acquisition price | 979,000,000yen |
| Master lease type | Guaranteed rent |
| PML | 10.47% |
| Property manager | Aki |

R 10 GRASS HOPPER



- Favorable location, a 3-minute walk from Sakuragawa Station on the Osaka Metro Sennichimae Line.
- Excellent access, with Namba, Shinsaibashi and Umeda reachable within 20 minutes.
- Comfortable living ensured, with each residential unit having a ceiling height of at least 2,750mm.

| Unit Types (by area) | |
|----------------------|-----|
| Single | - |
| Compact | 45% |
| Family | 42% |
| Large | - |
| Dormitory | - |
| Other | 13% |

| | |
|-----------------|--|
| Location | Saiwai-cho, Naniwa Ward, Osaka City, Osaka Prefecture |
| Nearest station | A 3-minute walk from Sakuragawa Station on the Osaka Metro Sennichimae Line |
| Site area | 1,224.00m ² |
| Floors | 13 floors |
| Leasable units | 58 |
| Floor space | 4,632.61m ² |
| Leasable area | 3,681.25m ² |



| | |
|-------------------|-------------------|
| Completed | April 28, 1997 |
| Acquisition price | 1,330,000,000 yen |
| Master lease type | Pass through |
| PML | 11.50% |
| Property manager | HASEKO LIVENET |

R 11 Artis Kobe Port Island



- A 6-minute walk from Naka Koen Station on the Kobe New Transit Port Island Line
- Part of urban landscape of the waterfront city center area designated by Kobe City
- Located in a cityscape in which the waterside pathway, known as Port Island Shiosai Koen, has been developed

| Unit Types (by area) | |
|----------------------|------|
| Single | 100% |
| Compact | - |
| Family | - |
| Large | - |
| Dormitory | - |
| Other | - |

| | |
|-----------------|--|
| Location | Minatojima, Chuo Ward, Kobe city, Hyogo Prefecture |
| Nearest station | a 6-minute walk from Naka Koen Station on the Kobe New Transit Port Island Line |
| Site area | 5,229.45m ² |
| Floors | 10 floors(South bldg.), 10 floors(North bldg.), 2 floors(Centre bldg.) |
| Leasable units | 404 |
| Floor space | 11,688.12m ² |
| Leasable area | 9,708.00m ² |



| | |
|-------------------------|-------------------|
| Completed : South bldg. | March 20, 2007 |
| : North bldg. | February 28, 2008 |
| Acquisition price | 3,740,000,000 yen |
| Master lease type | Guaranteed rent |
| PML : South bldg. | 10.89% |
| : North bldg. | 11.47% |
| Property manager | Shiguma Japan |