

May 31, 2007

For Immediate Release



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#### Notification on Acquisition of Assets

Nippon Residential Investment Corporation (NRIC) announces the decision made today to acquire the following assets as detailed below.

##### 1. Overview of Acquisition

|             | Asset Type                                      | Property Name                      | Acquisition Price<br>(Note 1)<br>(million yen) |
|-------------|---|------------------------------------|--|
| Property 1  | Real estate                                     | Pacific Residence Musashikosugi    | 1,767  |
| Property 2  | Real estate                                     | Pacific Residence Kanda-Ogawamachi | 1,370  |
| Property 3  | Real estate                                     | Pacific Residence Sodai-dori       | 1,090  |
| Property 4  | Beneficiary interests<br>in trust (real estate) | Pacific Livew Kyoto-ekimae         | 2,200  |
| Property 5  | Beneficiary interests<br>in trust (real estate) | Pacific Residence TsukishimaII     | 2,650  |
| Property 6  | Real estate                                     | Cosmos Gracia Shibuya              | 1,633  |
| Property 7  | Beneficiary interests<br>in trust (real estate) | Pacific Livew Nakanobu             | 2,040  |
| Property 8  | Beneficiary interests<br>in trust (real estate) | Pacific Residence Azabudai         | 2,040  |
| Property 9  | Beneficiary interests<br>in trust (real estate) | Pacific Residence Shibadaimon      | 1,980  |
| Property 10 | Beneficiary interests<br>in trust (real estate) | Glana Nihonbashi                   | 1,550  |
| Property 11 | Beneficiary interests<br>in trust (real estate) | Nostel Court Kanda                 | 1,320  |

|             |  |  |        |
|-------------|--|--|--------|
| Property 12 | Beneficiary interests in trust (real estate) | Pacific Residence<br>Daikanyama-Sarugakucho /<br>Daikanyama Parkside Village | 8,140  |
| Total       |  |  | 27,780 |

(Note 1) Excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax. The amounts above are each rounded down to the nearest million yen.

(Note 2) The present name of Property 1 above is “Belle Face Musashi Kosugi” (tentative name), but the name will be changed promptly to the property name given above after NRIC acquires the property.

(Note 3) After NRIC takes over the beneficiary interests in trust that has Property 10 and Property 11 as trust properties (hereafter, the “Trust”) from the current beneficiary, by agreeing to terminate the property management and disposal trust agreement with the trustee of the Trust, Mizuho Trust & Banking Co., Ltd. (hereafter, the “Trustee”), on the same date, NRIC is scheduled to receive each of the properties from the Trustee and own the asset as a future real estate in kind.

(1) Beneficiary interest transfer agreement date or sale and purchase agreement date  
May 31, 2007

(2) Scheduled acquisition date  
Refer to each “I. Overview of Acquisition” for Property 1 through Property 12 under “2. Details of Assets to be Acquired” below

(3) Sellers

|                            |  |
|----------------------------|--|
| Property 1:                | ORIX Real Estate Corporation and<br>Fujimitsu Construction Co., Ltd. |
| Properties 2 and 3:        | Pacific Growth Realty Y.K.   |
| Properties 4, 7, 8 and 12: | Sanno Residential Properties LLC                                     |
| Properties 5 and 9:        | Tameike Residential Properties LLC                                   |
| Property 6:                | KRF 11 Y.K.  |
| Property 10:               | Uranos Investment Y.K.   |
| Property 11:               | Doga Y.K.  |

\*Refer to “3. Seller Profile” below for details

(4) Financing  
The acquisition is scheduled to be financed primarily by funds from the issuance of new investment units that was resolved at a meeting of NRIC’s Board of Directors held today.

## 2. Details of Assets to be Acquired

\* The “Property” and “Seller” defined in this section shall each refer to that concerning the corresponding property among Property 1 through Property 12.

Property 1: Pacific Residence Musashikosugi

### I. Overview of Acquisition

|                       |  |
|-----------------------|--|
| (1) Property Name     | S-59 Pacific Residence Musashikosugi<br>(hereafter, the “Property”)                                  |
| (2) Asset Type        | Real estate  |
| (3) Acquisition Value | 1,767,000,000 yen (excluding acquisition costs,<br>real property tax, city planning tax, consumption |

|                                      |   |
|--------------------------------------|---|
|                                      | tax and local consumption tax)<br>[Payment Schedule]<br>Pay 17,670,000 yen (down payment) upon conclusion of sale and purchase agreement<br>Pay remainder upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007  |
| (5) Scheduled Acquisition Date       | A date between June 27, 2007 and June 29, 2007 separately agreed to by NRIC and the sellers.<br>(Remarks: Under negotiation with sellers)                               |
| (6) Sellers                          | ORIX Real Estate Corporation and Fujimitsu Construction Co., Ltd.<br>(hereafter, the "Sellers")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.  |

## II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |   |
|------------------------------|---|
| (1) Reason                   | In addition to heightening the portfolio share in the Tokyo metropolitan area (Note), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | <p>The Property is situated within a 9-minute walk from "Musashi-Kosugi Station" on the Tokyu Toyoko and Meguro Lines and JR Nambu Line and boasts favorable access to the downtown. In addition, the surrounding area is home to a kindergarten along with elementary, junior high and senior high schools and thus exhibits the attributes of an educational and cultural area.</p> <p>The Property is a property that was built in February 2007 and is expected to draw demand from singles and family households that seek both convenient access to the downtown and lifestyle environment.</p> |

(Note) The Tokyo metropolitan area refers to the Tokyo (excluding the 23 wards of Tokyo), Kanagawa, Saitama and Chiba Prefectures.

## III. Description of Asset to be Acquired

|                   |                                      |  |
|-------------------|--------------------------------------|--|
| Property Name     |                                      | Pacific Residence Musashikosugi  |
| Location (Note 1) |                                      | 490-5 and 496-2 Imai-minami-cho, Nakahara-ku, Kawasaki-shi, Kanagawa (lot number)<br>Residential indication yet to be assigned |
| Access            |                                      | 9-minute walk from Musashi-Kosugi Station on the Tokyu Toyoko and Meguro Lines and JR Nambu Line                               |
| Land              | Ownership                            | Proprietary ownership  |
|                   | Zoning (Note 2)                      | Class 2 exclusive residential zone for medium- and high-rise buildings   |
|                   | Lot Size (Note 1)                    | 1,330.80m <sup>2</sup>   |
|                   | FAR/Building Coverage Ratio (Note 3) | 200%/60%   |

|                                      |                                   |  |
|--------------------------------------|-----------------------------------|--|
| Building                             | Ownership                         | Proprietary ownership  |
|                                      | Type (Note 1)                     | Apartment  |
|                                      | Floor Area (Note 1)               | 3,077.48m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)  | February 2007  |
|                                      | Structure (Note 1)                | Reinforced concrete structure with flat roof; 5 floors above ground and 1 below  |
| Acquisition Value                    |                                   | 1,767,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                   | None   |
| Appraisal Method                     | Appraisal Method                  | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.   |
|                                      | Appraised Value                   | 1,770,000,000 yen  |
|                                      | Appraised Date                    | March 1, 2007  |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)           | 1  |
|                                      | Leasable Units                    | 68 units [1K: 43 units; 1DK: 5 units; 1LDK: 6 units; 1LDK+S: 3 units; 2LDK: 6 units; 3LDK: 5 units]                              |
|                                      | Leased Units                      | –  |
|                                      | Total Leasable Area               | 2,560.40m <sup>2</sup>   |
|                                      | Total Leased Area                 | –  |
|                                      | Monthly Rent                      | –  |
|                                      | Deposit, etc.                     | –  |
|                                      | Occupancy (based on no. of units) | –  |
| Occupancy (based on area)            | –                                 |  |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

|                                      |  |                                   |
|--------------------------------------|--|-----------------------------------|
| Investigation of Building Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.  |
|                                      | Emergency Repairs  | No (urgent repairs)               |
|                                      | Near-term Repairs  | No (repairs needed within a year) |
|                                      | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 5,680,000 yen                     |
|                                      | Replacement Price  | 688,000,000 yen                   |
|                                      | Date of Building Condition Report                          | March 23, 2007                    |
| Earthquake                           | PML Value  | 7.9%                              |

|               |  |  |
|---------------|--|--|
| Risk Analysis |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |
|---------------|--|--|

Property 2: Pacific Residence Kanda-Ogawamachi

I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | S-60 Pacific Residence Kanda-Ogawamachi (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate  |
| (3) Acquisition Value                | 1,370,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date between June 27, 2007 and June 29, 2007 separately agreed to by NRIC and the seller. However, the above period shall be able to be changed if agreed to by NRIC and the seller.         |
| (6) Seller                           | Pacific Growth Realty Y.K. (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |  |
|------------------------------|--|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | The Property is situated within a 2-minute walk from Ogawamachi Station on the Toei Subway Shinjuku Line, as well as within walking distance of Awajicho Station on the Tokyo Metro Marunouchi Line, Shin-Ochanomizu Station on the Tokyo Metro Chiyoda Line and the JR Ochanomizu and Kanda Stations. Thus, the Property stands in a location that boasts outstanding access to the downtown areas. |

|  |  |
|--|--|
|  | The Property is a property that was built in March 2006 and is expected to draw demand from singles and small households placing emphasis on the convenience of living in the heart of the city. |
|--|--|

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Property Name                        |                                      | Pacific Residence Kanda-Ogawamachi  |
| Location (Note 1)                    |                                      | 2-4-1, 2-4-26, 2-4-27 and 2-4-28 Kanda-ogawa-machi, Chiyoda-ku, Tokyo (lot number)<br>Residential indication yet to be assigned   |
| Access                               |                                      | 2-minute walk from Ogawamachi Station on the Toei Shinjuku Subway Line<br>4-minute walk from Shin-Ochanomizu Station on the Tokyo Metro Chiyoda Line<br>8-minute walk from Ochanomizu Station on the JR Chuo Line |
| Land                                 | Ownership                            | Proprietary ownership   |
|                                      | Zoning (Note 2)                      | Commercial zone   |
|                                      | Lot Size (Note 1)                    | 327.14m <sup>2</sup>  |
|                                      | FAR/Building Coverage Ratio (Note 3) | 700%/80%  |
| Building                             | Ownership                            | Proprietary ownership   |
|                                      | Type (Note 1)                        | Apartment   |
|                                      | Floor Area (Note 1)                  | 1,595.19m <sup>2</sup>  |
|                                      | Construction Completion (Note 1)     | March 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 14 floors above ground  |
| Acquisition Value                    |                                      | 1,370,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)  |
| Special Notations (collateral, etc.) |                                      | None  |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.  |
|                                      | Appraised Value                      | 1,370,000,000 yen   |
|                                      | Appraised Date                       | March 20, 2007  |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1   |
|                                      | Leasable Units                       | 52 units<br>[1K: 43 units; 1LDK: 5 units; 2LDK: 4 units]  |
|                                      | Leased Units                         | 52 units (Note 8)   |
|                                      | Total Leasable Area                  | 1,422.45m <sup>2</sup>  |
|                                      | Total Leased Area                    | 1,422.45m <sup>2</sup>  |
|                                      | Monthly Rent (Note 6)                | 6,446 thousand yen  |
|                                      | Deposit, etc. (Note 7)               | –   |
|                                      | Occupancy (based on no. of units)    | 100.0% (Note 9)   |
|                                      | Occupancy (based on area)            | 100.0% (Note 9)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential

- indication), lot size, type, floor area, construction completion date and structure.
- (Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.
- (Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.
- (Note 4) The overview of the lease lists figures as of February 28, 2007.
- (Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.
- (Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.
- (Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.
- (Note 8) All 52 units are subleased in its entirety to a single subtenant. The agreement period is from July 1, 2006 to June 30, 2011. Starting from July 1, 2009, agreements are able to be terminated by floors for up to 10 units a year.
- (Note 9) The occupancy rate is rounded to two decimal places.

|                                      |  |  |
|--------------------------------------|--|--|
| Investigation of Building Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.   |
|                                      | Emergency Repairs  | No (urgent repairs)  |
|                                      | Near-term Repairs  | No (repairs needed within a year)  |
|                                      | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 4,110,000 yen  |
|                                      | Replacement Price  | 401,000,000 yen  |
|                                      | Date of Building Condition Report                          | April 6, 2007  |
| Earthquake Risk Analysis             | PML Value  | 10.0%  |
|                                      |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

Property 3: Pacific Residence Sodai-dori

### I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | S-61 Pacific Residence Sodai-dori (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate  |
| (3) Acquisition Value                | 1,090,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date between June 27, 2007 and June 29, 2007 separately agreed to by NRIC and the seller. However, the above period shall be able to be changed if agreed to by NRIC and the seller.         |
| (6) Seller                           | Pacific Growth Realty Y.K. (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

### II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |   |
|------------------------------|---|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.   |
| (2) Property Characteristics | The Property is situated within a 11-minute walk from Waseda Station on the Tokyo Metro Tozai Line and has favorable access to various directions in Tokyo. Furthermore, with many educational facilities, including Waseda University, and retail facilities among other facilities in the area surrounding the station, the Property stands in an area that is highly popular as a residential district.<br><br>The Property is a property that was built in August 2006 and is expected to draw demand from singles who place emphasis on factors like close proximity to the downtown and from singles who commute to universities, etc. in the area. |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                   |                 |   |
|-------------------|-----------------|---|
| Property Name     |                 | Pacific Residence Sodai-dori  |
| Location (Note 1) |                 | 336-2, 336-3, 336-5 and 336-6 Yamabuki-cho, Shinjuku-ku, Tokyo (lot number)<br>Residential indication yet to be assigned                      |
| Access            |                 | 10-minute walk from Waseda Station on the Tokyo Metro Tozai Line<br>7-minute walk from Edogawabashi Station on the Tokyo Metro Yurakucho Line |
| Land              | Ownership       | Proprietary ownership   |
|                   | Zoning (Note 2) | Commercial zone and quasi industrial zone   |



|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
|                                      | Lot Size (Note 1)                    | 257.30m <sup>2</sup>   |
|                                      | FAR/Building Coverage Ratio (Note 3) | 500%/80% and 400%/60%  |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment  |
|                                      | Floor Area (Note 1)                  | 1,418.72m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | August 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 12 floors above ground   |
| Acquisition Value                    |                                      | 1,090,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Morii Appraisal & Investment Consulting, Inc.   |
|                                      | Appraised Value                      | 1,090,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 52 units [1K: 49 units; 1LDK: 3 units]   |
|                                      | Leased Units                         | 39 units   |
|                                      | Total Leasable Area                  | 1,182.34m <sup>2</sup>   |
|                                      | Total Leased Area                    | 905.57m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 4,042 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 7,716 thousand yen   |
|                                      | Occupancy (based on no. of units)    | 75.0% (Note 8)   |
|                                      | Occupancy (based on area)            | 76.6% (Note 8)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|                                      |                   |                                   |
|--------------------------------------|-------------------|-----------------------------------|
| Investigation of Building Conditions | Investigator      | Tokyo Bldg-Tech Center Co., Ltd.  |
|                                      | Emergency Repairs | No (urgent repairs)               |
|                                      | Near-term Repairs | No (repairs needed within a year) |

|                          |  |  |
|--------------------------|--|--|
|                          | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 4,180,000 yen  |
|                          | Replacement Price  | 353,000,000 yen  |
|                          | Date of Building Condition Report                          | April 6, 2007  |
| Earthquake Risk Analysis | PML Value  | 8.1%   |
|                          |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

#### Property 4: Pacific Livew Kyoto-ekimae

##### I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | S-62 Pacific Livew Kyoto-ekimae (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 2,200,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Sanno Residential Properties LLC (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

##### II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|            |   |
|------------|---|
| (1) Reason | In addition to heightening the portfolio share in ordinance designated cities, etc. (Note) (excluding the Tokyo metropolitan area), this will reduce the average age of our |
|------------|---|

|                              |  |
|------------------------------|--|
|                              | portfolio and enhance the portfolio.   |
| (2) Property Characteristics | The Property is situated within a 5-minute walk from Kyoto Station on JR Lines, Kintetsu Kyoto Line and Kyoto City Subway Karasuma Line with major retail facilities located around Kyoto Station. These factors mean the Property boasts excellent convenience in terms of access and lifestyle. Based on the above, the Property is expected to draw demand from primarily singles and small households placing emphasis on location such as the convenience of living in the heart of the city. |

(Note) Ordinance designated city, etc. refers to an area that is within commuting distance of a central area of an ordinance designated city or other areas where an increased demand for rental housing, etc. is anticipated.

### III. Description of Asset to be Acquired

|                                      |   |  |
|--------------------------------------|---|--|
| Details of Trust Property            |   | Real estate placed in trust  |
| Trustee                              |   | The Sumitomo Trust & Banking Co., Ltd.   |
| Name Identifying Concerned Trust     |   | Pacific Livew Kyoto-ekimae   |
| Trust Period                         |   | From: June 29, 2006<br>To: June 28, 2016   |
| Location (Note 1)                    |   | 31-1, 31-2, 31-3, 31-4, 31-5 and 31-6<br>Kamitonoda-cho, Higashikujyo, Minami-ku,<br>Kyoto (lot number)<br>Residential indication yet to be assigned |
| Access                               |   | 3-minute walk from Kyoto Station on JR<br>Lines, Kintetsu Kyoto Line and Kyoto City<br>Subway Karasuma Line  |
| Land                                 | Ownership                               | Proprietary ownership  |
|                                      | Zoning (Note 2)                         | Commercial zone and class 2 residential zone   |
|                                      | Lot Size (Note 1)                       | 1,111.38m <sup>2</sup>   |
|                                      | FAR/Building Coverage<br>Ratio (Note 3) | 600%/80% and 200%/60%  |
| Building                             | Ownership                               | Proprietary ownership  |
|                                      | Type (Note 1)                           | Apartment, garage and store  |
|                                      | Floor Area (Note 1)                     | 5,301.06m <sup>2</sup>   |
|                                      | Construction<br>Completion (Note 1)     | February 2006  |
|                                      | Structure (Note 1)                      | Reinforced concrete structure with flat roof;<br>10 floors above ground and 1 floor below<br>ground  |
| Acquisition Value                    |   | 2,200,000,000 yen (excluding acquisition<br>costs, real property tax, city planning tax,<br>consumption tax and local consumption tax)               |
| Special Notations (collateral, etc.) |   | None   |
| Appraisal<br>Method                  | Appraisal Method                        | Appraisal by Daiwa Real Estate Appraisal<br>Co., Ltd.  |
|                                      | Appraised Value                         | 2,200,000,000 yen  |
|                                      | Appraised Date                          | March 20, 2007   |
| Overview<br>of Lease<br>(Note 4)     | No. of Tenants (Note 5)                 | 1  |
|                                      | Leasable Units                          | 116 units [Store: 1 unit; 1K: 88 units; 1DK: 1<br>unit; 1LDK: 1 unit; 2DK: 7 units; 2LDK: 14<br>units; 3LDK: 4 units]                                |
|                                      | Leased Units                            | 116 units  |

|  |                                      |                        |
|--|--------------------------------------|------------------------|
|  | Total Leasable Area                  | 4,010.85m <sup>2</sup> |
|  | Total Leased Area                    | 4,010.85m <sup>2</sup> |
|  | Monthly Rent (Note 6)                | 12,958 thousand yen    |
|  | Deposit, etc. (Note 7)               | 30,305 thousand yen    |
|  | Occupancy<br>(based on no. of units) | 100.0% (Note 8)        |
|  | Occupancy<br>(based on area)         | 100.0% (Note 8)        |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|  |  |                                   |
|--|--|-----------------------------------|
| Investigation<br>of Building<br>Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.  |
|  | Emergency Repairs  | No (urgent repairs)               |
|  | Near-term Repairs  | No (repairs needed within a year) |
|  | Repairs and Upkeep<br>Thought to be Needed<br>Over Next 12 Years | 11,470,000 yen                    |
|  | Replacement Price  | 1,220,000,000 yen                 |
|  | Date of Building<br>Condition Report                             | April 9, 2007                     |
| Earthquake                                 | PML Value  | 3.6%                              |

|               |  |  |
|---------------|--|--|
| Risk Analysis |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |
|---------------|--|--|

#### Property 5: Pacific Residence TsukishimaII

##### I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | S-63 Pacific Residence TsukishimaII (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 2,650,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Tameike Residential Properties LLC (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

##### II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |  |
|------------------------------|--|
| (1) Reason                   | In addition to heightening the portfolio share in the 23 wards of Tokyo (excluding the 5 central wards of Tokyo (Note)), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | The Property is situated within a 1-minute walk from Tsukishima Station on the Tokyo Metro Yurakucho Line and Toei Subway Oedo Line and has outstanding access to central business districts and commercial centers. In the surrounding area is the Tsukishima Nishi Nakadori shopping street, where there are numerous retail stores and a concentration of restaurants, and other facilities that make |

|  |   |
|--|---|
|  | <p>this area convenient in terms of lifestyle.</p> <p>The Property is a property that was built in September 2006 and is expected to draw demand from primarily singles and small households placing emphasis on location such as the convenience of living in the heart of the city.</p> |
|--|---|

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Details of Trust Property            |                                      | Real estate placed in trust   |
| Trustee                              |                                      | The Chuo Mitsui Trust and Banking Co., Ltd.   |
| Name Identifying Concerned Trust     |                                      | Pacific Residence TsukishimaII  |
| Trust Period                         |                                      | From: September 30, 2005<br>To: September 30, 2015  |
| Location (Note 1)                    |                                      | 2-1301-2, 2-1302, 2-1319, 2-1320 and 2-1321 Tsukishima, Chuo-ku, Tokyo (lot number)<br>2-13-12 Tsukishima, Chuo-ku, Tokyo (residential) |
| Access                               |                                      | 1-minute walk from Tsukishima Station on Toei Subway Oedo Line and Tokyo Metro Yurakucho Line   |
| Land                                 | Ownership                            | Proprietary ownership   |
|                                      | Zoning (Note 2)                      | Commercial zone and class 2 residential zone  |
|                                      | Lot Size (Note 1)                    | 558.73m <sup>2</sup>  |
|                                      | FAR/Building Coverage Ratio (Note 3) | 600%/80% and 400%/80%   |
| Building                             | Ownership                            | Proprietary ownership   |
|                                      | Type (Note 1)                        | Apartment and garage  |
|                                      | Floor Area (Note 1)                  | 4,031.15m <sup>2</sup>  |
|                                      | Construction Completion (Note 1)     | September 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 12 floors above ground  |
| Acquisition Value                    |                                      | 2,650,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)        |
| Special Notations (collateral, etc.) |                                      | None  |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.  |
|                                      | Appraised Value                      | 2,650,000,000 yen   |
|                                      | Appraised Date                       | March 20, 2007  |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1   |
|                                      | Leasable Units                       | 105 units in total<br>[1R: 35 units; 1K: 46 units; 1LDK: 24 units]  |
|                                      | Leased Units                         | 61 units  |
|                                      | Total Leasable Area                  | 3,074.47m <sup>2</sup>  |
|                                      | Total Leased Area                    | 1,633.89m <sup>2</sup>  |
|                                      | Monthly Rent (Note 6)                | 13,954 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 14,655 thousand yen   |
|                                      | Occupancy (based on no. of units)    | 58.1% (Note 8)  |

|  |                              |                |
|--|------------------------------|----------------|
|  | Occupancy<br>(based on area) | 53.1% (Note 8) |
|--|------------------------------|----------------|

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|  |  |  |
|--|--|--|
| Investigation<br>of Building<br>Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.   |
|  | Emergency Repairs  | No (urgent repairs)  |
|  | Near-term Repairs  | No (repairs needed within a year)  |
|  | Repairs and Upkeep<br>Thought to be Needed<br>Over Next 12 Years | 7,840,000 yen  |
|  | Replacement Price  | 956,000,000 yen  |
|  | Date of Building<br>Condition Report                             | April 6, 2007  |
| Earthquake<br>Risk<br>Analysis             | PML Value  | 7.9%   |
|  |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

Property 6: Cosmos Gracia Shibuya

### I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | C-40 Cosmos Gracia Shibuya<br>(hereafter, the “Property”)  |
| (2) Asset Type                       | Real estate  |
| (3) Acquisition Value                | 1,633,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer                                     |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date between June 27, 2007 and June 29, 2007 separately agreed to by NRIC and the seller. However, the above period shall be able to be changed if agreed to by NRIC and the seller.<br>(Remarks: Under negotiation with seller) |
| (6) Seller                           | KRF 11 Y.K.<br>(hereafter, the “Seller”)   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC’s Board of Directors held today, etc.   |

### II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC’s Articles of Incorporation and investment policy.

|                              |   |
|------------------------------|---|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.   |
| (2) Property Characteristics | The Property is situated within a 10-minute walk from Shibuya Station on JR lines, subway lines and private lines in a residential district behind the commercial area on the Shibuya Station Hachiko Exit side that is highly concentrated with department stores, large specialist stores, etc. As it is an downtown location boasting superior convenience in terms of lifestyle, the area has a mix of apartments for singles along with stores, offices and other facilities.<br><br>The Property is a property that was built in June 2006 and is expected to draw demand from primarily singles who place emphasis on such factors as lifestyle convenience and close proximity to the downtown. |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                   |   |                       |
|-------------------|---|-----------------------|
| Property Name     | Cosmos Gracia Shibuya   |                       |
| Location (Note 1) | 108-6 Udagawa-cho, Shibuya-ku, Tokyo (lot number)<br>37-16 Udagawa-cho, Shibuya-ku, Tokyo (residential) |                       |
| Access            | 10-minute walk from Shibuya Station on JR lines, subway lines and private lines                         |                       |
| Land              | Ownership   | Proprietary ownership |



|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
|                                      | Zoning (Note 2)                      | Neighborhood commercial zone   |
|                                      | Lot Size (Note 1)                    | 330.60m <sup>2</sup>   |
|                                      | FAR/Building Coverage Ratio (Note 3) | 400%/80%   |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment and store  |
|                                      | Floor Area (Note 1)                  | 1,569.70m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | June 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 11 floors above ground and 1 below ground  |
| Acquisition Value                    |                                      | 1,633,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.   |
|                                      | Appraised Value                      | 1,600,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 40 units [1R: 1 unit; 1K: 18 units; 1DK: 18 units; 1LDK+loft: 2 units; Store: 1 unit]  |
|                                      | Leased Units                         | 38 units   |
|                                      | Total Leasable Area                  | 1,285.42m <sup>2</sup>   |
|                                      | Total Leased Area                    | 1,225.81m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 6,719 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 18,252 thousand yen  |
|                                      | Occupancy (based on no. of units)    | 95.0% (Note 8)   |
|                                      | Occupancy (based on area)            | 95.4% (Note 8)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|               |              |                                  |
|---------------|--------------|----------------------------------|
| Investigation | Investigator | Tokyo Bldg-Tech Center Co., Ltd. |
|---------------|--------------|----------------------------------|

|                          |  |  |
|--------------------------|--|--|
| of Building Conditions   | Emergency Repairs  | No (urgent repairs)  |
|                          | Near-term Repairs  | No (repairs needed within a year)  |
|                          | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 4,120,000 yen  |
|                          | Replacement Price  | 359,000,000 yen  |
|                          | Date of Building Condition Report                          | April 6, 2007  |
| Earthquake Risk Analysis | PML Value  | 7.1%   |
|                          |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

Property 7: Pacific Livew Nakanobu

I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | C-41 Pacific Livew Nakanobu (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 2,040,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Sanno Residential Properties LLC (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|            |  |
|------------|--|
| (1) Reason | In addition to heightening the portfolio share in the 23 wards |
|------------|--|

|                              |   |
|------------------------------|---|
|                              | of Tokyo (excluding the 5 central wards of Tokyo (Note)), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | <p>The Property is situated within a 3-minute walk from Nakanobu Station on the Toei Subway Asakusa Line and within a 5-minute walk from Nakanobu Station on the Tokyu Oimachi Line. It boasts a relatively good location from such aspects as close proximity to the downtown and convenience.</p> <p>The Property is a property that was built in November 2005 and is expected to draw demand from primarily high income earning businesspeople and DINKs.</p> |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
| Details of Trust Property            |                                      | Real estate placed in trust  |
| Trustee                              |                                      | The Sumitomo Trust & Banking Co., Ltd.   |
| Name Identifying Concerned Trust     |                                      | Pacific Livew Nakanobu   |
| Trust Period                         |                                      | From: June 29, 2006<br>To: June 28, 2016   |
| Location (Note 1)                    |                                      | 6-747-3 Nakanobu, Shinagawa-ku, Tokyo (lot number)<br>6-3-10 Nakanobu, Shinagawa-ku, Tokyo (residential)                         |
| Access                               |                                      | 3-minute walk from Nakanobu Station on the Toei Subway Asakusa Line  |
| Land                                 | Ownership                            | Proprietary ownership  |
|                                      | Zoning (Note 2)                      | Commercial zone and class 1 residential zone   |
|                                      | Lot Size (Note 1)                    | 883.17m <sup>2</sup>   |
|                                      | FAR/Building Coverage Ratio (Note 3) | 400%/80% and 200%/60%  |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment  |
|                                      | Floor Area (Note 1)                  | 3,154.64m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | November 2005  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 14 floors above ground   |
| Acquisition Value                    |                                      | 2,040,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Morii Appraisal & Investment Consulting, Inc.   |
|                                      | Appraised Value                      | 2,050,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 65 units [1LDK: 65 units]  |
|                                      | Leased Units                         | 63 units   |
|                                      | Total Leasable Area                  | 2,855.06m <sup>2</sup>   |
|                                      | Total Leased Area                    | 2,765.71m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 9,883 thousand yen   |

|  |                                      |                     |
|--|--------------------------------------|---------------------|
|  | Deposit, etc. (Note 7)               | 18,334 thousand yen |
|  | Occupancy<br>(based on no. of units) | 96.9% (Note 8)      |
|  | Occupancy<br>(based on area)         | 96.9% (Note 8)      |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|                                      |  |  |
|--------------------------------------|--|--|
| Investigation of Building Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.   |
|                                      | Emergency Repairs  | No (urgent repairs)  |
|                                      | Near-term Repairs  | No (repairs needed within a year)  |
|                                      | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 6,170,000 yen  |
|                                      | Replacement Price  | 738,000,000 yen  |
|                                      | Date of Building Condition Report                          | April 9, 2007  |
| Earthquake Risk Analysis             | PML Value  | 6.0%   |
|                                      |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

## Property 8: Pacific Residence Azabudai

### I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | C-42 Pacific Residence Azabudai (hereafter, the "Property")  |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 2,040,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Sanno Residential Properties LLC (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

### II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |  |
|------------------------------|--|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | The Property is situated a 6-minute walk from Roppongi-Itchome Station on the Tokyo Metro Namboku Line and features excellent proximity to central business districts and commercial centers. These factors among others mean convenience in terms of access and lifestyle. Based on the above, the Property is expected to draw demand from primarily singles and small households with preferences for the convenience of living in the heart of the city. |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                  |           |   |
|----------------------------------|-----------|---|
| Details of Trust Property        |           | Real estate placed in trust   |
| Trustee                          |           | The Sumitomo Trust & Banking Co., Ltd.  |
| Name Identifying Concerned Trust |           | Pacific Residence Azabudai  |
| Trust Period                     |           | From: June 29, 2006<br>To: June 28, 2016  |
| Location (Note 1)                |           | 3-5-1 Azabudai, Minato-ku, Tokyo (lot number)<br>3-4-9 Azabudai, Minato-ku, Tokyo (residential) |
| Access                           |           | 6-minute walk from Roppongi-Itchome Station on the Tokyo Metro Namboku Line                     |
| Land                             | Ownership | Proprietary ownership   |

|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
|                                      | Zoning (Note 2)                      | Commercial zone  |
|                                      | Lot Size (Note 1)                    | 378.2m <sup>2</sup>  |
|                                      | FAR/Building Coverage Ratio (Note 3) | 500%/80%   |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment  |
|                                      | Floor Area (Note 1)                  | 2,176.51m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | February 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 14 floors above ground   |
| Acquisition Value                    |                                      | 2,040,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.   |
|                                      | Appraised Value                      | 2,040,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 47 units<br>[1K: 22 units; 1LDK: 24 units; 2LDK: 1 unit]   |
|                                      | Leased Units                         | 45 units   |
|                                      | Total Leasable Area                  | 1,732.06m <sup>2</sup>   |
|                                      | Total Leased Area                    | 1,640.57m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 8,582 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 18,413 thousand yen  |
|                                      | Occupancy (based on no. of units)    | 95.7% (Note 8)   |
|                                      | Occupancy (based on area)            | 94.7% (Note 8)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|               |              |                                  |
|---------------|--------------|----------------------------------|
| Investigation | Investigator | Tokyo Bldg-Tech Center Co., Ltd. |
|---------------|--------------|----------------------------------|

|                          |  |  |
|--------------------------|--|--|
| of Building Conditions   | Emergency Repairs  | No (urgent repairs)  |
|                          | Near-term Repairs  | No (repairs needed within a year)  |
|                          | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 5,390,000 yen  |
|                          | Replacement Price  | 508,000,000 yen  |
|                          | Date of Building Condition Report                          | April 9, 2007  |
| Earthquake Risk Analysis | PML Value  | 6.6%   |
|                          |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

Property 9: Pacific Residence Shibadaimon

I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | C-43 Pacific Residence Shibadaimon (hereafter, the "Property")   |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 1,980,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Tameike Residential Properties LLC (hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|            |   |
|------------|---|
| (1) Reason | In addition to heightening the portfolio share in the 5 central |
|------------|---|

|                              |   |
|------------------------------|---|
|                              | wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.   |
| (2) Property Characteristics | <p>The Property is situated within a 2-minute walk from Onarimon Station on the Toei Subway Mita Line and within a 7-minute walk from Daimon Station on the Toei Subway Asakusa and Oedo Lines. Standing in a location served by several railway lines, the Property also boasts proximity to central business districts.</p> <p>The Property is a property that was built in August 2006 and is expected to draw demand from singles and DINKs placing emphasis on location.</p> |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
| Details of Trust Property            |                                      | Real estate placed in trust  |
| Trustee                              |                                      | Mitsubishi UFJ Trust and Banking Corporation   |
| Name Identifying Concerned Trust     |                                      | Pacific Residence Shibadaimon  |
| Trust Period                         |                                      | From: October 27, 2006<br>To: October 31, 2016   |
| Location (Note 1)                    |                                      | 1-812-3 Shibadaimon, Minato-ku, Tokyo (lot number)<br>1-1-34 Shibadaimon, Minato-ku, Tokyo (residential)                         |
| Access                               |                                      | 2-minute walk from Onarimon Station on the Toei Subway Mita Line   |
| Land                                 | Ownership                            | Proprietary ownership  |
|                                      | Zoning (Note 2)                      | Commercial zone  |
|                                      | Lot Size (Note 1)                    | 354.08m <sup>2</sup>   |
|                                      | FAR/Building Coverage Ratio (Note 3) | 600%/80%   |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment and garage   |
|                                      | Floor Area (Note 1)                  | 2,501.04m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | August 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 13 floors above ground   |
| Acquisition Value                    |                                      | 1,980,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Morii Appraisal & Investment Consulting, Inc.   |
|                                      | Appraised Value                      | 1,980,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 48 units in total [1LDK: 48 units]   |
|                                      | Leased Units                         | 30 units   |
|                                      | Total Leasable Area                  | 2,023.20m <sup>2</sup>   |
|                                      | Total Leased Area                    | 1,267.15m <sup>2</sup>   |



|  |                                      |                     |
|--|--------------------------------------|---------------------|
|  | Monthly Rent (Note 6)                | 5,748 thousand yen  |
|  | Deposit, etc. (Note 7)               | 10,944 thousand yen |
|  | Occupancy<br>(based on no. of units) | 62.5% (Note 8)      |
|  | Occupancy<br>(based on area)         | 62.6% (Note 8)      |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|  |  |                                   |
|--|--|-----------------------------------|
| Investigation<br>of Building<br>Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.  |
|  | Emergency Repairs  | No (urgent repairs)               |
|  | Near-term Repairs  | No (repairs needed within a year) |
|  | Repairs and Upkeep<br>Thought to be Needed<br>Over Next 12 Years | 5,520,000 yen                     |
|  | Replacement Price  | 567,000,000 yen                   |
|  | Date of Building<br>Condition Report                             | March 19, 2007                    |
| Earthquake                                 | PML Value  | 8.3%                              |

|               |  |  |
|---------------|--|--|
| Risk Analysis |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |
|---------------|--|--|

Property 10: Glana Nihonbashi

I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | C-44 Glana Nihonbashi (hereafter, the “Property”)  |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 1,550,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 27, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Uranos Investment Y.K. (hereafter, the “Seller”)   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC’s Board of Directors held today, etc.   |

II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC’s Articles of Incorporation and investment policy.

|                              |   |
|------------------------------|---|
| (1) Reason                   | In addition to heightening the portfolio share in the 23 wards of Tokyo (excluding the 5 central wards of Tokyo (Note)), this will reduce the average age of our portfolio and enhance the portfolio.   |
| (2) Property Characteristics | The Property is situated within a 3-minute walk from Hamacho Station on the Toei Subway Shinjuku Line and belongs to an area that is in close proximity to the Tokyo Station area, Nihonbashi area and other areas where retail facilities, office buildings, etc. concentrate.<br><br>The Property is a property that was built in August 2006 and |

|  |  |
|--|--|
|  | is expected to draw demand from primarily singles and small households placing emphasis on the convenience of living in the heart of the city. |
|--|--|

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

### III. Description of Asset to be Acquired

|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
| Details of Trust Property            |                                      | Real estate placed in trust  |
| Trustee                              |                                      | Mizuho Trust & Banking Co., Ltd.   |
| Name Identifying Concerned Trust     |                                      | Glana Nihonbashi   |
| Trust Period                         |                                      | From: June 29, 2006<br>To: September 30, 2016  |
| Location (Note 1)                    |                                      | 1-28-3 and 1-28-6 Nihonbashihama-cho, Chuo-ku, Tokyo (lot number)<br>1-3-13 Nihonbashihama-cho, Chuo-ku, Tokyo (residential)                         |
| Access                               |                                      | 3-minute walk from Hamacho Station on the Toei Subway Shinjuku Line<br>3-minute walk from Higashi-Nihombashi Station on the Toei Subway Asakusa Line |
| Land                                 | Ownership                            | Proprietary ownership  |
|                                      | Zoning (Note 2)                      | Commercial zone  |
|                                      | Lot Size (Note 1)                    | 373.14m <sup>2</sup>   |
|                                      | FAR/Building Coverage Ratio (Note 3) | 500%/80%   |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment  |
|                                      | Floor Area (Note 1)                  | 2,393.36m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | August 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with flat roof; 10 floors above ground   |
| Acquisition Value                    |                                      | 1,550,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)                     |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.   |
|                                      | Appraised Value                      | 1,550,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 45 units [1DK: 18 units; 1LDK: 27 units]   |
|                                      | Leased Units                         | 44 units   |
|                                      | Total Leasable Area                  | 1,915.92m <sup>2</sup>   |
|                                      | Total Leased Area                    | 1,872.41m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 7,387 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 14,992 thousand yen  |
|                                      | Occupancy (based on no. of units)    | 97.8% (Note 8)   |
|                                      | Occupancy (based on area)            | 97.7% (Note 8)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

- (Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.
- (Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.
- (Note 4) The overview of the lease lists figures as of February 28, 2007.
- (Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.
- (Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.
- (Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.
- (Note 8) The occupancy rate is rounded to two decimal places.

|                                      |  |  |
|--------------------------------------|--|--|
| Investigation of Building Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.   |
|                                      | Emergency Repairs  | No (urgent repairs)  |
|                                      | Near-term Repairs  | No (repairs needed within a year)  |
|                                      | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 4,170,000 yen  |
|                                      | Replacement Price  | 507,000,000 yen  |
|                                      | Date of Building Condition Report                          | April 6, 2007  |
| Earthquake Risk Analysis             | PML Value  | 10.8%  |
|                                      |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

#### Property 11: Nostel Court Kanda

##### I. Overview of Acquisition

|                   |   |
|-------------------|---|
| (1) Property Name | C-45 Nostel Court Kanda (hereafter, the "Property") |
| (2) Asset Type    | Real estate placed in trust                         |

|                                      |  |
|--------------------------------------|--|
| (3) Acquisition Value                | 1,320,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 27, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Doga Y.K.<br>(hereafter, the "Seller")   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC's Board of Directors held today, etc.   |

## II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |  |
|------------------------------|--|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.  |
| (2) Property Characteristics | The Property is situated within a 3-minute walk from Kanda Station on the JR Chuo, Yamanote and Keihin-Tohoku Lines in a relatively good location and surrounding environment. The concerned area is a commercial area behind where Sotobori Dori, Yasukuni Dori and other major arterial roads intersect, making access to other regions in Tokyo easy. It is also convenient in terms of lifestyle.<br><br>The Property is a property that was built in June 2006 and is expected to draw demand from primarily singles and DINKs placing emphasis on convenience and close proximity to other regions in Tokyo. |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

## III. Description of Asset to be Acquired

|                                  |                   |  |
|----------------------------------|-------------------|--|
| Details of Trust Property        |                   | Real estate placed in trust  |
| Trustee                          |                   | Mizuho Trust & Banking Co., Ltd.   |
| Name Identifying Concerned Trust |                   | Nostel Court Kanda   |
| Trust Period                     |                   | From: June 30, 2006<br>To: June 30, 2016   |
| Location (Note 1)                |                   | 2-4-2 Kandata-cho, Chiyoda-ku, Tokyo (lot number)<br>Residential indication yet to be assigned               |
| Access                           |                   | 3-minute walk from Kanda Station on the JR Yamanote, Keihin-Tohoku and Chuo Lines and Tokyo Metro Ginza Line |
| Land                             | Ownership         | Proprietary ownership  |
|                                  | Zoning (Note 2)   | Commercial zone  |
|                                  | Lot Size (Note 1) | 326.79m <sup>2</sup>   |

|                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
|                                      | FAR/Building Coverage Ratio (Note 3) | 700%/80% and 600%/80%  |
| Building                             | Ownership                            | Proprietary ownership  |
|                                      | Type (Note 1)                        | Apartment  |
|                                      | Floor Area (Note 1)                  | 1,821.15m <sup>2</sup>   |
|                                      | Construction Completion (Note 1)     | June 2006  |
|                                      | Structure (Note 1)                   | Reinforced concrete structure with roofing tiles; 13 floors above ground   |
| Acquisition Value                    |                                      | 1,320,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax) |
| Special Notations (collateral, etc.) |                                      | None   |
| Appraisal Method                     | Appraisal Method                     | Appraisal by Daiwa Real Estate Appraisal Co., Ltd.   |
|                                      | Appraised Value                      | 1,290,000,000 yen  |
|                                      | Appraised Date                       | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)              | 1  |
|                                      | Leasable Units                       | 43 units in total [1R: 1 unit; 1LDK: 40 units; 1LDK+N: 2 units]  |
|                                      | Leased Units                         | 43 units   |
|                                      | Total Leasable Area                  | 1,534.57m <sup>2</sup>   |
|                                      | Total Leased Area                    | 1,534.57m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)                | 6,333 thousand yen   |
|                                      | Deposit, etc. (Note 7)               | 12,602 thousand yen  |
|                                      | Occupancy (based on no. of units)    | 100.0% (Note 8)  |
|                                      | Occupancy (based on area)            | 100.0% (Note 8)  |

- (Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.
- (Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.
- (Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.
- (Note 4) The overview of the lease lists figures as of February 28, 2007.
- (Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.
- (Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.
- (Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.
- (Note 8) The occupancy rate is rounded to two decimal places.

|                                      |                   |                                   |
|--------------------------------------|-------------------|-----------------------------------|
| Investigation of Building Conditions | Investigator      | Tokyo Bldg-Tech Center Co., Ltd.  |
|                                      | Emergency Repairs | No (urgent repairs)               |
|                                      | Near-term Repairs | No (repairs needed within a year) |

|                          |  |  |
|--------------------------|--|--|
|                          | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 4,030,000 yen  |
|                          | Replacement Price  | 407,000,000 yen  |
|                          | Date of Building Condition Report                          | April 6, 2007  |
| Earthquake Risk Analysis | PML Value  | 6.8%   |
|                          |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

Property 12: Pacific Residence Daikanyama-Sarugakucho /  
Daikanyama Parkside Village

I. Overview of Acquisition

|                                      |  |
|--------------------------------------|--|
| (1) Property Name                    | L-15 Pacific Residence Daikanyama-Sarugakucho / Daikanyama Parkside Village (hereafter, Pacific Residence Daikanyama Sarugakucho will be referred to as the “Newly-Developed Building,” Daikanyama Parkside Village referred to as the “Existing Building” and the two buildings combined referred to as the “Property”) |
| (2) Asset Type                       | Real estate placed in trust  |
| (3) Acquisition Value                | 8,140,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)<br>[Payment Schedule]<br>Pay all sales proceeds upon transfer   |
| (4) Sale and Purchase Agreement Date | May 31, 2007   |
| (5) Scheduled Acquisition Date       | A date no earlier than June 25, 2007 separately agreed to by NRIC and the seller. However, the date shall be no later than June 29, 2007.  |
| (6) Seller                           | Sanno Residential Properties LLC (hereafter, the “Seller”)   |
| (7) Financing                        | Funds from the issuance of new investment units that was resolved at a meeting of NRIC’s Board of Directors held today, etc.   |

## II. Purpose of Acquisition

The Property will be acquired with the following reason based on NRIC's Articles of Incorporation and investment policy.

|                              |   |
|------------------------------|---|
| (1) Reason                   | In addition to heightening the portfolio share in the 5 central wards of Tokyo (Note), this will reduce the average age of our portfolio and enhance the portfolio.   |
| (2) Property Characteristics | The Property is situated within a 7-minute walk from Daikanyama Station on the Tokyu Toyoko Line and within a 9-minute walk from Shibuya Station on JR lines, subway lines and private lines. The Property is superior in its proximity to stations and convenience in terms of lifestyle such as shopping. The Property stands in a location that is part of a popular area along with Hiroo, Ebisu and other renowned areas that boast close proximity to the downtown and other outstanding location conditions. Furthermore, as it stands in an area set back from a busy road, it is a relatively comfortable residential environment compared to those areas. Moreover, although the Existing Building portion is 24 years old, it has undergone renovations and has been appropriately repaired and renewed. |

(Note) The 5 central wards of Tokyo refer to the Minato, Shibuya, Shinjuku, Meguro and Chiyoda Wards.

## III. Description of Asset to be Acquired

|                                  |                                      |  |
|----------------------------------|--------------------------------------|--|
| Details of Trust Property        |                                      | Real estate placed in trust  |
| Trustee                          |                                      | The Chuo Mitsui Trust and Banking Co., Ltd.  |
| Name Identifying Concerned Trust |                                      | Pacific Residence Daikanyama-Sarugakucho / Daikanyama Parkside Village   |
| Trust Period                     |                                      | From: July 14, 2005<br>To: End of June 2015  |
| Location (Note 1)                |                                      | 9-2, 10-1, 10-4 and 10-5 Sarugaku-cho, Shibuya-ku, Tokyo (lot number)<br>9-8 Sarugaku-cho, Shibuya-ku, Tokyo (residential) |
| Access                           |                                      | 7-minute walk from Daikanyama Station on the Tokyu Toyoko Line   |
| Land                             | Ownership                            | Proprietary ownership  |
|                                  | Zoning (Note 2)                      | Class 2 medium- and high-rise exclusive residential zone   |
|                                  | Lot Size (Note 1)                    | 2,469.06m <sup>2</sup>   |
|                                  | FAR/Building Coverage Ratio (Note 3) | 300%/60%   |
| Building                         | Ownership                            | Proprietary ownership  |
|                                  | Type (Note 1)                        | Newly-Developed Building:<br>Apartment, store and garage<br>Existing Building:<br>Apartment, store, office and garage      |
|                                  | Floor Area (Note 1)                  | Newly-Developed Building: 5,322.92m <sup>2</sup><br>Existing Building: 2,938.37m <sup>2</sup>                              |
|                                  | Construction Completion (Note 1)     | Newly-Developed Building: May 2006<br>Existing Building: November 1982   |



|                                      |                                   |  |
|--------------------------------------|-----------------------------------|--|
|                                      | Structure (Note 1)                | Newly-Developed Building:<br>Reinforced concrete structure with flat roof; 9 floors above ground and 1 below<br>Existing Building:<br>Reinforced concrete structure with flat roof; 3 floors above ground and 1 below  |
| Acquisition Value                    |                                   | 8,140,000,000 yen (excluding acquisition costs, real property tax, city planning tax, consumption tax and local consumption tax)   |
| Special Notations (collateral, etc.) |                                   | None   |
| Appraisal Method                     | Appraisal Method                  | Appraisal by Morii Appraisal & Investment Consulting, Inc.   |
|                                      | Appraised Value                   | 8,140,000,000 yen  |
|                                      | Appraised Date                    | March 20, 2007   |
| Overview of Lease (Note 4)           | No. of Tenants (Note 5)           | 1  |
|                                      | Leasable Units                    | 77 units in total<br>Newly-Developed Building:<br>50 units in total [Store: 4 units; 1K: 6 units; 1LDK: 15 units; 2LDK: 14 units; 2LDK+S: 5 units; 3LDK: 6 units]<br>Existing Building:<br>27 units in total [Store: 4 units; Office: 5 units; 1K: 18 units] |
|                                      | Leased Units                      | 62 units   |
|                                      | Total Leasable Area               | Total Leasable Area: 5,977.18m <sup>2</sup><br>Newly-Developed Building: 4,175.34m <sup>2</sup><br>Existing Building: 1,801.84m <sup>2</sup>   |
|                                      | Total Leased Area                 | 4,465.26m <sup>2</sup>   |
|                                      | Monthly Rent (Note 6)             | 26,986 thousand yen  |
|                                      | Deposit, etc. (Note 7)            | 85,006 thousand yen  |
|                                      | Occupancy (based on no. of units) | 80.5% (Note 8)   |
|                                      | Occupancy (based on area)         | 74.7% (Note 8)   |

(Note 1) Information that appears on the registry was used for the location (excluding residential indication), lot size, type, floor area, construction completion date and structure.

(Note 2) The entry for the zoning is from the zoning type indicated in Article 8-1-1 of the City Planning Law.

(Note 3) The FAR uses the ratio of the floor area of the building versus the lot area as designated in Article 52 of the Building Standards Law and the building coverage ratio uses the building area versus the lot area as designated in Article 53 of the Building Standards Law.

(Note 4) The overview of the lease lists figures as of February 28, 2007.

(Note 5) The total number of tenants is entered as one tenant when a single tenant leases multiple rental units. As for sub-leased properties where a single sublessor subleases the property to multiple subtenants, the number of tenants is treated as one tenant.

(Note 6) The monthly rent indicated is the total sum of the monthly rent (includes common expenses but excludes monthly parking space usage fees) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen and excludes consumption tax, etc.

(Note 7) The deposit, etc. indicates the total sum of the deposits, etc. (excludes the parking space portion) of each of the tenants with whom lease agreements have been concluded as of February 28, 2007. The amount has been rounded down to the nearest thousand yen.

(Note 8) The occupancy rate is rounded to two decimal places.

|                                      |  |  |
|--------------------------------------|--|--|
| Investigation of Building Conditions | Investigator   | Tokyo Bldg-Tech Center Co., Ltd.   |
|                                      | Emergency Repairs  | No (urgent repairs)  |
|                                      | Near-term Repairs  | No (repairs needed within a year)  |
|                                      | Repairs and Upkeep Thought to be Needed Over Next 12 Years | 57,310,000 yen   |
|                                      | Replacement Price  | 2,027,000,000 yen  |
|                                      | Date of Building Condition Report                          | April 9, 2007  |
| Earthquake Risk Analysis             | PML Value  | 7.6%   |
|                                      |  | This PML value was calculated based on the earthquake risk analysis report issued by InterRisk Research Institute & Consulting, Inc. However, this report is no more than the viewpoint of InterRisk and the content is not guaranteed. PML, or probable maximum loss, refers to the probability of the maximum loss from an earthquake and in this case the level of damage that may result from the maximum earthquake size (large earthquake that occurs once every 475 years = large earthquake with 10% or greater probability of occurring within 50 years) assumed for the assumed scheduled use period expressed as a percentage (%) of the replacement cost of the expenses expected to be required to restore the damages. |

### 3. Seller Profile

#### (1) Property 1

|                     |  |
|---------------------|--|
| Company Name        | ORIX Real Estate Corporation   |
| Head Office Address | 2-4-1 Hamamatsu-cho, Minato-ku, Tokyo  |
| Representative      | Hiroaki Nishina, Representative Director   |
| Paid-in Capital     | 200,000 thousand yen   |
| Major Shareholder   | (as of April 17, 2007)<br>ORIX Corporation 100%  |
| Line of Business    | <ol style="list-style-type: none"> <li>1. Renting, selling, purchasing and managing real estate, and forming housing lots</li> <li>2. Managing sports facilities such as golf courses and tennis courts, amusement facilities, and various other facilities like lodging, medical and educational training facilities; managing restaurants and travel business</li> <li>3. Monetary financing, selling and purchasing various loans, reimbursing, guaranteeing and assuming liabilities and other financial operations</li> <li>4. Contracting, designing and supervising building construction and civil engineering work</li> <li>5. General insurance agency operations, insurance agency operations based on the Automobile Liability Security Law and work related to soliciting life</li> </ol> |

|  |  |
|--|--|
|  | <p>insurance policies</p> <p>6. Leasing and renting of various property</p> <p>7. Personnel placement business</p> <p>8. Managing parking facilities</p> <p>9. Owning, managing, selling and purchasing mortgage securities</p> <p>10. Collection agency</p> <p>11. Owning, managing, selling and purchasing investment securities</p> <p>12. Information processing service operations, information provision service operations, telecommunications business as stipulated in the Telecommunications Business Law, broadcasting business, advertising and publishing operations</p> <p>13. General passenger vehicle transport operations</p> <p>14. Planning and operation of events, and planning and implementation of sporting events</p> <p>15. Selling and purchasing secondhand items</p> <p>16. Brokering, agency work, research and consulting for businesses related to the above items</p> <p>17. All businesses incidental or related to the above items</p> |
| Relationship with NRIC and Investment Trust Management Company | None   |

(2) Property 1

|  |   |
|--|---|
| Company Name   | Fujimitsu Construction Co., Ltd.  |
| Head Office Address  | 2-1326 Kamimaruko-sanno-cho, Nakahara-ku, Kawasaki-shi, Kanagawa  |
| Representative   | Masahiko Sato, Representative Director  |
| Paid-in Capital  | 60,000 thousand yen   |
| Major Shareholders   | (as of February 16, 2007)   |
|  | <p>Masahiko Sato 43.44%</p> <p>Seiko Sato 10.66%</p> <p>Mitsuhiro Sato 10.66%</p>   |
| Line of Business   | <p>1. Construction work</p> <p>2. Civil engineering work</p> <p>3. Selling, purchasing, managing and renting land and buildings</p> <p>4. All work incidental or related to the above items</p> |
| Relationship with NRIC and Investment Trust Management Company | None  |

(3) Properties 2 and 3

|                     |   |
|---------------------|---|
| Company Name        | Pacific Growth Realty Y.K.                        |
| Head Office Address | 2-11-1 Nagata-cho, Chiyoda-ku, Tokyo              |
| Representative      | So Kanai, Director                                |
| Paid-in Capital     | 3,000 thousand yen                                |
| Major Shareholder   | (as of April 30, 2007)                            |
|                     | Pacific Management Corporation 100%               |
| Line of Business    | 1. Owning, selling, purchasing and brokering real |

|  |   |
|--|---|
|  | <p>estate</p> <ol style="list-style-type: none"> <li>2. Work related to leasing, maintaining and managing real estate</li> <li>3. Investing into real estate, real estate securitization products, securities and other financial assets</li> </ol>   |
| Relationship with NRIC and Investment Trust Management Company | <p>Pacific Growth Realty Y.K. is a wholly-owned consolidated subsidiary of Pacific Management Corporation. Pacific Management Corporation is a shareholder of Pacific Investment Advisors Corporation (hereafter, the “Asset Management Company”), the investment trust management company to which NRIC entrusts work related to the management of NRIC’s assets. This makes Pacific Growth Realty an interested party, etc. of the Asset Management Company as defined in the Law concerning Investment Trusts and Investment Corporations (1951 Law No. 198, including amendments thereto). Furthermore, Pacific Management Corporation has a 78.2% stake in the Asset Management Company.</p> |

(4) Properties 4, 7, 8 and 12

|  |   |
|--|---|
| Company Name   | Sanno Residential Properties LLC  |
| Head Office Address  | 2-11-1 Nagata-cho, Chiyoda-ku, Tokyo  |
| Representative   | <p>Executive member:<br/>PUOREF Limited Liability Intermediate Corporation</p> <p>Executive officer:<br/>Noriaki Yamada</p>   |
| Paid-in Capital  | 500 thousand yen  |
| Major Shareholder  | PUOREF Limited Liability Intermediate Corporation   |
| Line of Business   | <ol style="list-style-type: none"> <li>1. Acquiring, owning and disposing of real estate</li> <li>2. Renting and managing real estate</li> <li>3. Acquiring, owning and disposing of beneficiary interests in trust for real estate</li> <li>4. All work incidental to the above items</li> </ol>   |
| Relationship with NRIC and Investment Trust Management Company | <p>Sanno Residential Properties LLC (hereafter, the “Seller”) does not constitute an interested party, etc. of the asset management company as defined in the Law concerning Investment Trusts and Investment Corporations (1951 Law No. 198, including amendments thereto), and for NRIC to acquire assets from the Seller does not constitute a “transaction with an interested party, etc.” as defined in said Law. Moreover, according to the self-imposed rules of NRIC (Rules on Safeguards Against Conflicts of Interest) stipulated by Pacific Investment Advisors Corporation (hereafter, the “Asset Management Company”), the investment trust management company to which NRIC entrusts work related to the management of NRIC’s assets, the acquisition also does not constitute an acquisition from an “interested party” of the Asset Management Company. However, in light of the fact that a real estate investment advisory agreement has been concluded between Pacific Investment Partners Corporation, which is an interested party, etc. of the Asset Management</p> |

|  |   |
|--|---|
|  | Company, and the Seller, NRIC has adopted the same procedures that would have been undertaken if the acquisition were from an “interested party” of the Asset Management Company. |
|--|---|

(5) Properties 5 and 9

|  |  |
|--|--|
| Company Name   | Tameike Residential Properties LLC   |
| Head Office Address  | 2-11-1 Nagata-cho, Chiyoda-ku, Tokyo   |
| Representative   | Representative member:<br>PUOREF Limited Liability Intermediate Corporation<br>Executive officer:<br>Noriaki Yamada  |
| Paid-in Capital  | 100 thousand yen   |
| Major Shareholder  | PUOREF Limited Liability Intermediate Corporation  |
| Line of Business   | 1. Acquiring, owning and disposing of real estate<br>2. Renting and managing real estate<br>3. Acquiring, owning and disposing of beneficiary interests in trust for real estate<br>4. All work incidental to the above items  |
| Relationship with NRIC and Investment Trust Management Company | Tameike Residential Properties LLC (hereafter, the “Seller”) does not constitute an interested party, etc. of the asset management company as defined in the Law concerning Investment Trusts and Investment Corporations (1951 Law No. 198, including amendments thereto), and for NRIC to acquire assets from the Seller does not constitute a “transaction with an interested party, etc.” as defined in said Law. Moreover, according to the self-imposed rules of NRIC (Rules on Safeguards Against Conflicts of Interest) stipulated by Pacific Investment Advisors Corporation (hereafter, the “Asset Management Company”), the investment trust management company to which NRIC entrusts work related to the management of NRIC’s assets, the acquisition also does not constitute an acquisition from an “interested party” of the Asset Management Company. However, in light of the fact that a real estate investment advisory agreement has been concluded between Pacific Investment Partners Corporation, which is an interested party, etc. of the Asset Management Company, and the Seller, NRIC has adopted the same procedures that would have been undertaken if the acquisition were from an “interested party” of the Asset Management Company. |

(6) Property 6

|                     |  |
|---------------------|--|
| Company Name        | KRF 11 Y.K.  |
| Head Office Address | 2-2-9 Shinbashi, Minato-ku, Tokyo  |
| Representative      | Mitsutaka Nakamura, Director   |
| Paid-in Capital     | 3,000 thousand yen   |
| Major Shareholders  | Not being disclosed due to the absence of the Seller’s consent for disclosure. |
| Line of Business    | 1. Purchasing of loans and obligations<br>2. Financing business                |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>3. Selling, purchasing, owning, managing and investing in investment securities</li> <li>4. Selling, purchasing, renting and brokering real estate</li> <li>5. Consulting concerning investment and management</li> <li>6. All work incidental to the above items</li> </ul> |
| Relationship with NRIC and Investment Trust Management Company | None  |

(7) Property 10

|  |  |
|--|--|
| Company Name   | Uranos Investment Y.K.   |
| Head Office Address  | 1-6-1 Roppongi, Minato-ku, Tokyo   |
| Representative   | Kenichi Oyama, Director  |
| Paid-in Capital  | 3 million yen  |
| Major Shareholders   | Not being disclosed due to the absence of the Seller's consent for disclosure.   |
| Line of Business   | <ul style="list-style-type: none"> <li>1. Owning, selling and purchasing beneficiary interests in trust for real estate</li> <li>2. Owning, selling, purchasing, renting and managing real estate</li> <li>3. All work incidental or related to the above items</li> </ul> |
| Relationship with NRIC and Investment Trust Management Company | None   |

(8) Property 11

|  |  |
|--|--|
| Company Name   | Doga Y.K.  |
| Head Office Address  | 1-6-1 Roppongi, Minato-ku, Tokyo   |
| Representative   | Kenichi Oyama, Director  |
| Paid-in Capital  | 3 million yen  |
| Major Shareholders   | Not being disclosed due to the absence of the Seller's consent for disclosure.   |
| Line of Business   | <ul style="list-style-type: none"> <li>1. Selling, purchasing, owning and managing beneficiary interests in trust for real estate</li> <li>2. Selling, purchasing, renting, brokering, owning and managing real estate</li> <li>3. Selling, purchasing, owning and managing investment securities</li> <li>4. Money lending business</li> <li>5. All work incidental to the above items</li> </ul> |
| Relationship with NRIC and Investment Trust Management Company | None   |

4. Status of Property Buyers, etc. (Current and Prior Titleholders)

|  |   |                   |   |
|--|---|-------------------|---|
| Property Name                                | S-60 Pacific Residence Kanda-Ogawamachi |                   |   |
| Status of Titleholders, etc. to the Property | Current Titleholder                     | Prior Titleholder | Titleholder / Trust Beneficiary Interest Holder Preceding the |

|   |  |  |                   |
|---|--|--|-------------------|
|   |  |  | Prior Titleholder |
| Name of Company/Person                                    | Pacific Growth Realty Y.K.   | A party other than a party having particular vested interest | —                 |
| Relationship with Party having Particular Vested Interest | Consolidated subsidiary of the asset management company's shareholder  | —  | —                 |
| Acquisition Background, Reason, etc.                      | Warehousing  | —  | —                 |
| Acquisition Price (including other expenses)              | Omitted since the current titleholder would have held title to the property for over 1 year at the scheduled transfer time | —  | —                 |
| Acquisition Timing  | May 30, 2006   | —  | —                 |

|   |   |  |   |
|---|---|--|---|
| Property Name   | S-61 Pacific Residence Sodai-dori                                     |  |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder   | Prior Titleholder  | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder |
| Name of Company/Person                                    | Pacific Growth Realty Y.K.  | A party other than a party having particular vested interest | —   |
| Relationship with Party having Particular Vested Interest | Consolidated subsidiary of the asset management company's shareholder | —  | —   |
| Acquisition Background, Reason, etc.                      | Warehousing   | —  | —   |
| Acquisition Price (including other expenses)              | 1,043 million yen   | —  | —   |
| Acquisition Timing  | December 15, 2006   | —  | —   |

|  |   |   |   |
|--|---|---|---|
| Property Name                                | S-62 Pacific Livew Kyoto-ekimae                         |   |   |
| Status of Titleholders, etc. to the Property | Current Titleholder / Trust Beneficiary Interest Holder | Prior Titleholder / Trust Beneficiary Interest Holder | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                       | Sanno Residential Properties LLC                        | Pacific Growth Realty Y.K.                            | —   |

|   |  |   |   |
|---|--|---|---|
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (4) above   | Consolidated subsidiary of the asset management company's shareholder | — |
| Acquisition Background, Reason, etc.                      | Warehousing  | For the purpose of developing rental housing                          | — |
| Acquisition Price (including other expenses)              | Not being disclosed (due to non-disclosure agreement with the concerned party) | —   | — |
| Acquisition Timing  | June 29, 2006  | —   | — |

|   |  |   |   |
|---|--|---|---|
| Property Name   | S-63 Pacific Residence TsukishimaII  |   |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder / Trust Beneficiary Interest Holder                        | Prior Titleholder / Trust Beneficiary Interest Holder                 | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                                    | Tameike Residential Properties LLC   | Willow Development Y.K.   | —   |
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (5) above   | Consolidated subsidiary of the asset management company's shareholder | —   |
| Acquisition Background, Reason, etc.                      | Warehousing  | For the purpose of developing rental housing                          | —   |
| Acquisition Price (including other expenses)              | Not being disclosed (due to non-disclosure agreement with the concerned party) | —   | —   |
| Acquisition Timing  | October 27, 2006   | —   | —   |

|   |   |   |   |
|---|---|---|---|
| Property Name   | C-41 Pacific Livew Nakanobu                             |   |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder / Trust Beneficiary Interest Holder | Prior Titleholder / Trust Beneficiary Interest Holder                 | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                                    | Sanno Residential Properties LLC                        | Pacific Properties Investment Y.K.                                    | A party other than a party having particular vested interest  |
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (4) above                    | Consolidated subsidiary of the asset management company's shareholder | —   |



|  |  |  |   |
|--|--|--|---|
| Acquisition Background, Reason, etc.         | Warehousing  | For the purpose of investing and operating   | — |
| Acquisition Price (including other expenses) | Not being disclosed (due to non-disclosure agreement with the concerned party) | Not being disclosed (due to non-disclosure agreement with the titleholder preceding the prior titleholder) | — |
| Acquisition Timing                           | June 29, 2006  | December 19, 2005  | — |

|   |  |   |   |
|---|--|---|---|
| Property Name   | C-42 Pacific Residence Azabudai  |   |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder / Trust Beneficiary Interest Holder                        | Prior Titleholder / Trust Beneficiary Interest Holder                 | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                                    | Sanno Residential Properties LLC   | Pacific Growth Realty Y.K.  | —   |
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (4) above   | Consolidated subsidiary of the asset management company's shareholder | —   |
| Acquisition Background, Reason, etc.                      | Warehousing  | For the purpose of developing rental housing                          | —   |
| Acquisition Price (including other expenses)              | Not being disclosed (due to non-disclosure agreement with the concerned party) | —   | —   |
| Acquisition Timing  | June 29, 2006  | —   | —   |

|   |   |   |   |
|---|---|---|---|
| Property Name   | C-43 Pacific Residence Shibadaimon                      |   |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder / Trust Beneficiary Interest Holder | Prior Titleholder / Trust Beneficiary Interest Holder                 | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                                    | Tameike Residential Properties LLC                      | Pacific Properties Investment Y.K.                                    | A party other than a party having particular vested interest  |
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (5) above                    | Consolidated subsidiary of the asset management company's shareholder | —   |
| Acquisition Background, Reason, etc.                      | Warehousing   | For the purpose of investing and operating                            | —   |

|  |  |  |   |
|--|--|--|---|
| Acquisition Price (including other expenses) | Not being disclosed (due to non-disclosure agreement with the concerned party) | Not being disclosed (due to non-disclosure agreement with the titleholder preceding the prior titleholder) | — |
| Acquisition Timing                           | October 27, 2006   | September 28, 2006   | — |

|   |  |   |   |
|---|--|---|---|
| Property Name   | L-15 Pacific Residence Daikanyama-Sarugakucho / Daikanyama Parkside Village    |   |   |
| Status of Titleholders, etc. to the Property              | Current Titleholder / Trust Beneficiary Interest Holder                        | Prior Titleholder / Trust Beneficiary Interest Holder                 | Titleholder / Trust Beneficiary Interest Holder Preceding the Prior Titleholder / Trust Beneficiary Interest Holder |
| Name of Company/Person                                    | Sanno Residential Properties LLC   | Zelkova Development Y.K.  | —   |
| Relationship with Party having Particular Vested Interest | Refer to 3. Seller Profile (4) above   | Consolidated subsidiary of the asset management company's shareholder | —   |
| Acquisition Background, Reason, etc.                      | Warehousing  | For the purpose of developing rental housing                          | —   |
| Acquisition Price (including other expenses)              | Not being disclosed (due to non-disclosure agreement with the concerned party) | —   | —   |
| Acquisition Timing  | June 29, 2006  | —   | —   |

## 5. Broker Profile

### (1) Property 1

|  |   |
|--|---|
| Company Name   | CBRE Japan K.K.   |
| Head Office Address  | 2-2-12 Hamamatsu-cho, Minato-ku, Tokyo  |
| Representative   | Robert Stuart Blain, Representative Director<br>and 2 others                                    |
| Commission   | Not being disclosed due to the obligation of confidentiality regulated by the broker agreement. |
| Relationship with NRIC and Investment Trust Management Company | None  |

### (2) Property 6

|   |   |
|---|---|
| Company Name                                | LINKMAX Corporation   |
| Head Office Address                         | 1-10-2 Nishi-shinbashi, Minato-ku, Tokyo  |
| Representative                              | Yoshiaki Ono, Representative Director   |
| Commission                                  | Not being disclosed due to the obligation of confidentiality regulated by the broker agreement. |
| Relationship with NRIC and Investment Trust | None  |

|                    |  |
|--------------------|--|
| Management Company |  |
|--------------------|--|

(3) Properties 1, 4, 5, 6, 7, 8, 9, 10, 11 and 12

|  |  |
|--|--|
| Company Name   | Pacific Management Corporation   |
| Head Office Address  | 2-11-1 Nagata-cho, Chiyoda-ku, Tokyo   |
| Representative   | Masaru Takatsuka, Representative Director  |
| Commission   | Property 1: 17,670,000 yen<br>Properties 4, 7, 8 and 12: 216,300,000 yen<br>Properties 5 and 9: 69,450,000 yen<br>Property 6: 8,165,000 yen<br>Property 10: 15,500,000 yen<br>Property 11: 13,200,000 yen<br>The commissions above are exclusive of consumption tax and local consumption tax.                                 |
| Relationship with NRIC and Investment Trust Management Company | Pacific Management Corporation is a shareholder of NRIC's asset management company and constitutes an interested party, etc. of the asset management company as defined in the Law concerning Investment Trusts and Investment Corporations. Pacific Management Corporation has a 78.2% stake in the asset management company. |

(Note) There is no broker for Property 2 and Property 3.

6. Matters concerning Design, etc. of Assets to be Acquired

NRIC has verified the architect, building contractor, building designer, structural designer, building verification agency and inspection agency for the Properties (in this section and the next section, this shall be the collective term for Property 1 through Property 12). The details are given in the following tables.

As at May 30, 2007, none of the Properties' architects, building contractors or designers are a company announced by the Ministry of Land, Infrastructure and Transport to have been involved in properties with fabricated structural calculation documents. However, it was eHomes Ltd. and Bureau Veritas Japan Co., Ltd. that conducted the building verification for some of the properties. In light of this, NRIC asked specialist third party investigation agencies (Meiho Facility Works Ltd. and Kyuken Architect & Engineers Inc.) to conduct a reinvestigation and has received investigation results reporting that no willful falsification, fabrication or other illegal act was found with the structural calculation and other documents and that it deemed the structural calculations to be compliant with legal requirements and the respective properties to be safe in terms of structural strength.

In the due diligence conducted when properties are purchased, NRIC also has earthquake risk analyses conducted without fail from a different perspective to the verification and inspection agencies' investigation of building verification. NRIC makes acquisition decisions only after appropriate earthquake risk analyses have been conducted on the property that is to be purchased, independently taking into account the structural resistance of the building that is to be purchased based on examinations of drawings using structural drawings, structural design overviews and other documents and based on site inspections.

## (Reference 1) Businesses Associated with Designing the Assets to be Acquired

|            | Property Name                      | Architect  | Building Contractor                     | Building Designer  | Structural Designer   | Verification Agency                                      | Inspection Agency  |
|------------|------------------------------------|--|---|--|---|--|--|
| Property 1 | Pacific Residence Musashikosugi    | ORIX Real Estate Corporation<br>Fujimitsu Construction Co., Ltd. | Fujimitsu Construction Co., Ltd.        | MMC K.K.<br>First Class Architects Office  | Kozo Sekkei Sha Y.K.  | Japan Building Equipment and Elevator Center Foundation  | Japan Building Equipment and Elevator Center Foundation  |
| Property 2 | Pacific Residence Kanda-Ogawamachi | Wellness 21 K.K.   | Shiraishi Corporation                   | Shoju Sekkei Consulting First Class Architects Office                              | Cross Factory K.K.  | eHomes Ltd.  | Center of International Architectural Standard Co., Ltd. |
| Property 3 | Pacific Residence Sodai-dori       | Aoyama Mainland Co., Ltd.  | Sato Benec Co., Ltd.                    | Globan, Inc.   | Sebtech Kenchiku Kenkyusho K.K.                                     | Bureau Veritas Japan Co., Ltd.                           | Bureau Veritas Japan Co., Ltd.                           |
| Property 4 | Pacific Livew Kyoto-ekimae         | Pacific Growth Realty Y.K.                                       | Nakagawa Co., Ltd.                      | Ishizue K.K. First Class Architects Office<br>Toyo Architects and Engineers Office | Ishizue K.K. First Class Architects Office                          | Kyoto Organization of Confirmation & Inspection          | Kyoto Organization of Confirmation & Inspection          |
| Property 5 | Pacific Residence TsukishimaII     | Willow Development Y.K.  | Toray Construction Co., Ltd.            | Design Crew K.K.   | Toshikouzou Keikaku Co., Ltd.                                       | Houseplus Corporation, Inc.                              | Houseplus Corporation, Inc.                              |
| Property 6 | Cosmos Gracia Shibuya              | Recruit Cosmos Co., Ltd.   | Tokyu Construction Co., Ltd.            | Araki Architect and Associates   | Ichikawa Architects Office  | Center of International Architectural Standard Co., Ltd. | Center of International Architectural Standard Co., Ltd. |
| Property 7 | Pacific Livew Nakanobu             | Daikyo Inc.  | Haseko Corporation                      | Haseko Corporation Engineering Business  | Haseko Corporation Engineering Business                             | Tokyo Bldg-Tech Center Co., Ltd.                         | Tokyo Bldg-Tech Center Co., Ltd.                         |
| Property 8 | Pacific Residence Azabudai         | Pacific Growth Realty Y.K.                                       | Asanuma Corporation Tokyo Main Office   | Asanuma Corporation Tokyo Main Office First Class Architects Office                | Asanuma Corporation Tokyo Main Office First Class Architects Office | Bureau Veritas Japan Co., Ltd.                           | Bureau Veritas Japan Co., Ltd.                           |
| Property 9 | Pacific Residence Shibadaimon      | Takamatsu Corporation Tokyo Main Office                          | Takamatsu Corporation Tokyo Main Office | Takamatsu Corporation Tokyo Main Office First                                      | Takamatsu Corporation Tokyo Main Office First                       | Center for Better Living                                 | Center for Better Living                                 |

|             |  |                          |  |   |   |                                 |                                 |
|-------------|--|--------------------------|--|---|---|---------------------------------|---------------------------------|
|             |  |                          |  | Class Architects Office                 | Class Architects Office                 |                                 |                                 |
| Property 10 | Glana Nihonbashi                         | Meiwa Estate Co., Ltd.   | Maruhiko Watanabe Construction Co., Ltd. | Naito Sekkei K.K.                       | Sebtech Kenchiku Kenkyusho K.K.         | Chuo Ward Building Official     | Chuo Ward Building Official     |
| Property 11 | Nostel Court Kanda                       | Alpha Estate K.K.        | Fujiki Komuten Co., Ltd. Tokyo Branch    | Zen Sekkei K.K.                         | Atlas Sekkei Y.K.                       | Chiyoda Ward Building Official  | Chiyoda Ward Building Official  |
| Property 12 | Pacific Residence Daikanyama Sarugakucho | Zelkova Development Y.K. | Maeda Corporation Kanto Branch           | Haseko Corporation Engineering Business | Haseko Corporation Engineering Business | Urban Housing Evaluation Center | Urban Housing Evaluation Center |
|             | Daikanyama Parkside Village              | Grand Canyon K.K.        | Fujita Corporation Tokyo Branch          | KT Kenchiku Kenkyusho K.K.              | KT Kenchiku Kenkyusho K.K.              | Shibuya Ward Building Official  | Shibuya Ward Building Official  |

(Reference 2) Profile of Third Party Investigation Agency (Reinvestigation of Structural Calculation Documents)

(1) Properties 1, 3, 4, 5, 6, 7, 10, 11 and 12

|                     |   |
|---------------------|---|
| Company Name        | Meiho Facility Works Ltd.   |
| Head Office Address | 5-4 Kojimachi, Chiyoda-ku, Tokyo  |
| Representative      | Kazutoshi Omi, President and Representative Director  |
| Paid-in Capital     | 531,510 thousand yen  |
| Line of Business    | <ol style="list-style-type: none"> <li>1. Project management (proposing basic plans for construction projects and providing comprehensive management services from design through to the end of construction as the agent for the client)</li> <li>2. Construction management (assisting in the selection of the building contractor and managing the state of construction implementation as the agent for the client in construction projects)</li> <li>3. Facility management (services involving studying/analyzing and proposing basic facility plans in line with business issues and demands of the client) and related consulting work regarding facility management</li> <li>4. Turnkey building construction, electrical work, plumbing, interior finishing and fire fighting facility construction</li> <li>5. Design work for construction projects (architectural design, setting electrical installations, machinery and facility design, information facility design, office layout, etc.)</li> <li>6. Consulting work for design projects</li> <li>7. Selling and renting office appliances, information and telecommunication equipment, fixtures, interior</li> </ol> |

|                        |   |
|------------------------|---|
|                        | fittings, etc.<br>8. Developing, selling, leasing and renting computer hardware and software<br>9. Manufacturing, selling, exporting, importing and constructing telecommunication equipment<br>10. Employment agency that dispatches its own full-time workers<br>11. All work incidental to the above items |
| Relationship with NRIC | None  |

(2) Properties 2, 8 and 9

|                        |   |
|------------------------|---|
| Company Name           | Kyuken Architect & Engineers Inc.   |
| Head Office Address    | 2-20-8 Kaku-kita, Oita-shi, Oita  |
| Representative         | Kenji Inoue, Representative Director  |
| Paid-in Capital        | 31,500 thousand yen   |
| Line of Business       | <ol style="list-style-type: none"> <li>1. Architectural designing and supervising the construction</li> <li>2. Surveying and designing civil engineering work and supervising the construction</li> <li>3. Designing electrical installations and supervising the construction</li> <li>4. Designing machinery installations and supervising the construction</li> <li>5. Designing water supply and sewerage facilities and supervising the construction</li> <li>6. Designing wastewater treatment plants and supervising the construction</li> <li>7. Work related to soil testing, geological research and water resource research in general</li> <li>8. All work incidental to the above items</li> </ol> |
| Relationship with NRIC | None  |

(Reference 3) Profile of Third Party Investigation Agency (Earthquake Risk Analysis)

|                        |   |
|------------------------|---|
| Company Name           | InterRisk Research Institute & Consulting, Inc.   |
| Head Office Address    | 3-9 Kanda-Surugadai, Chiyoda-ku, Tokyo  |
| Representative         | Kenichi Enami, President and Representative Director  |
| Paid-in Capital        | 330 million yen   |
| Line of Business       | <ol style="list-style-type: none"> <li>1. Accepting orders for and consulting on investigative studies concerning risks faced by individuals, corporations, organizations, etc. and risk management</li> <li>2. Accepting orders for and consulting on investigative studies concerning the economy, finance, society, lifestyle and culture, science and engineering, natural science, etc.</li> <li>3. Gathering and providing information, training and consulting related to the above two items</li> <li>4. Holding various workshops and seminars and publishing publications, etc. related to the above items</li> <li>5. Other work incidental or related to the above items</li> </ol> |
| Relationship with NRIC | None  |

## 7. Outlook of Management Performance After Acquisition of Concerned Assets

The management performance outlook for NRIC for the fiscal period ending in November 2007 (June 1, 2007 – November 30, 2007), which is the period when the acquisition will be executed, is separately announced today.

- This document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport and construction trade newspaper of the Ministry of Land, Infrastructure and Transport.
- Nippon Residential Investment Corporation's website is <http://www.nric.co.jp>

[Attachment 1] Summary of Appraisal on the Properties' Price

(Unit: thousand yen)

| Property  | Property 1                  | Property 2                  | Property 3                              | Property 4                  |
|---|-----------------------------|-----------------------------|---|-----------------------------|
| Appraised value   | 1,770,000                   | 1,370,000                   | 1,090,000                               | 2,200,000                   |
| Appraiser   | Daiwa Real Estate Appraisal | Daiwa Real Estate Appraisal | Morii Appraisal & Investment Consulting | Daiwa Real Estate Appraisal |
| Total income  | 114,706                     | 80,722                      | 66,854                                  | 153,935                     |
| Rental income   | 106,602                     | 75,018                      | 63,945                                  | 148,134                     |
| Parking lot income                                      | 3,120                       | 2,160                       | —                                       | (Note)                      |
| Key money income  | 3,798                       | 2,701                       | 2,102                                   | 5,117                       |
| Renewal fee income                                      | 844                         | 600                         | 613                                     | —                           |
| Other income  | —                           | —                           | —                                       | 96                          |
| Operating profit from deposits                          | 343                         | 243                         | 194                                     | 588                         |
| Total expenses  | 28,529                      | 17,504                      | 16,634                                  | 36,134                      |
| Building management fee                                 | 5,578                       | 2,846                       | 3,657                                   | 4,610                       |
| Utilities   | 1,302                       | 724                         | 643                                     | 2,184                       |
| PM fee  | 3,127                       | 2,212                       | 1,839                                   | 4,268                       |
| Tenant soliciting fee                                   | 2,606                       | 1,844                       | 1,439                                   | 2,559                       |
| Restoration fee   | 883                         | 497                         | 392                                     | 1,303                       |
| Taxes, etc.   | 6,065                       | 3,723                       | 3,816                                   | 9,560                       |
| Liability insurance premium                             | 344                         | 201                         | 129                                     | 650                         |
| Losses from vacancies, etc.                             | 5,486                       | 3,433                       | 2,642                                   | 5,971                       |
| Other expenses  | 386                         | —                           | 412                                     | 150                         |
| Capital expenditures                                    | 2,752                       | 2,026                       | 1,665                                   | 4,880                       |
| Net profit  | 86,177                      | 63,218                      | 50,220                                  | 117,801                     |
| Cap rate  | 4.8%                        | 4.6%                        | 4.6%                                    | 5.3%                        |
| Capitalized value from the direct capitalization method | 1,800,000                   | 1,370,000                   | 1,090,000                               | 2,220,000                   |
| Price from the DCF method                               | 1,730,000                   | 1,360,000                   | 1,080,000                               | 2,180,000                   |
| Discount rate   | 4.7%                        | 4.5%                        | 4.3%                                    | 5.2%                        |
| Terminal cap rate                                       | 5.0%                        | 4.9%                        | 4.8%                                    | 5.5%                        |
| Price from the cost approach                            | 1,420,000                   | 944,000                     | 654,000                                 | 1,620,000                   |
| Sum of land and building prices                         | 1,420,078                   | 944,440                     | 654,000                                 | 1,618,171                   |
| Land price  | 732,078                     | 556,138                     | 312,000                                 | 436,804                     |
| Building price  | 688,000                     | 388,302                     | 342,000                                 | 1,181,367                   |

(Note) The parking lot income is included in the rental income.



| Property  | Property 5                  | Property 6                  | Property 7                              | Property 8                  |
|---|-----------------------------|-----------------------------|---|-----------------------------|
| Appraised value   | 2,650,000                   | 1,600,000                   | 2,050,000                               | 2,040,000                   |
| Appraiser   | Daiwa Real Estate Appraisal | Daiwa Real Estate Appraisal | Morii Appraisal & Investment Consulting | Daiwa Real Estate Appraisal |
| Total income  | 169,124                     | 93,349                      | 130,006                                 | 117,816                     |
| Rental income   | 159,074                     | 86,765                      | 122,367                                 | 111,933                     |
| Parking lot income                                      | 4,200                       | 1,800                       | 2,988                                   | 600                         |
| Key money income  | 3,738                       | 3,781                       | 2,682                                   | 4,030                       |
| Renewal fee income                                      | 1,246                       | 630                         | 1,172                                   | 895                         |
| Other income  | 360                         | —                           | 420                                     | —                           |
| Operating profit from deposits                          | 505                         | 373                         | 377                                     | 358                         |
| Total expenses  | 40,222                      | 18,250                      | 30,313                                  | 24,228                      |
| Building management fee                                 | 4,678                       | 3,639                       | 4,475                                   | 3,478                       |
| Utilities   | 1,674                       | 700                         | 1,202                                   | 880                         |
| PM fee  | 4,615                       | 2,547                       | 3,619                                   | 3,241                       |
| Tenant soliciting fee                                   | 3,837                       | 1,971                       | 2,536                                   | 2,701                       |
| Restoration fee   | 1,049                       | 430                         | 1,728                                   | 604                         |
| Taxes, etc.   | 8,266                       | 3,583                       | 8,036                                   | 5,794                       |
| Liability insurance premium                             | 530                         | 125                         | 236                                     | 163                         |
| Losses from vacancies, etc.                             | 9,796                       | 3,651                       | 5,151                                   | 4,501                       |
| Other expenses  | 1,953                       | —                           | 117                                     | 436                         |
| Capital expenditures                                    | 3,824                       | 1,604                       | 3,213                                   | 2,430                       |
| Net profit  | 128,902                     | 75,100                      | 99,693                                  | 93,588                      |
| Cap rate  | 4.8%                        | 4.6%                        | 4.8%                                    | 4.5%                        |
| Capitalized value from the direct capitalization method | 2,690,000                   | 1,630,000                   | 2,080,000                               | 2,080,000                   |
| Price from the DCF method                               | 2,610,000                   | 1,570,000                   | 2,020,000                               | 2,010,000                   |
| Discount rate   | 4.7%                        | 4.5%                        | 4.5%                                    | 4.4%                        |
| Terminal cap rate                                       | 5.0%                        | 4.8%                        | 5.1%                                    | 4.7%                        |
| Price from the cost approach                            | 2,020,000                   | 1,170,000                   | 1,440,000                               | 1,740,000                   |
| Sum of land and building prices                         | 2,015,326                   | 1,174,132                   | 1,440,000                               | 1,743,755                   |
| Land price  | 1,059,326                   | 826,500                     | 725,000                                 | 1,251,842                   |
| Building price  | 956,000                     | 347,632                     | 715,000                                 | 491,913                     |

| Property  | Property 9                              | Property 10                 | Property 11                 | Property 12                             |
|---|---|-----------------------------|-----------------------------|---|
| Appraised value   | 1,980,000                               | 1,550,000                   | 1,290,000                   | 8,140,000                               |
| Appraiser   | Morii Appraisal & Investment Consulting | Daiwa Real Estate Appraisal | Daiwa Real Estate Appraisal | Morii Appraisal & Investment Consulting |
| Total income  | 118,204                                 | 93,972                      | 79,968                      | 489,228                                 |
| Rental income   | 110,758                                 | 90,390                      | 75,779                      | 447,837                                 |
| Parking lot income                                      | 1,200                                   | 1,440                       | —                           | 25,427                                  |
| Key money income  | 4,855                                   | 1,051                       | 3,397                       | 5,368                                   |
| Renewal fee income                                      | 1,038                                   | 700                         | 566                         | 5,229                                   |
| Other income  | —                                       | 108                         | —                           | 3,100                                   |
| Operating profit from deposits                          | 353                                     | 283                         | 226                         | 2,267                                   |
| Total expenses  | 25,311                                  | 18,629                      | 19,070                      | 115,165                                 |
| Building management fee                                 | 3,540                                   | 1,981                       | 2,786                       | 14,760                                  |
| Utilities   | 837                                     | 1,043                       | 1,059                       | 6,700                                   |
| PM fee  | 3,184                                   | 2,648                       | 2,182                       | 13,355                                  |
| Tenant soliciting fee                                   | 2,609                                   | 2,137                       | 1,698                       | 6,610                                   |
| Restoration fee   | 1,214                                   | 667                         | 535                         | 1,467                                   |
| Taxes, etc.   | 4,623                                   | 4,187                       | 3,838                       | 29,228                                  |
| Liability insurance premium                             | 340                                     | 220                         | 204                         | 1,195                                   |
| Losses from vacancies, etc.                             | 5,817                                   | 3,673                       | 3,031                       | 31,209                                  |
| Other expenses  | 1,123                                   | 44                          | 1,478                       | 1,653                                   |
| Capital expenditures                                    | 2,024                                   | 2,028                       | 2,259                       | 8,988                                   |
| Net profit  | 92,893                                  | 75,343                      | 60,897                      | 374,063                                 |
| Cap rate  | 4.6%                                    | 4.8%                        | 4.7%                        | 4.5%                                    |
| Capitalized value from the direct capitalization method | 2,020,000                               | 1,570,000                   | 1,300,000                   | 8,310,000                               |
| Price from the DCF method                               | 1,940,000                               | 1,530,000                   | 1,270,000                   | 7,970,000                               |
| Discount rate   | 4.4%                                    | 4.7%                        | 4.6%                        | 4.2%                                    |
| Terminal cap rate                                       | 4.8%                                    | 5.0%                        | 4.9%                        | 4.8%                                    |
| Price from the cost approach                            | 1,380,000                               | 949,000                     | 895,000                     | 8,120,000                               |
| Sum of land and building prices                         | 1,375,000                               | 948,864                     | 894,993                     | 8,118,000                               |
| Land price  | 826,000                                 | 457,919                     | 500,881                     | 6,420,000                               |
| Building price  | 549,000                                 | 490,945                     | 394,112                     | 1,698,000                               |

(Note 1) The above figures are the annual income and expenses assumed based on the capitalization method (direct capitalization method) that are indicated on the real estate appraisal, and are not the forecast figures for the current fiscal period.

(Note 2) The reason that the value for total income and the value for total expenses listed above do not match the sum total of itemized income and the sum total of itemized expenses is because the value for individual itemized income and the value for individual itemized expense are taken from the real estate appraisal and each rounded to the nearest thousand yen. The above total income and total expenses are the values arrived at when the values for itemized income and the values for itemized expenses as indicated in the real estate appraisal are summed up and then that sum total rounded to the nearest thousand yen. In addition, there are cases where the items vary among real estate appraisers. In those cases, there may be instances where the figures are gathered together into similar items, etc.

*This English language notice is a translation of the Japanese language notice dated May 31, 2007 and was prepared solely for the convenience of, and reference by, overseas investors. NRIC makes no warranties as to its accuracy or completeness.*