

<For Immediate Release>

Provisional translation only

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ORIX JREIT Announces Financial Results for 29th Fiscal Period

Distribution per unit: ¥3,000

Overview of Financial Results

ORIX JREIT Inc. (OJR) today announced the financial results for its 29th fiscal period ended August 31, 2016. Operating revenues for the period were ¥20,366 million, income before income taxes was ¥7,592 million, net income was ¥7,575 million, and the distribution amount will be ¥7,264 million, or ¥3,000 per unit. The pay-out ratio will be 95.5%.

As of August 31, 2016, OJR's total assets were approximately ¥592,111 million, interest-bearing debt was ¥269,117 million (composed of ¥249,617 million in loans and ¥19,500 million in investment corporation bonds), and total net assets were ¥289,866 million, or ¥119,714 per unit.

Highlights

Dispositions and Acquisitions

During the 29th fiscal period, OJR acquired SAPPORO BRICK CUBE (acquisition price: ¥5,200 million) on April 14, 2016, Hamamatsu Act Tower (acquisition price: ¥11,800 million) on April 15, 2016, ORIX Yodoyabashi Bldg. (acquisition price: ¥5,012 million) on May 2, 2016, TAKANAWA DUPLEX C's (acquisition price: ¥2,830 million) on June 21, 2016, and Albore Kagoshima (acquisition price: ¥1,300 million) on July 1, 2016; and sold Nihonbashi East Building (sale price: ¥1,600 million) on July 22, 2016. As a result, the OJR portfolio consisted of 106 properties at a total investment of ¥582,478 million (on an acquisition price basis) as of August 31, 2016.

After the end of the 29th fiscal period, OJR acquired Gaien Nishi-dori Building (acquisition price: ¥9,000 million) and Hotel Nikko Himeji (acquisition price: ¥4,800 million) on September 30, 2016, PRIZE TENJIN (acquisition price: ¥4,550 million) on October 3, 2016. OJR plans to acquire intervillage OH! MAGARI (Extension) (acquisition price: ¥83 million) on November 30, 2016.

Portfolio Profile

As noted above, on August 31, 2016, OJR owned a total of 106 properties, consisting of 53 office buildings, five logistics facilities, 28 retail facilities, 14 residential properties and six other properties, and was leasing approximately 1,080,241.77 m² of space to 986 tenants. OJR's portfolio occupancy rate as of August 31 was approximately 98.4%.

The total acquisition price of OJR's portfolio of 106 properties was ¥584,198 million as of August 31, 2016. The portfolio's appraisal value, evaluated by six major Japanese real estate appraisers, was ¥628,720 million as of August 31, 2016.

Equity Financing and Debt Financing

OJR procured funds as described below during the 29th fiscal period.

OJR issued new investment units through public offering (95,830 investment units, total paid in amount (issue value) of ¥15,270 million) on March 16, 2016 to procure funds for new property acquisitions, and issued new investment units through third-party allotment (4,792 investment units, total paid in amount (issue value) of ¥764 million) on April 12, 2016, and allocated the funds to the new property acquisitions.

OJR took out long-term loans of ¥7,737 million in March 2016 and ¥4,430 million in May 2016 to procure funds for property acquisition. OJR also took out long-term loans of ¥14,800 million in March 2016 and ¥5,000 million in July 2016 to repay loans of which repayment dates arrived.

As to the commitment line, the limit is set at ¥33,500 million in order to secure stable funding.

As a result of the activities above, as of August 31, 2016, outstanding loans amounted to ¥249,617 million, the balance of investment corporation bonds stood at ¥19,500 million, and the balance of interest-bearing debt totaled ¥269,117 million. The LTV (based on total assets) (Note 1) was 45.5%, LTV (based on unitholders' capital) (Note 2) was 48.9%, the fixed-rate debt ratio (Note 3) was 89.3%, and the long-term debt ratio (Note 4) was 93.3%.

Credit ratings obtained by OJR as of October 17, 2016 are shown below.

Credit rating agency	Details of rating
Standard & Poor's Ratings Japan K.K.	Long-term corporate credit rating: A Short-term corporate credit rating: A-1 Outlook: Stable
Rating and Investment Information, Inc.	Issuer rating: A+ Rating outlook: Stable
Japan Credit Rating Agency, Ltd	Senior long-term debt rating: AA Rating outlook: Stable

Note 1: "LTV (based on total assets)" is the figure obtained by dividing the balance of interest-bearing debt by total assets stated on the balance sheet and is rounded to the first decimal place.

Note 2: LTV (based on unitholders' capital) is the figure obtained by dividing the balance of interest-bearing debt by the sum of unitholders' capital on the balance sheet and the balance of interest-bearing debt and is rounded to the first decimal place.

Note 3: The fixed-rate debt ratio is the figure obtained by dividing the balance of fixed-rate debt (including loans which rates were fixed through interest rate swaps) by the balance of interest-bearing debt and is rounded to the first decimal place.

Note 4: The long-term debt ratio is the figure obtained by dividing the balance of long-term debt (except long-term debt to be reimbursed or redeemed within one year) by the balance of interest-bearing debt and is rounded to the first decimal place.

Forecasts for the 30th and 31th Fiscal Periods

In accordance with Tokyo Stock Exchange listing requirements, OJR here announces financial results forecasts for its 30th fiscal period, which runs from September 1, 2016 through February 28, 2017. For the 30th fiscal period, OJR forecasts operating revenues of ¥21,013 million, income before income taxes of ¥7,593 million, and net income of ¥7,574 million. The estimated distribution per unit for the 30th fiscal period is ¥3,000.

The financial results forecasts for the 31th fiscal period, from March 1, 2017 through August 31, 2017, are as follows: operating revenues of ¥21,312 million, income before income taxes of ¥7,517 million, and net income of ¥7,498 million. The estimated distribution per unit for the 31th fiscal period is ¥2,970.

Overview of OJR

OJR was established on September 10, 2001, and was listed and commenced trading on the Tokyo Stock Exchange on June 12, 2002 as the fourth Real Estate Investment Trust in Japan, or “JREIT,” to be listed. A JREIT is an externally managed property fund formed under the Investment Trust Law of Japan. ORIX Asset Management Corporation, a wholly owned subsidiary of ORIX Corporation (TSE: 8591, NYSE: IX (ADR)), is the asset manager of OJR. OJR is a diversified JREIT that invests in high quality office buildings, logistics facilities, retail facilities, residential properties, and other properties, aiming to provide stable cash flow and healthy asset growth over the medium to long term.

Notices

Information Disclosure to Investors

OJR maintains a policy of timely disclosure of important information in both the English and Japanese languages. For more information on OJR, please visit our website at <http://www.orixjreit.com>.

Forward-looking Statements Disclaimer

In making forward-looking statements about the forecasts for the 30th and 31th fiscal periods, certain assumptions have been made. We consider that these assumptions were appropriate and reasonable based on the information available to us when we made the forecasts. However, our actual operating results, and therefore the distribution per unit, may differ from our expectations and will be affected by a number of factors, many of which are beyond our control, or may not be capable of being foreseen or accurately predicted. For example, our actual distribution amount could be affected by the rental revenues we actually receive from our properties, and/or our operating expenses, interest expenses and the ability of our tenants to meet their financial obligations during the relevant period. It may also be affected by economic conditions in Japan and conditions relating to the real estate market in Japan, particularly in Tokyo. These factors and others could also affect the validity of the assumptions that we used in the preparation of our forecasts. No assurance can be given by us or by any other party that our forecasts will prove accurate.

(Summary Financial Information Attached)

* This provisional English translation of the original Japanese document is provided solely for informational purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall take precedence.

**OJR is a real estate investment corporation (commonly referred to as a JREIT) listed on the Tokyo Stock Exchange JREIT Section (TSE: 8954) whose objective is to provide stable income returns to investors over the medium to long term through investing in diversified types of quality real estate, mostly office buildings and properties in the Greater Tokyo Metropolitan area. ORIX Asset Management Corp., a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.

ORIX JREIT Inc.
BALANCE SHEETS

As of February 29, 2016 and August 31, 2016

	As of	February 29, 2016	As of	August 31, 2016
				(In millions of yen)
Assets				
Current assets:				
Cash and deposits including trust accounts	¥	31,282	¥	41,285
Rental receivables		332		922
Consumption taxes refundable		211		217
Investment in finance lease		2,693		2,619
Prepaid expenses		117		114
Other current assets		4		7
Total current assets		34,639		45,164
Property and equipment, at cost:				
Land including trust accounts		358,583		369,490
Buildings and structures including trust accounts		154,645		165,498
Building improvements including trust accounts		47,948		49,362
Machinery and equipment including trust accounts		5,055		5,165
		566,231		589,515
Less: Accumulated depreciation		(47,679)		(51,165)
Net property and equipment		518,552		538,350
Other assets:				
Leasehold interests including trust accounts		3,126		5,114
Long-term prepaid expenses		1,847		1,832
Others		1,578		1,651
Total assets	¥	559,742	¥	592,111
Liabilities and Net assets				
Liabilities				
Current liabilities:				
Trade and other payables	¥	2,228	¥	2,680
Long-term debt due within one year		21,800		18,000
Accrued expenses		503		477
Rents received in advance		2,771		3,044
Income taxes payable		6		16
Other current liabilities		405		461
Total current liabilities		27,713		24,678
Non-current liabilities:				
Long-term debt		235,150		251,117
Leasehold and security deposits received		23,525		26,288
Asset retirement obligations		161		162
Total liabilities		286,549		302,245
Net assets				
Unitholders' capital		264,720		280,754
Units authorized: 10,000,000 units				
Units issued and outstanding: 2,320,701 units as of February 29, 2015 and 2,421,323 units as of August 31, 2016				
Retained earnings		8,473		9,112
Total net assets		273,193		289,866
Total liabilities and net assets	¥	559,742	¥	592,111

ORIX JREIT Inc.
STATEMENTS OF INCOME

For the six months ended February 29, 2016 and August 31, 2016

	For the six months ended	
	February 29, 2016	August 31, 2016
(In millions of yen)		
Operating revenues:		
Rental revenues	¥ 16,705	¥ 17,893
Other operating revenues	1,998	2,411
Gains on sale of real estate properties	954	62
Dividend income	238	—
Total operating revenues	19,895	20,366
Operating expenses:		
Property-related expenses	9,021	9,669
Asset management fees	1,152	1,220
Administrative service fees	164	156
Other expenses	189	165
Total operating expenses	10,526	11,210
Operating income	9,369	9,156
Interest income	3	1
Interest expense	(1,266)	(1,210)
Issuance costs of new units	(37)	(38)
Other expenses, net	(363)	(317)
Ordinary income	7,706	7,592
Income before income taxes	7,706	7,592
Provision for income taxes	7	17
Net income	¥ 7,699	¥ 7,575

	For the six months ended	
	February 29, 2016	August 31, 2016
Earnings per unit		
Net income (In yen)	¥ 3,318	¥ 3,141
Weighted average number of units outstanding	2,320,234	2,411,870

ORIX JREIT Inc.
STATEMENTS OF CASH FLOWS

For the six months ended February 29, 2016 and August 31, 2016

	For the six months ended	
	February 29, 2016	August 31, 2016
	(In millions of yen)	
Cash Flows from Operating Activities:		
Income before income taxes	¥ 7,706	¥ 7,592
Adjustments to reconcile income before income taxes to net cash provided by operating activities:		
Depreciation	3,718	3,860
Amortization of long-term prepaid expenses	256	244
Amortization of investment corporation bond issuance costs	12	11
Issuance costs of new units	37	38
Interest income	(3)	(1)
Interest expense	1,266	1,210
Loss on disposal of property and equipment	131	22
Changes in assets and liabilities:		
Rental receivables	63	(590)
Consumption taxes refundable	(211)	(6)
Consumption taxes payable	(612)	—
Investment in finance lease	87	74
Prepaid expenses	(18)	2
Payments of long-term prepaid expenses	(122)	(229)
Decrease in property and equipment due to sale	1,027	1,518
Decrease in property and equipment held in trust due to sale	4,613	—
Withdrawal from reserve for repairs and maintenance	29	5
Trade and other payables	(20)	280
Rents received in advance	86	273
Others, net	13	265
Subtotal	18,058	14,568
Cash proceeds from interest income	3	1
Cash payments of interest expense	(1,267)	(1,238)
Cash payments of income taxes	(22)	(6)
Net cash provided by operating activities	16,772	13,325
Cash Flows from Investing Activities:		
Payments for investing in time deposits	(545)	(2,765)
Proceeds from maturity of time deposits	—	545
Purchases of property and equipment	(49,563)	(25,027)
Proceeds from refund of investment securities	9,889	—
Purchases of leasehold rights	—	(2,008)
Proceeds from leasehold and security deposits	2,426	3,430
Repayments of leasehold and security deposits	(757)	(867)
Payments of lease and guarantee deposits	—	(41)
Payments for restricted deposits held in trust	(363)	(2,509)
Proceeds from restricted deposits held in trust	211	1,533
Others, net	(7)	(40)
Net cash used in investing activities	(38,709)	(27,749)

Cash Flows from Financing Activities:

Proceeds from short-term debt	5,000	—
Repayments of short-term debt	(5,000)	—
Proceeds from long-term debt	19,000	31,967
Repayments of long-term debt	(6,900)	(19,800)
Proceeds from issuance of new units	12,296	16,034
Payments of issuance costs of new units	(37)	(39)
Payment of dividends	(6,546)	(6,932)
Net cash provided by financing activities	17,813	21,230
Net change in cash and cash equivalents	(4,124)	6,806
Cash and cash equivalents at the beginning of the period	33,741	29,617
Cash and cash equivalents at the end of the period	¥ 29,617	¥ 36,423

ORIX JREIT Inc.
STATEMENTS OF CHANGES IN NET ASSETS

For the six months ended February 29, 2016 and August 31, 2016

(In millions of yen)

	Number of Units	Unitholders' Capital	Retained Earnings	Total Unitholders' Equity
Balance as of August 31, 2015	2,235,735	¥ 252,424	¥ 7,323	¥ 259,747
Issuance of new units	84,966	12,296	—	12,296
Cash Dividends declared	—	—	(6,549)	(6,549)
Net Income	—	—	7,699	7,699
Balance as of February 29, 2016	2,320,701	¥ 264,720	¥ 8,473	¥ 273,193
Issuance of new units	100,622	16,034	—	16,034
Cash Dividends declared	—	—	(6,936)	(6,936)
Net Income	—	—	7,575	7,575
Balance as of August 31, 2016	2,421,323	¥ 280,754	¥ 9,112	¥ 289,866

	Property Name	Appraisal Value (¥Million)	Appraiser	Reference Information					Valuation by Cost Method (¥Million)	Book Value (¥Million)	Acquisition Price (¥Million)	Share in Acquisition Price (%)		
				DC Value (¥Million)	CR (%)	DCF Value (¥Million)	DR (%)	TCR (%)						
Offices	6 central Tokyo wards	Aoyama Suncrest Building	12,210	Tanizawa	-	-	12,210	4.2	-	12,120	10,236	10,076	1.7	
		Round-Cross Ichibancho	3,550	Tanizawa	3,750	4.2	3,460	4.3	4.3	3,280	3,015	3,527	0.6	
		Round-Cross Nishi Shinjuku	3,500	Tanizawa	3,660	3.8	3,430	4.2	4.0	3,590	2,420	2,650	0.5	
		DT Galen	2,690	Tanizawa	2,800	4.2	2,640	4.3	4.4	2,590	2,134	2,430	0.4	
		Yoyogi Forest Building	1,500	Tanizawa	1,550	4.4	1,480	4.6	4.6	1,420	1,420	1,406	0.2	
		Round-Cross Minami Azabu	1,420	Chuo	1,380	5.2	1,420	5.0	5.4	1,780	1,243	1,394	0.2	
		Round-Cross Akasaka	2,620	Chuo	2,730	4.8	2,620	4.6	5.0	2,800	2,727	2,624	0.5	
		Round-Cross Mita	1,520	Chuo	1,650	4.7	1,520	4.5	4.9	1,400	1,707	1,748	0.3	
		Round-Cross Shiba Daimon	3,060	Chuo	3,230	4.5	3,060	4.3	4.7	1,970	2,199	2,195	0.4	
		Round-Cross Tsukiji	3,740	Chuo	3,750	4.7	3,740	4.5	4.9	2,280	2,941	3,378	0.6	
		ORIX Shiba 2-chome Building	9,080	Chuo	9,050	4.5	9,080	4.3	4.7	5,060	6,283	7,500	1.3	
		Aoyama 246 Building	8,280	Chuo	8,070	3.8	8,280	3.6	4.0	6,150	5,325	5,200	0.9	
		Round-Cross Shinjuku	9,820	Morii	9,920	3.7	9,710	3.5	3.9	7,020	7,476	8,920	1.4	
		Seafort Square Center Building	13,700	Chuo	17,100	4.2	13,700	4.0	4.4	13,900	16,632	18,000	3.1	
		ORIX Akasaka 2-chome Building	22,000	Chuo	22,900	3.5	22,000	3.3	3.7	11,800	19,962	21,860	3.8	
		Round-Cross Shinjuku 5-chome	4,100	Morii	4,270	4.0	4,030	3.8	4.2	2,940	3,916	4,500	0.8	
		Nihonbashi Honcho 1-chome Building	7,970	Nihon	8,060	4.1	7,870	3.8	4.2	6,680	9,584	10,500	1.8	
		Round-Cross Shibuya	2,980	IV	3,030	3.9	2,920	3.7	4.2	1,700	3,281	3,500	0.6	
		ORIX Suidobashi Building	2,950	Nihon	2,990	4.4	2,900	4.2	4.6	1,980	2,748	3,000	0.5	
		ORIX Shinagawa Building	12,700	Nihon	12,900	3.8	12,400	3.6	4.0	11,000	14,386	15,200	2.6	
		ORIX Real Estate Nishi Shinjuku Building	13,800	Daiwa	13,900	3.8	13,800	3.6	4.0	10,600	13,148	13,600	2.3	
		OX Tamachi Building	7,480	Daiwa	7,560	4.3	7,440	4.1	4.5	5,040	6,636	6,730	1.2	
		MG Shirokanedai Building	8,640	Chuo	9,350	4.1	8,640	3.7	4.3	7,600	8,575	8,500	1.5	
		SHIBUYA PINE Bldg.	4,210	Daiwa	4,280	3.7	4,180	3.5	3.9	2,930	3,405	3,400	0.6	
		MG Ichigaya Building	3,390	Nihon	3,440	3.9	3,330	3.7	4.1	2,320	3,057	3,100	0.5	
		Round-Cross Ginza 2-chome	5,720	Tanizawa	5,920	3.7	5,640	3.8	3.9	5,430	5,212	5,200	0.9	
		ARK Hills South Tower	23,100	Tanizawa	24,300	3.5	22,600	3.5	3.6	22,300	22,028	22,000	3.8	
		KANDA MATSUNAGACHO BUILDING	4,330	Tanizawa	4,740	3.6	4,160	3.7	3.8	4,460	4,359	4,202	0.7	
		Subtotal	200,060		196,280		198,260			162,140	186,055	195,440	33.6	
		Remaining Tokyo wards	Carrot Tower	6,620	Tanizawa	6,590	4.5	6,630	4.5	4.7	6,370	3,846	5,479	0.9
			Toyo MK Building	4,910	Tanizawa	4,710	4.8	5,000	5.0	5.0	4,700	3,861	5,270	0.9
			Beside Kita	2,820	Tanizawa	2,900	4.6	2,790	4.7	4.8	2,660	2,008	2,450	0.4
			ORIX Ikebukuro Building	12,600	Chuo	11,700	4.2	12,600	4.0	4.4	6,480	8,257	9,577	1.6
			KN Iiyugaoka Plaza	2,950	IV	2,990	4.2	2,910	4.0	4.4	1,860	3,073	3,110	0.5
			ORIX Meguro Building	7,350	Daiwa	7,430	4.4	7,310	4.2	4.6	4,480	6,081	6,350	1.1
			Akihara Business Center	6,090	Daiwa	6,160	4.1	6,060	3.9	4.3	3,830	4,626	5,060	0.9
		Subtotal	43,340		42,480		43,300			30,380	31,752	37,295	6.4	
		Other parts of the greater Tokyo area	Neo City Mitaka	2,960	Tanizawa	2,990	4.8	2,940	4.9	5.0	2,930	1,948	2,200	0.4
			Round-Cross Kawasaki	6,040	Chuo	5,680	4.8	6,040	4.6	5.0	3,590	3,979	4,130	0.7
			Omiya Miyacho Building	4,860	Daiwa	4,850	5.0	4,870	4.8	5.2	2,970	3,846	4,400	0.8
			Omiya Shimocho 1-chome Building	4,500	Daiwa	4,510	5.0	4,490	4.8	5.2	3,930	3,366	3,750	0.6
			ORE Omiya Building	7,790	Daiwa	7,890	5.4	7,750	5.1	5.7	5,450	7,190	7,030	1.2
		Subtotal	26,150		25,920		26,090			18,870	20,329	21,510	3.7	
		Other areas	Nagoya Itochu Building	5,430	Tanizawa	5,420	5.2	5,440	5.4	5.4	5,730	4,600	4,500	0.8
			ORIX Koreibashi Building	5,040	Chuo	4,570	4.3	5,040	4.1	4.5	3,580	4,520	5,560	1.0
		Lunar Sendai	6,160	Nihon	6,200	5.0	6,110	4.8	5.2	5,770	7,510	8,500	1.5	
		ORIX Nagoya Nishiki Building	8,320	Nihon	8,380	4.6	8,260	4.3	4.7	7,340	10,903	12,500	2.1	
		ORE Sapporo Building	5,870	Chuo	5,860	5.9	5,870	5.6	6.2	4,480	3,481	4,250	0.7	
		ORIX Kobe Samoniyu Building	4,090	Daiwa	4,100	5.5	4,080	5.3	5.7	2,660	3,335	3,800	0.7	
		ORE Nishiki 2-chome Bldg.	11,700	Daiwa	11,800	4.9	11,700	4.7	5.1	9,890	10,575	10,900	1.9	
		DOTMA PLAZA BLDG.	9,960	Nihon	10,100	4.5	9,810	4.3	4.7	9,710	9,627	9,500	1.6	
		PRIME SQUARE HIROSE-DORI	8,170	Nihon	8,260	4.8	8,070	4.6	5.0	7,480	7,195	7,280	1.2	
		Hamamatsu Act Tower	12,700	Nihon	12,700	6.0	12,700	5.8	6.2	13,800	12,108	11,800	2.0	
		ORIX Yodoyabashi Bldg.	5,330	Chuo	5,560	4.3	5,330	4.1	4.5	3,890	5,063	5,012	0.9	
		SAPPORO BRICK CUBE	5,390	Tanizawa	5,660	4.7	5,280	4.7	4.9	5,340	5,258	5,200	0.9	
		Albore Koroshima	1,510	Morii	1,520	5.9	1,490	5.7	6.1	1,570	1,321	1,300	0.2	
	Subtotal	89,670		90,130		89,180			81,140	85,496	90,102	15.5		
	Total	359,220		354,810		356,890			292,530	323,632	344,948	59.1		
Logistics Facilities	Other parts of the greater Tokyo area	Toda Logistics Center	10,700	Nihon	10,800	4.5	10,500	4.2	4.7	8,060	8,540	9,600	1.6	
		Ichikawa Logistics Center	8,900	Nihon	9,000	4.7	8,790	4.3	5.0	7,490	7,166	8,300	1.1	
		Iwatsuki Logistics Center	6,960	Nihon	7,060	4.8	6,850	4.5	5.1	5,470	6,077	6,300	1.4	
		Subtotal	26,560		26,860		26,140			21,020	21,783	24,200	4.2	
	Other areas	Sakai Logistics Center North Building	12,400	Daiwa	12,500	5.0	12,400	4.8	5.2	8,050	8,300	10,200	1.8	
	Komaki Logistics Center	3,000	Tanizawa	3,010	5.3	3,000	4.6	5.5	2,720	2,312	2,700	0.5		
Subtotal	15,400		15,510		15,400			10,770	10,612	12,900	2.2			
Total	41,960		42,370		41,540			31,790	32,395	37,100	6.4			
Retail Facilities	6 central Tokyo wards	Nihon Jisho Minami Aoyama Building	4,020	Chuo	4,000	3.7	4,020	3.5	4.0	2,090	2,468	2,548	0.4	
		CUBE Daikanyama	3,450	Chuo	3,270	4.4	3,450	4.1	4.7	2,070	2,395	2,435	0.4	
		aume Yurakucho	11,800	Daiwa	12,100	3.4	11,700	3.2	3.6	15,300	9,894	9,900	1.7	
		Cross Avenue HaraJuku	5,720	Nihon	5,760	3.4	5,670	3.1	3.5	3,690	4,802	4,815	0.8	
		J-ONE SQUARE	1,650	Nihon	1,680	3.9	1,620	3.7	4.1	1,240	1,519	1,510	0.3	
		Joule SHIBUYA	8,550	Nihon	8,700	3.6	8,400	3.4	3.8	6,470	7,540	7,550	1.3	
		SO-CAL LINK OMOTESANDO	2,630	Nihon	2,680	3.7	2,570	3.5	3.9	2,880	2,313	2,300	0.4	
		Kita Aoyama Building	920	Tanizawa	980	3.6	890	3.6	3.8	894	950	900	0.2	
		Subtotal	38,740		39,170		38,320			34,434	31,881	31,968	5.5	
	Remaining Tokyo wards	aume Ikebukuro	6,970	Nihon	7,080	4.0	6,850	3.8	4.2	4,630	6,302	6,410	1.1	
		Subtotal	6,970		7,080		6,850			4,630	6,302	6,410	1.1	
	Other parts of the greater Tokyo area	aume Kohoku	4,400	Daiwa	4,430	4.9	4,380	4.7	5.1	3,120	3,540	4,000	0.7	
		aume Makuhari	4,550	Daiwa	4,570	5.1	4,540	4.9	5.3	2,500	3,160	3,600	0.6	
		Maruetsu Sagami	2,650	Daiwa	2,680	5.3	2,640	5.1	5.5	2,890	2,218	2,350	0.4	
		CROSS GARDEN KAWASAKI	14,900	Daiwa	15,100	4.5	14,800	4.4	4.8	8,950	12,299	12,950	2.2	
		Toec Land Totsuka(Land)	6,010	Nihon	-	-	6,010	5.2	-	-	6,074	6,020	1.0	
		Clio Fujisawaekimo	4,570	Nihon	4,580	5.6	4,550	5.2	5.8	3,770	3,910	3,900	0.7	
		Subtotal	37,080		31,360		35,920			21,230	31,201	32,820	5.6	
	Other areas	Kobe Momoyamada Shopping Center(Land)	3,270	Nihon	-	-	3,270	7.4	-	-	3,391	3,260	0.6	
		Okayama Kume Retail Facility	3,240	Chuo	3,240	6.1	3,240	5.6	6.6	2,550	2,457	2,750	0.5	
		Home Center Musashi Sendai Izumi(Land)	2,920	Chuo	-	-	2,920	5.3	-	-				

	Property Name	Appraisal Value (¥Million)	Appraiser	Reference Information					Valuation by Cost Method (¥Million)	Book Value (¥Million)	Acquisition Price (¥Million)	Share in Acquisition Price (%)	
				DC Value (¥Million)	CR (%)	DCF Value (¥Million)	DR (%)	TCR (%)					
Residential	6 central Tokyo wards	We Will Hatchobori	2,480	Chuo	2,530	4.3	2,480	4.1	4.5	1,730	2,163	2,370	0.4
		Shibaaura Island Air Tower	7,110	Chuo	7,250	4.8	7,110	4.5	5.1	4,950	5,161	6,030	1.0
		Belle Face Togoshi Statio	3,050	Chuo	3,060	4.2	3,050	4.0	4.4	2,080	2,432	2,642	0.5
		Belle Face Meguro	3,820	Nihon	3,880	4.2	3,750	4.0	4.4	2,970	3,184	3,330	0.6
		Central Crib Roppongi	7,950	Nihon	8,080	4.2	7,820	4.0	4.4	8,250	7,532	7,493	1.3
		Subtotal	24,410		24,800		24,210			19,980	20,472	21,865	3.8
	Remaining Tokyo wards	Belle Face Kamata	4,200	Chuo	4,180	4.5	4,200	4.3	4.7	3,400	3,177	3,550	0.6
		Belle Face Hongu Yumicho	3,630	Chuo	3,730	4.3	3,630	4.1	4.5	2,320	3,066	3,340	0.6
		Belle Face Mishuku	2,300	Chuo	2,350	4.5	2,300	4.3	4.7	1,950	1,947	2,000	0.3
		West Park Tower IKEBUKURO	22,000	Nihon	22,300	4.3	21,700	4.1	4.5	18,900	20,300	20,500	3.5
		Belle Face Higashi-ulo	3,170	Nihon	3,210	4.6	3,120	4.4	4.8	2,090	2,942	3,000	0.5
		Subtotal	36,300		36,770		34,950			28,660	31,432	32,990	5.6
	Other parts of the greater Tokyo area	R-Styles Musashi-Kosugi	4,820	Nihon	4,820	5.3	4,810	4.7	5.5	3,860	4,290	4,433	0.8
		Subtotal	4,820		4,820		4,810			3,860	4,290	4,433	0.8
	Other areas	Belle Face Osaka Shinmachi	4,460	Chuo	4,450	4.8	4,460	4.6	5.0	3,900	3,152	3,684	0.6
		Belle Face Amagasaki	3,830	Chuo	3,820	5.0	3,830	4.7	5.2	3,450	3,012	3,440	0.6
		Belle Face Kanazawa Kohrinbo	2,590	Chuo	2,740	5.8	2,590	5.6	6.0	2,430	2,305	2,410	0.4
		Subtotal	10,880		11,010		10,880			9,780	8,469	9,534	1.6
	Total	76,410		76,400		74,850			62,280	64,663	68,222	11.7	
Others	6 central Tokyo wards	TAKANAWA DUPLEX C' s	2,880	Nihon	2,900	4.7	2,850	4.1	4.7	2,570	2,868	2,830	0.5
		Subtotal	2,880		2,900		2,850			2,570	2,868	2,830	0.5
	Other parts of the greater Tokyo area	Cross Gate	16,500	Tanizawa	16,600	5.1	16,400	5.1	5.3	15,800	10,032	15,040	2.6
		GOOD TIME LIVING Shin-urayasu	1,950	Nihon	1,970	5.4	1,930	5.2	5.6	1,860	1,503	1,550	0.3
		Subtotal	18,450		18,570		18,330			17,660	11,535	16,590	2.8
	Other areas	VIA INN SHINSAIBASHI BLDG.	3,480	Nihon	3,530	4.3	3,430	4.1	4.5	2,680	3,085	3,100	0.5
		HOTEL KEIHAN SAPPORO	3,040	Nihon	3,070	4.7	3,000	4.5	4.9	1,820	2,508	2,550	0.4
		Richmond Hotel Yamagata Ekimae	2,530	Nihon	2,550	5.7	2,510	5.5	5.9	1,280	2,265	2,300	0.4
		Subtotal	9,050		9,150		8,940			5,780	7,858	7,950	1.4
	Total	30,380		30,620		30,120			26,010	22,261	27,370	4.7	
Grand Total	628,720		608,240		624,370			495,554	546,084	582,478	100.0		

Note 1 Individual numbers may not add up to totals due to rounding except for book value and acquisition price.

Note 2 Tanizawa Sogo Appraisal Co.,Ltd.,Chuo Real Estate Appraisal Co.,Ltd.,Morii Appraisal & Investment Consulting,Inc., JAPAN REAL ESTATE INSTITUTE,Japan Valuers Co.,Ltd. and DAIWA REAL ESTATE APPRAISAL CO.,LTD. conducted appraisals.

Note 3 The appraisal values of the Kobe Momoyamada Shopping Center (Land), the Home Center Musashi Sendai Izumi (Land), the Tecc Land Totsuka (Land), the AEON TOWN Sendai-Izumiosawa(Land),and the Friend Tom Fukaebashi(Land) are not calculated using the direct capitalization method, because the application of this method is not appropriate due to contractual terms and other reasons.

Note 4 The property name, Round-Cross Shiba Daimon was changed from Shiba Daimon Building as of October 1, 2016.

Note 5 The property name, Round-Cross Ginza 2-chome was changed from DUPLEX GINZA TOWER 2/11 as of October 1, 2016.

Note 6 The property name, aune Ikebukuro was changed from ORE Ikebukuro as of August 1, 2016.

	Property Name	Number of Tenants	Rented Space (㎡)	Gross Rentable Space (㎡)	Occupancy Rate (%)	Rental Revenue (¥Million)	
6 central Tokyo wards	Aoyama Suncrest Building	8	4,629.27	6,597.83	70.2	30	
	Round-Cross Ichi-bancho	10	3,282.32	3,282.32	100.0	15	
	Round-Cross Nishi Shinjuku	9	1,224.85	1,224.85	100.0	13	
	DT Gaien	2	1,514.67	2,571.73	58.9	8	
	Yoyogi Forest Building	9	1,861.91	1,861.91	100.0	8	
	Round-Cross Minami Azabu	5	2,737.53	3,178.35	86.1	Note 4 9	
	Round-Cross Akasaka	12	2,787.04	2,787.04	100.0	13	
	Round-Cross Mita	6	2,297.19	2,297.19	100.0	8	
	Round-Cross Shiba Daimon	Note 5 1	2,666.88	2,666.88	100.0	17	
	Round-Cross Tsukiji	10	3,965.14	4,003.73	99.0	Note 4 21	
	ORIX Shiba 2-chome Building	2	6,703.88	6,703.88	100.0	45	
	Aoyama 246 Building	10	2,409.89	2,409.89	100.0	30	
	Round-Cross Shinjuku	12	4,736.16	4,736.16	100.0	39	
	Seafort Square Center Building	60	21,920.57	22,033.67	99.5	Note 3 80	
	ORIX Akasaka 2-chome Building	17	10,277.01	10,277.01	100.0	78	
	Round-Cross Shinjuku 5-chome	9	3,089.29	3,089.29	100.0	17	
	Nihonbashi Honcho 1-chome Building	6	2,924.24	5,099.70	57.3	19	
	Round-Cross Shibuya	8	1,363.24	1,550.63	87.9	9	
	ORIX Suidobashi Building	1	2,087.65	2,087.65	100.0	Note 1 46	
	ORIX Shinagawa Building	8	5,616.58	5,616.58	100.0	Note 3 21	
	ORIX Real Estate Nishi Shinjuku Building	1	7,059.20	7,059.20	100.0	Note 1 33	
	OX Tamachi Building	11	5,472.30	6,129.38	89.3	30	
	MG Shirokanedai Building	3	4,148.48	4,983.54	83.2	17	
	SHIBUYA PINE Bldg.	6	2,671.33	2,671.33	100.0	12	
	MG Ichigaya Building	10	1,735.20	1,906.29	91.0	21	
	Round-Cross Ginza 2-chome	Note 6 13	2,910.41	2,910.41	100.0	82	
	ARK Hills South Tower	1	8,795.30	9,015.61	97.6	Note 2, Note 3 Note 1	
	KANDA MATSUNAGACHO BUILDING	2	2,398.75	2,398.75	100.0	Note 1	
	Subtotal		252	123,286.28	131,150.80	94.0	Note 1
	Remaining Tokyo wards	Carrot Tower	12	6,866.16	6,866.16	100.0	42
		Toyo MK Building	7	9,647.29	9,824.62	98.2	34
		Beside Kiba	5	4,758.03	4,758.03	100.0	14
		ORIX Ikebukuro Building	8	5,528.03	5,528.03	100.0	Note 3 49
		RN Jiyugaoka Plaza	5	1,231.80	1,231.80	100.0	12
		ORIX Meguro Building	11	5,156.53	6,175.55	83.5	28
		Akihabara Business Center	9	4,252.43	4,252.43	100.0	28
		Subtotal	57	37,440.27	38,636.62	96.9	207
		Other parts of the greater Tokyo area	Neo City Mitaka	11	4,621.57	4,621.57	100.0
	Round-Cross Kawasaki		12	5,307.43	5,528.06	96.0	31
	Omiya Miyacho Building		2	4,062.92	4,062.92	100.0	Note 1 24
	Omiya Shimocho 1-chome Building		8	4,912.78	4,912.78	100.0	43
	ORE Omiya Building		30	9,892.45	10,005.04	98.9	Note 1
	Subtotal		63	28,797.15	29,130.37	98.9	Note 1
Other areas	Nagoya Itochu Building	15	10,764.52	10,773.58	99.9	Note 3 35	
	ORIX Koraihashi Building	14	6,851.57	6,851.57	100.0	27	
	Lunar Sendai	43	9,955.91	9,955.91	100.0	37	
	ORIX Nagoya Nishiki Building	18	9,918.01	10,251.51	96.7	47	
	ORE Sapporo Building	10	11,672.41	11,672.41	100.0	25	
	ORIX Kobe Sannomiya Building	20	6,252.86	6,252.86	100.0	56	
	ORE Nishiki 2-chome Bldg.	24	13,318.82	15,078.21	88.3	47	
	DOJIMA PLAZA BLDG.	29	9,573.32	10,050.45	95.3	41	
	PRIME SQUARE HIROSE-DORI	36	10,274.36	10,420.22	98.6	195	
	Hamamatsu Act Tower	166	84,141.36	84,296.59	99.8	Note 3 26	
	ORIX Yodobashi Bldg.	32	6,431.97	6,591.02	97.6	28	
	SAPPORO BRICK CUBE	36	8,612.59	8,657.39	99.5	12	
	Albore Kagoshima	12	3,160.57	3,160.57	100.0		
	Subtotal	455	190,928.27	194,012.29	98.4	613	
	Total		827	380,451.97	392,930.08	96.8	1,740
Logistics Facilities	Other parts of the greater Tokyo area	Toda Logistics Center	1	36,158.60	36,158.60	100.0	Note 1
		Ichikawa Logistics Center	1	37,456.96	37,456.96	100.0	Note 1
		Iwatsuki Logistics Center	2	28,048.04	28,048.04	100.0	Note 1
	Subtotal	4	101,663.60	101,663.60	100.0	119	
	Other areas	Sakai Logistics Center North Building	1	64,004.80	64,004.80	100.0	Note 1
Komaki Logistics Center	1	18,089.76	18,089.76	100.0	Note 1		
Subtotal	2	82,094.56	82,094.56	100.0	77		
Total		6	183,758.16	183,758.16	100.0	196	

	Property Name	Number of Tenants	Rented Space (㎡)	Gross Rentable Space (㎡)	Occupancy Rate (%)	Rental Revenue (¥Million)			
Retail Facilities	6 central Tokyo wards	Nihon Jisho Minami Aoyama Building	1	985.36	985.36	100.0	Note 1		
		CUBE Daikanyama	5	899.82	899.82	100.0	14		
		aune Yurakucho	1	3,280.26	3,280.26	100.0	Note 2	41	
		Cross Avenue Harajuku	1	693.57	693.57	100.0	Note 2	18	
		J-ONE SQUARE	1	506.36	506.36	100.0	Note 1		
		Joule SHIBUYA	1	2,394.93	2,394.93	100.0	Note 2	31	
		SO-CAL LINK OMOTESANDO	1	484.56	484.56	100.0	Note 1		
		Kita Aoyama Building	3	85.72	215.50	39.8		1	
		Subtotal	14	9,330.58	9,460.36	98.6	Note 2	Note 1	
	Remaining Tokyo wards	aune Ikebukuro Note 7	1	4,179.45	4,179.45	100.0	Note 2	27	
		Subtotal	1	4,179.45	4,179.45	100.0	Note 2	27	
	Other parts of the greater Tokyo area	aune Kohoku	17	5,397.66	5,397.66	100.0		25	
		aune Makuhari	21	5,749.05	5,749.05	100.0		28	
		Maruetsu Sagami	1	8,250.89	8,250.89	100.0	Note 1		
		CROSS GARDEN KAWASAKI	1	17,126.09	17,126.09	100.0	Note 2	76	
		Tecc Land Totsuka (Land)	1	11,901.87	11,901.87	100.0	Note 1		
		Clio Fujiisawaekimae	6	2,678.42	2,678.42	100.0		23	
		Subtotal	47	51,103.98	51,103.98	100.0	Note 2	Note 1	
		Other areas	Kobe Momoyamada Shopping Center(Land)	5	42,123.17	42,123.17	100.0		26
			Okayama Kume Retail Facility	3	11,822.08	11,822.08	100.0		20
	Home Center Musashi Sendai Izumi (Land)		1	56,109.95	56,109.95	100.0	Note 1		
	aune Sapporo Ekimae		4	2,181.73	2,181.73	100.0		12	
	Morioka Minami Shopping Center Sansa		1	17,107.50	17,107.50	100.0	Note 1		
	GRAN MART Tegata		1	3,311.00	3,311.00	100.0	Note 1		
	AEON TOWN Sendai-Izumiosawa (Land)		1	74,930.65	74,930.65	100.0	Note 1		
	Cross Mall Shimomoseki-Chofu		1	8,651.19	8,651.19	100.0	Note 2	17	
	intervillage OH! MAGARI		1	39,217.40	39,217.40	100.0	Note 2	49	
	Valor Suzuka Shopping Center		1	16,782.02	16,782.02	100.0	Note 2	Note 1	
	aune Sendai		10	2,092.07	2,092.07	100.0		13	
	Friend Town Fukaebashi (Land)		1	9,492.36	9,492.36	100.0	Note 1		
	KONAMI SPORTS CLUB KORIEN		1	8,176.36	8,176.36	100.0	Note 1		
	Subtotal		31	291,997.48	291,997.48	100.0	Note 2	Note 1	
	Total	93	356,611.49	356,741.27	100.0	Note 2	Note 1		
	Residential	6 central Tokyo wards	We Will Hatchobori	1	3,065.89	3,065.89	100.0	Note 2	13
			Shibaura Island Air Tower	2	12,625.84	13,097.69	96.4	Note 4	51
			Belle Face Togoshi Statio	1	3,099.75	3,168.75	97.8	Note 2	13
			Belle Face Meguro	1	3,151.31	3,422.89	92.1	Note 2	15
			Central Crib Roppongi	1	6,988.55	7,565.52	92.4	Note 2	33
			Subtotal	6	28,931.34	30,320.74	95.4	Note 2	125
		Remaining Tokyo wards	Belle Face Kamata	1	5,843.37	6,187.52	94.4	Note 2	23
			Belle Face Hongo Yumicho	1	4,203.00	4,349.82	96.6	Note 2	18
			Belle Face Mishuku	1	2,535.90	2,654.24	95.5	Note 2	11
			West Park Tower IKEBUKURO	1	24,053.85	25,152.42	95.6	Note 2	97
Belle Face Higashi-jujo			1	4,428.74	4,933.11	89.8	Note 2	14	
Subtotal		5	41,064.86	43,277.11	94.9	Note 2	163		
Other parts of the greater Tokyo area		R-Styles Musashi-Kosugi	1	15,893.28	15,953.63	99.6	Note 2	51	
		Subtotal	1	15,893.28	15,953.63	99.6	Note 2	51	
Other areas		Belle Face Osaka Shinmachi	1	8,606.43	8,831.38	97.5	Note 2	27	
		Belle Face Amagasaki	5	7,370.04	7,459.86	98.8		18	
		Belle Face Kanazawa Kohrinbo	4	5,997.75	6,680.44	89.8	Note 3, Note 4	16	
Subtotal		10	21,974.22	22,971.68	95.7	Note 2	61		
Total		22	107,863.70	112,523.16	95.9	Note 2	400		
Others	6 central Tokyo wards	TAKANAWA DUPLEX C's	1	4,404.33	4,404.33	100.0	Note 1		
		Subtotal	1	4,404.33	4,404.33	100.0	Note 1		
	Other parts of the greater Tokyo area	Cross Gate	28	25,658.55	25,813.97	99.4	Note 3	97	
		GOOD TIME LIVING Shin-urayasu	1	4,143.60	4,143.60	100.0	Note 1		
	Subtotal	29	29,802.15	29,957.57	99.5	Note 1			
	Other areas	VIA INN SHINSAITBASHI BLDG.	5	4,719.93	4,719.93	100.0	Note 1		
		HOTEL KEIHAN SAPPORO	1	5,335.88	5,335.88	100.0	Note 1		
		Richmond Hotel Yamagata Ekimae	2	7,294.16	7,294.16	100.0	Note 1		
Subtotal	8	17,349.97	17,349.97	100.0	Note 1	42			
Total	38	51,556.45	51,711.87	99.7	Note 1				
Grand Total	986	1,080,241.77	1,097,664.54	98.4		3,091			

Note 1 Because of the confidentiality of the contractual terms, OJR does not disclose the revenue from operations of these properties unless agreement to such disclosures has been specifically received from the tenant.

Note 2 With regard to the relevant properties, the tenants sublet the space to end tenants based on sub-leasing agreements. The lease agreement with OJR or the trustee specifies that the rental fee paid by the tenant will vary depending on the status of subletting to end tenants. These figures indicate rental revenues based on lease agreements with the end tenants which are effective as of the last month of the fiscal period.

Note 3 For some of the tenants in the relevant properties, the leasing agreement with OJR specifies either a portion of one month's rental payment or the whole rental fee as a proportion of sales that varies in accordance with sales for the relevant month. Rental fees as a proportion of sales are not included in these figures.

Note 4 With regard to the residential portions of the relevant properties, the tenants sublet the space to end tenants based on sub-leasing agreements. The lease agreement with OJR specifies that the rental fee paid by the tenant will vary depending on the status of subletting to end tenants. These figures indicate rental revenues based on lease agreements with the end tenants which are effective as of the last month of the fiscal period.

Note 5 The property name, Round-Cross Shiba Daimon was changed from Shiba Daimon Building as of October 1, 2016.

Note 6 The property name, Round-Cross Ginza 2-chome was changed from DUPLEX GINZA TOWER 2/11 as of October 1, 2016.

Note 7 The property name, aune Ikebukuro was changed from ORE Ikebukuro as of August 1, 2016.