



TOKYO TATEMONO

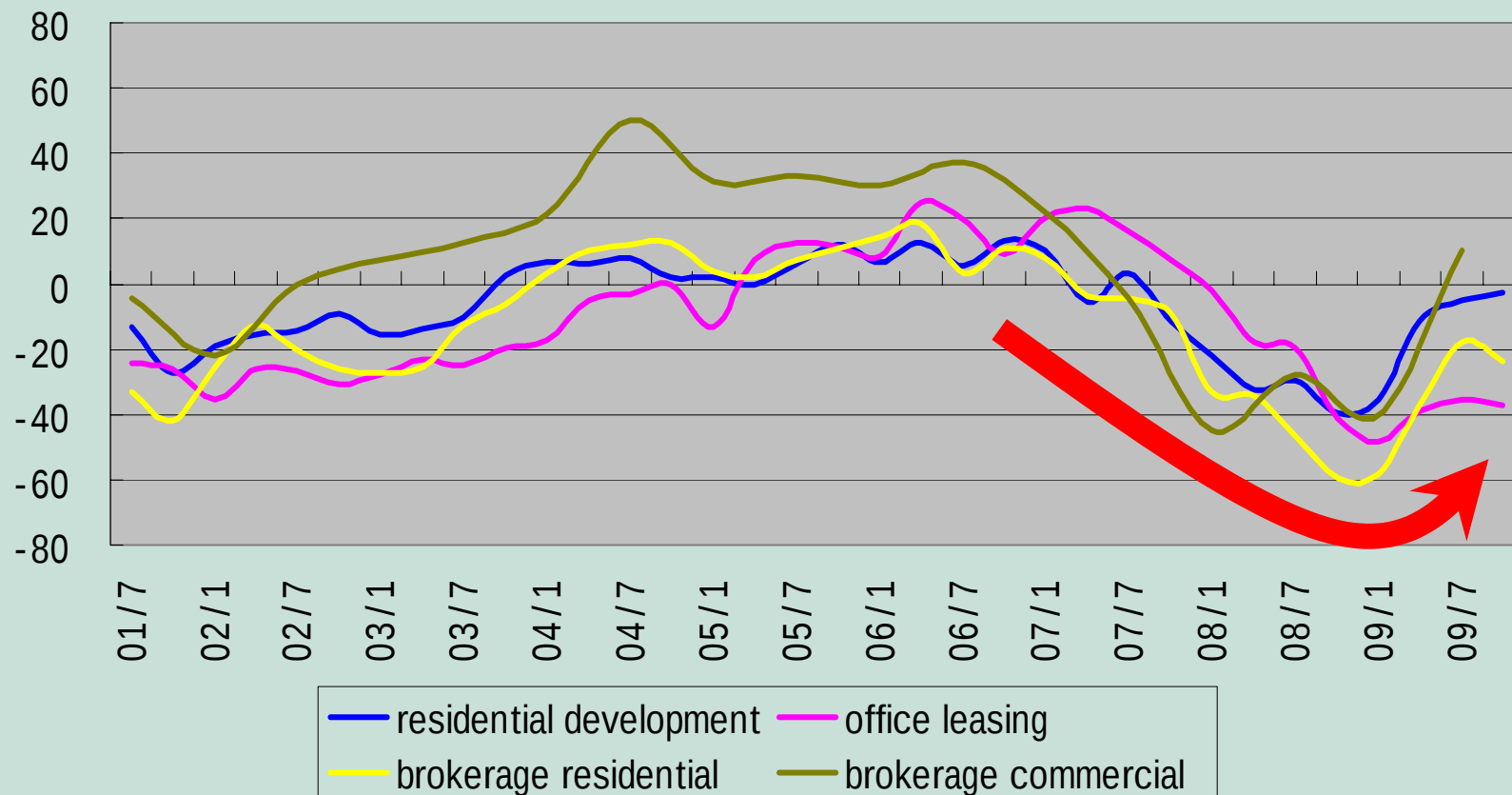
Fumio Inada

General Manager

Investment Management Division

REAL ESTATE INDUSTRY

MARKET FORECAST

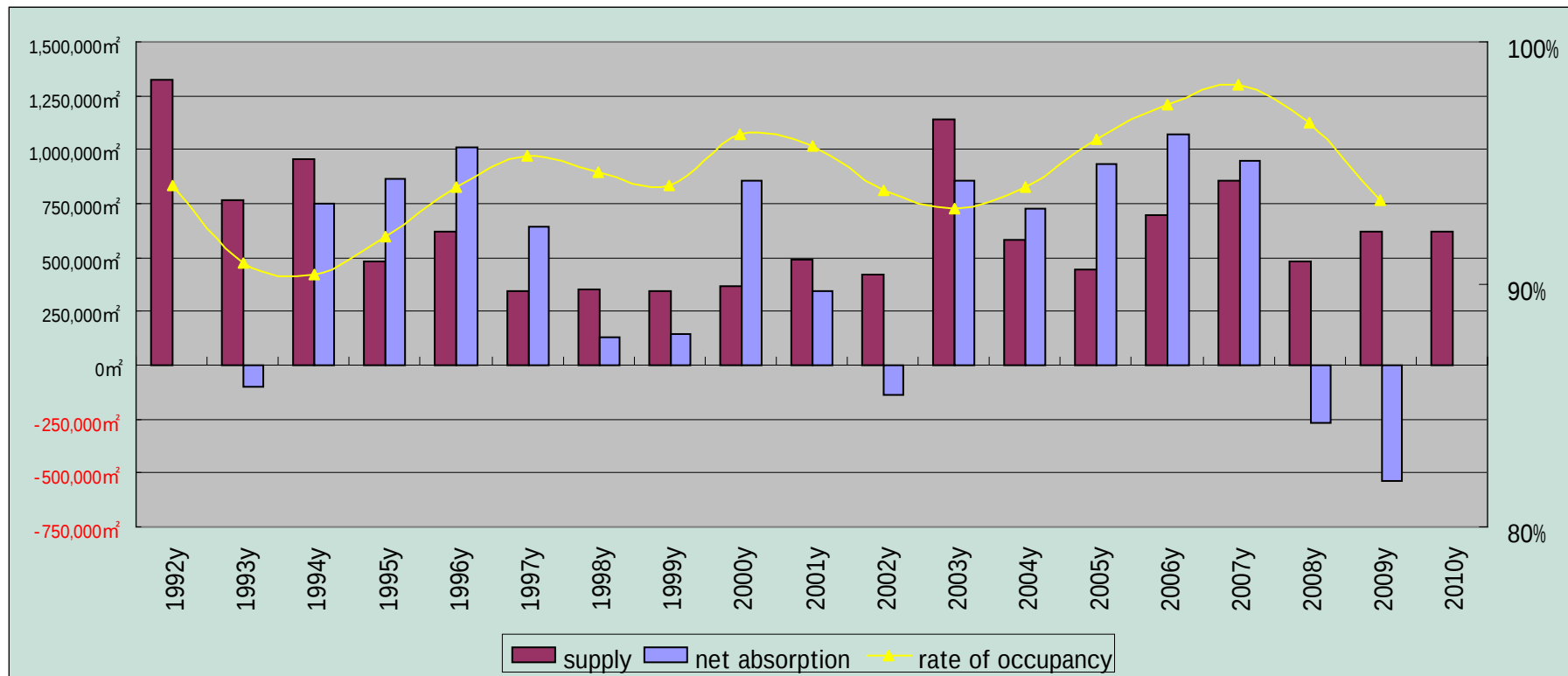


Reference : The Land Insutite of Japan

OFFICE MARKET

..... Supply-Demand

Tokyo 23 wards

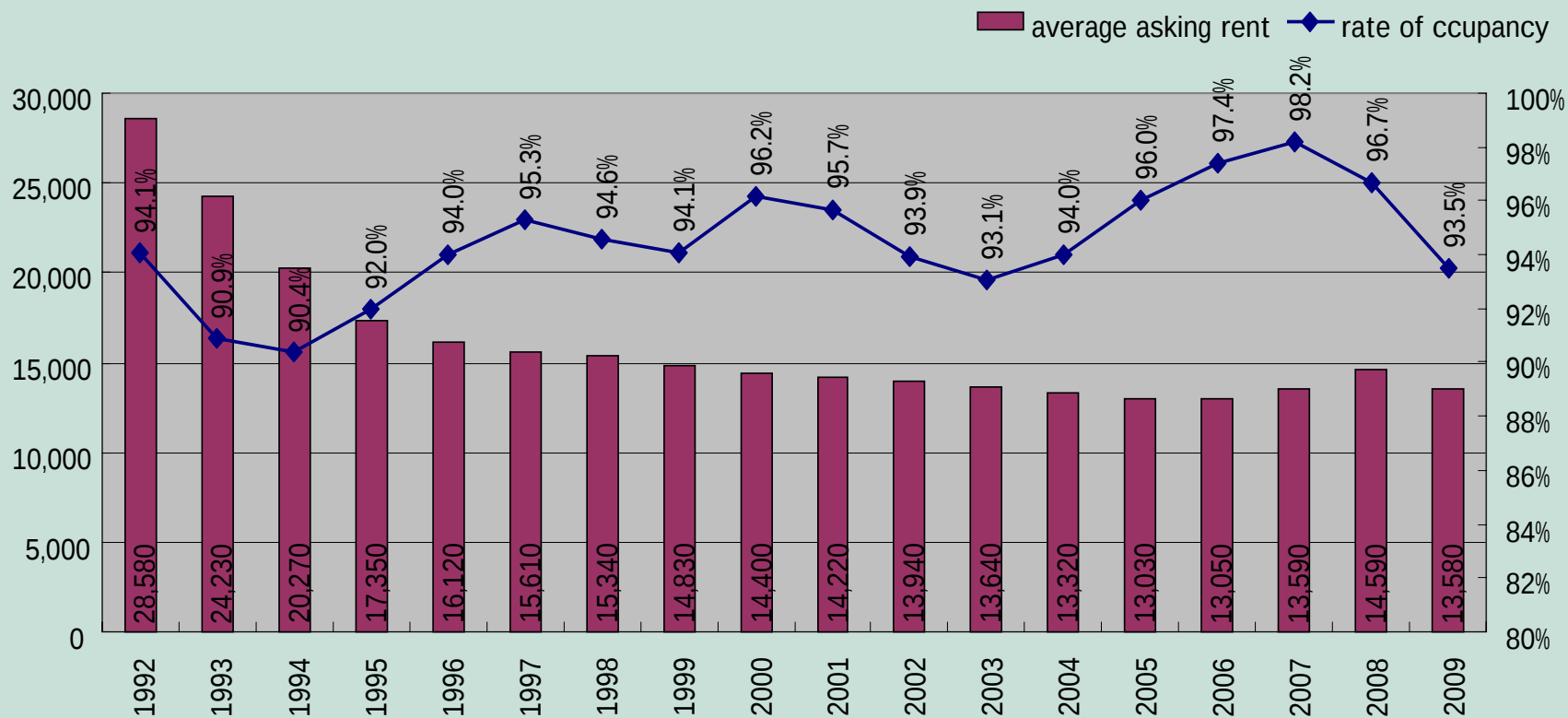


Reference : CB Richard Ellis Research Institute K.K.

OFFICE MARKET

.....Average Asking Rent & Rate of Occupancy

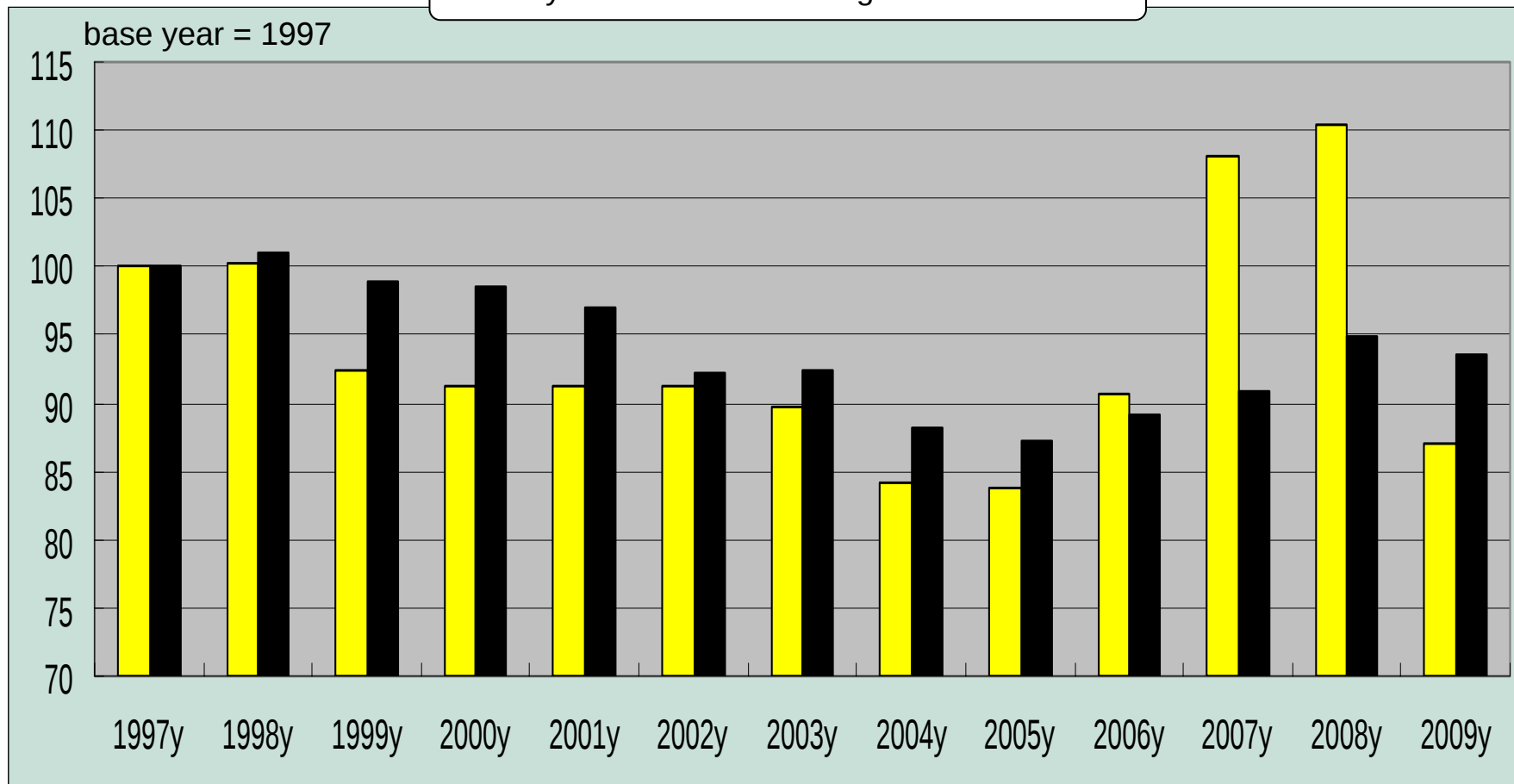
Tokyo 23 wards



Reference : CB Richard Ellis Research Institute K.K.

OFFICE MARKET

Tokyo Tatemono's buildings at CHUO KU

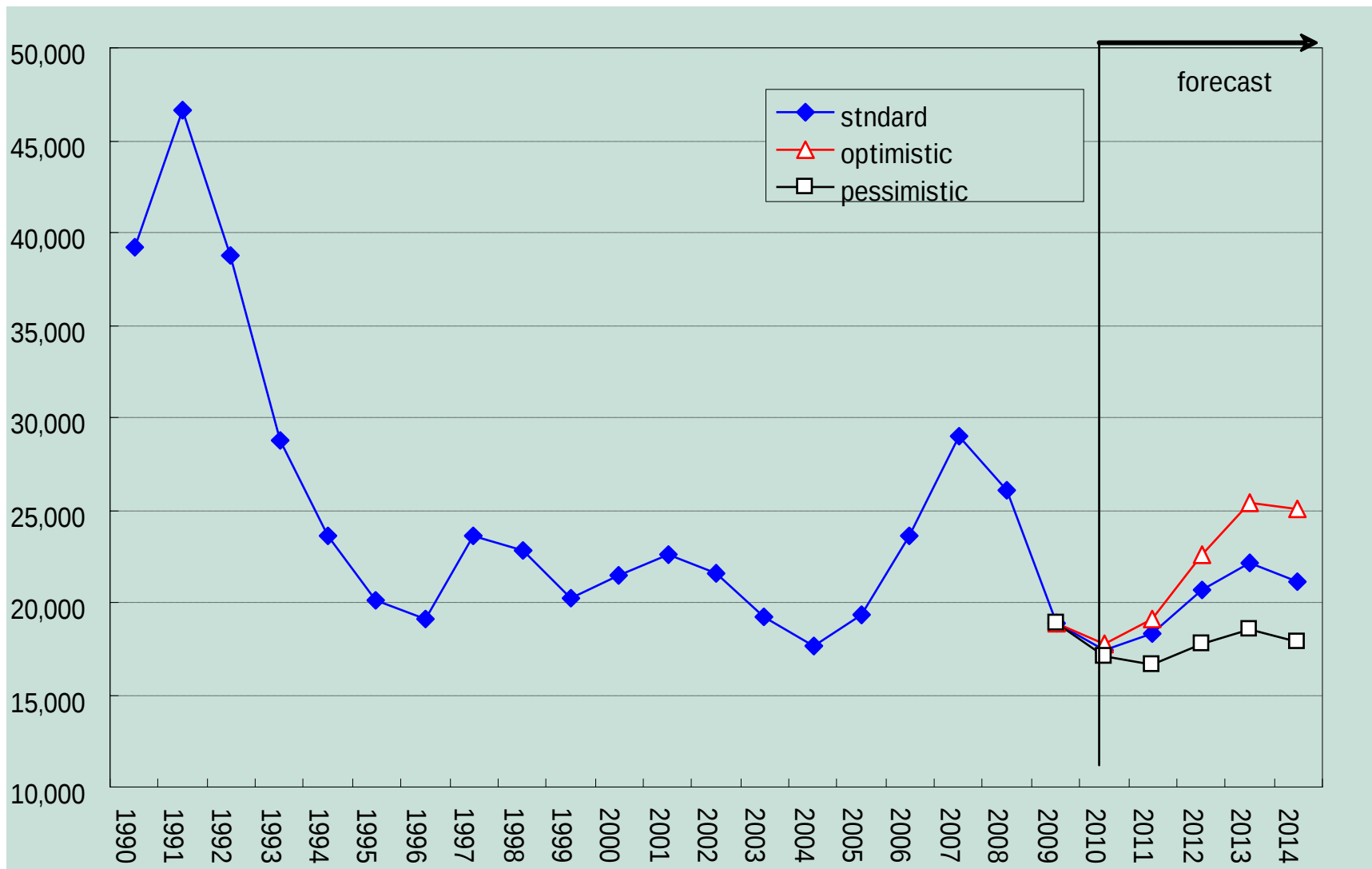


Average target rent for new contract

Average rent of continued contract

OFFICE MARKET

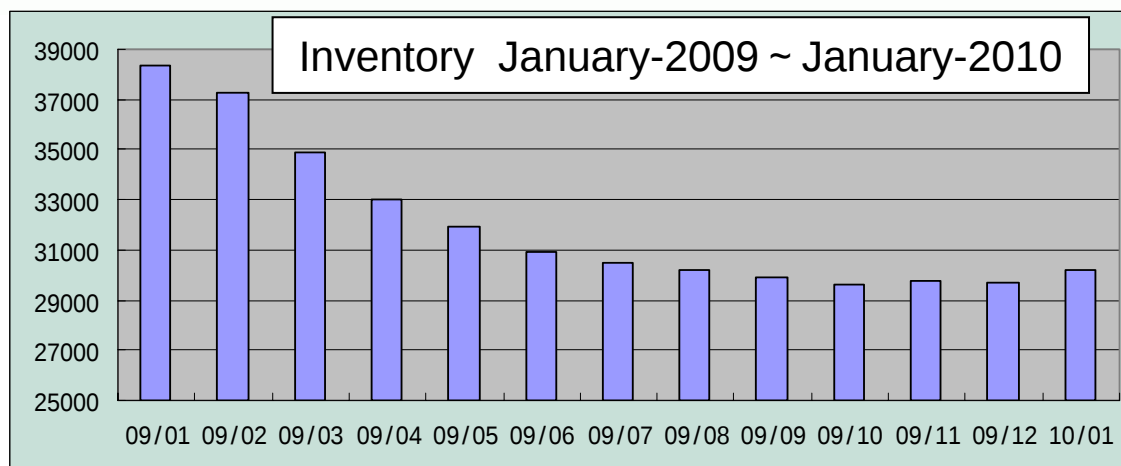
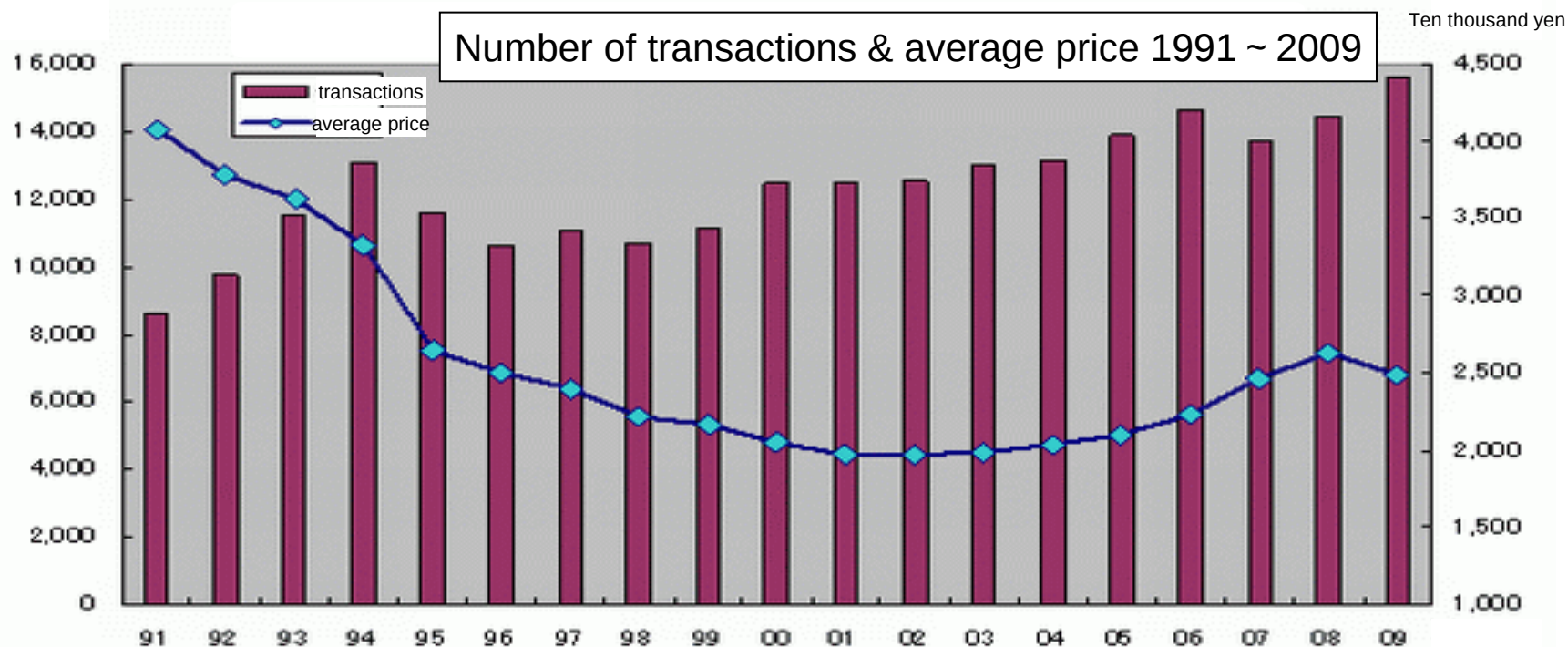
.....Forecast For Rent Price Index



Reference : NLI Research Institute

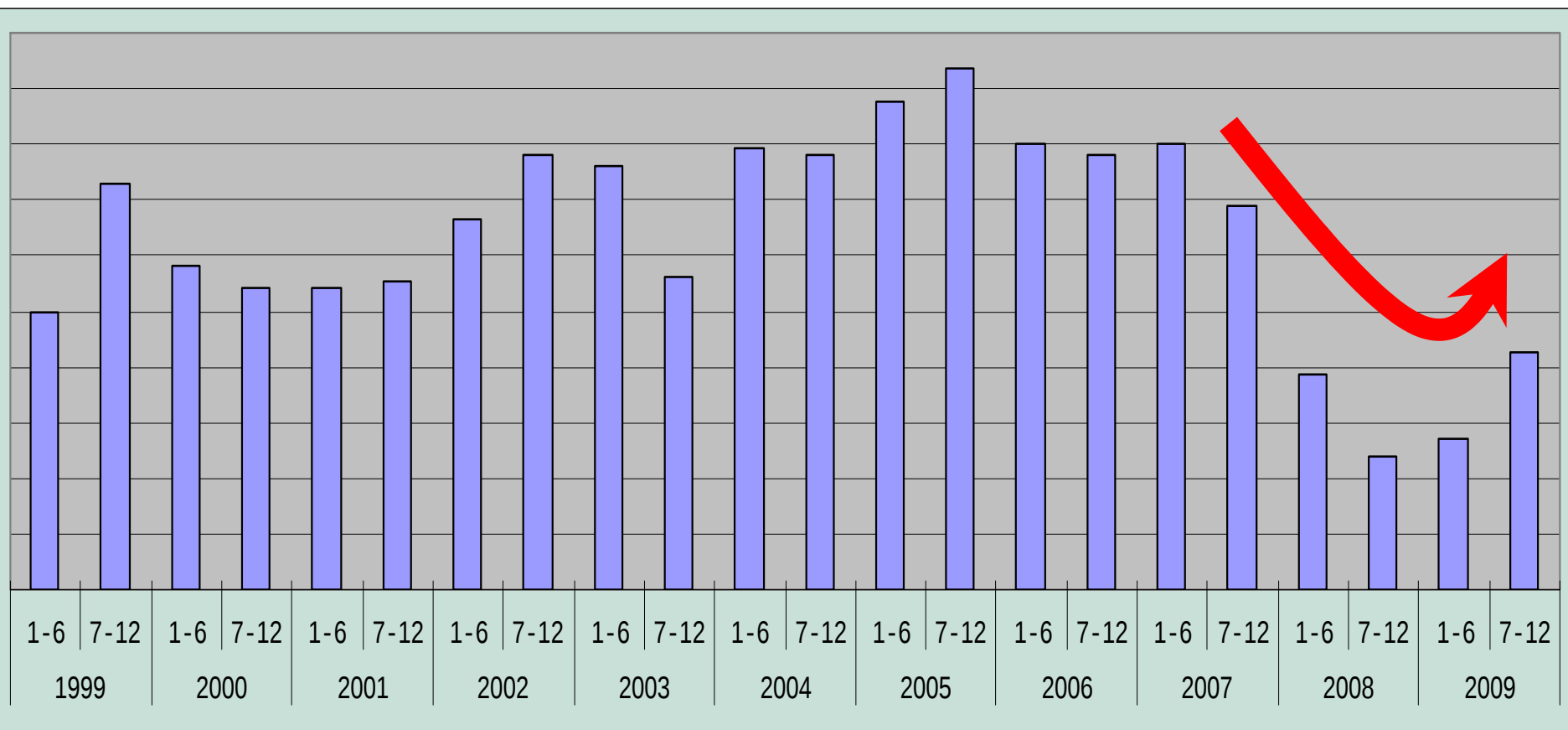
BROKERAGE

..... Secondary condominium in the Greater Tokyo Area



BROKERAGE

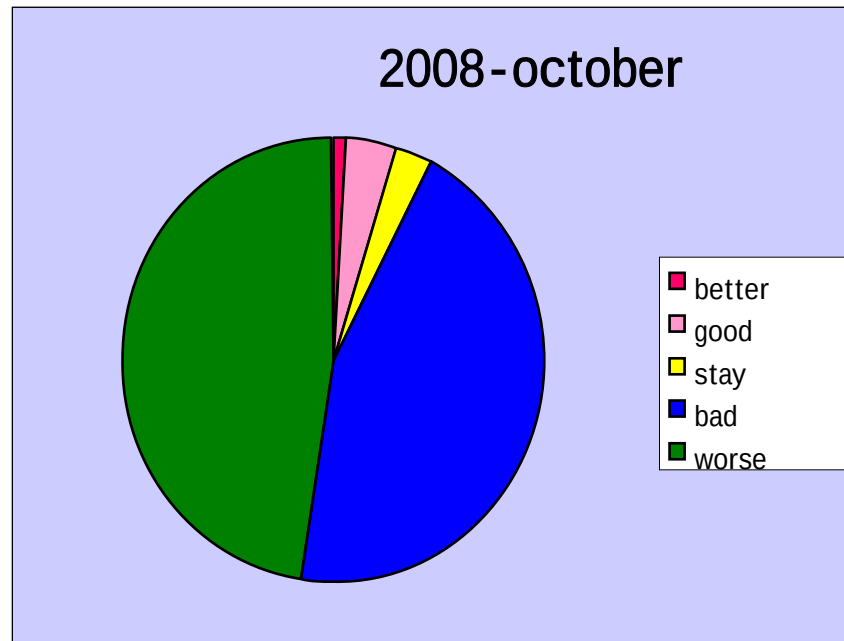
..... Transactions over ¥100million



Reference : Tokyo Tatemono Real Estate Sales Co.,Ltd

Real Estate Investment Market

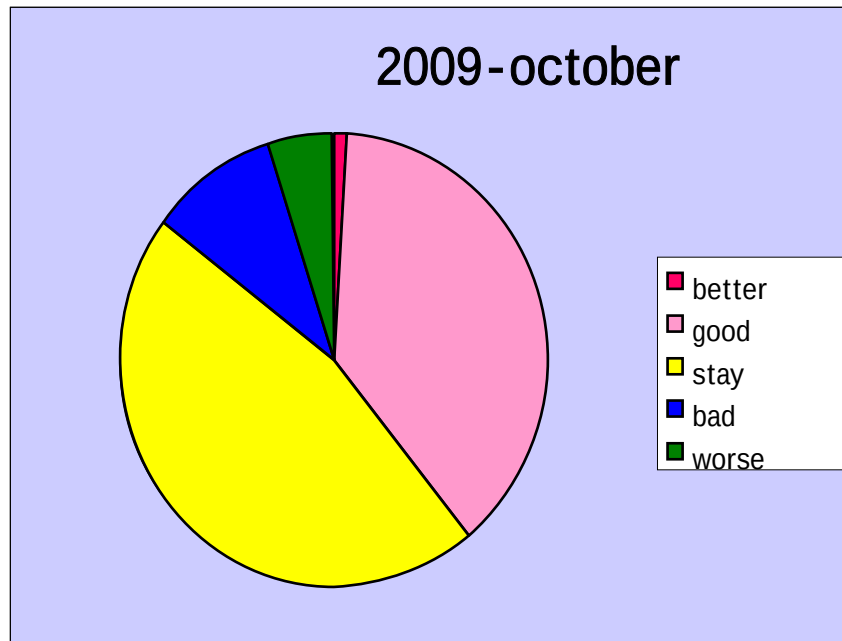
MARKET FORECAST (in 6 months)



Reference : NLI Research Institute

Real Estate Investment Market

MARKET FORECAST (in 6 months)



Reference : NLI Research Institute

RALLY.....Prime Location
Otemachi·Marunouchi·Nihonbashi

Otemachi 1-Chome Project Phase 2

Otemachi 1-Chome Project Phase 1

TOKYO SANKEI Bldg.

JFE Bldg.
Reconstruction project

Palace Hotel
Reconstruction project

Marunouchi 1-4
Project

Mitsubishi UFJ Trust And Bankingu Bldg.
Nihon kogyo Club Bldg.

Shin-Marunouchi Bldg.

Mitsubishi Shoji Bldg.

Marunouchi Bldg.

Meiji Yasuda Seimei Bldg.

Marunouchi Park Bldg.

Tokyo Bldg.

Otemachi 1 - 6 project

Muromachi East
Project

Nihonbashi Mitsui Tower

Marunouchi Oazo

Sapia Tower

COREDO Nihonbashi

Marunouchi Trust City

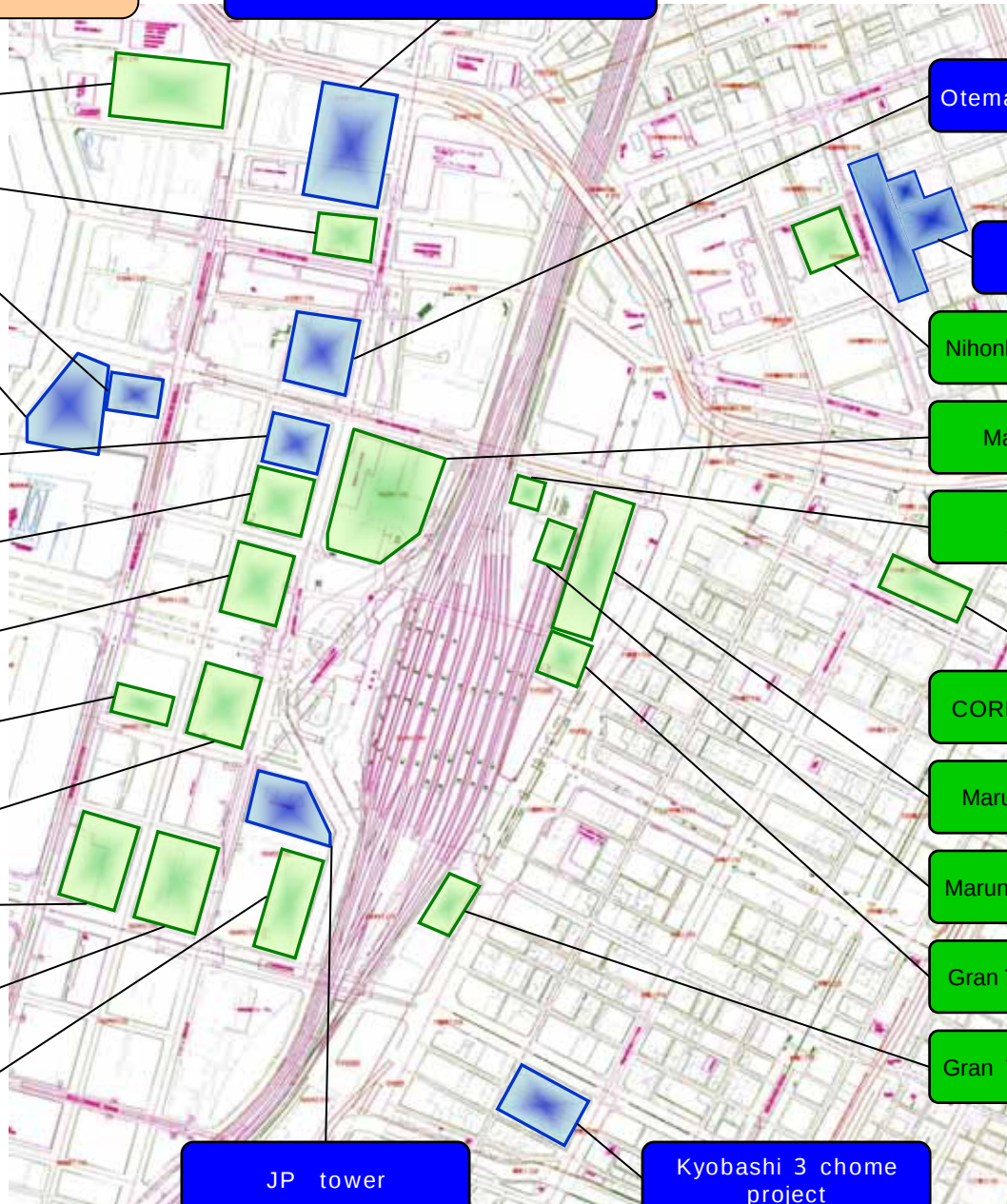
Marunouchi Central Bldg.

Gran Tokyo North Tower

Gran Tokyo South Tower

JP tower

Kyobashi 3 chome
project





Transactions.....Prime Location
Otemachi・Marunouchi

Resona Maruha Bldg

4.2 Billion yen
Dec-2009
Tokyu Reit → SPC(Mitsubishi Estate)

Asahi Seimei Otemachi Bldg.

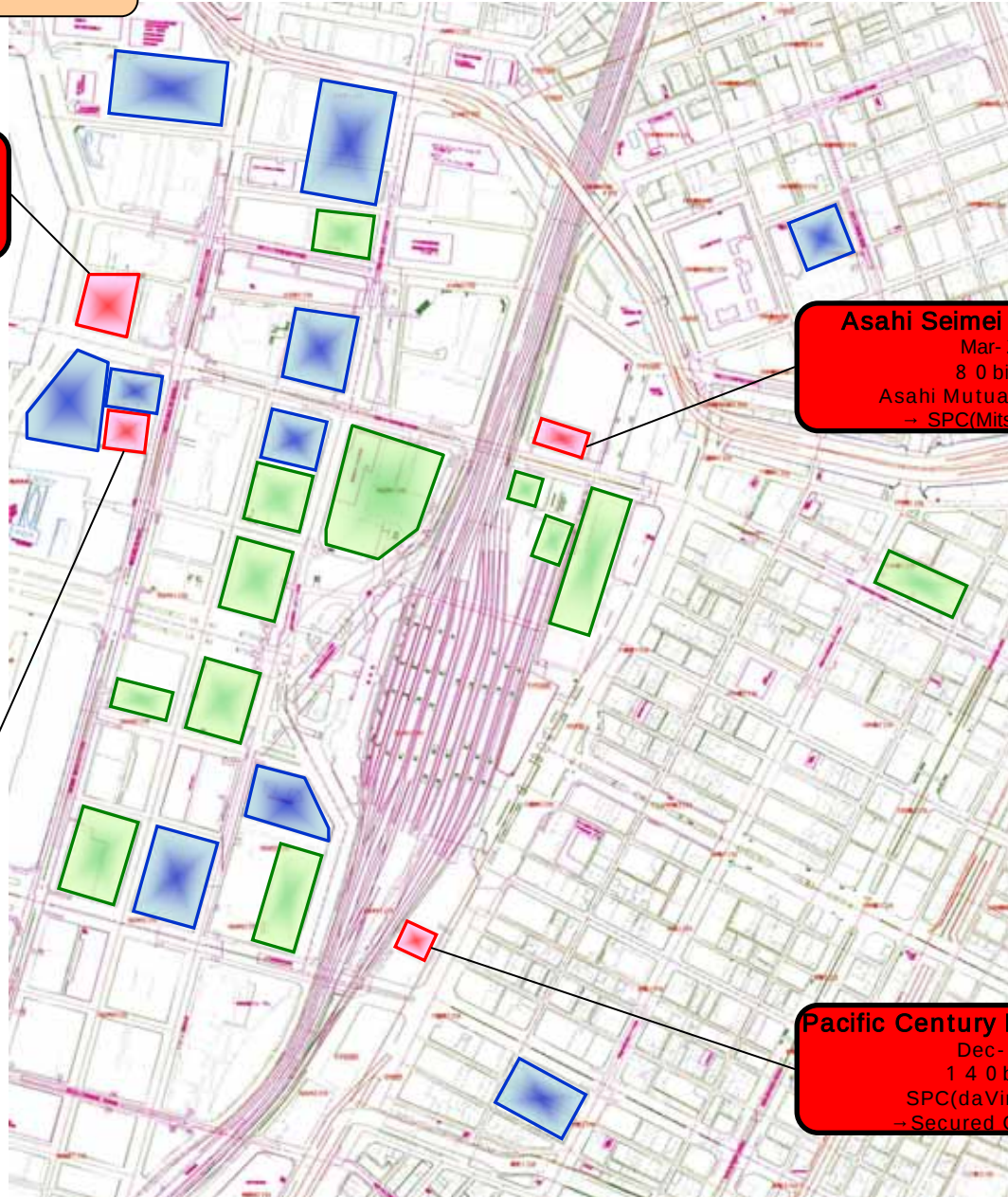
Mar-2009
8.0 billion yen
Asahi Mutual Life Insurance
→ SPC(Mitsubishi Estate)

AIG otemachi Bldg

Mar-2009
1.15 Billion yen
AIG → Nippon Life Insurance Company

Pacific Century Place Marunouchi

Dec-2009
1.40 billion yen
SPC(daVinci Advisors)
→ Secured Capital Japan



Otemachi 1 - 6 project



Otemachi Forest



Kyobashi 3 chome project

