



NBF News Release

NIPPON BUILDING FUND INC. ANNOUNCES 9th PERIOD (SECOND -HALF 2005) RESULTS

Tokyo, Japan February 24, 2006

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Executive Director of NBF, President & CEO of NBFM

Nippon Building Fund Inc. (hereinafter "NBF", also referred to in Japan as "*Nihon Building Fund toshi-hojin*", TSE ticker code: 8951) today announced its financial results for the Second -half 2005 (the 9th fiscal period, commencing July 1, 2005 and ending December 31, 2005).

NBF reported total revenues of ¥19,363 million, income before income taxes of ¥7,206 million, net income of ¥7,205 million, and a total cash distribution per share and distribution of accumulated earnings per share of ¥17,046.

As of December 31, 2005, NBF's total asset balance was ¥564,902 million and total shareholder's equity was ¥269,376 million, or ¥637,274 per common share. The total book value (net of accumulated depreciation) of NBF's investment properties was ¥532,098 million, compared to ¥407,811 million as of June 30, 2005.

Second - half 2005 Highlights

Additional Acquired Properties:

NBF acquired a total of seven properties through the following eight sale and purchase transactions: in August 2005, the "Yotsuya Medical Bldg." (beneficiary interests in trust, acquisition price (hereinafter the same): ¥8.8 billion); in September 2005, the "IST Bldg." (beneficiary interests in trust, ¥35.2 billion) as well as additional rights in the "Nakameguro GT Tower" (condominium interests and co-ownership of condominium interests, ¥9.8 billion (being the total of said two sale and purchase transactions)), the "NBF Ogawamachi Building" (condominium interests, ¥4.94 billion) and the "NBF Urawa Bldg." (fee ownership, ¥2 billion); and in October 2005, additional rights in the "Sapporo

L-Plaza” (condominium interests, ¥970 million) and the “Yamato Seimei Bldg.” (beneficiary interests in trust, ¥63.5 billion). As the result, the asset management company’s target for the current period of “achieving ¥500 billion (based on acquisition price) in assets by the end of March 2006” was realized ahead of schedule.

NBF Portfolio Profile:

As of December 31, 2005, NBF owned or had beneficiary interests in 52 office properties containing approximately 578,243 rentable square meters of office space. As of December 31, 2005, NBF leased office space to 868 tenants engaged in a variety of businesses, compared to 763 tenants at the close of the preceding fiscal period. The average occupancy rate for office properties, meaning the ratio of leased area to rentable area, was approximately 98.1%, compared to 98.1% at the close of the preceding fiscal period.

Cash Dividends:

In accordance with the distribution policy prescribed in its Articles of Incorporation, NBF is scheduled to distribute almost 100% of retained earnings for the current period (¥17,046 per common share) to its shareholders. By distributing over 90% of taxable income for the period to shareholders and complying with other organizational and operational requirements, NBF intends to be able to deduct its cash dividends of profit from its taxable income under Japanese tax regulations (Special Taxation Measures Law Article 67-15).

Debt Financing and Public Offering

Regarding funding through interest-bearing obligations such as loans etc., NBF intends to exercise financial prudence by focusing on highly flexible, unsecured, non-guaranteed bank loans. NBF utilizes long-term, fixed interest loans with the objective of minimizing risks of future increases in interest rates as well as short-term loans to permit agility in funding etc. for property acquisitions. It has also obtained long-term commitment lines of credit in the amount of ¥30 billion for three years in order to provide stable sources of funding thereby reducing risks of refinancing etc.

During the current period, NBF issued new investment shares in August 2005 for the purposes of funding newly acquired properties and repayment of loans. As the result, the total number of issued and outstanding investment shares as of the end of the current period came to 422,700 shares (increase of 58,000 shares compared to the end of the previous period) and the total investment amount came to ¥262.17 billion (increase of ¥51.49 billion compared to the end of the previous period) resulting in a debt-asset ratio (ratio of total interest-bearing debt plus entrusted security deposits to total assets) of

48.5% as of the end of the current period.

NBF also issued new bonds with the objective of diversifying means of fund procurement. In accordance with its shelf registration filed in January 2005 with respect to the establishment of the limit of ¥200 billion for the issue of bonds through public offerings, during the current period NBF issued new bonds in the total amount of ¥10 billion through a public offering conducted in November 2005.

Summary of Shelf Registration

Amount to be issued	up to 200 billion
Scheduled period of issue	from February 4, 2005 through February 3, 2007
Use of funds	acquisition of specified assets, repayment of loans, redemption of bonds, refund of lease deposits, payment for renovations, working capital etc.

Issued and Outstanding NBF Bonds (issued during the current period)

Name	No. 7 Unsecured NBF Bonds
Issue date	November 9, 2005
Total issue amount	¥10 billion
Issuing method	public offering
Duration	10 years
Interest Rate	1.85 %
Security/ guarantee	unsecured/non-guaranteed

Credit Ratings:

NBF was awarded the following issuer credit ratings as a J-REIT, which we believe facilitate our efforts to diversify sources of debt financing.

Rating Agency	Rating Summary
Standard & Poor's	Long-term: A, Short-term: A-1, Outlook: stable
Moody's	Issuer Rating: A2, Outlook: positive
R&I	Issuer Rating: AA-

Outline of Forecast for the 10th period

As required by the timely-disclosure requirements of the Tokyo Stock Exchange, we announced a forecast for first-half 2006 (the 10th fiscal period, commencing January 1, 2006 and ending June 30, 2006) as a part of "Kessan-Tanshin". With regard to the conditions of the forecast, please refer to the original "Kessan-Tanshin" released on February 24, 2006. An outline of the forecast for first-half 2006 is as follows:

Performance Forecast:

NBF forecasts total revenues of ¥24,044 million, net income of ¥9,448 million, and a cash distribution of ¥18,600 per share.

Issues of New Shares

At a Board of Directors' Meeting held on February 24, 2006 it was resolved that new investment shares be issued as follows:

<Issue of New Shares by Public Offering (Public Offering)>

Total number of new investment shares to be issued (anticipated): 80,000 shares

Commencement date for computation of cash distribution: January 1, 2006

The issue price per share and other matters will be decided at a Board of Directors' Meeting to be held early in March.

<Issue of New Shares by Third Party Allocation>

Total number of new investment shares to be issued (anticipated): 5,300 shares

Commencement date for computation of cash distribution: January 1, 2006

Allottee: : Nomura Securities Co., Ltd.

In the event that the investment shares to be issued through third party allocation are not subscribed in whole or in part, the subscription right will be forfeited and the final number of investment shares with respect to the said third party allocation may be reduced to the same extent, or the issue itself may be suspended.

New Acquisitions and Sales of Properties after the end of the 9th Fiscal Period

- (1) Regarding the "Otemae Center Building", the transfer of which was decided in November 2005 (transfer price: ¥2,370 million), it was, as the result of a comprehensive review of the structure of and the construction policies with respect to NBF's portfolio, transferred and delivered in February 2006 as scheduled.
- (2) As for the acquisition of the "Shin-Kawasaki Mitsui Building" (35% of co-ownership interests, ¥20.3 billion), a sale and purchase agreement was entered into on February 10, 2006 and delivery is scheduled for March 31, 2006.
- (3) Regarding the "NBF Platinum Tower (being an office building in the Class One Urban Redevelopment Project of Shirokane 1-chome East Area)" (beneficiary interests in trust), acquisition of which was decided in September, 2003, profitability

has improved as the result of tenants attracted by the sellers, the price was determined to be ¥31 billion in accordance with the provisions of the executed sale and purchase agreement of beneficiary interests in trust, and the same will be acquired in March 2006.

- (4) NBF accepted on November 30, 2005 a termination notice as of March 31, 2007 from JFE Steel Corporation, a tenant of the JFE Building.

JFE Steel Corporation is leasing the entire JFE Building, and the ratio of its rents to the entire rental revenues from NBF's portfolio is 11.2% and the ratio of its leased square meters to the entire leased square meters is 11.5% as of the end of December 2005.

In light of the importance of the JFE Building to NBF's portfolio, measures with respect to the departure of the tenant of the JFE Building were considered by NBF.

Among such measures against the departure of the tenant of the JFE Building, NBF specifically studied exchanging the JFE Building for other performing properties which can replace the JFE Building (subject to applicable exchange rules concerning taxation), enhancing the competitiveness of the JFE Building through large-scale renovation and leasing activities, and reconstruction of the JFE Building, etc.

As the result of such review, NBF decided to transfer the JFE Building to Mitsui Fudosan Co., Ltd. and in return to acquire from Mitsui Fudosan () the Nishi-Shinjuku Mitsui Building (additional acquisition), () the Gate City Osaki, () the Toranomom Kotohira Tower (additional acquisition), () the Parale Mitsui Building and () the Shinanobashi Mitsui Building (hereinafter, collectively "the 5 Exchanged Properties") ("the Exchange Transaction").

NBF believes that through the Exchange Transaction it can expect (a) prompt action against the departure of the tenant of the JFE Building, (b) secured and stable cash-flow from the 5 Exchanged Properties as well as implementation of asset management consistent with NBF's asset management policy (e.g. "to achieve sustainable growth in portfolio value and stable profits on a mid-term and long-term basis"), and (c) further strengthening of NBF's portfolio through acquisition of the very competitive 5 Exchanged Properties.

A summary of the Exchange Transaction follows:

On February 24, 2006 NBF entered into an agreement to exchange fixed assets with Mitsui Fudosan Co., Ltd. under which an exchange of fixed assets will be

undertaken. Acquisition and transfer of the relevant properties are scheduled for April 24, 2006.

With respect to the land component of the 5 Exchanged Properties to be acquired, an advance depreciation rule defined under Article 50 of the Corporation Tax Law is applicable. Therefore, the maximum amount of advance depreciation out of profits upon the sale of the transferred assets (expected to be approximately ¥18.5 billion) will be deducted from the acquisition price of the 5 Exchanged Properties.

The Exchange Transaction is expected to result in approximately ¥700 million in profits.

A. Assets to be Transferred through the Exchange Transaction

<JFE Building>

Location: Chiyoda Ward, Tokyo
Transfer Price (anticipated): ¥91,000 million
Book Value (As of December 31, 2005): ¥71,802 million
Type of Specified Assets: Beneficiary interests in trust

B. Assets to be Acquired through the Exchange Transaction

<Nishi-Shinjuku Mitsui Building (additional acquisition)>

Location: Shinjuku Ward, Tokyo
Acquisition Price (anticipated): ¥43,300 million
Type of Specified Assets: Real estate

<Gate City Osaki>

Location: Shinagawa Ward, Tokyo
Acquisition Price (anticipated): ¥30,100 million
Type of Specified Assets: Real estate

<Toranomom Kotohira Tower (additional acquisition)>

Location: Minato Ward, Tokyo
Acquisition Price (anticipated): ¥18,500 million
Type of Specified Assets: Real estate and superficies

< Parale Mitsui Building>

Location: Kawasaki City, Kanagawa
Acquisition Price (anticipated): ¥3,800 million

Type of Specified Assets: Real estate

<Shinanobashi Mitsui Building>

Location: Osaka City, Osaka

Acquisition Price (anticipated): ¥14,400 million

Type of Specified Assets: Real estate

About NBF

NBF is one of the leading Japanese real estate investment corporations which was formed on March 16, 2001 as a real estate investment corporation under the Investment Trust Law of Japan. NBF is an externally managed real estate investment company. Registration of NBF with the Kanto Local Finance Bureau of the Ministry of Finance was completed on May 10, 2001 and acquisition of office properties commenced on May 23, 2001.

As of September 10, 2001, NBF had raised approximately ¥50 billion through an initial public offering of its common shares, which are listed on the J-REIT section of the Tokyo Stock Exchange.

Nippon Building Fund Management Ltd. (hereinafter "NBFM"), NBF's asset management company, is engaged in acquiring, owning, managing, leasing, and renovating office properties on behalf of NBF. Mitsui Fudosan Co., Ltd. currently owns 43% of NBFM, Sumitomo Life Insurance Company holds a 35% stake and 22% is owned by others. As of December 31, 2005, NBFM was solely engaged in asset management for NBF.

Investor Relations

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This news release contains translations of selected information described in the Financial Release (“*Kessan-Tanshin*”) prepared under the timely-disclosure requirements of the Tokyo Stock Exchange, and portions of the Financial Statements and the Performance Information Report of Nippon Building Fund Inc. for the period commencing July 1, 2005 and ending December 31, 2005 prepared pursuant to the Investment Trust Law of Japan.

This English language document was prepared solely for the convenience of and reference by overseas investors and neither corresponds to the original Japanese documents nor is it intended to constitute a disclosure document. The Japanese language Financial Release and the Financial Statements and the Performance Information Report for the aforementioned period should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax and business concepts used herein may not be precisely identical to the concepts of the equivalent Japanese terms. With respect to any and all terms herein, including without limitation, financials statements, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese documents and English statements contained herein, the original Japanese documents will always govern the meaning and interpretation. None of Nippon Building Fund Inc., Nippon Building Fund Management Ltd. or any of their respective directors, officers, employees, partners, shareholders, agents or affiliates will be responsible or liable for the completeness, appropriateness or accuracy of English translations or the selection of the portions(s) of any document(s) translated into English. No person has been authorized to give any information or make any representations other than as contained in this document in relation to the matters set out in this document, and if given or made, such information or representation must not be relied upon as having been authorized by Nippon Building Fund Inc., Nippon Building Fund Management Ltd. or any of their respective directors, officers, employees, partners, shareholders, agents or affiliates.

The financial statements of Nippon Building Fund Inc. have been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP) which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

Many provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the office space market, interest rate fluctuations, competition with our office properties, and the impact of changing regulations or taxation. NBF does not intend, and is under no obligation to, update any particular forward-looking statement included in this document. The forward-looking statements contained in this press release speak only as of the date of release, **February 24, 2006**, and NBF does not undertake to revise those forward-looking statements to reflect events occurring after the date of release.

9th Period (Second-half 2005) Financial Highlights

The following table sets forth selected financial and operating information on a historical basis for Nippon Building Fund Inc.

NIPPON BUILDING FUND INC.
SELECTED FINANCIAL HIGHLIGHTS(Note1)
(Yen in millions, except for per share data)

	9th Period 2005 2nd-Half	8th Period 2005 1st-Half	7th Period 2004 2nd-Half	6th Period 2004 1st-Half	5th Period 2003 2nd-Half
Operating Data:					
Revenues:					
Rental	¥ 17,429	¥ 15,114	¥ 13,610	¥ 11,265	¥ 10,476
Others	1,934	1,617	1,568	1,193	1,977
Gain on sales of investment properties	-	-	938	96	-
	<u>19,363</u>	<u>16,731</u>	<u>16,116</u>	<u>12,554</u>	<u>12,453</u>
Operating Expenses:					
Property operating, taxes and others	6,030	5,274	4,940	4,148	4,489
Depreciation and amortization	3,664	3,280	2,891	2,628	2,403
Asset management fees and other expenses	888	790	756	616	572
Total operating expenses	<u>10,582</u>	<u>9,344</u>	<u>8,587</u>	<u>7,392</u>	<u>7,464</u>
Interest income and others	5	11	17	14	1
Interest expense	(1,424)	(1,210)	(1,050)	(892)	(809)
Other expenses	(156)	(26)	(189)	(21)	(87)
Income before income taxes	<u>7,206</u>	<u>6,162</u>	<u>6,307</u>	<u>4,263</u>	<u>4,094</u>
Current and deferred income taxes	(1)	(1)	(1)	0	(1)
Net income	<u>¥ 7,205</u>	<u>¥ 6,161</u>	<u>¥ 6,306</u>	<u>¥ 4,263</u>	<u>¥ 4,093</u>
Distribution of accumulated earnings per share (Yen)(Note2):					
	¥ 17,046	¥ 16,893	¥ 17,291	¥ 15,185	¥ 14,582
Weighted average number of common shares outstanding					
	410,091	364,700	358,157	280,700	280,700
Total cash distribution per share(Yen)					
	¥ 17,046	¥ 16,893	¥ 17,291	¥ 15,185	¥ 14,582
Balance Sheets Data:					
Assets					
Current assets	¥ 31,335	¥ 40,339	¥ 39,440	¥ 33,102	¥ 30,753
Investment properties, net of accumulated depreciation	532,043	407,764	389,545	331,815	282,333
Other assets	1,524	1,453	1,393	1,283	1,276
Total assets	<u>¥ 564,902</u>	<u>¥ 449,556</u>	<u>¥ 430,378</u>	<u>¥ 366,200</u>	<u>¥ 314,362</u>
Liabilities					
Short-term loans	64,500	52,700	30,500	64,050	41,150
Other current liabilities	6,490	5,922	7,667	5,074	6,458
Long-term debts	193,000	147,000	149,000	122,000	95,000
Tenant security deposits	31,489	27,049	26,185	21,878	18,730
Other liabilities	47	45	41	36	32
Total liabilities	<u>295,526</u>	<u>232,716</u>	<u>213,393</u>	<u>213,038</u>	<u>161,370</u>
Shareholders' Equity					
Common shares	262,170	210,679	210,679	148,899	148,899
Retained earnings	7,206	6,161	6,306	4,263	4,093
Total Shareholders' Equity	<u>269,376</u>	<u>216,840</u>	<u>216,985</u>	<u>153,162</u>	<u>152,992</u>
Total Liabilities and Shareholders' Equity	<u>564,902</u>	<u>449,556</u>	<u>430,378</u>	<u>366,200</u>	<u>314,362</u>
Cash Flow Data:					
Cash flow provided by operating activities	¥ 10,371	¥ 10,656	¥ 15,336	¥ 5,182	¥ 9,018
Cash flow used for investing activities	(123,480)	(23,130)	(59,875)	(49,250)	(14,936)
Cash flow provided by financial activities	<u>102,965</u>	<u>13,842</u>	<u>50,868</u>	<u>45,811</u>	<u>2,888</u>
Cash and cash equivalents	<u>29,713</u>	<u>39,857</u>	<u>38,489</u>	<u>32,160</u>	<u>30,418</u>
Other Supplement Data:					
Number of investment properties	52	47	43	43	33
Number of tenants	868	763	667	629	511
Total rentable square meters of office properties	578,243	488,323	460,901	419,657	358,940
Occupancy rate of office properties	98.1 %	98.1 %	97.5 %	97.7 %	92.3 %
NOI from property leasing activities (Note3)	¥ 13,333	¥ 11,457	¥ 10,238	¥ 8,311	¥ 7,964
FFO per share (Note3)	<u>¥ 26,506</u>	<u>¥ 25,887</u>	<u>¥ 23,061</u>	<u>¥ 24,203</u>	<u>¥ 23,141</u>

- The selected financial data has been derived from the historical financial statements of Nippon Building Fund Inc. based on the Financial Release ("Kessan-Tanshin") generally accepted accounting principles in Japan (Japanese GAAP).
- "Shares" is based on the number of common shares issued and outstanding at the end of the period.
- NOI (Net Operating Income) from property leasing activities:
(Revenue from property leasing — Rental Expenses) + Depreciation and Amortization, excluding Gain on sales of investment properties
FFO (Funds From Operation) per share : (Net income + Depreciation and Amortization), excluding Gain on sales of investment properties / Weighted average number of common shares issued and outstanding during the period.

Office Properties Selected Data

The following table sets forth selected information as of December 31, 2005 relating to the office properties in which we have invested.

Name of Building	Location	Book value			
		(Yen in millions)	Net rentable square meters	Number of tenants	Occupancy rate
JFE Bldg.	Tokyo	71,802	65,280	1	100.0
Yamato Seimei Bldg.	Tokyo	64,626	27,640	62	95.5
Shiba NBF Tower	Tokyo	32,474	24,728	28	100.0
Nihonbashi Muromachi Center Bldg.	Tokyo	24,177	16,306	15	100.0
Nakameguro GT Tower	Tokyo	23,514	21,423	1	100.0
Shinjuku Mitsui Bldg. No.2	Tokyo	15,816	14,946	36	98.4
GSK Bldg.	Tokyo	14,445	22,702	1	100.0
NBF Toranomon Bldg.	Tokyo	13,707	10,354	12	98.8
Kowa Nishi- Shinbashi Bldg. B	Tokyo	12,487	10,088	2	100.0
Nippon Steel Bldg. No.2	Tokyo	12,279	17,338	2	100.0
NBF Alliance (Note2)	Tokyo	9,431	4,043	9	100.0
Yotuya Medical Bldg.	Tokyo	8,913	7,450	1	100.0
Shibuya Garden Front	Tokyo	8,613	8,258	1	100.0
NBF Shibakouen Bldg.	Tokyo	6,778	7,087	3	100.0
NBF Takanawa Bldg.	Tokyo	6,300	10,473	5	100.0
Akasaka Sanno Square	Tokyo	6,327	5,258	6	100.0
Toranomon Kotohira Tower	Tokyo	6,168	4,926	1	100.0
Sumitomo Densetsu Bldg.	Tokyo	5,060	5,978	1	100.0
NBF Higashi-Ginza Square	Tokyo	5,223	4,871	9	100.0
NBF Ogawamachi Bldg.	Tokyo	4,995	4,805	1	100.0
NBF Ikebukuro Tower	Tokyo	4,659	5,737	12	100.0
NBF Ikebukuro City Bldg.	Tokyo	4,477	5,127	12	100.0
NBF Sudacho Verde Bldg.	Tokyo	2,469	2,971	4	100.0
Nishi-Shinjuku Mitsui Bldg.	Tokyo	1,618	1,576	1	100.0
NBF Ebisu-Minami Bldg.	Tokyo	1,040	1,595	3	100.0
IST Bldg.	Tokyo	35,158	36,764	8	98.3
Nakanosakaue Sunbright Twin	Tokyo	8,647	12,074	1	100.0
Yokohama ST Bldg.	Kanagawa	12,838	20,071	85	100.0
NBF Atsugi Bldg.	Kanagawa	2,260	5,230	19	94.4
Tsukuba Mitsui Bldg.	Ibaraki	7,985	16,842	62	85.3
NBF Utsunomiya Bldg.	Tochigi	2,608	6,095	33	98.8
S-ino Omiya North Wing	Saitama	16,694	20,699	34	99.8
Daido Life Omiya Bldg.	Saitama	2,253	3,574	15	100.0
NBF Urawa Bldg.	Saitama	2,015	3,455	13	91.0
NBF Matsudo Bldg.	Chiba	2,422	4,772	25	94.3
Sapporo L · Plaza	Hokkaido	4,420	11,396	12	100.0
NBF Sapporo Minami Nijo Bldg.	Hokkaido	1,787	5,352	10	100.0
NBF Sendai Honcho Bldg	Miyagi	3,404	7,567	10	99.7
NBF Unix Bldg.	Fukushima	3,545	13,479	52	90.4

Name of Building	Location	Book value			
		(Yen in millions)	Net rentable square meters	Number of Tenants	Occupancy Rate
NBF Niigata Telecom Bldg.	Niigata	3,720	10,221	37	99.0
NBF Nagoya Hirokoji Bldg.	Aichi	5,463	6,873	10	96.5
Aqua Dojima NBF Tower	Osaka	17,935	21,935	40	99.8
Sun Mullion NBF Tower	Osaka	9,644	14,120	27	96.7
Sakaisuji-Honmachi Center Bldg.	Osaka	6,538	11,437	39	88.2
NBF Sakai- Higashi Bldg.	Osaka	2,092	5,327	16	88.9
NBF Tanimachi Bldg.	Osaka	1,966	4,953	2	95.4
Aqua Dojima East	Osaka	1,936	3,243	16	83.9
Otemae Center Bldg.	Osaka	1,682	5,532	6	100.0
NBF Shijo Karasuma Minami Bldg.	Kyoto	1,440	3,929	15	97.5
NBF Hiroshima Tatemachi Bldg.	Hiroshima	3,001	5,617	28	95.0
Hiroshima Fukuromachi Bldg.	Hiroshima	806	1,310	16	99.0
NBF Hakata Gion Bldg.	Fukuoka	2,441	5,416	8	100.0
Total		532,098	578,243	868	98.1