



## NBF News Release

### NIPPON BUILDING FUND INC. ANNOUNCES 7th PERIOD (SECOND - HALF 2004) RESULTS

Tokyo, Japan February 10, 2005

Koichi Nishiyama,

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 2004 (the 7th fiscal period, commencing July 1, 2004 and ending December 31, 2004).

NBF reported total revenues of ¥16,116 million, income before income taxes of ¥6,307 million, net income of ¥6,306 million, and total cash distribution per share and distribution of accumulated earnings per share of ¥17,291.

As of December 31, 2004, NBF's total asset balance was ¥430,378 million and total shareholder's equity was ¥216,985 million, or ¥594,969 per common share. The total book value (net of accumulated depreciation) of NBF's investment properties was ¥389,586 million, compared to ¥331,861 million at June 30, 2004.

#### Second – half 2004 Highlights

##### ***Additional Acquired Properties and Sale of 4 Properties:***

NBF acquired 6 office properties during the 7th fiscal period:

**Alliance** (location: Minato-ku, Tokyo; acquisition price: ¥9,126 million; investment type: beneficiary interest; type of ownership: fee simple (100%): total net rentable area of the building: 4,043 square meters.)

**Aqua Dojima Daiwa Dojima Bldg.** (location: Osaka; acquisition price: ¥17,810 million; investment type: beneficiary interest; type of ownership: fee simple (100%): total net rentable area of the building: 21,935 square meters.)

**S-ino Omiya North Wing** (location: Saitama; acquisition price: ¥16,816 million (the total amount of two sale and purchase transactions); investment type: real estate; type of ownership: fee simple (100%) (100% owned by NBF as the result of additional purchase of

condominium interests in two sale and purchase transactions; total net rentable area of the building: 20,709 square meters.)

**Toranomon Kotohira Tower** (location: Minato-ku, Tokyo; acquisition price: ¥6,043 million; investment type: real estate and superficies; type of ownership: approximately 79% of quasi co-ownership interest in superficies and approximately 29% of co-ownership interest in condominium interests in the 4th through 25th above ground floors: total net rentable area of the building owned by NBF: 4,926 square meters.)

**Additional acquisition of Sapporo L Plaza** (location: Sapporo, Hokkaido; acquisition price: ¥239 million(the total amount of two sale and purchase transactions); investment type: real estate; type of ownership: condominium interests in the part of 6th and 9th above ground floors; net rentable area of the building owned totally by NBF: 9,058 square meters)

**Additional acquisition of Nihonbashi Muro-machi Center Bldg.** (location: Chuo-ku, Tokyo; acquisition price: ¥14,000 million; investment type: beneficiary interest; type of ownership: condominium interests (100% owned by NBF as the result of additional purchase of condominium interests): final total net rentable area of the building owned by NBF: 16,306 square meters.)

In addition to the above, NBF sold, for the purpose of further enhancement of its mid and long term portfolio, the Shinjuku Yocho-machi Bldg. (sales price (same hereinafter) ¥2,700 million), Inage Kaigan Bldg. (¥2,100 million), Hamamatsu City Bldg. (¥1,400 million) and Kyomachibori Center Bldg. (¥900 million) in July 2004.

#### ***NBF Portfolio Profile:***

As of December 31, 2004, NBF owned or had beneficiary interests in 43 office properties containing approximately 460,901 rentable square meters of office space. As of December 31, 2004, NBF leased office space to 667 tenants engaged in a variety of businesses, compared to 629 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 97.5%, compared to 97.7% at the close of the preceding fiscal period.

#### ***Properties Expected to be Acquired:***

In accordance with appropriate principles of risk management, the following two properties are expected to be acquired after their completion, as they are rare, of high quality and newly constructed:

First, NBF decided in August 2004 to acquire NBF Higashi-Ginza Square ("Higashi-Ginza Square" (tentative name) (beneficiary interests in trust: ¥4,800 million (the price may change in accordance with the provisions of the contract)), for which tenant attraction activities are already under way, and the acquisition will be completed

Second, NBF decided in September 2003 to acquire “NBF Platinum Tower (Shirokane 1-chome East Area Redevelopment Project, office building)” (beneficiary interests in trust: ¥27,600 million(the price may change in accordance with the provisions of the contract)), the acquisition of which is scheduled to occur in March 2006 as expected, and A main tenant has been already decided and then tenant attraction activities are already under way.

***Cash Dividends:***

In accordance with the distribution policy prescribed in our Articles of Incorporation, NBF is scheduled to distribute almost 100% of retained earnings for the current period (¥17,291 per common share) to our shareholders. By distributing over 90% of taxable income for the period to our 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***

NBF obtained funding through interest-bearing debt utilizing mainly unsecured and non-guaranteed bank loans. NBF refinanced short-term loans to long-term and fixed-rate debt in order to hedge against risks related to interest rate hikes and to fix interest rates at current low levels. During July and August 2004, for the purpose of stabilizing our financial base through repayment of short-term debt etc. and enhancement of capital in connection with the acquisition of new properties, NBF completed receipt of payment for supplemental issues of shares through the first public offering following NBF becoming a listed company, which was the largest scale of offering in the J-REIT market, as well as through a third party allocation of shares. As a result, the total number of issued shares as of the close of the current period was 364,700 shares (an increase of 84,000 shares compared to the preceding period) and total capital was ¥210,679 million (an increase of ¥61,780 million compared to the preceding period). As the result of the application of funds obtained through the issue of new shares to repayment of debt, the ratio of interest bearing debt to the total assets as of the end of the current period was 41.7% (being 50.8% as of the end of the preceding period).

Moreover, with a view toward reducing the risk of future increases in interest rates, NBF has vigorously pursued long-term fixed-rate loans, and with the objective of diversification of funding methods, undertook the following private placements of investment trust bonds (to qualified institutional investors) during the current period. In addition, NBF established a maximum ¥30 billion commitment line for the purpose of ensuring a stable funding base with a view toward reduction of refinancing risks etc.

|                    |  |  |
|--------------------|--|--|
| Name of Bond       | No.4 Unsecured Investment Trust Bond   | No. 5 Unsecured Investment Trust Bond  |
| Issued Date        | September 22, 2004                     | September 22, 2004                     |
| Issued Amount      | ¥10 billion                            | ¥10 billion                            |
| Issued to          | qualified institutional investors only | qualified institutional investors only |
| Period             | 5 years                                | 7 years                                |
| Interest           | 1.04%                                  | 1.60%                                  |
| Security/Guarantee | Unsecured, non-guaranteed              | Unsecured, non-guaranteed              |

As a result, as of the end of the current period the total of long and short-term debt was ¥139.5 billion (of which ¥109 billion debt was long-term debt) and the total of issued unsecured investment trust bonds was ¥40 billion. Accordingly, the ratio of long-term capital to interest-bearing debt was 83.0% as of the end of the current quarter.

#### ***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.

| <b>Rating Agency</b> | <b>Rating Date</b> | <b>Rating Summary</b>                          |
|----------------------|--------------------|--|
| Standard & Poor's    | May 1, 2002        | Long-term: A, Short-term: A-1, Outlook: stable |
| Moody's              | May 30, 2002       | Rating: A2, Outlook: stable                    |
| R&I                  | Oct 21 2004        | Senior Long-term Credit Rating: AA-            |

(Note1) On November 11, 2004, Moody's upgraded NBF's Rating to A2 from A3; Outlook Stable.

(Note2) On October 21, 2004, Rating and Investment Information, Inc.( R&I ) newly assigned NBF's Rating.

#### **Outline of Forecast for the 8th period**

As required by the timely-disclosure requirements of the Tokyo Stock Exchange, we announced a forecast for first-half 2005 (the 8<sup>th</sup> fiscal period, commencing January 1, 2005 and ending June 30, 2005 ) as a part of "Kessan-Tanshin". With regard to the conditions of the forecast, please refer to the original "Kessan-Tanshin" released on February 10, 2005. An outline of the forecast for first-half 2005 is as follows:

#### ***Performance Forecast:***

For first-half 2005, based on operating activities of 44 office properties including NBF Higashi - Ginza Square which is expected to be acquired during the 8th period , NBF forecasts total revenues of ¥16,168 million, net income of ¥5,506 million, and cash distribution of ¥15,100 per share.

#### **About NBF**

NBF is one of the leading Japanese real estate investment corporations which was formed on March 16, 2001 as the 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, 2004, 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 for the period from July 1, 2004 to December 31, 2004, of Nippon Building Fund Inc. 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 10, 2005**, and NBF does not undertake to revise those forward-looking statements to reflect events occurring after the date of this release.

## 7th Period (Second-half 2004) 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)**

|  | 7th Period       | 6th Period       | 5th Period       | 4th Period       | 3rd Period       |
|--|------------------|------------------|------------------|------------------|------------------|
|  | 2004<br>2nd-Half | 2004<br>1st-Half | 2003<br>2nd-Half | 2003<br>1st-Half | 2002<br>2nd-Half |
| <b>Operating Data:</b>                                       |                  |                  |                  |                  |                  |
| <b>Revenues:</b>   |                  |                  |                  |                  |                  |
| Rental   | ¥ 13,610         | ¥ 11,265         | ¥ 10,476         | ¥ 11,111         | ¥ 10,366         |
| Others   | 1,568            | 1,193            | 1,977            | 1,128            | 1,480            |
| Gain on sales of investment properties                       | 938              | 96               | -                | -                | -                |
|  | <u>16,116</u>    | <u>12,554</u>    | <u>12,453</u>    | <u>12,239</u>    | <u>11,846</u>    |
| <b>Operating Expenses:</b>                                   |                  |                  |                  |                  |                  |
| Property operating, taxes and others                         | 4,940            | 4,148            | 4,489            | 4,182            | 3,959            |
| Depreciation and amortization                                | 2,891            | 2,628            | 2,403            | 2,366            | 2,072            |
| Asset management fees and other expenses                     | 756              | 616              | 572              | 647              | 625              |
| Total operating expenses                                     | <u>8,587</u>     | <u>7,392</u>     | <u>7,464</u>     | <u>7,195</u>     | <u>6,656</u>     |
| Interest income and others                                   | 17               | 14               | 1                | 0                | 1                |
| Interest expense   | (1,050)          | (892)            | (809)            | (706)            | (591)            |
| Other expenses   | (189)            | (21)             | (87)             | (24)             | (37)             |
| Income before income taxes                                   | <u>6,307</u>     | <u>4,263</u>     | <u>4,094</u>     | <u>4,314</u>     | <u>4,563</u>     |
| Current and deferred income taxes                            | (1)              | 0                | (1)              | (1)              | (1)              |
| Net income   | <u>¥ 6,306</u>   | <u>¥ 4,263</u>   | <u>¥ 4,093</u>   | <u>¥ 4,313</u>   | <u>¥ 4,562</u>   |
| Distribution of accumulated earnings per share (Yen)(Note2): |                  |                  |                  |                  |                  |
|  | ¥ 17,291         | ¥ 15,185         | ¥ 14,582         | ¥ 15,367         | ¥ 16,253         |
| Weighted average number of common shares outstanding         |                  |                  |                  |                  |                  |
|  | 358,157          | 280,700          | 280,700          | 280,700          | 280,700          |
| Total cash distribution per share(Yen)                       |                  |                  |                  |                  |                  |
|  | ¥ 17,291         | ¥ 15,185         | ¥ 14,582         | ¥ 15,367         | ¥ 16,253         |
| <b>Balance Sheets Data:</b>                                  |                  |                  |                  |                  |                  |
| <b>Assets</b>  |                  |                  |                  |                  |                  |
| Current assets   | ¥ 39,440         | ¥ 33,102         | ¥ 30,753         | ¥ 33,890         | ¥ 32,164         |
| Investment properties, net of accumulated depreciation       | 389,545          | 331,815          | 282,333          | 272,541          | 257,428          |
| Other assets   | 1,393            | 1,283            | 1,276            | 1,257            | 1,133            |
| Total assets   | <u>¥ 430,378</u> | <u>¥ 366,200</u> | <u>¥ 314,362</u> | <u>¥ 307,688</u> | <u>¥ 290,725</u> |
| <b>Liabilities</b>   |                  |                  |                  |                  |                  |
| Short-term loans   | 30,500           | 64,050           | 41,150           | 34,950           | 38,450           |
| Other current liabilities                                    | 7,667            | 5,074            | 6,458            | 4,127            | 3,937            |
| Long-term debts  | 149,000          | 122,000          | 95,000           | 94,000           | 72,000           |
| Tenant security deposits                                     | 26,185           | 21,878           | 18,730           | 21,369           | 22,852           |
| Other liabilities  | 41               | 36               | 32               | 29               | 25               |
| Total liabilities  | <u>213,393</u>   | <u>213,038</u>   | <u>161,370</u>   | <u>154,475</u>   | <u>137,264</u>   |
| <b>Shareholders' Equity</b>                                  |                  |                  |                  |                  |                  |
| Common shares  | 210,679          | 148,899          | 148,899          | 148,899          | 148,899          |
| Retained earnings  | 6,306            | 4,263            | 4,093            | 4,314            | 4,562            |
| Total Shareholders' Equity                                   | <u>216,985</u>   | <u>153,162</u>   | <u>152,992</u>   | <u>153,213</u>   | <u>153,461</u>   |
| Total Liabilities and Shareholders' Equity                   | <u>430,378</u>   | <u>366,200</u>   | <u>314,362</u>   | <u>307,688</u>   | <u>290,725</u>   |
| <b>Cash Flow Data:</b>                                       |                  |                  |                  |                  |                  |
| Cash flow provided by operating activities                   | ¥ 15,336         | ¥ 5,182          | ¥ 9,018          | ¥ 6,766          | ¥ 7,298          |
| Cash flow used for investing activities                      | (59,875)         | (49,250)         | (14,936)         | (18,986)         | (13,838)         |
| Cash flow provided by financial activities                   | 50,868           | 45,811           | 2,888            | 13,814           | 5,512            |
| Cash and cash equivalents                                    | <u>38,489</u>    | <u>32,160</u>    | <u>30,418</u>    | <u>33,448</u>    | <u>31,854</u>    |
| <b>Other Supplement Data:</b>                                |                  |                  |                  |                  |                  |
| Number of investment properties                              | 43               | 43               | 33               | 29               | 28               |
| Number of tenants  | 667              | 629              | 511              | 446              | 441              |
| Total rentable square meters of office properties            | 460,901          | 419,657          | 358,940          | 340,497          | 322,344          |
| Occupancy rate of office properties                          | 97.5 %           | 97.7 %           | 92.3 %           | 94.8 %           | 95.0 %           |
| NOI from property leasing activities (Note3)                 | ¥ 10,238         | ¥ 8,311          | ¥ 7,964          | ¥ 8,057          | ¥ 7,886          |
| FFO per share (Note3)  | <u>¥ 23,061</u>  | <u>¥ 24,203</u>  | <u>¥ 23,141</u>  | <u>¥ 23,794</u>  | <u>¥ 23,635</u>  |

- (1) The selected financial data has been derived from the historical financial statements of Nippon Building Fund Inc. based on generally accepted accounting principles in Japan (Japanese GAAP) and audited by Azsa & Co., independent auditors.
- (2) "Share" is based on the number of common shares issued and outstanding at the end of the period.
- (3) 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, 2004 relating to the office properties in which we have invested.

| Name of Building                    | Location  | Book value        |                            | Number of tenants | Occupancy rate |
|-------------------------------------|-----------|-------------------|----------------------------|-------------------|----------------|
|                                     |           | (Yen in millions) | Net rentable square meters |                   |                |
| JFE Bldg.                           | Tokyo     | 72,091            | 65,280                     | 1                 | 100.0          |
| Shiba NBF Tower                     | Tokyo     | 33,058            | 24,796                     | 27                | 99.3           |
| Nihonbashi Muromachi Center Bldg.   | Tokyo     | 24,308            | 16,306                     | 15                | 100.0          |
| Shinjuku Mitsui Bldg. No.2          | Tokyo     | 15,700            | 14,946                     | 35                | 100.0          |
| GSK Bldg.                           | Tokyo     | 14,691            | 22,702                     | 1                 | 100.0          |
| Nakameguro GT Tower                 | Tokyo     | 13,747            | 13,924                     | 1                 | 100.0          |
| Daiya Toranomom Bldg.               | Tokyo     | 13,819            | 10,354                     | 11                | 98.8           |
| Kowa Nishi- Shinbashi Bldg. B       | Tokyo     | 12,641            | 10,088                     | 2                 | 100.0          |
| Nippon Steel Bldg. No2              | Tokyo     | 12,509            | 17,338                     | 2                 | 100.0          |
| Alliance                            | Tokyo     | 9,455             | 4,043                      | 9                 | 100.0          |
| Shibuya Garden Front                | Tokyo     | 8,726             | 8,258                      | 1                 | 100.0          |
| Shiba A Bldg.                       | Tokyo     | 6,852             | 7,087                      | 3                 | 100.0          |
| Takanawa 1-chome Bldg. (Note1)      | Tokyo     | 6,357             | 10,473                     | 5                 | 100.0          |
| Toranomon Kotohira Tower            | Tokyo     | 6,260             | 4,926                      | 1                 | 100.0          |
| Sumitomo Densetsu Bldg.             | Tokyo     | 5,164             | 5,978                      | 1                 | 100.0          |
| Daiya Ikebukuro Bldg.               | Tokyo     | 4,806             | 5,794                      | 10                | 95.3           |
| Ikebukuro TG Homest Bldg.           | Tokyo     | 4,490             | 5,127                      | 10                | 97.4           |
| Sudacho Verde Bldg. (Note1)         | Tokyo     | 2,455             | 2,971                      | 7                 | 99.7           |
| Nishi-Shinjuku Mitsui Bldg.         | Tokyo     | 1,647             | 1,576                      | 1                 | 100.0          |
| Ebisu CS Bldg.                      | Tokyo     | 1,050             | 1,595                      | 5                 | 100.0          |
| Nakanosakaue Sunbright Twin         | Tokyo     | 8,854             | 12,074                     | 1                 | 100.0          |
| Yokohama ST Bldg.                   | Kanagawa  | 12,991            | 20,071                     | 80                | 97.9           |
| NBF Atsugi Bldg.                    | Kanagawa  | 2,316             | 5,242                      | 18                | 92.1           |
| Tsukuba Mitsui Bldg.                | Ibaraki   | 8,219             | 16,851                     | 59                | 89.1           |
| S-ino Omiya North Wing              | Saitama   | 16,939            | 20,709                     | 29                | 92.7           |
| Daido Life Omiya Bldg.              | Saitama   | 2,273             | 3,574                      | 13                | 92.3           |
| Matsudo City Bldg. (Note1)          | Chiba     | 2,472             | 4,772                      | 25                | 98.2           |
| Sapporo L · Plaza                   | Hokkaido  | 3,505             | 9,058                      | 12                | 100.0          |
| Sapporo Minami Nijo Bldg. (Note1)   | Hokkaido  | 1,757             | 5,376                      | 7                 | 83.3           |
| NBF Sendai Honcho Bldg              | Miyagi    | 3,450             | 7,567                      | 10                | 99.7           |
| Unix Bldg. (Note1)                  | Fukushima | 3,628             | 13,479                     | 53                | 96.7           |
| Niigata Telecom Bldg. (Note1)       | Niigata   | 3,777             | 10,219                     | 36                | 100.0          |
| Hirokoji Toei Bldg.                 | Aichi     | 5,563             | 6,873                      | 11                | 100.0          |
| Aqua Dojima Daiwa Dojima Bldg.      | Osaka     | 18,392            | 21,935                     | 33                | 84.8           |
| Sun Mullion NBF Tower               | Osaka     | 9,954             | 14,112                     | 26                | 96.7           |
| Sakai- Higashi Center Bldg. (Note1) | Osaka     | 2,116             | 5,332                      | 17                | 98.9           |
| Tanimachi Kowa Bldg.                | Osaka     | 2,005             | 4,953                      | 2                 | 95.4           |
| Aqua Dojima East                    | Osaka     | 1,976             | 3,265                      | 17                | 91.4           |
| Otemae Center Bldg.                 | Osaka     | 1,731             | 5,532                      | 6                 | 97.0           |



| Name of Building                    | Location  | Book value        |                            |                   |                |
|-------------------------------------|-----------|-------------------|----------------------------|-------------------|----------------|
|                                     |           | (Yen in millions) | Net rentable square meters | Number of tenants | Occupancy rate |
| Shijo Karasuma Minami Bldg. (Note1) | Kyoto     | 1,478             | 3,929                      | 15                | 97.5           |
| NBF Hiroshima Tatemachi Bldg.       | Hiroshima | 3,049             | 5,690                      | 26                | 97.1           |
| Hiroshima Fukuromachi Bldg.         | Hiroshima | 828               | 1,310                      | 16                | 99.0           |
| Hakata Gion 21 Bldg. (Note1)        | Fukuoka   | 2,487             | 5,416                      | 7                 | 100.0          |
| Total                               |           | 389,586           | 460,901                    | 667               | 97.5           |

(1) Effective February 1, 2005, these names of these buildings changed to NBF Takanawa Bldg.: NBF Sudacho Verde Bldg.: NBF Matsudo Bldg.: NBF Sapporo Minami Nijo Bldg.: NBF Unix Bldg.: NBF Niigata Telecom Bldg.: NBF Sakai Higashi Bldg.: NBF Shijo Karasuma Bldg.: NBF Hakata Gion Bldg.