

*This press release was distributed at the press conference of Ministry of Land, Infrastructure, Transport and Tourism.



Press Release

Palaceside Building, 1-1-1 Hitotsubashi,
Chiyoda-ku, Tokyo 100-0003 Japan
<http://daiwakantei.co.jp/>

For press— April 30, 2015

**Office price per tsubo in Central Tokyo
increases quarter-on-quarter
Grade-A offices increase slightly, Grade-B offices increase over 10%
'Office Price Index' in 1Q 2015 (Jan-Mar)
by Daiwa Real Estate Appraisal**

Daiwa Real Estate Appraisal (Headquarters: Nishi-ku, Osaka/ President: Shigeeki Yasugi) releases 'Office Price Index' in 1Q 2015 on April 30.

<Summary of 'Office Price Index #4', in 1Q 2015 (January-March)>

- Price of Grade-A offices in Central Tokyo is 7,430,000 yen/tsubo in 1Q 2015; it increased by 1.8 % quarter-on-quarter. (7,300,000 yen/tsubo in 4Q 2014.) and by 6.3 % year-on-year. (6,990,000 yen/tsubo in 1Q 2014)
- Price of Grade-B offices in Central Tokyo is 3,790,000 yen/tsubo in 1Q 2015; it increased by 14.5 % quarter-on-quarter. (3,310,000 yen/tsubo in 4Q 2014.) and by 12.8 % year-on-year. (3,360,000 yen/tsubo in 1Q 2014)

About DAIWA REAL ESTATE APPRAISAL

DAIWA REAL ESTATE APPRAISAL CO., LTD is an all-around consulting firm related to real estate with many license holders including licensed real estate appraisers and first-class architects. We offer various consulting services including real estate appraisal, fixed assets system valuation, real estate consulting, compensation consultation and architectural engineering including creating engineering reports and soil contamination assessment. DAIWA will help you create new business opportunities.

For further Information, please contact:

DAIWA REAL ESTATE APPRAISAL CO.,LTD.

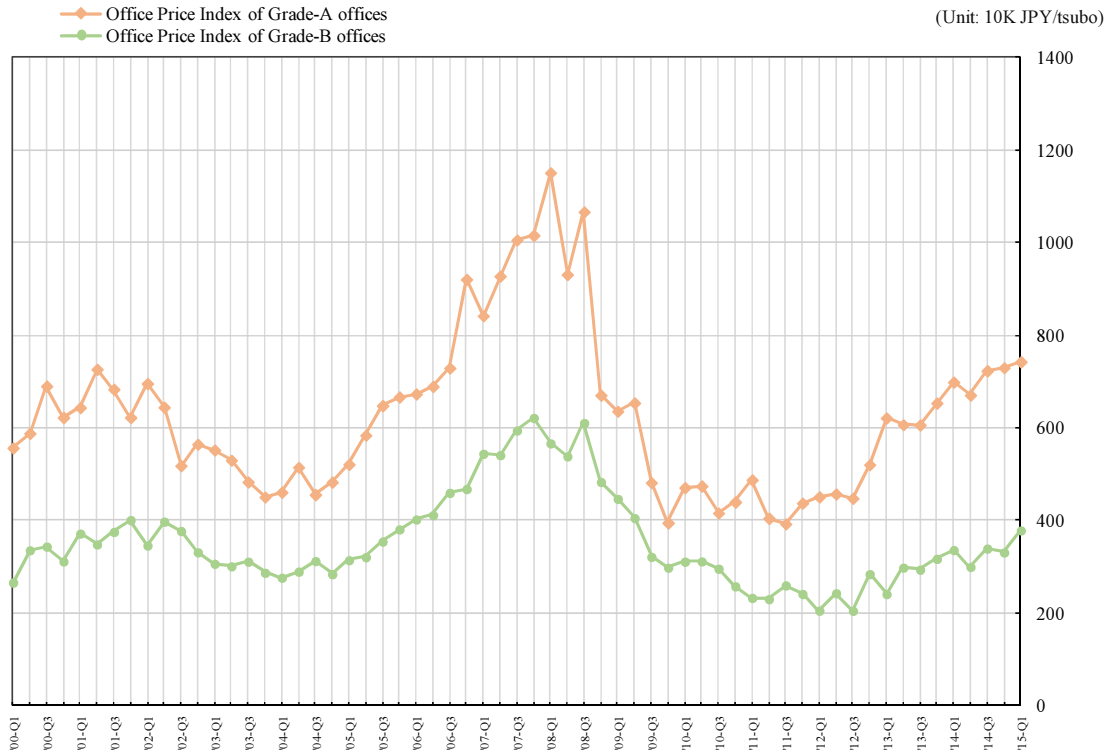
Business Promotion Dept.- Saito, Watanabe

TEL : 03-5219-3217 FAX : 03-5219-3221

gyousui@daiwakantei.co.jp

‘Office Price Index’ in 1Q 2015

(Price per tsubo of Grade-A and -B offices in Central Tokyo from 1Q 2000 to 4Q 2014)



(Unit: 10K JPY/tsubo)

Office Price Index	'12Q1	'12Q2	'12Q3	'12Q4	'13Q1	'13Q2	'13Q3	'13Q4	'14Q1	'14Q2	'14Q3	'14Q4	'15Q1
Grade-A offices in Central Tokyo	451	457	448	521	621	607	606	654	699	671	723	730	743
Grade-B offices in Central Tokyo	206	243	205	284	241	298	294	317	336	300	340	331	379

● Methodology of ‘Office Price Index’

‘Office Price Index’ is generated based on the income capitalization approach (direct income capitalization method: annual net cash flow is capitalized by cap rate.)

To estimate gross income, the rent is adopted from ‘Office Price Index’ Grade-A offices in Central Tokyo (data from Sanko Estate·NLI Research Institute.)

Expenses are estimated by Daiwa Real Estate Appraisal.

●Definition of ‘Grade-A and -B office in Central Tokyo’

The definition of the ‘Grade-A and -B office in Central Tokyo’ in the ‘Office Price Index’ is the same as the one by Sanko Estate・NLI Research Institute.

‘Grade-A office’

Standard floor area: 600 tsubo

Floor above the ground: 35 floors

Age of building: 12 years

Distance from the nearest station: 3minutes’walk

‘Grade-B office’

Standard floor area: 450 tsubo

Floor above the ground: 18 floors

Age of building: 16 years

Distance from the nearest station: 3minutes’walk

‘Central Tokyo’

Tokyo Central 5 Wards and major business districts in surrounding areas

● ‘Office Rent Index’

The ‘Office Rent Index’ is the rent index based on contract rents jointly developed by Sanko Estate and NLI Research Institute. The ‘Office Rent Index’ has been published quarterly since January 2011.

A press release and published data of the current ‘Office Rent Index’ can be seen from the following URL.

<http://www.sanko-e.co.jp>

●Transition of ‘Capitalization Rate (Cap rate)’

The ‘Office Price Index’ is generated based on the income capitalization approach. Cap rate which is used to capitalize annual Net Cash Flow is seen in the graph below.

