

**Translation for Reference Purposes Only**

July 1, 2008

**For Immediate Release**

2-17-22 Akasaka, Minato-ku, Tokyo  
 Frontier Real Estate Investment Corporation  
 Makoto Takahashi, Executive Director  
 (Securities Code : 8964)

Asset Management Company:  
 Mitsui Fudosan Frontier REIT Management Inc.  
 Shinichi Totani  
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**Notice Concerning Acquisition of Investment Assets**

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby today announced that it will acquire the following four investment assets (collectively, the "Properties"). Brief details are as follows.

**1. Acquisition Details**

<b>(1) Type of Acquired Assets</b>	Real estate (Property ownership in land and buildings)	Real estate ( Property ownership in land leased with a special agreement to transfer the building thereon to the landholder )	Trust beneficiary right in real estate	Trust beneficiary right in real estate
<b>(2) Property Name</b>	Mitsui Outlet Park Iruma	Costco Wholesale, Warehouse Iruma (sokochi <sup>(Note 3)</sup> )	WV SAKAE	Queen's Isetan, Suginami-momoi
<b>(3) Acquisition Price</b> (Note1)	¥19,900 million	¥2,600 million	¥7,300 million	¥3,560 million
<b>Total</b>	¥33,360 million			
<b>(4) Contract Date</b>	July 1, 2008	July 1, 2008	July 1, 2008	July 1, 2008
<b>(5) Acquisition Date</b> (Delivery Date)	July 10, 2008	July 10, 2008	July 4, 2008	July 4, 2008
<b>(6) Seller</b> <sup>(Note2)</sup>	Iruma Development Tokutei Mokuteki Kaisha	Iruma Development Tokutei Mokuteki Kaisha	Sakae Development Ltd.	Mitsui Fudosan Co., Ltd.

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<b>(7) Acquisition Financing</b>	Borrowings	Borrowings	Borrowings	Borrowings
<b>(8) Payment Method</b>	Single payment at time of delivery	Single payment at time of delivery	Single payment at time of delivery	Single payment at time of delivery

Note 1: "Acquisition Price" does not include acquisition costs, real property tax, city planning tax, consumption tax, etc.

Note 2: Please refer to "5. Seller Profile" below.

Note 3: "Sokochi" means ownership of land with land leasehold.

## **2. Rational**

The proposed acquisition of the Properties is in line with the Investment Corporation's "basic asset management policy" and "investment stance" as provided in its Articles of Incorporation. In determining acquisition of the Properties, Mitsui Fudosan Frontier REIT Management Inc., the Investment Corporation's asset management company (the "Asset Management Company") appreciated, inter alia, the following factors:

### **Mitsui Outlet Park Iruma**

#### **( 1 ) Location**

This property has good accessibility. It is located in Iruma City, Saitama. It is approximately 500 meter from the Iruma Interchange of the Ken-O Expressway and faces National Route 16. It can attract shoppers from a wide area. The Ken-O Expressway is connected to the Kan-etsu Expressway at Tsurugashima Junction and to the Chuo Expressway at Hachioji Junction. The Ken-O Expressway is expected to be extended in the future toward the Tomei Expressway and the Tohoku Expressway and the trade area for the property is expected to be further expanded in the future.

#### **( 2 ) Trading conditions**

The population around the property provides good prospects for an outlet mall to be established. The population within a 10 kilometer radius is 1.15 million, and within a 20 kilometer radius is 4.80 million. The population within a 60 minute-drive is 7.70 million, which covers one third of the population within the greater Tokyo metropolitan area. The market is excellent as it covers most of the suburban metropolitan area.

#### **( 3 ) Building facilities**

Three multistory parking structures and one surface-level parking space provide parking spaces for approximately 2,200 cars. The retail building is a 2-tier wraparound structure, making it easy for shoppers to navigate. This is Japan's largest class outlet facility with 204 retail stores.

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### **Costco Wholesale, Warehouse Iruma (sokochi)**

#### ( 1 ) Location

Same as the “Mitsui Outlet Park Iruma” described above.

#### ( 2 ) Trading conditions

This property is located in an area where there are 1.15 million people living within a 10 kilometer radius, which meets Costco’s requirements for shops to open in areas with over 1.00 million people living within a 10 kilometer radius.

#### ( 3 ) Building facilities

The 3rd and 4th stories of the above-ground 5-story structure are used for multistory parking spaces. Together with the roof parking space, the property provides parking spaces for approximately 870 cars.

### **WV SAKAE**

#### ( 1 ) Location

This property is located 100 meter west (in the direction of Nadya Park) of Ootsu-street, which has one of the largest concentrations of department stores and specialty shops in the Sakae area, at the intersection with Isemachi-street.

#### ( 2 ) Trading conditions

The property’s surrounding areas have shopping spots in the Sakae area such as major department stores and Parco, and is very close to Ootsu-street, which is the street where there are many brand shops. The property is also adjacent to Nadya Park. The area has high potential with many street-level shops of fashion brands.

#### ( 3 ) Building facilities

As it is a corner lot, visibility is high. The building was completed in January 2007. The “In The ROOM” (Marui Group’s furniture and interior store) occupies from the 1st basement floor to the 4th floor, and beauty and health related tenants (e.g., yoga studios and hair salons) are on the 5th and 6th floors.

### **Queen’s Isetan, Suginami-momoi**

#### ( 1 ) Location

This property is located approximately 1 kilometer north of Nishi-ogikubo station on the JR Chuo line and approximately 1.5 kilometer south of Kami-igusa station on the Seibu Shinjuku line. There are many apartments and condominiums, as well as low-rise retail stores in the vicinity. A residential district that was developed about the same time as the property was developed spreads across the

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hinterland. The property faces Oume Kaido highway, providing good access by car.

### (2) Trading conditions

The market volume is extremely excellent. The population within a 1 kilometer radius is approximately 51,000, approximately 188,000 within a 2 kilometer radius, and approximately 415,000 within a 3 kilometer radius. The property is surrounded equally in all four directions by high-density residential areas.

### (3) Building facilities

There are parking spaces on the 2nd floor and the roof, providing parking spaces for approximately 100 cars. Food supermarket "Queen's Isetan" is located on the 1st floor, and specialty stores such as "UNIQLO" and "MOS BURGER" are on the 2nd floor.

## 3. Property Details

### (1) Real estate details

#### <Mitsui Outlet Park Iruma>

<b>Type of Acquired Asset</b>		Real Estate
<b>Address (as described in the real estate register)</b>		3169-1, Kaihatsu, Miyadera Aza, Iruma City, SAITAMA and other blocks
<b>Land</b>	<b>Lot Area</b>	84,738.25m <sup>2</sup> (registered)
	<b>Use</b>	Urbanization control area
	<b>Plot Ratio</b>	200%
	<b>Building to Land Ratio</b>	60%
	<b>Ownership</b>	Proprietary Ownership
<b>Building</b>	<b>Structure / Number of Floors</b>	Steel construction, two-story building; steel construction, three five-story buildings; and reinforced concrete construction, two-story building.
	<b>Construction Completed</b>	February 28, 2008
	<b>Gross Floor Area</b>	87,479.59m <sup>2</sup>
	<b>Use</b>	Retail, parking and elevator room
	<b>Ownership</b>	Proprietary Ownership
<b>Architect</b>		Sumitomo Mitsui Construction Co., Ltd. (First-class Architect Office)
<b>Inspection Agency</b>		Tokyo Bldg-Tech Center Co., Ltd.
<b>Acquisition Price</b>		¥19,900 million
<b>Appraisal Value</b>		¥19,900 million (As of June 1, 2008)
<b>Appraiser</b>		Japan Real Estate Institute

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<b>Probable Maximum Loss (PML)</b>	Retail building: 14%; and Parking lot: 13%
<b>Collateral</b>	None

**<Costco Wholesale, Warehouse Iruma (sokochi) >**

<b>Type of Acquired Asset</b>		Real Estate (sokochi)
<b>Address (as described in the real estate register)</b>		3169-2, Kaihatsu, Miyadera Aza, Iruma City, SAITAMA and other blocks
<b>Land</b>	<b>Lot Area</b>	24,019.95m <sup>2</sup> (registered)
	<b>Use</b>	Urbanization control area
	<b>Plot Ratio</b>	200%
	<b>Building to Land Ratio</b>	60%
	<b>Ownership</b>	Proprietary Ownership
<b>Acquisition Price</b>		¥2,600 million
<b>Appraisal Value</b>		¥2,600 million (As of June 1, 2008)
<b>Appraiser</b>		Japan Real Estate Institute
<b>Probable Maximum Loss (PML)<sup>(Note)</sup></b>		-
<b>Collateral</b>		None

Note: PML has not been calculated, as this is an acquisition of land-only ownership.

**<WV SAKAE>**

<b>Type of Acquired Asset</b>		Trust beneficiary right in real estate
<b>Address (residence indication)</b>		3-27-1, Sakae, Naka Ward, Nagoya City, AICHI
<b>Land</b>	<b>Lot Area</b>	1,105.24m <sup>2</sup> (registered)
	<b>Use</b>	Commercial area
	<b>Plot Ratio</b>	600% (within 30meter of the public street to the west) and 800% (more than 30meter from the public street to the west)
	<b>Building to Land Ratio</b>	80%
	<b>Ownership</b>	Proprietary Ownership
<b>Building</b>	<b>Structure / Number of Floors</b>	Steel construction, steel frame and reinforced concrete construction, and reinforced concrete construction; six-stories above ground and two-stories below ground
	<b>Construction Completed</b>	January 4, 2007
	<b>Gross Floor Area</b>	7,196.65m <sup>2</sup>
	<b>Use</b>	Retail and parking
<b>Ownership</b>		Proprietary Ownership

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<b>Architect</b>	Obayashi Corporation (First-class Architect Office)
<b>Inspection Agency</b>	Nagoya City
<b>Acquisition Price</b>	¥7,300 million
<b>Appraisal Value</b>	¥7,300 million (As of June 1, 2008)
<b>Appraiser</b>	Japan Real Estate Institute
<b>Probable Maximum Loss (PML)</b>	13%
<b>Collateral</b>	None

**<Queen's Isetan, Suginami-momoi>**

<b>Type of Acquired Asset</b>		Trust beneficiary right in real estate
<b>Address (residence indication)</b>		3-5-1, Momoi, Suginami Ward, TOKYO
<b>Land</b>	<b>Lot Area</b>	3,901.35m <sup>2</sup> (registered)
	<b>Use</b>	Commercial area (within 30 meter of the public street to the south); and light-industrial district (more than 30 meter from the public street to the south)
	<b>Plot Ratio</b>	400% (within 30 meter of the public street to the south) and 200% (more than 30 meter from the public street to the south)
	<b>Building to Land Ratio</b>	80% (within 30 meter of the public street to the south) and 60% (more than 30 meter from the public street to the south)
	<b>Ownership</b>	Proprietary Ownership
<b>Building</b>	<b>Structure / Number of Floors</b>	Steel construction, three-story building
	<b>Construction Completed</b>	December 9, 2004
	<b>Gross Floor Area</b>	4,728.85m <sup>2</sup>
	<b>Use</b>	Retail and parking
	<b>Ownership</b>	Proprietary Ownership
<b>Architect</b>		Sumitomo Mitsui Construction Co., Ltd. (First-class Architect Office)
<b>Inspection Agency</b>		Tokyo
<b>Acquisition Price</b>		¥3,560 million
<b>Appraisal Value</b>		¥3,560 million (As of June 1, 2008)
<b>Appraiser</b>		Japan Real Estate Institute
<b>Probable Maximum Loss (PML)</b>		12%
<b>Collateral</b>		None

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## (2) Lease details

**<Mitsui Outlet Park Iruma>**

<b>Tenant Name</b>	Mitsui Fudosan Co., Ltd.
<b>Type of Contract</b>	Fixed-term building lease
<b>Contract Term</b>	30 years (until July 9, 2038)
<b>Annual Rent</b> <sup>(Note)</sup>	¥1,284 million
<b>Revisions of Rent</b>	Only after 15 years
<b>Termination during the Contract Term</b>	Only after 5 years
<b>Security Deposit</b>	¥642 million
<b>Guarantee Deposit</b>	None
<b>Number of Tenants</b>	1
<b>Total Leasable Floor Space</b>	98,714.90m <sup>2</sup>
<b>Total Leased Floor Space</b>	98,714.90m <sup>2</sup>
<b>Occupancy Rate</b>	100% ((Total Leased Floor Space) / (Total Leasable Floor Space))

Note: Annual rent consists of a fixed rent and a sales-linked rent, but the amount shown here excludes the sales-linked rent.

**<Costco Wholesale, Warehouse Iruma (sokochi) >**

<b>Tenant Name</b>	Costco Wholesale Japan, Inc.
<b>Type of Contract</b>	Land lease with a special agreement to transfer the building thereon to landholder
<b>Contract Term</b>	30 years (until April 3, 2038)
<b>Annual Rent</b> <sup>(Note)</sup>	-
<b>Revisions of Rent</b>	Every five years
<b>Termination during the Contract Term</b>	Not allowed in principle
<b>Security Deposit</b> <sup>(Note)</sup>	-
<b>Guarantee Deposit</b>	None
<b>Number of Tenants</b>	1
<b>Total Leasable Floor Space</b>	24,019.93m <sup>2</sup>
<b>Total Leased Floor Space</b>	24,019.93m <sup>2</sup>
<b>Occupancy Rate</b>	100% ((Total Leased Floor Space) / (Total Leasable Floor Space))

Note: Annual rent and security deposit are not disclosed, as permission has not been obtained from the tenant.

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**<WV SAKAE>**

<b>Tenant Name</b>	Marui Co., Ltd. and other 3 tenants
<b>Type of Contract</b>	Building lease and fixed-term building lease
<b>Contract Term</b> <sup>(Note)</sup>	10 years (until January 19, 2017)
<b>Annual Rent</b>	¥415 million (Total rent for all the leases)
<b>Revisions of Rent</b>	None
<b>Termination during the Contract Term</b> <sup>(Note)</sup>	Only after 10 years
<b>Security Deposit</b>	¥346 million (Total deposit for all the leases)
<b>Guarantee Deposit</b>	None
<b>Number of Tenants</b>	4
<b>Total Leasable Floor Space</b>	4,605.88m <sup>2</sup>
<b>Total Leased Floor Space</b>	4,518.29m <sup>2</sup>
<b>Occupancy Rate</b>	98.1% ((Total Leased Floor Space) / (Total Leasable Floor Space))

Note: "Contract Term" and "Termination during the Contract Term" above are based on those set out in the building lease contract with Marui Co., Ltd. and are different from those in the building lease contracts with the three other tenants.

**<Queen's Isetan, Suginami-momoi>**

<b>Tenant Name</b>	Queen's Isetan Co., Ltd.
<b>Type of Contract</b>	Fixed-term building lease
<b>Contract Term</b>	20 years (until December 8, 2024)
<b>Annual Rent</b> <sup>(Note)</sup>	¥224 million
<b>Revisions of Rent</b>	Every three years
<b>Termination during the Contract Term</b>	Only after 10 years
<b>Security Deposit</b>	¥280 million
<b>Guarantee Deposit</b>	None
<b>Number of Tenants</b>	1
<b>Total Leasable Floor Space</b>	5,212.70m <sup>2</sup>
<b>Total Leased Floor Space</b>	5,212.70m <sup>2</sup>
<b>Occupancy Rate</b>	100% ((Total Leased Floor Space) / (Total Leasable Floor Space))

Note: Annual rent consists of a fixed rent and a sales-linked rent, but the amount shown here excludes the sales-linked rent.



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### 4. The Significance of the Acquisition

Acquisition of the Properties is based on the Investment Corporation's investment policy, the objective of which is to assure stable revenues and profits over the medium to long term. Acquisition of the Properties will expand the size of assets of the Investment Corporation and maintain and improve the quality of the existing portfolio as it should diversify and decentralize the portfolio, and lower the overall building age.

### 5. Seller Profile

#### <Mitsui Outlet Park Iruma and Costco Wholesale, Warehouse Iruma (sokochi)>

<b>Company Name</b>	Iruma Development Tokutei Mokuteki Kaisha
<b>Address of Head Office</b>	3-1-20, Nihonbashi-muromachi, Chuo Ward, TOKYO
<b>Representative</b>	Akira Sugai, director
<b>Share Capital</b>	¥100,000
<b>Major Shareholders</b>	Mitsui Fudosan Co., Ltd.
<b>Principal Business</b>	Purchase, management and disposal of the specified assets according to the asset liquidation plan under the Law Concerning Asset Liquidation
<b>Relationship with the Investment Corporation and/or the Asset Management Company</b>	The seller is a special purpose company to which Mitsui Fudosan Co., Ltd., the parent company of the Asset Management Company makes a preferred contribution.

#### <WV SAKAE>

<b>Company Name</b>	Sakae Development Ltd.
<b>Address of Head Office</b>	3-1-20, Nihonbashi-muromachi, Chuo Ward, TOKYO
<b>Representative</b>	Akira Sugai, director
<b>Share Capital</b>	¥3 million
<b>Major Shareholders</b>	Mitsui Fudosan Co., Ltd.
<b>Principal Business</b>	Real estate leasing, management, ownership and operation; acquisition, possession and disposal of trust beneficiary right in real estate
<b>Relationship with the Investment Corporation and/or the Asset Management Company</b>	The seller is a special purpose company to which Mitsui Fudosan Co., Ltd., the parent company of the Asset Management Company makes a silent partnership contribution.

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**<Queen's Isetan, Suginami-momoi>**

<b>Company Name</b>	Mitsui Fudosan Co., Ltd.
<b>Address of Head Office</b>	2-1-1, Nihonbashi-muromachi, Chuo Ward, TOKYO
<b>Representative</b>	Hikomichi Iwasa, President and Chief Executive Officer
<b>Share Capital</b>	¥174,296 million
<b>Major Shareholders</b>	The Master Trust Bank of Japan, Ltd. (trust account)
<b>Principal Business</b>	Real estate acquisition, ownership, disposal, leasing, subdivision for sale and management
<b>Relationship with the Investment Corporation and/or the Asset Management Company</b>	Mitsui Fudosan Co., Ltd. is the sole parent company of the Asset Management Company.

**6. Previous Owners**

**<Mitsui Outlet Park Iruma and Costco Wholesale, Warehouse Iruma (sokochi) >**

<b>Property Name (Location)</b>	<p>Mitsui Outlet Park Iruma (3169-1, Kaihatsu, Miyadera Aza, Iruma City, SAITAMA and other blocks)</p> <p>Costco Wholesale, Warehouse Iruma (sokochi) (3169-2, Kaihatsu, Miyadera Aza, Iruma City, SAITAMA and other blocks)</p>	
<b>Status of Property Owner</b>	<b>Last Owner</b>	<b>Owner before Last Owner</b>
<b>Name of Company</b>	Iruma Development Tokutei Mokuteki Kaisha	-
<b>Relationship with Interested Parties</b>	Special purpose company established by Mitsui Fudosan Co., Ltd., the parent company of the Asset Management Company	-
<b>Background and purpose of Acquisition</b>	For the purpose of development	-
<b>Acquisition Price (Including other expenses)</b>	-	-
<b>Acquisition Date</b>	February 28, 2008 (newly-built building) November 28, 2006 (land)	-

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**<WV SAKAE>**

<b>Property Name (Location)</b>	WV SAKAE (3-27-1, Sakae, Naka Ward, Nagoya City, AICHI)	
<b>Status of Property Owner</b>	<b>Last Holder of the Trust Beneficiary Right</b>	<b>Holder before Last Holder of the Trust Beneficiary Right</b>
<b>Name of Company</b>	Sakae development Ltd.	-
<b>Relationship with Interested Parties</b>	Special purpose company established by Mitsui Fudosan Co., Ltd., the parent company of the Asset Management Company	-
<b>Background and purpose of Acquisition</b>	For the purpose of development	-
<b>Acquisition Price (Including other expenses)</b>	-	-
<b>Acquisition Date</b>	January 19, 2007 (newly-built building) September 13, 2005 (land)	-

**<Queen's Isetan, Suginami-momoi>**

<b>Property Name (Location)</b>	Queen's Isetan, Suginami-momoi (3-5-1, Momoi, Suginami Ward, TOKYO)	
<b>Status of Property Owner</b>	<b>Last Holder of Trust Beneficiary Right</b>	<b>Holder before Last Holder of Trust Beneficiary Right</b>
<b>Name of Company</b>	Mitsui Fudosan Co., Ltd.	Nippon Shopping Facilities Fund Inc.
<b>Relationship with Interested Parties</b>	Mitsui Fudosan Co., Ltd. is the sole parent company of the Asset Management Company.	Investment corporation established through investment by the sole parent company of the Asset Management Company
<b>Background and purpose of Acquisition</b>	Purchase of trust beneficiary right	Purchase of trust beneficiary right

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<b>Acquisition Price (Including other expenses)<sup>(Note 1)</sup></b>	¥3,576 Million	- <sup>(Note 2)</sup>
<b>Acquisition Date</b>	March 19, 2008	May 26, 2006

Note 1: "Other expenses" above only includes the consumption tax equivalent.

Note 2: Entry is omitted because the owner before the last possessed the trust beneficiary right for over 1 year.

### 7. Broker Profile

No broker was involved in this transaction.

### 8. Execution of the SC management agreement

As stated in the press release titled "Notice Concerning Collaboration with Mitsui Fudosan Co., Ltd." and dated February 18, 2008, the Investment Corporation has executed a basic agreement concerning SC management with Mitsui Fudosan Co., Ltd. for the purpose of effectively utilizing the expertise of Mitsui Fudosan Co., Ltd., the parent company of the Asset Management Company, in operation and management of retail facilities. The Investment Corporation will, based on the terms of the aforementioned basic agreement, enter into an SC management agreement that sets out detailed work (including property management) for each of 3 newly acquired Properties, namely, Mitsui Outlet Park Iruma, WV SAKAE and Queen's Isetan, Suginami-momoi.

### 9. Interested-Party Transactions

Each of the current owners and trust beneficiary right holders of the Properties falls under the category of the "Interested Parties" set forth in the Interested-Party Transaction Regulations of the Asset Management Company. Accordingly, in the course of deciding of acquisition by the Investment Corporation of the Properties, the board of directors of the Asset Management Company has resolved to acquire the new investment assets, after deliberation and approval by the Asset Management Company's Compliance Committee pursuant to the Interested-Party Transaction Regulations.

In addition, the SC Management Agreement mentioned in Section 8 above will be entered into after going through the same procedures as for the acquisition of the Properties, since Mitsui Fudosan Co., Ltd. falls under the category of the "Interested Parties" set forth in the Interested-Party Transaction Regulations of the Asset Management Company.

### 10. Outlook

For operating forecasts for the ninth period ending December 31, 2008, please refer to the "Operating Forecasts for the Ninth Fiscal Period Ending December 31, 2008", also released today.

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### **Attachments**

Attachment 1: Summary of Property Appraisal

Attachment 2: Photographs of the Properties

Attachment 3: Overview of the Investment Portfolio following Acquisition of the Properties

- Places where this notice will be delivered: the Kabuto Club; the Ministry of Land, Infrastructure, Transport and Tourism Press Club; and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- Investment Corporation Website: <http://www.frontier-reit.co.jp/eng/>

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**Attachment 1: Summary of Property Appraisal**

**Mitsui Outlet Park Iruma**

<b>Appraiser</b>	Japan Real Estate Institute
<b>Appraisal Value</b>	¥19,900,000,000
<b>Date of Appraisal</b>	June 1, 2008
<b>Direct-Reduction Method Value</b>	¥20,400,000,000
	<b>Operating Income</b> ¥1,315,100,000
	<b>Net Operating Income</b> ¥1,166,226,000
	<b>Net Income</b> ¥1,165,175,000
	<b>Cap Rate</b> 5.7%
<b>DCF Value</b>	¥19,400,000,000
	<b>Discount Rate</b> 5.5%
	<b>Final Cap Rate</b> 5.9%

**COSTCO Wholesale, Warehouse Iruma (sokochi)**

<b>Appraiser</b>	Japan Real Estate Institute
<b>Appraisal Value</b>	¥2,600,000,000
<b>Date of Appraisal</b>	June 1, 2008
<b>DCF Value</b>	¥2,600,000,000
	<b>Discount Rate</b> 5.0%
	<b>Final Cap Rate</b> 5.7%

Note: As the appraiser does not use the direct-reduction method in its appraisal, only value indicated by the discounted cash flow (DCF) method is presented above.

**WV SAKAE**

<b>Appraiser</b>	Japan Real Estate Institute
<b>Appraisal Value</b>	¥7,300,000,000
<b>Date of Appraisal</b>	June 1, 2008
<b>Direct-Reduction Method Value</b>	¥7,430,000,000
	<b>Operating Income</b> ¥484,815,000
	<b>Net Operating Income</b> ¥352,557,000
	<b>Net Income</b> ¥356,565,000
	<b>Cap Rate</b> 4.8%
<b>DCF Value</b>	¥7,170,000,000
	<b>Discount Rate</b> 4.6%
	<b>Final Cap Rate</b> 5.0%

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**Queen's Isetan, Suginami-Momoi Store**

<b>Appraiser</b>	Japan Real Estate Institute
<b>Appraisal Value</b>	¥3,560,000,000
<b>Date of Appraisal</b>	June 1, 2008
<b>Direct-Reduction Method Value</b>	¥3,610,000,000
<b>Operating Income</b>	¥226,342,000
<b>Net Operating Income</b>	¥202,518,000
<b>Net Income</b>	¥206,021,000
<b>Cap Rate</b>	5.7%
<b>DCF Value</b>	¥3,510,000,000
<b>Discount Rate</b>	4.8%
<b>Final Cap Rate</b>	6.6%

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**Attachment 2: Photographs of the Properties**

**【Mitsui Outlet Park Iruma】 and 【COSTCO Wholesale, Warehouse Iruma (sokochi)】**



**【WV SAKAE】**





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**【Queen's Isetan, Suginami-momoi】**



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**Attachment 3: Overview of the Investment Portfolio following Acquisition of the Properties**

<b>Property Name</b>	<b>Location</b>	<b>Type of Asset</b>	<b>Acquisition Date</b>	<b>Acquisition Price ( Million Yen )</b> <small>(Note 1)</small>	<b>Percentage of Portfolio</b> <small>( Note 2 )</small>
<b>AEON, Shinagawa Seaside Shopping Center</b>	Shinagawa Ward TOKYO	Trust beneficiary right in real estate	August 9, 2004	20,100	12.8%
<b>MYCAL Ibaraki</b>	Ibaraki City, OSAKA	Trust beneficiary right in real estate	August 9, 2004	18,100	11.6%
<b>Joyfultown Okayama</b>	Okayama City, OKAYAMA	Trust beneficiary right in real estate	August 9, 2004	11,000	7.0%
<b>Joyfultown Hadano</b>	Hadano City, KANAGAWA	Trust beneficiary right in real estate	August 9, 2004	9,300	5.9%
<b>Papillon Plaza</b>	Fukuoka City, FUKUOKA	Trust beneficiary right in real estate	August 9, 2004	4,810	3.1%
<b>Kamiikedai Tokyu Store</b>	Ota Ward, TOKYO	Trust beneficiary right in real estate	August 9, 2004	1,490	1.0%
<b>Belltown Tambaguchi Eki-mae Store</b>	Kyoto City, KYOTO	Real Estate	August 29, 2005	2,130	1.4%
<b>AEON NAGOYADOME-mae Shopping Center</b>	Nagoya City, AICHI	Real Estate	March 23, 2006	24,800	15.8%
<b>Summit Store Takinogawa Momiji-bashi</b>	Kita Ward, TOKYO	Real Estate	September 29, 2006	3,100	2.0%
<b>Sports Club Renaissance Hiroshima</b>	Hiroshima City, HIROSHIMA	Real Estate	April 13, 2007	1,940	1.2%
<b>Joyfultown Tosu (Sokochi)</b>	Tosu City, SAGA	Real Estate (Sokochi)	November 8, 2007	3,178	2.0%
<b>You Me Town Hiroshima</b>	Hiroshima City, HIROSHIMA	Real Estate	February 19, 2008	23,200	14.8%

**Translation for Reference Purposes Only**

Property Name	Location	Type of Asset	Acquisition Date	Acquisition Price ( Million Yen ) <small>(Note 1)</small>	Percentage of Portfolio <small>( Note 2 )</small>
<b>Mitsui Outlet Park Iruma</b>	Iruma City, SAITAMA	Real Estate	July 10, 2008	19,900	12.7%
<b>Costco Wholesale, Warehouse Iruma (sokochi)</b>	Iruma City, SAITAMA	Real Estate (Sokochi)	July 10, 2008	2,600	1.7%
<b>WV SAKAE</b>	Nagoya City, Aichi	Trust beneficiary right in real estate	July 4, 2008	7,300	4.7%
<b>Queen's Isetan, Suginami-momoi</b>	Suginami Ward, TOKYO	Trust beneficiary right in real estate	July 4, 2008	3,560	2.3%
<b>TOTAL</b>	-	-	-	<b>156,508</b>	<b>100.0%</b>

Note 1: Acquisition Prices are rounded down to the nearest millions of YEN.

Note 2: Percentages of Portfolio are based on acquisition prices and are rounded up or down to the nearest first decimal place.

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