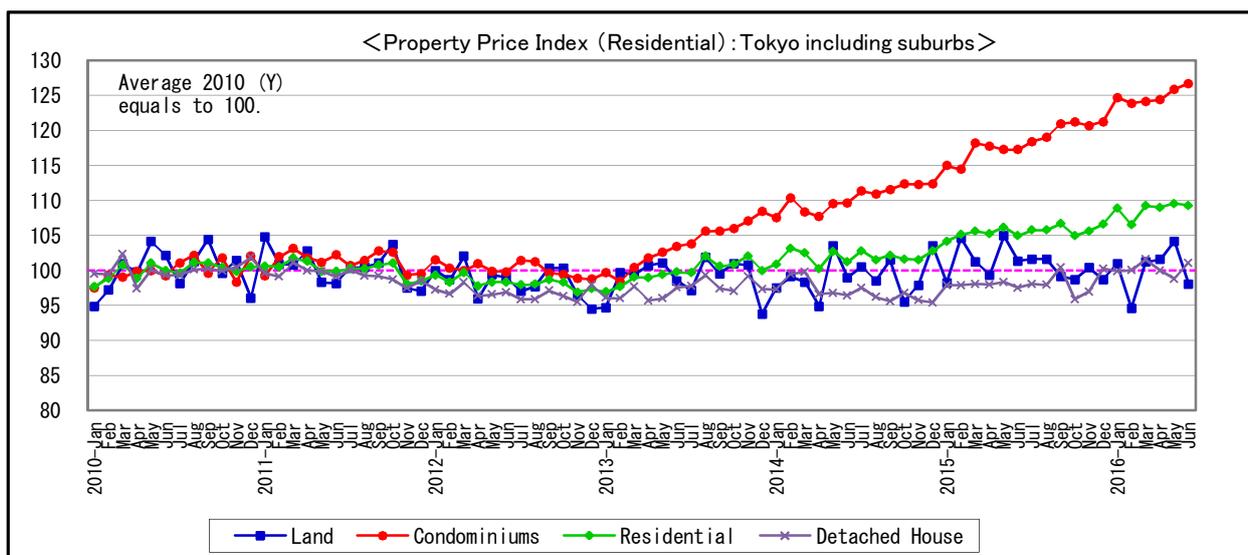
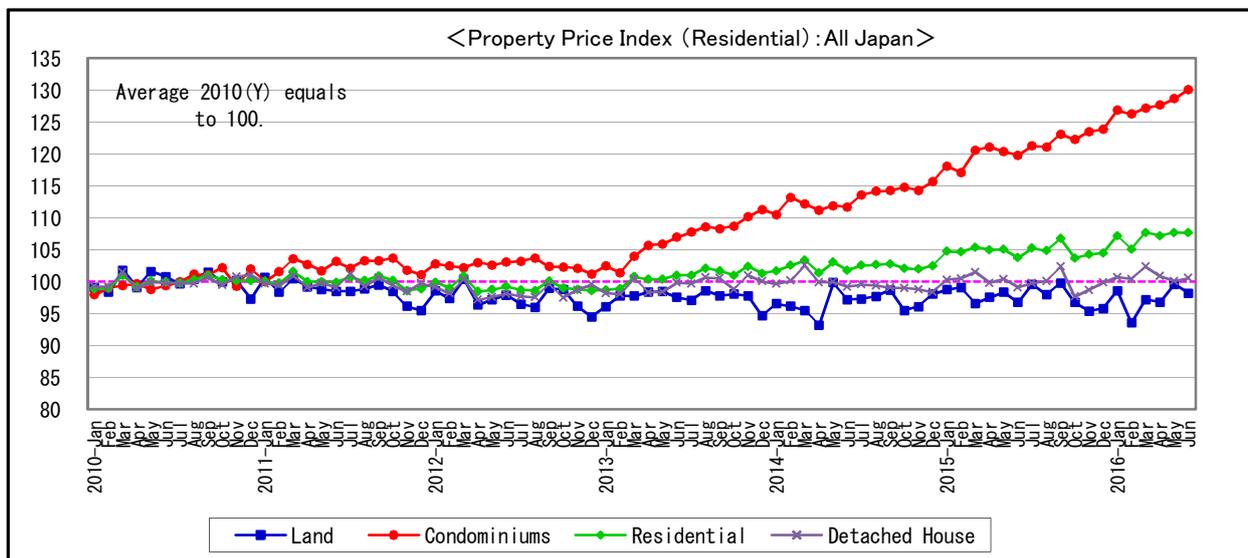


2) Property Price Index (Residential)

【Property Price Index (Residential) All Japan・Tokyo including suburbs】

- All Japan
- The residential index for Jun (Average 2010(Y) equals = 100) increased by 3.8% year-on-year to 107.7. The figure has surpassed the previous year's results for 19 consecutive months.
 - The land index for Jun (Average 2010(Y) equals = 100) increased by 1.5% year-on-year to 98.2. The figure has surpassed the previous year's results for 2 consecutive months.
 - The detached house index for Jun (Averaged 2010(Y) equal = 100) increased by 1.5% year-on-year to 100.6. The figure surpassed the previous year's results for the first time in 2 months.
 - The condominiums index for Jun (Average 2010(Y) equals = 100) increased by 8.6% year-on-year to 130.1. The figure has surpassed the previous year's results for 40 consecutive months.
- Tokyo including suburbs
- The residential index for Jun (Average 2010(Y) equals = 100) increased by 4.1% year-on-year to 109.3. The figure has surpassed the previous year's results for 19 consecutive months.
 - The land index for Jun (Average 2010(Y) equals = 100) decreased by 3.2% year-on-year to 98.1. The figure has fallen below the previous year's results for 2 consecutive months.
 - The detached house index for Jun (Averaged 2010(Y) equal = 100) increased by 3.6% year-on-year to 101.0. The figure has surpassed the previous year's results for 8 consecutive months.
 - The condominiums index for Jun (Average 2010(Y) equals = 100) increased by 8.1% year-on-year to 126.7. The figure has surpassed the previous year's results for 40 consecutive months.



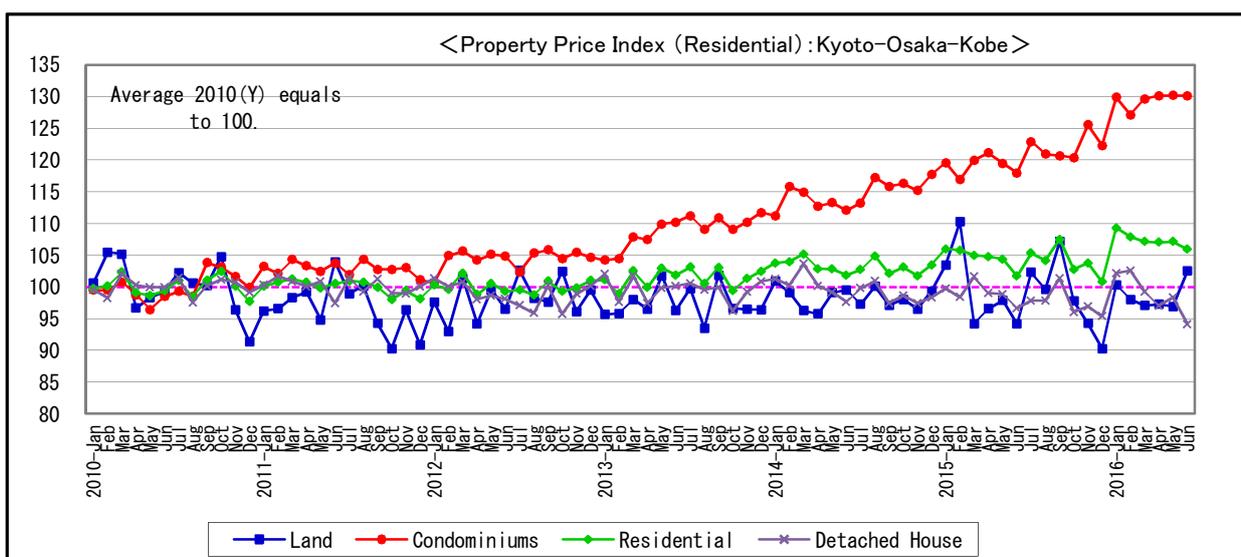
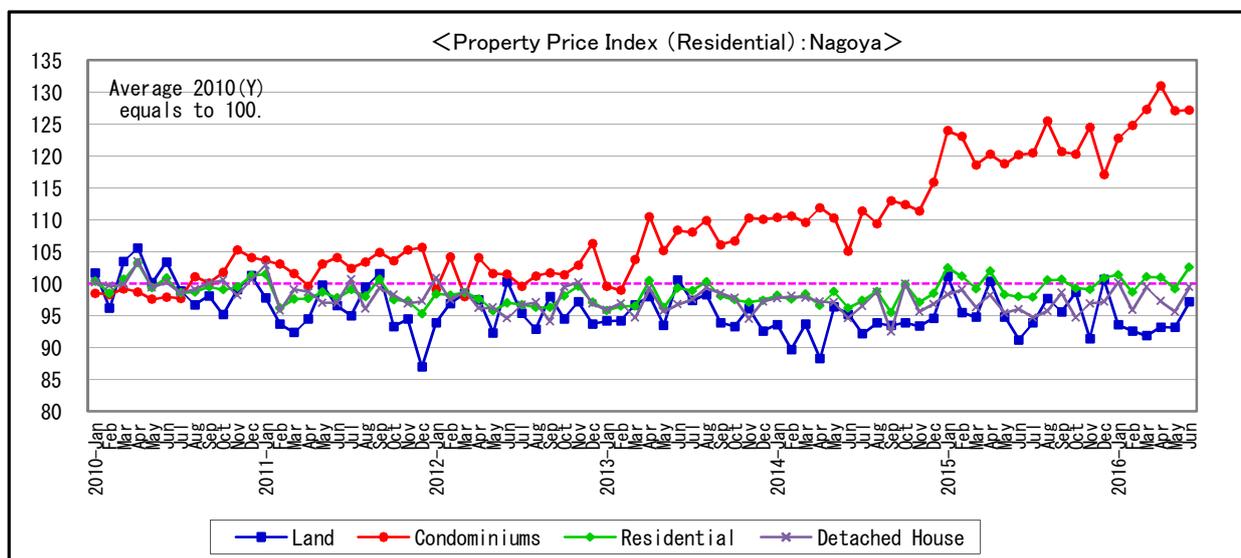
Source: "Property Price Index (Residential)" Ministry of Land, Infrastructure, Transport and Tourism

(*1) Monthly indexation by average 2010(Y) equals to 100.

(*2) Extracting the temporal market change rate of residential properties by using "hedonic regression method" which adjusts the quality variation of individual properties.

【Property Price Index (Residential) Nagoya・Kyoto-Osaka-Kobe】

- Nagoya
- The residential index for Jun (Average 2010(Y) equals = 100) increased by 4.7% year-on-year to 102.6. The figure has surpassed the previous year's results for 2 consecutive months.
 - The land index for Jun (Average 2010(Y) equals = 100) increased by 6.5% year-on-year to 97.2. The figure surpassed the previous year's results for the first time in 6 months.
 - The detached house index for Jun (Averaged 2010(Y) equal = 100) increased by 3.6% year-on-year to 99.4. The figure has surpassed the previous year's results for 2 consecutive months.
 - The condominiums index for Jun (Average 2010(Y) equals = 100) increased by 5.8% year-on-year to 127.2. The figure has surpassed the previous year's results for 5 consecutive months.
- Kyoto-Osaka-Kobe
- The residential index for Jun (Average 2010(Y) equals = 100) increased by 4.2% year-on-year to 105.9. The figure has surpassed the previous year's results for 6 consecutive months.
 - The land index for Jun (Average 2010(Y) equals = 100) increased by 8.9% year-on-year to 102.6. The figure surpassed the previous year's results for the first time in 2 months..
 - The detached house index for Jun (Averaged 2010(Y) equal = 100) decreased by 2.6% year-on-year to 94.1. The figure has fallen below the previous year's results for 4 consecutive months.
 - The condominiums index for Jun (Average 2010(Y) equals = 100) increased by 10.3% year-on-year to 130.1. The figure has surpassed the previous year's results for 40 consecutive months.



Source: "Property Price Index (Residential)" Ministry of Land, Infrastructure, Transport and Tourism

(*1) Monthly indexation by average 2010(Y) equals to 100.

(*2) Extracting the temporal market change rate of residential properties by using "hedonic regression method" which adjusts the quality variation of individual properties.