

All of the newly acquired properties mentioned above were sourced from the ORIX Group, which illustrates the competitive advantage of OJR in securing access to the proprietary deal flow of ORIX Group. OJR has been maximizing its group synergies to achieve its asset growth target of ¥200 billion. Further deal flows from the ORIX Group are expected in the future.

Portfolio Profile :

As of February 29, 2004 OJR owns a total of 46 properties consisting of 38 office properties, 3 residential properties and 5 other properties including a hotel and retail properties. OJR leased approximately 182,641 m² of space to 254 tenants. OJR's portfolio occupancy rate as of February 29, 2004 was approximately 97.0%. OJR added five properties including four office properties and one retail property to its portfolio during the fourth fiscal period.

The total acquisition cost of the OJR's 46 properties portfolio was ¥141,517 million as of February 29, 2004. The OJR portfolio's appraisal value, evaluated by two of major Japanese real estate appraisers, was ¥ 137,232 million as of February 29, 2004.

Equity Financing and Debt Financing :

In September 2003, OJR completed the secondary public equity offering of 52,000 units, raising ¥24,121 million. This additional capital reduced the interest-bearing debt ratio of OJR to 41% by 9%, and enables OJR to speed-up asset growth.

On September 22, 2003, OJR repaid ¥15.3 billion of short-term debt by the equity raised through the secondary offering. OJR secured ¥17.3 billion of long-term debt with term of five years from syndicated lenders to acquire four office properties, ORIX Shinjuku Building, ORIX Shiba 2-chome Building, ORIX Jimbo-cho Building, and Nagoya Itochu Building, on September 29, 2003. Half of the debt -¥8.7 billion- is based on a fixed interest and the rest is on a floating interest basis. On October 31, 2004, OJR secured ¥2.6 billion of short-term loan from The Sumitomo Trust & Banking and The Mitsubishi Trust & Banking to acquire Nihon Jisho Minami Aoyama Building. OJR made a partial repayment of a long-term debt by ¥1.75 billion on December 22, 2004.

Fourth Fiscal Period Forecast

In accordance with Tokyo Stock Exchange listing requirements, OJR announces the estimated financial results for the fifth fiscal. For the fifth fiscal period, six months from March 1, 2004 through August 31, 2004, OJR forecasts gross revenues of ¥6,462 million, income before income taxes of ¥2,424 million, and net income of ¥2,424 million. The estimated distribution per unit for the fifth period is ¥13,821. The assumptions for this particular forecast include, but are not limited to, following factors:

- ✓ OJR's portfolio of 49 buildings that includes Aoyama 246 Building acquired on March 3, 2004, CUBE Daikanyama acquired on March 31, 2004, and Excellent Kawasaki Building to be acquired late April 2004.

OJR Overview

OJR was established on 10 September 2001 and was listed and commenced trading on the Tokyo Stock Exchange as the 4th listed Real Estate Investment Trust in Japan, or “JREIT” on 12 June 2002. A JREIT is an externally-managed property fund formed under the Investment Trust Law of Japan. ORIX Asset Management Corporation (“OAM”), a wholly-owned subsidiary of ORIX Corporation (TSE: 8591, NYSE: IX (ADR)), is the asset manager of OJR. OJR is one of the diversified type JREITs that invests in high quality offices, residences, retail and hotel properties, aiming to provide stable cash flows and healthy asset growth over the medium to long term.

[Important Notice]

Information Disclosure to Investors

OJR intends to maintain a policy of timely disclosure of important information in both English and Japanese languages. For more information on OJR, please visit its website at <http://www.orixjreit.com>.

Important Notice

In formulating the estimated forecast for the fourth fiscal period, certain assumptions have been made. We consider these assumptions to be appropriate and reasonable based on the information available to us when we projected. However, our actual results of operations, and therefore the distribution per unit, may differ from our expectations and will be affected by a number of factors, many of which are out of our control, or may not be capable of being foreseen or accurately predicted. For example, our actual distribution amount could be affected by the rental revenues we actually receive from our properties, our operating expenses, interest expense and the ability of our tenants to meet their financial obligations during the relevant period. It may also be affected by economic conditions in Japan and conditions relating to the real estate market in Japan, particularly in Tokyo. These factors and others could also affect the validity of the assumptions that we used in the preparation of our estimated forecast. No assurance can be given by us or by any other party that our estimates will prove accurate.

(Summary Financial Information Attached)

ORIX JREIT Inc.
BALANCE SHEETS

As of February 29, 2004 and August 31, 2003

	As of February 29, 2004	As of August 31, 2003
(In millions of yen)		
Assets		
Current assets:		
Cash and deposits	¥ 17,636	¥ 15,406
Rental receivables	164	197
Consumption tax refundable	295	55
Prepaid expenses	72	75
Other current assets	436	18
Less-Allowance for doubtful receivables	(3)	(2)
Total current assets	18,600	15,749
Property and equipment, at cost:		
Land	85,862	68,262
Buildings and structures	43,447	36,359
Building improvements	14,366	11,688
Machinery and equipment	1,206	1,083
	144,881	117,392
Less-Accumulated depreciation	(3,450)	(2,521)
Net property and equipment	141,431	114,871
Other assets:		
Leasehold interests	885	885
Others	308	228
Total assets	¥ 161,224	¥ 131,733
Liabilities and Unitholders' Equity		
Liabilities		
Current liabilities:		
Trade and other payables	¥ 567	¥ 859
Short-term debt	2,600	15,300
Accrued expenses	136	121
Rents received in advance	919	840
Other current liabilities	3	4
Total current liabilities	4,225	17,124
Long-term debt	58,550	43,000
Leasehold and security deposits received	10,143	8,026
Total liabilities	72,918	68,150
Unitholders' equity		
Unitholders' capital	85,821	61,700
Units Authorized: 2,000,000 units		
Units Outstanding: 175,372 and 123,372 units as of February 29, 2004 and August 31, 2003, respectively.		
Retained earnings	2,485	1,883
Total unitholders' equity	88,306	63,583
Total liabilities and unitholders' equity	¥ 161,224	¥ 131,733

ORIX JREIT Inc.
STATEMENTS OF INCOME

For the six months ended February 29, 2004 and August 31, 2003

	For the six months ended	
	February 29, 2004	August 31, 2003
(In millions of yen)		
Revenues:		
Rental and other operating revenues	¥ 6,072	¥ 5,121
Interest income	1	2
Other revenues	1	—
Total revenue	6,074	5,123
Costs and expenses:		
Property-related expenses	2,585	2,396
Asset management fees	296	276
Administrative service fees	142	115
Interest expense	343	291
Issuance cost of investment units	77	—
Other expenses	147	161
Total costs and expenses	3,590	3,239
Income before income taxes:	2,484	1,884
Provision for income taxes		
Current	1	1
Deferred	1	1
Net income:	¥ 2,482	¥ 1,882

	For the six months ended	
	February 29, 2004	August 31, 2003
Earnings per unit:		
Net income (In yen)	¥ 14,154	¥ 15,257
Weighted average number of units outstanding	170,515	123,372

ORIX JREIT Inc.
STATEMENTS OF CASH FLOWS

For the six months ended February 29, 2004 and August 31, 2003

	For the six months ended	
	February 29, 2004	August 31, 2003
	(In millions of yen)	
Cash Flows from Operating Activities:		
Income before income taxes	¥ 2,484	¥ 1,884
Adjustments to reconcile income before income taxes to net cash provided by operating activities:		
Depreciation and amortization	930	783
Long-term prepaid expenses	20	13
Issuance cost of investment units	77	—
Allowance for doubtful receivables	—	(6)
Interest income	(1)	(2)
Interest expense	343	291
Changes in assets and liabilities:		
Rental receivables	33	(57)
Consumption tax refundable	(240)	(55)
Consumption tax payable	—	(78)
Prepaid expenses	3	9
Payments of Long-term prepaid expenses	(71)	—
Trade and other payables	23	89
Rents received in advance	79	118
Others, net	10	35
Subtotal	3,690	3,024
Cash proceeds from interest income	2	2
Cash payments of interest expense	(327)	(267)
Cash payments of income taxes	(1)	(1)
Net cash provided by operating activities	3,364	2,758
Cash Flows from Investing Activities:		
Payments for investing in time deposits	(1,504)	(8,159)
Proceeds from maturity of time deposits	7,520	7,834
Purchases of property and equipment	(28,241)	(10,090)
Proceeds from leasehold and security deposits received	3,043	1,310
Repayments of leasehold and security deposits received	(925)	(637)
Others, net	(29)	(33)
Net cash used in investing activities	(20,136)	(9,775)
Cash Flows from Financing Activities:		
Proceeds from short-term debt	2,600	9,800
Repayments of short-term debt	(15,300)	—
Proceeds from long-term debt	17,300	—
Repayments of long-term debt	(1,750)	—
Payment of dividends	(1,877)	(1,907)
Proceeds from issuance of investment units	24,121	—
Payments of Issuance cost of investment units	(77)	—
Net cash provided by financing activities	25,017	7,893
Net change in cash and cash equivalents	8,245	876
Cash and cash equivalents at beginning of period	7,886	7,010
Cash and cash equivalents at end of period	¥ 16,131	¥ 7,886

Property Data 1

	Property Name	Appraisal Value (¥ Million)	Appraiser	% of share	Reference Information					Valuation by Cost Method (¥ Million)	Book Value (¥ Million)	Investment Share (%)	
					DC Value (¥ Million)	CR (%)	DCF Value (¥ Million)	CR (%)	TCR (%)				
Office	Tokyo Central 3 Wards												
	Akasaka Kyowa	1,674	Tanizawa	1.51	1,742	5.9	1,645	6	6.4	2,137	2,108	1.31	
	Aoyama Suncrest	3,455	Tanizawa	3.13	3,595	6	3,395	6.2	6.5	2,846	3,452	2.14	
	Ascend Kanda	631	Tanizawa	0.57	651	6.1	623	6.3	6.6	479	681	0.42	
	Nikko Ichi-bancho	3,745	Tanizawa	3.39	3,847	5.3	3,701	5.5	5.8	2,896	3,863	2.40	
	VX Kayabacho	952	Tanizawa	0.86	974	5.7	943	5.7	6.3	886	890	0.55	
	DaVinci Shiroganedal	1,295	Tanizawa	1.17	1,343	5.7	1,275	5.8	6.2	1,755	1,382	0.86	
	Nihonbashi East Building	Note 5	1,751	Tanizawa	1.58	1,780	5.6	1,739	5.6	6.1	1,044	1,725	1.07
	DaVinci Akasaka Mitsuke	1,744	Tanizawa	1.58	1,824	5.1	1,709	5.4	5.6	1,136	1,681	1.04	
	Shiba East Building	Note 4	715	Tanizawa	0.65	739	5.5	705	5.7	6	580	712	0.44
	DaVinci Aoyama	4,775	Tanizawa	4.32	4,916	5	4,715	5.3	5.5	3,543	4,733	2.94	
	Landic Minami Azabu	1,214	Chuo	1.10	1,210	6.6	1,214	6.3	7.1	1,217	1,408	0.87	
	Landic Akasaka	10,820	Chuo	9.79	11,110	5.7	10,820	5.4	6.2	11,710	11,818	7.33	
	Landic Akasaka 2	2,412	Chuo	2.18	2,440	6.2	2,412	5.9	6.7	2,257	2,952	1.83	
	Landic Akasaka 3	638	Chuo	0.58	681	6.1	638	5.8	6.6	950	731	0.45	
	Landic Mita 2	1,776	Chuo	1.61	1,688	5.9	1,776	5.6	6.4	1,263	1,769	1.10	
	Shiba Daimon	1,510	Chuo	1.37	2,117	6	1,510	5.7	6.5	1,473	2,250	1.40	
	Landic Nagai	3,160	Chuo	2.86	3,099	6.4	3,160	6.1	6.9	2,256	3,419	2.12	
	ORIX Jimbo-cho Building	4,132	Chuo	3.74	3,397	5.6	4,132	5.3	6.1	2,944	4,216	2.62	
	ORIX Shiba 2-chome Building	7,419	Chuo	6.71	7,646	5.7	7,419	5.4	6.2	4,411	7,546	4.68	
	Subtotal		53,818		38.25	54,799		53,531		45,783	57,345	35.57	
	Other Tokyo Wards	Carrot Tower	4,381	Tanizawa	3.96	4,648	5.8	4,267	5.9	6.3	4,418	5,329	3.31
	Center Machiya	429	Tanizawa	0.39	461	6.6	415	6.8	7.1	477	603	0.37	
	Toyo MK	4,738	Tanizawa	4.29	5,170	6.4	4,553	6.6	6.9	4,294	5,131	3.18	
	Nikko Moto Yoyogi	4,975	Tanizawa	4.50	Note1 -	Note1 -	4,975	6.4	7.3	4,437	5,021	3.11	
	Nikko Kagurazaka	1,694	Tanizawa	1.53	1,730	5.9	1,679	6	6.5	1,325	1,565	0.97	
	Round-Cross Nishi Shinjuku	2,613	Tanizawa	2.36	2,651	5.1	2,596	5.5	5.6	1,659	2,665	1.65	
	West Side Gotanda	Note 4	640	Tanizawa	0.58	653	6.4	635	6.5	7	853	583	0.36
	DT Gaen	2,554	Tanizawa	2.31	2,639	5.5	2,517	5.6	6	1,841	2,410	1.49	
	DaVinci Kiba	2,445	Tanizawa	2.21	2,504	6.4	2,420	6.5	6.9	1,775	2,474	1.53	
	Waseda Ekimae Building	Note 4	1,590	Tanizawa	1.44	1,640	5.7	1,568	5.8	6.2	1,413	1,626	1.01
	Yoyogi Forest Building	Note 4	1,461	Tanizawa	1.32	1,513	5.8	1,438	5.8	6.2	1,163	1,517	0.94
	Landic Gotanda	2,055	Chuo	1.86	2,046	6.3	2,055	6	6.8	1,505	2,107	1.31	
	Sunny Building	5,539	Tanizawa	5.01	5,807	5.5	5,424	5.8	6	4,692	5,553	3.44	
	ORIX Ikebukuro Building	9,433	Chuo	8.54	9,227	5.6	9,433	5.3	6.1	5,149	9,593	5.95	
	ORIX Shinjuku Building	8,230	Chuo	7.45	8,672	5.2	8,230	4.9	5.7	6,042	8,362	5.19	
	Subtotal		52,777		40.31	49,361		52,205		40,773	54,544	33.83	
	Greater Tokyo	Neo City Mitaka	2,340	Tanizawa	2.12	2,416	6.1	2,308	6.3	6.6	2,254	2,193	1.36
	Subtotal		2,340		2.12	2,416		2,308		2,254	2,193	1.36	
	Other Cities	OX Basho no Tsuji	727	Tanizawa	0.66	748	6.9	718	7	7.4	888	889	0.55
	OX Otsu	210	Tanizawa	0.19	211	7.6	209	7.2	8.2	146	183	0.11	
	Nagoya Itochu Building	4,447	Tanizawa	4.02	4,517	7.1	4,417	6.8	7.6	3,258	4,551	2.82	
	Subtotal		5,384		0.85	5,476		5,344		4,292	5,624	3.49	
	Total		114,319		81.53	112,052		113,388		93,102	119,708	74.25	
	Residential	Tokyo Central 3 Wards											
		Park Axis Nishi Azabu Stage	1,227	Tanizawa	1.11	1,294	4.8	1,198	5	5.1	758	1,212	0.75
		Subtotal	1,227		1.11	0		1,198		758	1,212	0.75	
Other Tokyo Wards		Grand Maison Hakusan	474	Tanizawa	0.43	473	6.1	474	6.2	6.4	403	454	0.28
Sonet Kami Ikebukuro		2,416	Tanizawa	2.19	2,541	5.7	2,363	5.8	6	2,333	2,347	1.46	
Subtotal	2,890		2.62	3,014		2,837		2,736	2,801	1.74			
Total		4,117		3.73	3,014		4,035		3,494	4,013	2.49		
Others	Tokyo Central 3 Wards												
	Nihon Jisho Minami Aoyama Building	2,506	Chuo	2.27	2,402	5	2,506	4.7	5.5	1,341	2,570	1.59	
	Subtotal	2,506		2.27	2,402		2,506		1,341	2,570	1.59		
	Other Tokyo Wards	OX Kameido	450	Tanizawa	0.41	442	6.9	454	6.9	7.4	331	434	0.27
	Subtotal	450		0.41	442		454		331	434	0.27		
	Greater Tokyo	Cross Gate	14,760	Tanizawa	13.36	15,290	6.8	14,530	7.2	7.4	16,570	14,545	9.02
	Subtotal	14,760		13.36	15,290		14,530		16,570	14,545	9.02		
	Other Cities	OX Mito	542	Tanizawa	0.49	546	7.4	540	7.5	7.9	501	512	0.32
	OX Gifu	538	Tanizawa	0.49	541	7.4	537	7.5	7.9	689	530	0.33	
	Subtotal	1,080		0.98	1,087		1,077		1,190	1,043	0.65		
Total		18,796		17.01	19,221		18,567		19,432	18,594	11.53		
Grand Total		137,232		102.27	134,287		135,990		116,028	142,315	88.27		

Note 1 Due to the widening of the road in front of this property, it seems substantially difficult to reconstruct the property as the same when the economic life of the building has passed. Therefore we did not evaluate a DCF Value.

Note 2 Individual numbers may not add up to totals due to rounding.

Note 3 Individual numbers of each value are rounded down to million yen places.

Note 4 Four properties were changed their names on January 1, 2004 as follows.

DaVinci Shiba 2 Shiba East Building DaVinci Gotanda West Side Gotanda DaVinci Waseda Waseda Ekimae Building

DaVinci Yoyogi Yoyogi Forest Building

Note 5 One property was changed its name on April 1, 2004 as follows.

DaVinci Higashi Nihonbashi Nihonbashi East Building

Property Data 2

	Property Name	Number of Tenants	Rented Space (m ²)	Gross Rentable Space (m ²)	Occupancy Rate (%)	Rental Revenue (¥)	Deposit (¥)			
Office	Tokyo Central 3 Wards	Akasaka Kyowa	7	3,382.28	3,382.28	100.0	17,248,303	163,549,600		
		Aoyama Suncrest	5	2,805.62	2,805.62	100.0	25,752,490	316,408,660		
		Ascend Kanda	2	826.50	826.50	100.0	Note 1	Note 1		
		Nikko Ichi-bancho	7	3,115.64	3,300.66	94.4	21,876,834	224,498,800		
		VX Kayabacho	1	1,489.75	1,489.75	100.0	Note 1	Note 1		
		DaVinci Shirogane-dai	16	2,099.27	2,099.27	100.0	8,563,015	40,630,073		
		Nihonbashi East Building	Note 3	5	1,974.58	2,275.03	86.8	9,676,461	94,088,407	
		DaVinci Akasaka Mitsuke	10	1,323.28	1,323.28	100.0	9,781,922	109,429,856		
		Shiba East Building	Note 2	9	1,156.88	1,156.88	100.0	4,678,218	42,125,725	
		DaVinci Aoyama	11	3,332.54	3,332.54	100.0	28,307,351	331,365,772		
		Landic Minami Azabu	4	2,668.33	3,182.80	83.8	10,197,162	74,806,726		
		Landic Akasaka	21	9,771.84	10,566.99	92.5	61,276,848	669,613,660		
		Landic Akasaka 2	12	2,263.49	2,787.39	81.2	13,782,597	169,869,820		
		Landic Akasaka 3	8	812.49	812.49	100.0	5,152,874	58,340,124		
		Landic Mita 2	2	2,307.17	2,353.67	98.0	Note 1	Note 1		
		Shiba Daimon	1	2,588.50	2,588.50	100.0	Note 1	Note 1		
		Landic Nagai	10	3,933.33	3,996.89	98.4	22,861,813	273,909,070		
		ORIX Jimbo-cho Building	1	3,928.47	3,928.47	100.0	Note 1	Note 1		
		ORIX Shiba 2-chome Building	4	6,753.13	6,753.13	100.0	43,780,095	508,954,440		
		Subtotal	136	56,533.09	58,962.14	95.9	346,463,156	4,107,080,731		
		Other Tokyo Wards	Carrot Tower	7	6,916.91	6,916.91	100.0	40,121,875	337,077,650	
			Center Machiya	0	0.00	1,186.05	0.0	0	0	
			Toyo MK	9	9,297.67	9,808.28	94.8	34,170,120	324,384,412	
			Nikko Moto Yoyogi	2	7,724.98	7,724.98	100.0	Note 1	Note 1	
			Nikko Kagurazaka	6	2,277.00	2,277.00	100.0	11,335,285	116,468,412	
			Round-Cross Nishi Shinjuku	7	1,248.18	1,248.18	100.0	14,199,138	281,337,688	
			West Side Gotanda	Note 2	5	1,785.25	1,785.25	5,893,465	40,045,980	
			DT Gaien	6	2,566.86	2,566.86	100.0	16,851,099	148,032,807	
			DaVinci Kiba	4	4,859.94	4,859.94	100.0	18,083,857	140,258,000	
			Waseda Ekimae Building	Note 2	7	2,252.64	2,252.64	10,566,701	91,529,766	
			Yoyogi Forest Building	Note 2	14	1,962.18	1,962.18	100.0	9,512,205	87,412,660
			Landic Gotanda	1	2,575.92	2,575.92	100.0	Note 1	Note 1	
			Sunny Building	2	4,635.55	4,635.55	100.0	Note 1	Note 1	
			ORIX Ikebukuro Building	3	5,539.92	5,539.92	100.0	54,572,800	900,742,800	
			ORIX Shinjuku Building	8	6,232.36	6,232.36	100.0	43,468,010	447,835,520	
			Subtotal	81	59,875.36	61,572.02	97.2	340,560,547	3,837,890,201	
		Greater Tokyo	Neo City Mitaka	6	4,622.21	4,622.21	100.0	21,151,709	118,485,144	
			Subtotal	6	4,622.21	4,622.21	100.0	21,151,709	118,485,144	
		Other Cities	OX Basho no Tsuji	5	1,518.38	2,570.24	59.1	5,151,833	51,359,010	
			OX Otsu	2	917.57	917.57	100.0	Note 1	Note 1	
			Nagoya Itochu Building	2	17,981.69	17,981.69	100.0	Note 1	Note 1	
			Subtotal	9	20,417.64	21,469.50	95.1	43,621,208	497,899,630	
		Total	232	141,448.30	146,625.87	96.5	751,796,620	8,561,355,706		
	Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	1	1,337.31	1,337.31	100.0	Note 1	Note 1	
			Subtotal	1	1,337.31	1,337.31	100.0	Note 1	Note 1	
		Other Tokyo Wards	Grand Maison Hakusan	1	1,160.17	1,160.17	100.0	Note 1	Note 1	
			Sonet Kami Ikebukuro	1	5,853.00	5,853.00	100.0	Note 1	Note 1	
	Subtotal	2	7,013.17	7,013.17	100.0	18,250,220	10,000,000			
	Total	3	8,350.48	8,350.48	100.0	24,371,120	23,843,800			
Others	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	1	997.36	997.36	100.0	Note 1	Note 1		
		Subtotal	1	997.36	997.36	100.0	Note 1	Note 1		
	Other Tokyo Wards	OX Kameido	1	1,233.59	1,233.59	100.0	Note 1	Note 1		
		Subtotal	1	1,233.59	1,233.59	100.0	Note 1	Note 1		
	Greater Tokyo	Cross Gate	15	25,526.15	25,952.60	98.4	103,856,326	1,098,533,600		
		Subtotal	15	25,526.15	25,952.60	98.4	103,856,326	1,098,533,600		
	Other Cities	OX Mito	1	2,470.77	2,470.77	100.0	Note 1	Note 1		
		OX Gifu	1	2,614.64	2,614.64	100.0	Note 1	Note 1		
	Subtotal	2	5,085.41	5,085.41	100.0	9,479,833	147,118,785			
	Total	19	32,842.51	33,268.96	98.7	128,202,085	1,557,417,355			
	Grand Total	254	182,641.29	188,245.31	97.0	904,369,825	10,142,616,861			

Note 1 OJR leases the property to one or two tenants, or one specific tenant contributes 80% or more of Rental Revenue of the property.

We were not able to obtain consent from such tenant to disclose certain information including the amount of rent payable.

Consequently, OJR does not disclose rental revenue from the property owing to such unavoidable circumstances.

Note 2 Four properties were changed their names on January 1, 2004 as follows.

DaVinci Shiba 2 Shiba East Building DaVinci Gotanda West Side Gotanda DaVinci Waseda Waseda Ekimae Building

DaVinci Yoyogi Yoyogi Forest Building

Note 3 One property was changed its name on April 1, 2004 as follows.

DaVinci Higashi Nihonbashi Nihonbashi East Building