

Translation of Japanese Original

**FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2012 (REIT)**

(May 1, 2012 to October 31, 2012)

December 12, 2012

Kenedix Realty Investment Corporation is listed on the Tokyo Stock Exchange with the securities code number 8972.

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Asset Management Company: Kenedix Office Partners, Inc.

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Preparing presentation material:  Yes · No

Hold a financial brief meeting:  Yes · No (for institutional investors and analysts)

**1. PERFORMANCE FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2012 (FIFTEENTH FISCAL PERIOD)**

**(1) Business Results**

(Amounts are rounded down to the nearest ¥million)

	Operating Revenues (Millions of Yen)		Operating Income (Millions of Yen)		Ordinary Income (Millions of Yen)		Net Income (Millions of Yen)	
For the six months ended								
October 31, 2012	10,212	(12.3%)	4,516	(10.5%)	3,011	(18.0%)	3,009	(18.5%)
April 30, 2012	9,090	(0.5%)	4,086	(-7.7)	2,551	(-16.1%)	2,540	(-16.8%)

	Net Income per Unit (Yen)	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
For the six months ended				
October 31, 2012	10,503	2.0	1.0	29.5
April 30, 2012	8,865	1.7	0.9	28.1

**(2) Distribution**

(Total distributions is rounded down to the nearest ¥million.)

	Distributions per Unit Excluding Excess of Earnings (Yen)	Total Distribution (Millions of Yen)	Distributions in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
For the six months ended						
October 31, 2012	9,557	2,738	0	0	91.0	1.8
April 30, 2012	9,364	2,683	0	0	105.6	1.8

Note 1: Distributions per unit for the fiscal period ended April 30, 2012 is calculated by dividing the amount after adding the reversal of reserve for reduction entry (¥143 million) to unappropriated retained earnings by the number of investment units issued and outstanding. The main difference between distribution per unit and net income per unit is due to this calculation.

Note 2: Distribution per unit for the fiscal period ended October 31, 2012 is calculated by dividing the amount remaining after deducting the provision of reserve for reduction entry (¥271 million) from unappropriated retained earnings by the number of investment units issued and outstanding. The main difference between distribution per unit and net income per unit is due to this calculation.

**(3) Financial Position**

(Total assets and unitholders' equity are rounded down to the nearest ¥million.)

	Total Assets (Millions of Yen)	Unitholders' Equity (Millions of Yen)	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
For the six months ended				
October 31, 2012	306,734	150,389	49.0	524,828
April 30, 2012	303,284	150,063	49.5	523,688

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(Amounts are rounded down to the nearest ¥million.)

## (4) Cash Flow Position

	Cash Flows from Operating Activities (Millions of Yen)	Cash Flows from Investing Activities (Millions of Yen)	Cash Flows from Financing Activities (Millions of Yen)	Cash and Cash Equivalents at Period End (Millions of Yen)
For the six months ended				
October 31, 2012	8,739	-12,283	526	10,501
April 30, 2012	4,144	-32,217	23,664	13,519

## 2. FORECAST OF RESULTS FOR THE FISCAL PERIOD ENDING APRIL 30, 2013 (November 1, 2012 to April 30, 2013)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Distribution per Unit Excluding Excess of Earnings (Yen)	Distribution in Excess of Earnings per Unit (Yen)
For the six months ending						
April 30, 2013	9,365 (-8.3%)	3,944 (-12.7%)	2,547 (-15.4%)	2,545 (-15.4%)	8,880	0

(Reference) Estimated net income per unit for the fiscal period ending April 30, 2013: ¥8,881

Forecasted number of investment units issued and outstanding as of April 30, 2013: 286,550 units

## 3. OTHER

## (1) Changes in Accounting Policies • Changes in Accounting Estimate • Retrospective Restatement

- (a) Changes concerning accounting policy accompanying amendments to accounting standards: No
- (b) Changes other than (a): No
- (c) Change in accounting estimate: No
- (d) Retrospective restatement: No

## (2) Number of Investment Units Issued and Outstanding (including treasury units)

## (a) Number of investment units issued and outstanding at period end (including treasury units)

As of October 31, 2012: 286,550 units

As of April 30, 2012: 286,550 units

## (b) Number of treasury units at period end

As of October 31, 2012: 0 units

As of April 30, 2012: 0 units

Note: Please refer to page 30 "Notes to the Information per Unit" for the calculation of net income per unit.

\*Details concerning actual status of auditing procedures

As of the disclosure of this financial report, auditing procedures for financial statements based on the Financial Instruments and Exchange Law are underway.

\*Explanation on the appropriate use of the forecast of results and other matters of special consideration

The forecast of results for the sixteenth fiscal period ending April 30, 2013 are calculated as of December 12, 2012 based on the assumptions presented on page 9 "Preconditions and Assumptions for the Fiscal Period Ending April 30, 2013." Readers are advised that actual operating revenues, operating income, ordinary income, net income and distribution per unit may differ significantly from forecasts due to a variety of factors. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution per unit.

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## 1. Basic Structure — Overview of Companies Related to the Investment Corporation

There were no major changes to the “Structure of the Investment Corporation” from the most recent securities report (submitted on July 30, 2012) and extraordinary report (submitted on August 30, 2012), accordingly this information has been omitted from this document.

## 2. Management Policy and Operating Conditions

### (1) Management Policy

There were no major changes to the “Investment Policy,” “Investment Strategy” and “Distribution Policy” from the most recent securities report (submitted on July 30, 2012) and extraordinary report (submitted on August 30, 2012), and accordingly this information has been omitted from this document.

### (2) Operating Conditions

#### (1) Operating Conditions for the Fifteenth Fiscal Period (fiscal period ended October 31, 2012)

##### A. The Investment Corporation

The Investment Corporation was established on May 6, 2005 in accordance with the Investment Trust and Investment Corporation Law (“the Investment Trust Law”). On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange with a total of 75,400 investment units issued and outstanding (Securities Code: 8972). Subsequently, the Investment Corporation raised funds through public offerings and other means including four global offerings. As a result, as of October 31, 2012, the end of the fifteenth fiscal period, the number of investment units issued and outstanding totaled 286,550 units.

The Investment Corporation appointed Kenedix Office Partners, Inc. (Note) as its asset management company. In collaboration with the Asset Management Company, the Investment Corporation strives to maximize cash distribution to investors by securing stable earnings and sustainable investment growth. To this end, the Investment Corporation adopts the basic policy of conducting dynamic and flexible investment stance that seeks to respond to its environment and market trends, and endeavors to ensure a timely response to opportunities. The Investment Corporation has partially changed the management guidelines contained in the company regulations of the Asset Management Company as of September 1, 2012, and raised the lower limit of the investment ratio of office buildings along with changing the upper limits, etc. of the investment ratio of other types of properties.

Note: As of September 1, 2012, Kenedix REIT Management, Inc. changed the company name. Same applies below.

##### B. Investment Environment and Management Performance

###### (a) Investment Environment

During the fiscal period under review (fiscal period ended October 31, 2012) the Japanese economy had been on an ongoing gradual recovery due to solid internal demand, but there are negative factors in future prospects such as concerns remaining for the pace of recovery of exports. On the other hand, even with such negative factors, it is generally expected that the recovery will continue in fiscal 2012 as earthquake disaster reconstruction-related demand such as for public, residential and capital investment drives the economy. After reconstruction demand recedes there will be a need to cover the decrease in internal demand by relying on external demand, but because a rapid recovery of overseas economies is not likely, movements for economic recovery are also expected to slow down.

Concerning office building leasing market conditions, sizeable vacant spaces at several mainly newly built large-scale buildings have been relieved, and the vacancy rate is dropping again. The sense of the rent level bottoming out, which is spreading through the market, and the awareness for earthquake resistance that increased after the Great East Japan Earthquake is boosting full-fledged relocations to newly built building and relatively new rental buildings (including temporary relocations for the purpose of rebuilding). In addition to newly built buildings with sizeable vacancies, vacancies that increased due to the large supply and spaces vacated by tenants relocating to their newly built own-company buildings are also serving as the recipients of large-scale relocations, and cases of large-scale relocations are becoming increasingly prominent.

In the office building transaction market, movements for new investment by leading domestic real estate companies, real estate funds, etc. are noticeable due to the favorable funding environment. Furthermore, with the new listing of a J-REIT that includes office buildings for investment, etc., the demand for office buildings is increasing. Furthermore, the number of transactions where J-REITs invest in silent partnerships has increased.

###### (b) Management Performance

As of the end of the fourteenth fiscal period (fiscal period ended April 30, 2012), the Investment Corporation owned 83 properties with a total acquisition price of ¥286,866 million and preferred equity securities (investment of ¥891 million). During the fiscal period under review (fiscal period ended October 31, 2012), the Investment Corporation acquired three office buildings (Fuchu South Building, Kasuga Business Center Building, Nakameguro Business Center Building: total acquisition price of ¥10,800 million) located in the Tokyo Metropolitan Area and sold KDX Omori Building (initial acquisition price of ¥3,500 million) and Gradito Kawaguchi (initial acquisition price of ¥1,038 million) (total sales

price of ¥5,060 million).

As a result, the number of properties owned as of October 31, 2012 (excluding the preferred equity securities, same applies below.) amounts to 84, with a total acquisition price of ¥293,128 million. Looking at the portfolio as a whole, 92.6% was comprised of office buildings, 4.2% of central urban retail properties, 2.8% of residential properties and 0.2% of others on an acquisition price basis. The occupancy ratio as of the end of the fifteenth fiscal period was 95.5% reflecting stable investment and asset management.

#### Operation and Management of Existing Properties

The Investment Corporation has appointed the Asset Management Company as its property management company for its entire portfolio. In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation have strived to secure consistent policies, specifications and procedures along with ensuring swift service with a high degree of quality.

In terms of leasing, the Investment Corporation sought out potential demand by maintaining close relationships with brokers given the trends of the economy and real estate market. Moreover, in order to maintain and increase the competitiveness of office buildings, renovation of air conditioning, repair of common areas, etc. were implemented according to the plan.

As a result, even under a continually severe leasing environment, as of the end of the period under review the occupancy ratio of the Investment Corporation's owned office buildings in the Tokyo Metropolitan Area stood at 96.2% and that for the Investment Corporation's office buildings overall stood at 95.2%, an increase of 0.1% from the end of the previous fiscal period, and a generally stable occupancy ratio has been maintained for office buildings overall.

Furthermore, with the termination of the leasing agreement for the major tenant at KDX Nihonbashi Kabutocho Building (Note) on November 30, 2012, the building is now fully vacant. The Investment Corporation will focus on leasing up the building as soon as possible.

Note: As of December 1, 2012, the Investment Corporation changed the property name from "Kabutocho Nikko Building" to "KDX Nihonbashi Kabutocho Building." Same applies below.

#### Stable Management through Large Number of Tenants and Tenant Diversification by Sector

The number of end-tenants for our office buildings was 852 as of the end of the fiscal period under review (fiscal period ended October 31, 2012). Floor area leased to the largest office end-tenant as a proportion of total leased floor area of the total portfolio was at 5.2% (Note) and 7.9% (Note) for the top 3 office building tenants. This illustrates our diversification of tenants. Furthermore, tenants of office buildings are in various sectors. As a result, we believe the impact by a certain end-tenant vacating the property or sluggish performance in certain sectors would have a relatively limited effect.

Note: The largest office end-tenant is SMBC Nikko Securities Inc. When including the affiliates of SMBC Nikko Securities Inc. who are tenants of Kabutocho Nikko Building II, the ratio for the largest office end-tenant as a proportion of total leased floor area of the total portfolio stood at 5.6% and 8.3% for the top 3 office building tenants. Moreover, SMBC Nikko Securities Inc. has terminated the leasing agreement on November 30, 2012 concerning KDX Nihonbashi Kabutocho Building. The ratio of the portion of termination to the portfolio total leased floor area as of the end of the fiscal period under review is 2.3%.

### C. Capital Acquisition

#### (a) Status of Borrowings

The Investment Corporation will continue to strive to reduce refinancing risk by diversifying repayment dates and extending borrowing periods for its interest-bearing debt. During the fiscal period under review (fiscal period ended October 31, 2012), the Investment Corporation undertook long-term borrowings of ¥7,000 million (Note 1) to acquire additional assets and ¥17,500 million (¥13,000 million in long-term borrowings and ¥4,500 million in short-term borrowings (Note 1)) to repay borrowings that matured during the fiscal period. In addition, interest rate costs have been reduced with repayment of ¥2,640 million of long-term borrowings before maturities. As a result, the balance of interest-bearing debt amounted to ¥140,581 million as of October 31, 2012, comprising ¥134,581 million in borrowings (¥128,881 million in long-term borrowings and ¥5,700 million in short-term borrowings) and ¥6,000 million in investment corporation bonds.

Furthermore, as of October 31, 2012, ¥35,300 million out of ¥21,500 million of long-term borrowings, which have floating interest rates, have been hedged and fixed by utilizing interest-rate swap agreements. In addition, the long-term debt ratio (Note 2) was 95.9% and the long-term fixed interest debt ratio (Note 3) was 86.1%.

Note 1: Short-term borrowings refer to borrowings with a period of less than or equal to one year from the drawdown date to the repayment date. However, the borrowings whose period until repayment date have surpassed one year because the repayment date one year from the drawdown date is not a business day and for which the repayment date has been moved to the following business day are included in short-term borrowings. Long-term borrowings refer to borrowings with a period of more than one year from the drawdown date to the repayment date. The same classification criteria apply to other borrowings listed below.

Note 2: Long-term debt ratio = (Balance of long-term borrowings + Balance of investment corporation bonds) / (Total borrowings + Balance of investment corporation bonds) Long-term debt ratio is rounded to the nearest first decimal place.

Note 3: Long-term fixed interest debt ratio = (Balance of long-term fixed interest rate borrowings + Balance of investment corporation bonds) / (Total borrowings + Balance of investment corporation bonds) The balance of long-term fixed interest rate borrowings includes borrowings with floating interest rates effectively fixed by utilizing interest-rate swap agreements. Long-term fixed interest debt ratio is rounded to the nearest first decimal place.

The balance of borrowings according to financial institutions as of April 30, 2012 and October 31, 2012 are as follows:

Lender	Fourteenth Fiscal Period (as of April 30, 2012) (Millions of Yen)	Fifteenth Fiscal Period (as of October 31, 2012) (Millions of Yen)	Ratio as of End of Fifteenth Fiscal Period (%) (Note 4)
Sumitomo Mitsui Banking Corporation	31,992.5	34,161.0	25.4
Development Bank of Japan Inc.	26,667.5	26,745.0	19.9
Aozora Bank, Ltd.	19,687.5	19,675.0	14.6
Sumitomo Mitsui Trust Bank, Limited	17,725.0	17,700.0	13.2
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	16,300.0	16,300.0	12.1
Mitsubishi UFJ Trust and Banking Corporation	9,200.0	9,200.0	6.8
Resona Bank, Ltd.	7,300.0	7,300.0	5.4
Mizuho Bank, Ltd.	1,000.0	2,000.0	1.5
Mizuho Trust & Banking Co., Ltd.	1,000.0	1,000.0	0.7
The Bank of Fukuoka, Ltd.	500.0	500.0	0.4
Total	131,372.5	134,581.0	100.0

Note 4: Percentages are rounded down to the nearest first decimal place.

(b) Status of Credit Rating

The status of the credit ratings as of October 31, 2012 is as follows:

Credit Rating Agency	Details of the Ratings	
Japan Credit Rating Agency, Ltd.	Rating of Long-Term Senior Debts	A (Outlook: Positive)
	Ratings on Bonds Rating of Shelf Registration	A

(c) Status of Shelf Registration

The Investment Corporation filed a debt shelf registration statement on February 4, 2011. Details are as follows:

	Investment Corporation Bond
Planned Issue Amount	¥100,000,000,000
Planned Issuance Period	February 15, 2011 to February 14, 2013
Use of Funds	Acquisition funds for specified assets, repayment of borrowings, repayment of investment corporation bonds, refund of lease and guarantee deposits, funds to pay for repairs and maintenance, working capital, etc.

The Investment Corporation's Second Series Unsecured Investment Corporation Bonds of ¥3,000,000,000 were issued in March 2007 based on the debt shelf registration statement filed in February 2007. In addition, the Investment Corporation's Third Series Unsecured Investment Corporation Bonds of ¥1,500,000,000 and Fourth Series Unsecured Investment Corporation Bonds of ¥1,500,000,000 were issued based on the debt shelf registration statement filed in February 2011 in September 2011 and March 2012, respectively.

On February 4, 2011, the Investment Corporation filed an equity shelf registration statement again to continue to secure opportunity for flexible equity financing. Details are as follows:

	Investment Unit Certificate	
	Primary Offering	Secondary Offering
Planned Issue Amount	¥100,000,000,000	¥15,000,000,000
Planned Issuance Period	February 15, 2011 to February 14, 2013	February 15, 2011 to February 14, 2013
Use of Funds	Acquisition funds for specified assets, repayment of borrowings, repayment of investment corporation bonds, refund of lease and guarantee deposits, funds to pay for repairs and maintenance, working capital, etc.	Not applicable

There has not yet been any primary offering or secondary offering based on the abovementioned investment unit certificate shelf registration.

#### D. Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥10,212 million, operating income of ¥4,516 million, ordinary income of ¥3,011 million and net income of ¥3,009 million for its fifteenth fiscal period (fiscal period ended October 31, 2012).

Cash distributions are paid out to the application of Article 67-15 of the Special Taxation Measures Law. In addition, the Investment Corporation has decided to book a portion of its unappropriated retained earnings to internal reserve as a reserve for reduction entry based on application of the “Special Provisions for Taxation in the Event of Advance Acquisition of Land, etc. in 2009 and 2010” (Article 66-2 of the Special Taxation Measures Law) in the fiscal period under review. In accordance with this policy, following the posting of this reduction entry reserve, the Investment Corporation deducted ¥271 million from net income to be set aside as a reduction reserve, the posting of which falls within the scope in application of provisions in Article 66-2 and Article 67-15 of the Special Taxation Measures Law. Subsequently, almost all the remaining net income was distributed to unitholders, yielding ¥9,557 per unit.

#### (2) Outlook

##### A. Investment Environment

With regard to the outlook of the Japanese economy, though there are said to be continued underlying strengths, with the backdrop of the slowdown of the global economy and such, it is generally expected that weak movements may continue for the time being. It is then expected that the economy will again head towards recovery as earthquake disaster reconstruction-related demand continues to emerge and conditions in overseas economies improve, but uncertainty of the economic environment in places such as Europe and China is high. Amid such conditions, further downturn of the global economy, fluctuation of financial and capital markets, etc. pose downside risks to the Japanese economy. Furthermore, trends in revenue and income, the impact of deflation and such needs to be watched carefully.

Concerning the office building leasing market, according to figures announced by Miki Shoji Co., Ltd., as of the end of October 2012 the average vacancy rate of Tokyo’s five central wards (Tokyo’s business district) was 8.74%, a decrease of 0.16 points from the previous month. Since four new buildings were completed with near full occupancy and leasing contracts were being concluded at existing buildings, overall vacant space in Tokyo’s business district decreased by approximately 10,000 tsubos in the last month. The average vacancy rate has been improving for four consecutive months. On the other hand, average rent in Tokyo’s business district at the end of October 2012 continues to be on a weak note and a slight decline has been ongoing since July 2012.

In the office building transaction market, there can be seen many acquisitions of properties primarily by J-REITs, funds and domestic real estate companies, and also by businesses, not in the real estate industry, that can procure funds at a low cost such as railroad companies, life insurance companies, etc. and wealthy private domestic individuals who prefer small-scale properties. In addition, there are increasing cases of formations of private REITs and listing of new J-REITs primarily by leading domestic real estate companies.

##### B. Future Management Policies and Pending Issues

The Investment Corporation adopts the basic policy of conducting dynamic and flexible investment stance that seeks to respond to its environment and market trends, and endeavors to ensure a timely response to opportunities. From this standpoint and in light of the investment environment described above (the Japanese economy, leasing market for office buildings, real estate transaction market, etc.), the Investment Corporation creates a property investment strategy, existing property management strategy, and financial strategy in a dynamic and flexible manner as set forth below.

##### (a) New Property Investment Strategy and Sales Policy

The Investment Corporation aims for further expansion of its asset size, with the goal of “forming a firm portfolio focusing on mid-sized office buildings” and to become the “No. 1 J-REIT for mid-sized office buildings.” The Investment Corporation believes that keeping mid-sized office buildings in the Tokyo Metropolitan Area, as its focus while maintaining an investment strategy which aims for a certain degree of regional diversification, will be a foundation for constructing a superior portfolio and differentiating the Investment Corporation from others in the business.

Moreover, when acquiring assets, bearing in mind such matters as the securing of property pipelines in the future and revenues during the period, the Investment Corporation is striving to diversify investment methods also taking into consideration the balance of financing sources, such as fund-type investment through investments in silent partnerships and real estate backed securities, and is also strengthening the sourcing of information on portfolio deals.

In selling properties, the Investment Corporation will examine the sale of properties individually in considering the use of funds for replacement of assets through property acquisition or fund-type investments. Of this, concerning central urban retail properties, residential properties and others (Note), the Investment Corporation will not only refrain from conducting new investments in principle, but will also place such properties on the top of the list of properties to sell while taking into consideration the market environment, asset size and other factors. On the other hand,

the Investment Corporation will decide on the sale of office buildings individually by considering the current profitability, revenue projections that take into account future market trends, building age, area and property size, among other factors, and also in light of the significance of the property's presence in the portfolio.

Note: As of December 12, 2012, the Investment Corporation does not own any properties that is classified in others due to the sale of Kanazawa Nikko Building on November 1, 2012.

(b) Existing property management strategy

The Investment Corporation has appointed the Asset Management Company as its sole property management company for the entire portfolio as of the end of the fifteenth fiscal period (fiscal period ended October 31, 2012). In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation strives to secure consistent policies, specifications and procedures along with ensuring swift and quality service.

Taking into consideration economic and real estate market trends, the Investment Corporation adopts a tenant-oriented approach to its leasing activities with aims of ensuring a timely and flexible response as well as optimal tenant satisfaction. Accordingly, the Investment Corporation will aim to maintain / increase cash flow by offering office environments with high tenant satisfaction. Based on the aforementioned, the Asset Management Company undertakes property management activities as follows:

- Take measures to maintain and raise competitiveness of properties
- Tailor leasing management according to the market environment
- Apply careful control of management and operating costs by taking advantage of portfolio size
- Ensure appropriate response to relevant laws and regulations
- Develop a proactive environmental response

Take measures to maintain and raise competitiveness of properties

The Investment Corporation will implement operation and management in close contact with the actual properties and further enhance the management level. Some specific examples of this are the installation of public wireless LAN services (installed at 61 properties located within NTT East's service area as of November 30, 2012) and installation of automated external defibrillators (AEDs) (installed at 73 properties as of November 30, 2012) in consideration of business continuity plans (BCP) and its corporate social responsibilities (CSR).

Furthermore, tenants at properties are positioned as important "customers" and the perspective of customer satisfaction (CS) is applied to the management of properties. The Investment Corporation has conducted a CS survey targeting the tenants of its office buildings four times in cooperation with J.D. Power Asia Pacific, Inc., an internationally recognized company that engages in customer satisfaction evaluation (requesting those in charge of general affairs and employees of tenants to complete a questionnaire on the hard aspects such as the building and facilities as well as on the soft aspects such as management and operation, consisting of multiple items for evaluation and open-ended questions). By conducting such surveys continuously and meeting tenant needs, the Investment Corporation is aiming to improve customer satisfaction while also maintaining and improving the competitiveness and asset value of its properties.

Tailor leasing management according to the market environment

The characteristics of mid-sized office buildings, which are the primary target of the Investment Corporation's investment, are that many of the tenant turnover ratios are relatively high. Therefore, in the leasing aspect, the Investment Corporation implements leasing activities in a timely and flexible manner by adopting the basic policy of endeavoring to maximize revenues for the medium- to long-term through maintaining occupancy ratios, while taking into account economic and real estate market trends.

Concerning the solicitation of new tenants, the Investment Corporation strives to shorten the period of vacancy and boost the occupancy ratio by implementing dynamic and flexible leasing activities through the sharing of information closely with leasing brokers, holding of previews, marketing directly to corporations, utilizing guarantee companies and other measures while closely watching market conditions and timing of changes going forward.

Apply careful control of management and operating costs by taking advantage of portfolio size

The Investment Corporation will carefully control the quality of property management and operating costs and reduce building maintenance and operating costs by taking advantage of the portfolio size in building maintenance costs and construction bidding.

Ensure appropriate responses to relevant laws and regulations

The Investment Corporation will gather information on the Building Standards Law and other relevant laws and regulations and any future revisions, in a timely manner and will respond as necessary while considering compliance.

Develop a proactive environmental response

The Investment Corporation is designated as a specified corporation pursuant to the Act on the Rational Use of Energy. The Investment Corporation will research on energy saving and environmental friendliness of mid-sized office buildings, develop medium- to long-term energy saving plans and reduction targets, and proactively institute measures in terms of both hardware (buildings and facilities) and soft services (operating and management services) in an aim to ensure the simultaneous pursuit of return on investment and social benefits.

## (c) Financial Strategy (Debt Financing)

As the environment for procuring interest-bearing debt is continuing to improve, the Investment Corporation is determined to continue to work to improve the terms and conditions of borrowings.

In addition, by taking the following measures, etc., the Investment Corporation aims for stable financial management.

- Reduce refinance risk by diversifying maturities of interest-bearing debt
- Have the procurement ratio of long-term borrowings above a certain level
- Control the rate of interest-bearing debt (Note) in a conservative manner (the Investment Corporation will continue to aim to keep the ratio of interest-bearing debt to total assets (LTV) at less than 45% as a rule. However, it will also remain open to the option of increasing LTV to the upper 40% level in the event of debt financing conducted for the purpose of acquiring competitive properties or otherwise.)

Moreover, the Investment Corporation will undertake stable fund procurement based on existing favorable relations with financial institutions, especially mega-banks, trust banks and Development Bank of Japan, Inc., as well as aim for more conservative financial management. In addition, the Investment Corporation aspires to pay attention to the share of each bank and consider as appropriate the introduction of transactions with new banks based on comparison with the conditions with currently transacting banks.

Note: Interest bearing debt ratio = Interest-bearing debt at end of period / Total assets

## (d) Information Disclosure

Consistent with its basic information disclosure policy, the Investment Corporation proactively engages in IR activities with the aim of promptly providing a wide range of relevant information to investors. In specific terms, the Investment Corporation provides information through the Timely Disclosure Network System (TDnet), which is a system operated by the Tokyo Stock Exchange, as well as press releases and its Web site (URL: <http://www.kdx-reit.com/eng/>).

**(3) Important Subsequent Events**

The important subsequent events following the close of the fifteenth fiscal period (fiscal period ended October 31, 2012) are as follows.

## Sales of Property

The Investment Corporation has concluded a purchase and sales agreement and sold the following property on November 1, 2012.

Property Name	Kanazawa Nikko Building
Type of Assets for Sale	Trust beneficiary interest in real estate
Location (Address)	4-65 Minamicho, Kanazawa-shi, Ishikawa
Buyer	Not disclosed (Note)
Sales Price	¥780 million

Capital gains from the sale are estimated to be ¥80 million for the sixteenth fiscal period. The aforementioned sales price excludes sales costs, adjusted amounts for property and city-planning tax, consumption tax, regional consumption tax, etc.

Note: Name and attributes, etc. of the buyer is not shown as the buyer has not consented to such disclosure.

**(4) Outlook**

Forecasts for the sixteenth fiscal period (November 1, 2012 to April 30, 2013) are presented as follows. Please refer to the “Preconditions and Assumptions for the Fiscal Period Ending April 30, 2013” below for factors that underpin forecasts.

The main factors for increase and decrease from the fifteenth fiscal period (fiscal period ended October 31, 2012) are as follows.

**(Operating revenues)**

- Decrease of ¥595 million from gain on sale of KDX Omori Building which was sold in the fifteenth fiscal period
- Decrease of ¥214 million from fees for restoration to original state at KDX Nihonbashi Kabutocho Building implemented in the fifteenth fiscal period
- Decrease of the occupancy ratio due to move out of a key tenant at KDX Nihonbashi Kabutocho Building
- Estimated ¥80 million of gain on sale of properties from sale of Kanazawa Nikko Building dated November 1, 2012

**(Operating expenses)**

- Decrease of ¥151 million of loss on sale of Gradito Kawaguchi sold in the fifteenth fiscal period
- Decrease of ¥174 million from fees for restoration to original state at KDX Nihonbashi Kabutocho Building implemented in the fifteenth fiscal period
- Expenses accrued from value-up works and leasing activities for KDX Nihonbashi Kabutocho Building.

Forecasts for the sixteenth fiscal period (November 1, 2012 to April 30, 2013)

Operating Revenues	¥9,365 million
Operating Income	¥3,944 million
Ordinary Income	¥2,547 million
Net Income	¥2,545 million
Distribution per Unit	¥8,880
Distribution in Excess of Earnings per Unit	¥0

Note: Forecast figures are calculated based on certain assumptions. Readers are advised that actual operating revenues, net income and distribution per unit may differ significantly from forecasts due to a variety of reasons. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution per unit.

**“Preconditions and Assumptions for the Fiscal Period Ending April 30, 2013”**

	Preconditions and Assumptions
Calculation Period	<ul style="list-style-type: none"> <li>• The sixteenth fiscal period: November 1, 2012 to April 30, 2013 (181 days)</li> </ul>
Property Portfolio	<ul style="list-style-type: none"> <li>• Forecasts are based on the 83 properties held as of December 12, 2012, and the number of properties remaining unchanged up to and including the end of the sixteenth fiscal period.</li> <li>• The Investment Corporation owns TMK preferred equity securities other than the abovementioned properties.</li> <li>• The property portfolio may change due to a variety of factors in the future.</li> </ul>
Operating Revenues	<ul style="list-style-type: none"> <li>• Rental revenues are estimated based on valid leasing agreements as of December 12, 2012 and by considering variable factors, such as seasonal factors against the backdrop of historical performance, as well as leasing conditions, such as the recent deterioration of real estate market conditions, in addition to the difference in number of operating days due to movements in existing investment assets.</li> <li>• As announced in the press release “Notice Concerning Change of Major End-Tenant” dated May 31, 2012, SMBC Nikko Securities Inc. which was a tenant at KDX Nihonbashi Kabutocho Building, terminated its lease agreement as of November 30, 2012, and rent is not generated after December 1, 2012. Consequently, a decrease in operating revenues is expected.</li> <li>• The Investment Corporation has completed settlement of the sale of Kanazawa Nikko Building on November 1, 2012, and capital gains from the sale are estimated to be ¥80 million.</li> <li>• Forecasts are based on the assumption that there will be no rent in arrears or non-payments from tenants.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>• Property-related expenses other than depreciation are based on the difference in number of operating days due to movements in existing investment assets and historic expenses, adjusted to reflect expense variables including seasonal factors.</li> <li>• An amount of ¥956 million has been assumed for property management fees and facility management fees (property management and building maintenance fees, etc.).</li> <li>• An amount of ¥809 million has been assumed for taxes and public dues (property tax and city-planning tax, etc.).</li> <li>• An amount of ¥1,673 million has been assumed for depreciation expense.</li> <li>• An amount of ¥207 million has been assumed for repairs, maintenance and renovation expenses.</li> </ul> <p>Repairs, maintenance and renovation expenses are estimated based on the amounts budgeted by the asset</p>

Operating Expenses	<p>management company for each property and amounts considered essential for each period. Actual repairs, maintenance and renovation expenses for each fiscal period may, however, differ significantly from estimated amounts due to unforeseen circumstances or emergencies.</p> <ul style="list-style-type: none"> <li>• In general, property tax and city planning tax are allocated to the seller and purchaser on a pro rata basis at the time of acquisition settlement. In the case of the Investment Corporation, an amount equivalent to the portion allocated to the purchaser is included in the acquisition price of the property.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>• The Investment Corporation is amortizing unit issuance costs over a period of three years using the straight-line method.</li> <li>• Interest payable (including financing related expenses etc.) of ¥1,363 million is assumed for the sixteenth fiscal period.</li> </ul>
Extraordinary Profit/Loss	<ul style="list-style-type: none"> <li>• Extraordinary profit/loss is not assumed.</li> </ul>
Debt Financing and Investment Corporation Bonds	<ul style="list-style-type: none"> <li>• The balance of the borrowings and the investment corporation bonds as of December 12, 2012 are ¥134,581 million and ¥6,000 million, respectively.</li> <li>• Of the borrowings as of December 12, 2012, a total of ¥8,411.5 million (short-term borrowings: ¥1,200 million and long-term borrowings: ¥7,211.5 million) in borrowings are due during the sixteenth fiscal period. However, all borrowings are presupposed to be refinanced excluding ¥211.5 million of the partial payment.</li> </ul>
Investment Units Issued and Outstanding	<ul style="list-style-type: none"> <li>• The number of investment units issued and outstanding as of December 12, 2012 is 286,550 units. Forecasts are based on the assumption that the number of investment units issued and outstanding shall remain unchanged for the sixteenth fiscal period.</li> </ul>
Distributions per Unit	<ul style="list-style-type: none"> <li>• Distributions per unit are calculated in accordance with the distribution policy outlined in the Investment Corporation's Articles of Incorporation.</li> <li>• Actual distributions per unit may differ significantly from forecasted figures due to a variety of reasons including movements in investment assets, rental revenues impacted by tenant movements or the incidence of major unforeseen renovation expense.</li> </ul>
Distributions in Excess of Earnings per Unit	<ul style="list-style-type: none"> <li>• The Investment Corporation does not currently anticipate distributions in excess of earnings per unit.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Forecasts are based on the assumption that any revisions to regulatory requirements, taxation, accounting standards, public listing regulations or requirements of the Investment Trusts Association, Japan will not impact forecast figures.</li> <li>• Forecasts are based on the assumption that there will be no major unforeseen changes to economic trends and in real estate and other markets.</li> </ul>

## 3. Financial Statements

## (1) Balance Sheets

(Thousands of Yen)

	Fourteenth Fiscal Period (As of April 30, 2012)	Fifteenth Fiscal Period (As of October 31, 2012)
<b>ASSETS</b>		
Current assets		
Cash and deposits	6,924,146	4,042,506
Cash and deposits in trust	7,095,792	7,471,423
Accounts receivable-trade	176,474	425,745
Prepaid expenses	67,014	75,637
Consumption taxes receivable	220,729	-
Other	3,432	3,786
Total current assets	14,487,589	12,019,100
Noncurrent assets		
Property, plant and equipment		
Buildings	14,959,843	15,104,975
Accumulated depreciation	-2,178,129	-2,373,323
Buildings, net	12,781,714	12,731,652
Structures	23,001	23,001
Accumulated depreciation	-6,447	-7,149
Structures, net	16,553	15,851
Machinery and equipment	355,857	355,857
Accumulated depreciation	-95,707	-107,192
Machinery and equipment, net	260,149	248,665
Tools, furniture and fixtures	78,295	78,295
Accumulated depreciation	-24,669	-27,834
Tools, furniture and fixtures, net	53,625	50,461
Land	29,104,205	29,104,205
Buildings in trust	81,938,473	84,820,308
Accumulated depreciation	-12,252,860	-13,109,892
Buildings in trust, net	69,685,613	71,710,415
Structures in trust	245,635	240,433
Accumulated depreciation	-88,670	-93,545
Structures in trust, net	156,964	146,888
Machinery and equipment in trust	1,184,280	1,193,065
Accumulated depreciation	-494,371	-530,568
Machinery and equipment in trust, net	689,909	662,496
Tools, furniture and fixtures in trust	351,383	355,008
Accumulated depreciation	-185,982	-198,785
Tools, furniture and fixtures in trust, net	165,401	156,222
Land in trust	172,834,060	176,829,277
Construction in progress in trust	6,894	6,699
Total property, plant and equipment	285,755,092	291,662,835
Intangible assets		
Leasehold right	285,350	285,350
Leasehold right in trust	73,304	72,530
Right of using water facilities in trust	671	553
Total intangible assets	359,326	358,433
Investments and other assets		
Investment securities	896,655	896,655

\*2

## KENEDIX REALTY INVESTMENT CORPORATION (8972)

Lease and guarantee deposits	10,000	10,000
Lease and guarantee deposits in trust	123,712	123,712
Long-term prepaid expenses	1,528,273	1,574,533
Total investments and other assets	2,558,640	2,604,900
Total noncurrent assets	288,673,059	294,626,169
Deferred assets		
Investment corporation bond issuance costs	39,405	32,669
Investment unit issuance expenses	83,990	56,709
Total deferred assets	123,396	89,378
Total assets	303,284,044	306,734,648

(Thousands of Yen)

	Fourteenth Fiscal Period (As of April 30, 2012)	Fifteenth Fiscal Period (As of October 31, 2012)
Liabilities		
Current Liabilities		
Accounts payable	604,452	709,188
Short-term loans payable	14,700,000	5,700,000
Current portion of investment corporation bond	-	1,500,000
Current portion of long-term loans payable	11,880,000	14,000,000
Accounts payable-other	170,672	184,972
Accrued expenses	205,540	190,825
Income taxes payable	1,385	978
Accrued consumption taxes	13,372	136,343
Advances received	1,887,967	1,482,862
Deposits received	27,249	18,963
Total current liabilities	29,490,639	23,924,135
Noncurrent liabilities		
Investment corporation bond	6,000,000	4,500,000
Long-term loans payable	104,792,500	114,881,000
Tenant leasehold and security deposits	1,541,929	1,544,989
Tenant leasehold and security deposits in trust	11,395,973	11,494,978
Total noncurrent liabilities	123,730,402	132,420,968
Total liabilities	153,221,042	156,345,104
Net assets		
Unitholders' equity		
Unitholders' capital	147,153,820	147,153,820
Surplus		
Reserve for reduction entry	368,795	225,795
Total voluntary reserve	368,795	225,795
Unappropriated retained earnings(undisposed loss)	2,540,386	3,009,927
Total surplus	2,909,182	3,235,723
Total unitholders' equity	150,063,002	150,389,544
Total net assets	*1 150,063,002	150,389,544
Total liabilities and net assets	303,284,044	306,734,648

**(2) Statements of Income**

(Thousands of Yen)

		Fourteenth Fiscal Period November 1, 2011 to April 30, 2012	Fifteenth Fiscal Period May 1, 2012 to October 31, 2012
Operating revenue			
Rent revenue-real estate	*1	8,071,923	8,224,059
Other lease business revenue	*1	1,018,730	1,393,295
Gain on sales of real estate properties	*2	-	595,516
Total operating revenue		9,090,653	10,212,870
Operating expenses			
Expenses related to rent business	*1	4,284,756	4,822,166
Loss on sales of real estate properties	*2	-	151,823
Asset management fee		491,072	548,084
Directors' compensation		6,669	7,800
Asset custody fee		26,373	18,614
Administrative service fees		54,352	49,924
Audit fee		10,800	10,800
Other operating expenses		130,282	86,975
Total operating expenses		5,004,307	5,696,188
Operating income		4,086,345	4,516,682
Non-operating income			
Interest income		674	857
Dividends and redemption-prescription		1,714	964
Interest on refund		-	1,098
Reversal of Provision for loss on disaster		2,333	-
Total non-operating income		4,723	2,919
Non-operating expenses			
Interest expenses		948,755	1,031,027
Interest expenses on investment corporation bonds		110,175	62,743
Borrowing related expenses		444,046	366,755
Amortization of investment corporation bond issuance costs		9,000	6,735
Amortization of investment unit issuance expenses		27,281	27,281
Other		-	13,823
Total non-operating expenses		1,539,259	1,508,367
Ordinary income		2,551,809	3,011,234
Extraordinary loss			
Litigation settlement		10,000	-
Total Extraordinary loss		10,000	-
Income before income taxes		2,541,809	3,011,234
Income taxes-current		1,520	1,421
Income taxes-deferred		6	16
Total income taxes		1,526	1,438
Net income		2,540,282	3,009,795
Retained earnings brought forward		103	132
Unappropriated retained earnings(undisposed loss)		2,540,386	3,009,927

**(3) Statements of Unitholders' Equity**

(Thousands of Yen)

	Fourteenth Fiscal Period November 1, 2011 to April 30, 2012	Fifteenth Fiscal Period May 1, 2012 to October 31, 2012
Unitholders' equity		
Unitholders' capital		
Balance at the start of current period	147,153,820	147,153,820
Changes of items during the period		
Total changes of items during the period	-	-
Balance at the end of current period	* 147,153,820	147,153,820
Surplus		
Voluntary reserve		
Reduction entry		
Balance at the start of current period	65,795	368,795
Changes of items during the period		
Provision of reserve for reduction entry	303,000	-
Reversal of reserve for reduction entry	-	-143,000
Total changes of items during the period	303,000	-143,000
Balance at the end of current period	368,795	225,795
Total Voluntary reserve		
Balance at the start of current period	65,795	368,795
Changes of items during the period		
Provision of reserve for reduction entry	303,000	-
Reversal of reserve for reduction entry	-	-143,000
Total changes of items during the period	303,000	-143,000
Balance at the end of current period	368,795	225,795
Unappropriated retained earnings (undisposed loss)		
Balance at the start of current period	3,052,837	2,540,386
Changes of items during the period		
Provision of reserve for reduction entry	-303,000	-
Reversal of reserve for reduction entry	-	143,000
Distribution from surplus	-2,749,733	-2,683,254
Net income	2,540,282	3,009,795
Total changes of items during the period	-512,451	469,541
Balance at the end of current period	2,540,386	3,009,927
Total Surplus		
Balance at the start of current period	3,118,633	2,909,182
Changes of items during the period		
Provision of reserve for reduction entry	-	-
Reversal of reserve for reduction entry	-	-
Distribution from surplus	-2,749,733	-2,683,254
Net income	2,540,282	3,009,795
Total changes of items during the period	-209,451	326,541
Balance at the end of current period	2,909,182	3,235,723
Total unitholders' equity		
Balance at the start of current period	150,272,453	150,063,002
Changes of items during the period		
Distribution from surplus	-2,749,733	-2,683,254
Net income	2,540,282	3,009,795
Total changes of items during the period	-209,451	326,541
Balance at the end of current period	150,063,002	150,389,544

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Total net assets		
Balance at the start of current period	150,272,453	150,063,002
Changes of items during the period		
Distribution from surplus	-2,749,733	-2,683,254
Net income	2,540,282	3,009,795
Total changes of items during the period	-209,451	326,541
Balance at the end of current period	150,063,002	150,389,544

**(4) Basis for Calculating Cash Distribution**

(Unit: Yen)

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
I. Retained earnings at the end of period	2,540,386,573	3,009,927,991
II. Voluntary retained earnings (reversal)		
Reversal of reserve for reduction entry	143,000,000	-
III. Total Distribution	2,683,254,200	2,738,558,350
(Distribution per Unit)	(9,364)	(9,557)
IV. Voluntary retained earnings (provision)		
Provision for reserve for reduction entry	-	271,247,024
V. Retained Earnings brought forward to the next period	132,373	122,617
Method of calculating the distribution amount	<p>In accordance with the policy depicted in Article 35-1 of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided that, based on the total amount for which the reversal of reserve for reduction entry is added to unappropriated retained earnings, it shall distribute ¥2,683,254,200, which is the maximum integral multiple to 286,550 units issued and outstanding as the distribution of earnings.</p> <p>Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>	<p>In accordance with the policy depicted in Article 35-1 of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided that, of the amount remaining after the reserve for reduction entry as stipulated in Article 66-2 of the Special Taxation Measures Law is deducted from unappropriated retained earnings, it shall distribute the maximum amount of retained earnings at the period-end, namely totaling ¥2,738,558,350 to 286,550 units issued and outstanding.</p> <p>Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>

**(5) Statements of Cash Flows**

	Fourteenth Fiscal Period November 1, 2011 to April 30, 2012	Fifteenth Fiscal Period May 1, 2012 to October 31, 2012
Net cash provided by (used in) operating activities		
Income before income taxes	2,541,809	3,011,234
Depreciation and amortization	1,578,845	1,621,150
Amortization of long-term prepaid expenses	257,129	310,365
Interest income	-674	-857
Interest expenses	1,058,930	1,093,770
Amortization of investment unit issuance expenses	27,281	27,281
Amortization of investment corporation bond issuance expenses	9,000	6,735
Litigation settlement	10,000	-
Decrease (increase) in accounts receivable-trade	-2,701	-249,271
Decrease (increase) in consumption taxes refund receivable	-220,729	220,729
Decrease (increase) in prepaid expenses	7,189	-8,623
Increase (decrease) in accounts payable	-79	78,583
Increase (decrease) in accounts payable-other	-30,285	19,628
Increase (decrease) in accrued consumption taxes	-66,863	122,971
Increase (decrease) in advances received	606,160	-405,104
Increase (decrease) in deposits received	24,435	-8,285
Loss on retirement of noncurrent assets	3,719	17,688
Changes in net property, plant and equipment held in trust from sale	-	4,349,376
Decrease (increase) in long-term prepaid expenses	-599,460	-356,625
Other, net	-4,261	-1,335
Subtotal	5,199,445	9,849,413
Interest income received	674	857
Interest expenses paid	-1,044,715	-1,108,485
Litigation settlement paid	-10,000	-
Income taxes paid	-1,352	-1,829
Net cash provided by (used in) operating activities	4,144,051	8,739,955
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	-123,516	-207,114
Purchase of property, plant and equipment in trust	-32,707,120	-11,702,103
Purchase of investment securities	-891,000	-5,655
Payments of tenant leasehold and security deposits	-52,281	-77,920
Proceeds from tenant leasehold and security deposits	51,438	98,806
Payments of tenant leasehold and security deposits in trust	-848,057	-934,940
Proceeds from tenant leasehold and security deposits in trust	2,443,258	1,056,424
Payments of restricted bank deposits in trust	-131,124	-597,874
Proceeds from restricted bank deposits in trust	40,729	86,628
Other, net	-20	-
Net cash provided by (used in) investment activities	-32,217,695	-12,283,748
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	8,700,000	4,500,000
Decrease in short-term loans payable	-4,200,000	-13,500,000
Proceeds from long-term loans payable	38,700,000	20,000,000
Repayment of long-term loans payable	-9,241,500	-7,791,500
Proceeds from issuance of investment corporation bonds	1,481,582	-
Redemption of investment corporation bonds	-9,000,000	-
Payment of investment units issuance costs	-28,321	-

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Dividends paid	-2,747,108	-2,681,962
Net cash provided by (used in) financing activities	23,664,651	526,537
Net increase (decrease) in cash and cash equivalents	-4,408,992	-3,017,255
Cash and cash equivalents at beginning of period	17,928,003	13,519,010
Cash and cash equivalents at end of period	* 13,519,010	10,501,755

**(6) Notes to the Going Concern**

Not applicable

**(7) Important Accounting Standards**

1. Evaluation standards and evaluation method of assets	<p>Securities</p> <p>Other securities</p> <p>Those with no fair value</p> <p>Cost method through moving-average method</p>
2. Depreciation of fixed assets	<p>(1) Property, plant and equipment (includes trust assets)</p> <p>The straight-line method is applied.</p> <p>Useful lives of the assets ranging are as follows:</p> <p>Buildings: 2 to 49 years</p> <p>Structures: 2 to 45 years</p> <p>Machinery and equipment: 3 to 17 years</p> <p>Tools, furniture and fixtures: 3 to 20 years</p> <p>(2) Intangible assets (includes trust assets)</p> <p>The straight-line method is applied.</p> <p>Right of using water facilities: 6 years</p> <p>Leasehold rights</p> <p>Fixed term leasehold is amortized over a contractual period of 48 years and 9 months under the straight-line method.</p> <p>(3) Long-term prepaid expenses</p> <p>The straight-line method is applied.</p>
3. Accounting policies for deferred assets	<p>(1) Investment unit issuance costs</p> <p>Unit issuance costs are amortized over a period of 3 years.</p> <p>(2) Investment corporation bond issuance costs</p> <p>Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.</p>
4. Accounting standards for revenues and expenses	<p>Accounting method for property tax</p> <p>Property-related taxes including property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally charged to rental expenses for the period, for the portion of such taxes corresponding to said period.</p> <p>In connection with the acquisition of real estate including trust beneficiary interests in real estate during the fiscal period under review, the Investment Corporation included its pro rata property portion for the year in each property acquisition price and not as rental expense. The amount of property taxes included in acquisition prices for the previous fiscal period amounted to ¥23,880 thousand and for the fiscal period under review amounted to ¥23,008 thousand.</p>
5. Accounting for hedges	<p>(1) Hedge accounting method</p> <p>The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap agreements that meet the criteria.</p> <p>(2) Hedging instruments and risks hedged</p> <p>Hedge instruments</p> <p>The Investment Corporation enters into interest-rate swap transactions.</p> <p>Risks hedged</p> <p>Interest rates on debt.</p> <p>(3) Hedging policy</p> <p>The Investment Corporation enters into derivative transactions based on its risk management</p>

	<p>policies with the objective of hedging risks in accordance with its Articles of Incorporation.</p> <p>(4) Method of evaluating the effectiveness of hedging  During the period from the commencement of hedging to the point at which effectiveness is assessed, the Investment Corporation compares the cumulative total of market changes in the targeted objects of hedging or cash flow changes with the cumulative total of market changes in the hedging instruments or cash flow changes. The Investment Corporation then makes a decision based on the changes and other factors of the two.  However, the interest-rate swap agreements that meet the criteria for special treatment, the evaluation of effectiveness are omitted.</p>
6. The scope of cash and cash equivalents on statements of cash flows	<p>For the purpose of cash flow statements, cash and cash equivalents consist of cash on hand, deposits received that can be withdrawn on demand, and short-term investments with original maturities of 3 months or less, that are readily convertible to known amounts of cash and present insignificant risk of a change in value.</p>
7. Other significant accounting policies utilized in the preparation of financial statements	<p>(1) Accounting method for trust beneficiary interests in real estate and other assets  The assets and liabilities as well as revenues and expenses of financial assets held in the form of trust beneficiary interests in real estate and other assets are recorded in full in the Investment Corporation's balance sheets and statements of income.  Important line items included in accounting for financial assets and liabilities in the Investment Corporation's balance sheet are as follows:</p> <ol style="list-style-type: none"> <li>1. Cash and deposits in trust</li> <li>2. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust</li> <li>3. Leasehold rights in trust, right of using water facilities in trust</li> <li>4. Lease and guarantee deposits in trust</li> <li>5. Tenant leasehold and security deposits in trust</li> </ol> <p>(2) Accounting method for consumption tax  Consumption taxes are separately recorded. Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset.</p>

**(8) [Notes to the Financial Statements]**

(Notes to the Balance Sheets)

※1. Minimum unitholders' equity pursuant to Article 67-4 of the Law Concerning Investment Trusts and Investment Corporations Law

(Thousands of Yen)

	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
	50,000	50,000

※2. The amount of advanced depreciation of property, plant and equipment acquired by government subsidy

(Thousands of Yen)

	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
Building in trust	26,230	26,230

(Notes to the Statements of Income)

※1. Breakdown of real estate rental business profit and loss

(Thousands of Yen)

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
A. Rental and other operating revenues		
Rental revenues		
Leasing income	6,581,677	6,664,509
Common area charges	1,490,245	1,559,549
Total	8,071,923	8,224,059
Other rental revenues		
Parking space rental revenues	271,259	286,631
Utility charge reimbursement	621,581	769,330
Miscellaneous	125,888	337,333
Subtotal	1,018,730	1,393,295
Total rental and other operating revenues	9,090,653	9,617,354
B. Rental and other operating expenses		
Rental expenses		
Property management fees and facility management fees	911,939	937,542
Utilities	663,799	790,093
Taxes	724,628	823,223
Repairs and maintenance costs	165,367	400,959
Insurance	14,083	14,672
Trust fees	47,276	42,681
Others	175,097	174,152
Depreciation	1,578,845	1,621,150
Loss on retirement of fixed assets	3,719	17,688
Total rental and other operating expenses	4,284,756	4,822,166
C. Rental business profit (A – B)	4,805,896	4,795,188

※2. Gain and Loss on sale of real estate

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)

Not applicable

Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)

(Thousands of Yen)

(1) KDX Omori Building	
Revenue from sale of the investment property	4,200,000
Costs of the investment property	3,355,390
Other sales' expenses	249,093
Gain on sale of real estate properties	595,516
(2) Gradito Kawaguchi	
Revenue from sale of the investment property	860,000
Costs of the investment property	992,112
Other sales' expenses	19,710
Loss on sale of real estate properties	151,823

(Notes to the Statements of Changes in Unitholders' Equity)

※ Total number of authorized investment units and total number of investment units issued and outstanding

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Total number of authorized investment units	2,000,000 units	2,000,000 units
Total number of investment units issued and outstanding	286,550 units	286,550 units

(Notes to the Statements of Cash Flow)

※ Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements

(Thousands of Yen)

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Cash and deposits	6,924,146	4,042,506
Cash and deposits in trust	7,095,792	7,471,423
Restricted bank deposits held in trust (Note)	-500,927	-1,012,174
Cash and cash equivalents	13,519,010	10,501,755

Note: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.

(Notes to the Lease Transactions)

Operating lease transactions

(Lessor)

(Thousands of Yen)

	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
Unearned lease payments		
Due within one year	1,019,239	1,066,247
Due after one year	5,069,698	4,792,716
Total	6,088,938	5,858,964

## (Notes to the Financial Instruments)

## 1. Items with Regard to the current status of Financial Instruments

## (1) Action Policy with Regard to Financial Instruments

The Investment Corporation procures essential funds for acquiring properties and undertaking the repayment of loans primarily through bank loans and the issuance of corporate bonds and new investment accounts. The Investment Corporation makes use of derivative instruments primarily as a risk hedge against interest rate fluctuations and to lessen interest-rate payments. In addition, it is company policy to not conduct speculative derivative transactions. Management of surplus funds is undertaken in a prudent manner that considers fully such factors as safety, liquidity, interest rate conditions and cash flows.

## (2) Financial Instruments and Respective Risks

Investment securities are preferred equity securities of TMK as set forth by the Act on Securitization of Assets and are exposed to credit risk of the issuer and risk of fluctuation of value of real estate, etc.

Loans and investment corporation bonds are used primarily for procuring funds necessary for the acquisition of properties and have a redemption date of a maximum of 7 years following the accounting date. Although a certain portion of said liabilities are subject to interest rate fluctuation risks, the Investment Corporation utilizes derivative instruments (interest-rate swap transactions) in order to hedge against such risks.

Derivative instruments are interest-rate swap transactions that are used to hedge against interest rate fluctuation risks. Utilizing interest-rate swap transactions, the Investment Corporation fixed its interest payments for funds procured on a floating interest rate basis. With regard to hedge accounting methods, hedging instruments and hedged items, hedge policy, and the method of evaluation of hedge effectiveness, please see 5. Hedge Accounting Method in notes concerning Important Accounting Standards.

## (3) Risk Management Structure with Regard to Financial Instruments

## A. Management of Market Risk (Risk Associated with Fluctuations in Interest Rates and Others)

The Investment Corporation uses interest-rate swap transactions in order to minimize risks associated with interest payment rate fluctuations on funds procured.

The Investment Corporation will periodically grasp the value of real estate, etc. and financial condition, etc. of the issuer with regard to investment securities.

## B. Management of Liquidity Risk (Risk of Defaulting on Payments by the Due Date) Associated with Funds Procurement

Although loans and other liabilities are subject to liquidity risks, the Investment Corporation reduces such risks by spreading out payment due dates and by using diversified fund procurement methods. Liquidity risk is also managed by such means as regularly checking the balance of cash reserves.

## (4) Supplemental Explanation of Items with Regard to Fair Value of Financial Instruments

Included in the fair value of financial products are market prices, or, in the event market prices are not available, prices that are calculated on a rational basis.

Because the factors incorporated into the calculation of these prices are subject to change, differing assumptions are adopted which may alter fair value.

## 2. Items with Regard to Fair Value of Financial Instruments

The book value per the balance sheet, fair values, as well as their difference are as follows. Furthermore, items whose fair values are recognized to be extremely difficult to grasp are not included in the following table (Refer to Note 2).

Fourteenth Fiscal Period (as of April 30, 2012)

(Thousands of Yen)

	Book Value	Fair Value	Difference
(1) Cash and deposits	6,924,146	6,924,146	-
(2) Cash and deposits in trust	7,095,792	7,095,792	-
Total assets	14,019,938	14,019,938	-
(1) Short-term loans payable	14,700,000	14,700,000	-
(2) Investment corporation bonds	6,000,000	5,874,300	-125,700
(3) Long-term loans payable	116,672,500	117,265,101	592,601
Total liabilities	137,372,500	137,839,401	466,901
Derivative Transaction	-	-	-

Fifteenth Fiscal Period (as of October 31, 2012)

(Thousands of Yen)

	Book Value	Fair Value	Difference
(1) Cash and deposits	4,042,506	4,042,506	-
(2) Cash and deposits in trust	7,471,423	7,471,423	-
Total assets	11,513,929	11,513,929	-
(3) Short-term loans payable	5,700,000	5,700,000	-
(4) Investment corporation bonds	6,000,000	5,916,450	-83,550
(5) Long-term loans payable	128,881,000	129,110,083	229,083
Total liabilities	140,581,000	140,726,533	145,533
Derivative Transaction	-	-	-

Note 1: Items with regard to the calculation method of financial instrument fair value together with investment securities and derivative transactions.

Assets

(1) Cash and deposits, (2) Cash and deposits in trust

Because these are settled in the short-term, the fair value can be considered as equivalent to the book value; therefore, the book value is used to determine fair value.

Liabilities

(1) Short-term loans payable

Because these are settled in the short-term, the fair value can be considered as equivalent to the book value; therefore, the book value is used to determine fair value.

(2) Investment corporation bonds

The fair value of investment corporation bonds is based on market prices.

(3) Long-term loans payable

The fair value of long-term borrowings is calculated based on the present value that discounts the total amount of principal and interest by using the estimated interest rate in the event that the Investment Corporation conducts new borrowings of the same type. Among interest rate fluctuations on long-term borrowings, said borrowings—which are subject to fixed interest rates resulting from interest-rate swaps and special treatment applied to said swaps—are calculated by discounting the total amount of principal and interest, which is handled together with applicable interest-rate swaps, by the rationally estimated interest rate in the case that the same type of borrowings are undertaken.

Derivative Transaction

Please refer to the following “Derivative Transaction.”

Note 2: Financial instruments whose fair values are recognized to be extremely difficult to grasp

(Thousands of Yen)

Classification	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
Preferred equity securities	896,655	896,655

Fair values of preferred equity securities are not subject to disclosure of fair value as they have no market value and their fair values are recognized to be extremely difficult to grasp.

Note 3: Redemption schedule of monetary claims after the closing date

Fourteenth Fiscal Period (as of April 30, 2012)

(Thousands of Yen)

	Less than or Equal to 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Cash and deposits	6,924,146	-	-	-	-	-
Cash and deposits in trust	7,095,792	-	-	-	-	-
Total	14,019,938	-	-	-	-	-

Fifteenth Fiscal Period (as of October 31, 2012)

(Thousands of Yen)

	Less than or Equal to 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Cash and deposits	4,042,506	-	-	-	-	-
Cash and deposits in trust	7,471,423	-	-	-	-	-
Total	11,513,929	-	-	-	-	-

Note 4: Investment corporation bonds, repayment of loans after the closing date, planned repayment amount

Fourteenth Fiscal Period (as of April 30, 2012) (Thousands of Yen)

	Less than or Equal to 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Short-term loans payable	14,700,000	-	-	-	-	-
Investment corporation bonds	-	1,500,000	-	-	3,000,000	1,500,000
Long-term loans payable	11,880,000	27,846,000	33,746,500	30,300,000	7,500,000	5,400,000

Fifteenth Fiscal Period (as of October 31, 2012) (Thousands of Yen)

	Less than or Equal to 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Short-term loans payable	5,700,000	-	-	-	-	-
Investment corporation bonds	1,500,000	-	-	-	4,500,000	-
Long-term loans payable	14,000,000	38,546,000	30,135,000	26,800,000	11,500,000	7,900,000

(Notes to the Marketable Securities)

Fourteenth Fiscal Period (as of April 30, 2012) and Fifteenth Fiscal Period (as of October 31, 2012)

Not applicable

(Notes to the Derivative Transactions)

(1) Items that do not apply hedge accounting

Fourteenth Fiscal Period (as of April 30, 2012) and Fifteenth Fiscal Period (as of October 31, 2012) : Not applicable

(2) Items that apply hedge accounting

Fourteenth Fiscal Period (as of April 30, 2012) (Thousands of Yen)

Hedge accounting method	Type of Derivative Transactions	Main target risk hedge	Contracted amount		Fair value	Calculation method for applicable fair value
				More than 1 yr.		
Special treatment of interest-rate swaps	Interest-rate swap transaction Fixed rate payable · Floating rate receivable	Long-term loans payable	17,500,000	16,500,000	※	

Fifteenth Fiscal Period (as of October 31, 2012) (Thousands of Yen)

Hedge accounting method	Type of Derivative Transactions	Main target risk hedge	Contracted amount		Fair value	Calculation method for applicable fair value
				More than 1 yr.		
Special treatment of interest-rate swaps	Interest-rate swap transaction Fixed rate payable · Floating rate receivable	Long-term loans payable	21,500,000	20,500,000	※	

※Special treatment of interest-rate swaps are reported at the fair value of applicable long-term loans payable. This is because such swaps are handled together with hedged long-term loans payable.

(Notes to the Retirement Payment)

Fourteenth Fiscal Period (as of April 30, 2012) and Fifteenth Fiscal Period (as of October 31, 2012): Not applicable

(Notes to the Asset Retirement Obligations)

Fourteenth Fiscal Period (as of April 30, 2012) and Fifteenth Fiscal Period (as of October 31, 2012): Not applicable

(Notes to the Segment and Related Information)

1. Segment Information

Disclosure is omitted because the real estate leasing business is the Investment Corporation's sole business and it has no reportable segment subject to disclosure.

2. Related Information

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenue on the statement of income.

(2) Information about each geographic area

A. Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenue on the statement of income.

B. Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenue on the statement of income.

Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenue on the statement of income.

(2) Information about each geographic area

A. Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenue on the statement of income.

B. Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenue on the statement of income.

(Notes to the Tax-Effect Accounting)

## 1. The significant components of deferred tax assets and liabilities

	(Thousands of Yen)	
	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
Deferred tax assets		
Enterprise tax payable not included in expenses	43	26
Amortization of leasehold rights in trust	749	1,013
Subtotal deferred tax assets	792	1,040
Valuation Allowance	- 749	-1,013
Total deferred tax assets	43	26

## 2. Significant difference between statutory income tax rate and the effective tax rate

	(Unit: %)	
	Fourteenth Fiscal Period (as of April 30, 2012)	Fifteenth Fiscal Period (as of October 31, 2012)
Statutory tax rate	39.33	36.59
(Adjustments)		
Deductible cash distributions	- 41.52	-33.28
Provision of reserve for reduction entry	-	-3.30
Others	2.25	0.03
Effective tax rate	0.06	0.05

(Notes to the Equity-Method Income and Retained Earnings)

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012) and Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012): Not applicable

## (Notes to the Related-Party Transactions)

## 1. Parent Company, corporate unitholders and other

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012) and Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012): Not applicable

## 2. Affiliated companies and other

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012) and Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012): Not applicable

## 3. Fellow subsidiary companies and other

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012) and Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012): Not applicable

## 4. Directors, individual unitholders and other

Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Naokatsu Uchida	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	—	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	652,127 (Note 2) (Note 4) (Note 6)	Accounts Payable -other	87,221 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note3)	6,500 (Note 4) (Note 6)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note5)	368,339 (Note 4) (Note 6)	Accounts Payable	115,960 (Note 4)

## Notes:

1. Naokatsu Uchida served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥161,055 thousand fee related to the acquisition of property are accounted in book value for the individual real estate.
3. Naokatsu Uchida served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Operating Agency Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.
4. Consumption taxes are not included in the deal amount, and are included in the balance of the end of period.
5. Naokatsu Uchida served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Property Management Agreement" between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥50,361 thousand related to the acquisition of property are accounted in book value for the individual real estate.
6. At the Board of Directors meeting of Kenedix REIT Management, Inc. held on February 2, 2012, Taisuke Miyajima resigned as CEO and President, and Naokatsu Uchida was appointed as new CEO and President in his place. Also, at the Investment Corporation's General Meeting of Unitholders held on March 15, 2012, the resignation of Taisuke Miyajima as executive director and the new appointment of Naokatsu Uchida as executive director were approved. In the deal amount, the deal amount of the fiscal period under review including the period for which Taisuke Miyajima held office is indicated.

Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Naokatsu Uchida	Executive Director for the Investment Corporation and CEO and President of Kenedix Office Partners, Inc.	—	Payment of asset management fee to Kenedix Office Partners, Inc. (Note 1)	627,384 (Note 2) (Note 4)	Accounts Payable -other	97,816 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix Office Partners, Inc. (Note 3)	1,500 (Note 4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix Office Partners, Inc. (Note 5)	373,016 (Note 4)	Accounts Payable	86,980 (Note 4)

Notes:

1. Naokatsu Uchida served as a representative of the third party (Kenedix Office Partners, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥54,000 thousand fee related to the acquisition of property are accounted in book value for the individual real estate and ¥25,300 thousand sales fee related to the sale of property are accounted for in the sales expense for the individual real estate.
3. Naokatsu Uchida served as a representative of the third party (Kenedix Office Partners, Inc.), and the fee is set up in the agreement, "Operating Agency Agreement" between the Investment Corporation and Kenedix Office Partners, Inc.
4. Consumption taxes are not included in the deal amount, and are included in the balance of the end of period.
5. Naokatsu Uchida served as a representative of the third party (Kenedix Office Partners, Inc.), and the fee is set up in the agreement, "Property Management Agreement" between the Investment Corporation and Kenedix Office Partners, Inc. Property management fee include ¥38,157 thousand related to the acquisition of property are accounted in book value for the individual real estate and ¥4,000 thousand sales fee related to the sale of property are accounted for in the sales expense for the individual real estate.

(Notes to the Fair Value of Real Estate for Rental Purposes)

The Investment Corporation owns real estate for rental purposes mainly in the Tokyo Metropolitan Area for the purpose of generating rental revenue.

The book value per balance sheet for the fiscal period under review and fair value concerning the above real estate for rental purposes are as follows.

(Thousands of Yen)

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Book Value (Thousands of Yen)		
Balance at the beginning of period	254,921,755	286,114,419
Changes during the period	31,192,663	5,906,850
Balance at the end of current period	286,114,419	292,021,269
Fair value at the end of current period	263,867,000	266,252,000

Note 1: Book value excludes accumulated depreciation from acquisition costs.

Note 2: Fair value at the end of the fiscal period under review is the appraisal value determined by outside appraisers. KDX Omori Building is calculated based on the sales price of ¥4,200 million under the sales and purchase agreement dated February 23, 2012 and Kanazawa Nikko Building is calculated based on the sales price of ¥780 million under the sales and purchase agreement dated November 1, 2012.

Note 3: Among changes in the amount of real estate for rental purposes that occurred during the fourteenth fiscal period, principal increases were the acquisition of real estate trust beneficiary interests to 9 properties totaling ¥31,851,608 thousand and depreciation amounting to ¥1,578,845 thousand and principal increases were the acquisition of real estate trust beneficiary interests to 3 properties totaling ¥10,988,507 thousand, the sale of real estate trust beneficiary interests to 2 properties amounting ¥4,347,502 thousand and depreciation amounting to ¥1,621,150 thousand and for the fiscal period under review.

Income and loss for real estate for rental purposes is listed in Notes to the Statements of Income.

(Notes to the Information per Unit)

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Unitholders' Equity per Unit	¥523,688	¥524,828
Net Income per Unit	¥8,865	¥10,503

Note 1: Net Income per Unit is calculated by dividing Net Income by the weighted average (based on number of days) number of units. Net income per unit after adjusting for residual units is not included because there were no residual investment units.

Note 2: The calculation for the net income per unit is as follow.

	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Net Income (Thousands of Yen)	2,540,282	3,009,795
Amount not vested in ordinary investors (Thousands of Yen)	-	-
Net income for ordinary units (Thousands of Yen)	2,540,282	3,009,795
Average number of units during the period (unit)	286,550	286,550

(Important Subsequent Events)

There were no important events following account settlement of the fifteenth fiscal period (fiscal period ended October 31, 2012).

**(9) Movements in Investment Units Issued and Outstanding**

Movements in the number of investment units issued and outstanding and unitholders' capital since first fiscal periods are summarized in the following table.

Settlement Date	Particulars	Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of Yen)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
May 6, 2005	Private placement	400	400	200	200	(Note 1)
July 20, 2005	Public offering	75,000	75,400	41,868	42,068	(Note 2)
August 16, 2005	Third-party allocation	3,970	79,370	2,216	44,285	(Note 3)
May 1, 2006	Public offering	73,660	153,030	42,171	86,456	(Note 4)
May 26, 2006	Third-party allocation	3,970	157,000	2,272	88,729	(Note 5)
May 22, 2007	Public offering	40,900	197,900	34,474	123,203	(Note 6)
June 19, 2007	Third-party allocation	2,100	200,000	1,770	124,973	(Note 7)
November 16, 2009	Public offering	33,550	233,550	8,156	133,129	(Note 8)
July 20, 2011	Public offering	51,400	284,950	13,600	146,730	(Note 9)
August 8, 2011	Third-party allocation	1,600	286,550	423	147,153	(Note 10)

Notes:

1. The Investment Corporation was established with an offer price of ¥500,000 per unit.
2. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥580,000 per unit with an underwritten price of ¥558,250 per unit.
3. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties. The issue price was ¥558,250 per unit.
4. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥593,096 per unit with an issue price of ¥572,519 per unit.
5. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties. The issue price was ¥572,519 per unit.
6. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties and repayment of borrowings. The offer price was ¥873,180 per unit with an issue price of ¥842,886 per unit.
7. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties and repayment of borrowings. The issue price was ¥842,886 per unit.
8. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥252,200 per unit with an issue price of ¥243,100 per unit.
9. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥274,510 per unit with an issue price of ¥264,605 per unit.
10. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the repayment of borrowings. The issue price was ¥264,605 per unit.

**4. Resignation/Appointment of the Directors****(1) Resignation/Appointment of the Investment Corporation Directors**

Not applicable

**(2) Resignation/Appointment of the Asset Management Company**

Change of Directors

Appointed:	Director	Fumihiko Shimodome (Date of change: July 1, 2012)
	Director	Keisuke Sato (Date of change: August 1, 2012)
	Director	Hikaru Teramoto (Date of change: August 1, 2012)
Retired :	Director	Masashi Ohwa (Date of change: June 30, 2012)
	Director	Koju Komatsu (Date of change: July 31, 2012)

## 5. Reference Information

### (1) Component of Assets

Type of Specified Asset	Type	Area	Fourteenth Fiscal Period (As of April 30, 2012)		Fifteenth Fiscal Period (As of October 31, 2012)	
			Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)	Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)
Real Estate	Office Buildings	Tokyo Metropolitan Area	30,213	10.0	30,221	9.9
		Other Regional Areas	12,288	4.1	12,214	4.0
	Total for Office Buildings		42,501	14.0	42,436	13.8
Total for Real Estate			42,501	14.0	42,436	13.8
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	182,695	60.2	189,851	61.9
		Other Regional Areas	38,939	12.8	38,863	12.7
	Total for Office Buildings		221,634	73.1	228,715	74.6
	Residential Properties	Tokyo Metropolitan Area	7,153	2.4	6,105	2.0
		Other Regional Areas	1,807	0.6	1,788	0.6
	Total for Residential Properties		8,960	3.0	7,893	2.6
	Central Urban Retail Properties	Tokyo Metropolitan Area	12,330	4.1	12,296	4.0
	Total for Central Urban Retail Properties		12,330	4.1	12,296	4.0
	Others	Other Regional Areas	686	0.2	679	0.2
	Total for Others		686	0.2	679	0.2
Total of Trust Beneficiary Interests in Real Estate			243,612	80.3	249,585	81.4
Investment Securities (Note 3)			896	0.3	896	0.3
Bank Deposits and Other Assets			16,272	5.4	13,816	4.5
Total Assets			303,284	100.0	306,734	100.0

Notes:

1. "Total Amount Held" is the amount allocated in the balance sheets at the end of the period (figures are on a net book value basis after deducting depreciation), and is rounded down to the nearest ¥1 million.
2. "Ratio" is the ratio of the amount allocated in the balance sheets to the total assets rounded to the first decimal place.
3. The preferred equity securities issued by Senri Property TMK.

	Fourteenth Fiscal Period (As of April 30, 2012)		Fifteenth Fiscal Period (As of October 31, 2012)	
	Price (Millions of Yen)	Ratio (%)	Price (Millions of Yen)	Ratio (%)
Total of Liabilities	153,221	50.5	156,345	51.0
Total Unitholders' Equity	150,063	49.5	150,389	49.0
Total of Assets	303,284	100.0	306,734	100.0

### (2) Details of Investment Assets

#### A. Major components of investment securities

Type of Assets	Name	Number of Units	Book Value (Millions of Yen)	Evaluation Value (Note 1) (Millions of Yen)	Ratio (%) (Note 2)
Preferred Equity Securities	Senri Property TMK Preferred Securities (Note 3)	17,820	896	896	0.3

Notes:

1. Book value is stated for the evaluation value.
2. "Ratio" is the ratio of the amount allocated in the balance sheets to the total assets rounded to the first decimal place.
3. Type of specified asset is the trust beneficiary interest in real estate of Senri Life Science Center Building

## B. Properties Roster

## (a) The Price of the Investment Properties and the Investment Ratio

(Unit: Millions of Yen)

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Fifteenth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						(Note 3)	Direct Capitalization Method		Discounted Cash Flow Method				
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)			Terminal Capitalization Rate (%)
Office Buildings	Tokyo Metropolitan Area	A-1	KDX Nihonbashi 313 Building	5,940	6,082	6,380	6,700	4.7	6,240	4.5	4.9	B	2.0
		A-3	Higashi-Kayabacho Yuraku Building	4,450	4,328	5,010	5,070	4.9	4,940	4.7	5.1	A	1.5
		A-4	KDX Hatchobori Building	3,680	3,340	3,440	3,500	5.0	3,410	4.8	5.2	B	1.2
		A-5	KDX Nakano-Sakaue Building	2,533	2,443	2,250	2,350	5.3	2,210	5.1	5.5	B	0.8
		A-6	Harajuku F.F. Building	2,450	2,443	2,980	3,010	5.6	2,950	5.4	5.8	A	0.8
		A-7	FIK Minami Aoyama	2,270	2,247	2,190	2,210	4.8	2,160	4.6	5.0	A	0.7
		A-8	Kanda Kihara Building	1,950	1,842	1,800	1,850	5.0	1,780	4.8	5.2	B	0.6
		A-13	KDX Kojimachi Building	5,950	5,619	4,400	4,460	4.4	4,330	4.2	4.6	A	2.0
		A-14	KDX Funabashi Building	2,252	2,383	1,950	1,950	6.1	1,940	5.9	6.3	A	0.7
		A-15	KDX Hamacho Building	2,300	2,249	2,280	2,300	5.2	2,250	5.0	5.4	A	0.7
		A-16	Toshin 24 Building	5,300	5,087	4,010	4,030	5.7	3,980	5.5	5.9	A	1.8
		A-17	KDX Ebisu Building	4,640	4,546	4,150	4,190	4.9	4,110	4.6	5.1	A	1.5
		A-19	KDX Hamamatsucho Building	3,460	3,227	3,170	3,280	4.6	3,120	4.4	4.8	B	1.1
		A-20	KDX Kayabacho Building	2,780	2,861	2,420	2,430	5.3	2,400	4.9	5.4	A	0.9
		A-21	KDX Shinbashi Building	2,690	2,689	2,640	2,670	4.6	2,600	4.2	4.8	A	0.9
		A-22	KDX Shin-Yokohama Building	2,520	2,435	2,240	2,260	5.9	2,210	5.7	6.1	A	0.8
		A-23	KDX Yotsuya Building	1,950	1,971	2,460	2,480	5.3	2,440	5.1	5.5	A	0.6
		A-26	KDX Kiba Building	1,580	1,551	1,410	1,420	5.7	1,390	5.5	5.9	A	0.5
		A-27	KDX Kajicho Building	2,350	2,378	2,360	2,430	5.0	2,330	4.8	5.2	B	0.8
		A-28	KDX Nogizaka Building	1,065	1,122	696	701	5.6	691	5.2	5.6	A	0.3
		A-29	KDX Higashi-Shinjuku Building	2,950	3,180	3,320	3,470	5.1	3,250	4.9	5.3	B	1.0
		A-30	KDX Nishi-Gotanda Building	4,200	4,104	3,730	3,780	5.1	3,670	5.0	5.4	A	1.4
		A-31	KDX Monzen-Nakacho Building	1,400	1,398	1,130	1,180	5.5	1,110	5.3	5.7	B	0.4
		A-32	KDX Shiba-Daimon Building	6,090	6,170	4,510	4,560	4.9	4,460	4.7	5.1	A	2.0
		A-33	KDX Okachimachi Building	2,000	2,114	1,800	1,850	5.0	1,780	4.9	5.2	B	0.6
		A-34	KDX Hon-Atsugi Building	1,305	1,163	1,070	1,060	6.3	1,070	6.1	6.5	B	0.4
		A-35	KDX Hachioji Building	1,155	1,277	831	832	5.9	831	5.7	6.1	B	0.3
		A-37	KDX Ochanomizu Building	6,400	6,624	6,230	6,330	4.7	6,130	4.5	4.9	A	2.1
		A-38	KDX Nishi-Shinjuku Building	1,500	1,577	1,130	1,140	5.2	1,110	5.0	5.4	A	0.5
		A-39	KDX Toranomon Building	4,400	4,780	3,380	3,430	4.4	3,330	4.2	4.6	A	1.5
		A-40	Toranomon Toyo Building	9,850	9,844	10,300	10,500	4.5	10,000	4.3	4.8	A	3.3
		A-41	KDX Shinjuku 286 Building	2,300	2,387	2,190	2,210	5.0	2,160	4.8	5.2	A	0.7
A-45	KDX Roppongi 228 Building	3,300	3,433	2,160	2,180	4.8	2,140	4.5	4.9	A	1.1		
A-46	Hiei Kudan-Kita Building	7,600	7,633	7,400	7,780	4.6	7,230	4.4	4.8	B	2.5		
A-47	KDX Shin-Yokohama 381 Building	5,800	5,864	3,990	4,020	5.8	3,950	5.6	6.0	A	1.9		
A-48	KDX Kawasaki-Ekimae Hon-cho Building	3,760	3,762	2,990	3,030	6.1	2,950	5.7	6.3	A	1.2		
A-49	Nissou Dai-17 Building	2,710	2,606	1,570	1,600	5.8	1,540	5.6	6.0	A	0.9		
A-50	Ikejiri-Oohashi Building	2,400	2,443	1,460	1,470	5.8	1,440	5.6	6.0	A	0.8		
A-51	KDX Hamacho Nakanohashi Building	2,310	2,341	1,700	1,720	5.3	1,670	5.1	5.5	A	0.7		
A-52	KDX Kanda Misaki-cho Building	1,380	1,373	940	950	5.3	930	5.1	5.5	A	0.4		
A-55	Shin-toshin Maruzen Building	2,110	2,154	1,550	1,550	5.3	1,540	4.9	5.5	A	0.7		
A-56	KDX Jimbocho Building	2,760	2,897	1,860	1,870	5.3	1,850	5.0	5.5	A	0.9		

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Fifteenth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						(Note 3)	Direct Capitalization Method		Discounted Cash Flow Method				
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)			Terminal Capitalization Rate (%)
Office Buildings	Tokyo Metropolitan Area	A-57	KDX Gobancho Building	1,951	1,979	1,440	1,460	4.9	1,420	4.7	5.1	A	0.6
		A-59	KDX Iwamoto-cho Building	1,864	1,789	1,310	1,320	5.3	1,290	5.1	5.5	A	0.6
		A-60	KDX Harumi Building	10,250	9,624	8,240	8,400	4.8	8,070	4.5	4.9	A	3.4
		A-61	KDX Hamamatsucho Dai-2 Building	2,200	2,284	1,860	1,920	4.6	1,830	4.4	4.8	B	0.7
		A-62	Koishikawa TG Building	3,080	3,125	3,040	3,080	5.0	3,000	4.8	5.2	A	1.0
		A-63	Gotanda TG Building	2,620	2,804	2,580	2,600	5.3	2,550	5.1	5.5	A	0.8
		A-64	KDX Nihonbashi 216 Building	2,010	1,962	1,790	1,810	4.7	1,770	4.5	4.9	A	0.6
		A-66	KDX Shinjuku Building	6,800	6,875	6,400	6,490	4.5	6,300	4.3	4.7	A	2.3
		A-67	KDX Ginza Ichome Building	4,300	4,298	4,850	4,960	4.4	4,800	4.2	4.6	B	1.4
		A-68	KDX Nihonbashi Honcho Building	4,000	4,015	4,300	4,470	4.8	4,230	4.6	5.0	B	1.3
		A-71	KDX Iidabashi Building	4,670	4,682	4,910	5,060	4.8	4,840	4.6	5.0	B	1.5
		A-72	KDX Higashi-Shinagawa Building	4,590	4,917	4,800	4,950	5.0	4,730	4.8	5.2	B	1.5
		A-73	KDX Hakozaki Building	2,710	2,891	2,850	2,950	5.2	2,810	5.0	5.4	B	0.9
		A-74	KDX Shin-Nihonbashi Building	2,300	2,285	2,440	2,500	4.6	2,420	4.4	4.8	B	0.7
		A-75	KDX Nihonbashi Kabutocho Building	11,270	11,311	12,100	12,200	4.8	11,900	4.2	4.6	A	3.8
		A-76	Ikebukuro Nikko Building	1,653	1,672	1,700	1,710	5.5	1,680	5.3	5.7	A	0.5
		A-77	Kabutocho Nikko Building II	1,280	1,285	1,550	1,570	5.0	1,520	4.8	5.2	A	0.4
		A-78	Tachikawa Ekimae Building	1,267	1,312	1,330	1,340	5.9	1,320	5.7	6.1	A	0.4
		A-83	Fuchu South Building	6,120	6,208	6,560	6,650	5.5	6,460	5.2	5.8	C	2.0
		A-84	Kasuga Business Center Building	2,800	2,845	2,980	3,040	5.2	2,920	4.9	5.5	C	0.9
	A-85	Nakameguro Business Center Building	1,880	1,911	2,230	2,260	5.3	2,200	5.0	5.6	C	0.6	
	Other Regional Areas	A-12	Portus Center Building	5,570	4,532	4,610	4,640	6.4	4,600	6.2	6.6	B	1.9
		A-24	KDX Minami Sembai Dai-1 Building	1,610	1,451	1,000	1,010	5.8	998	5.6	6.0	A	0.5
		A-25	KDX Minami Sembai Dai-2 Building	1,560	1,362	1,010	1,020	5.8	994	5.6	6.0	A	0.5
		A-36	KDX Niigata Building	1,305	1,459	889	908	7.3	869	7.1	7.5	A	0.4
		A-42	Karasuma Building	5,400	5,374	4,960	5,100	5.6	4,900	5.4	5.8	B	1.8
		A-44	KDX Sendai Building	2,100	2,149	1,410	1,400	6.1	1,410	6.1	6.3	B	0.7
		A-53	KDX Hakata-Minami Building	4,900	4,792	3,470	3,490	6.6	3,440	6.4	6.8	A	1.6
A-54		KDX Kitahama Building	2,220	2,185	1,520	1,520	6.0	1,520	5.6	6.2	A	0.7	
A-58		KDX Nagoya Sakae Building	7,550	7,421	4,760	4,890	5.2	4,710	5.0	5.4	B	2.5	
A-69		KDX Kobayashi-Doshomachi Building	2,870	2,702	2,760	2,790	7.0	2,730	5.3	7.3	A	0.9	
A-70		Kitanajo SIA Building	2,005	2,081	2,050	2,100	5.7	2,030	5.5	5.9	B	0.6	
A-79		Nagoya Ekimae Sakura-dori Building	7,327	7,432	7,800	7,890	5.1	7,710	4.9	5.3	A	2.4	
A-80	Nagoya Nikko Shoken Building	4,158	4,222	4,050	4,080	5.5	4,020	5.3	5.7	A	1.4		
A-81	Sendai Nikko Building	950	1,060	1,030	1,030	5.9	1,020	5.6	6.0	A	0.3		
A-82	View Flex Umeda Building	2,770	2,847	3,250	3,280	5.1	3,240	4.9	5.3	B	0.9		
Subtotal of Office Buildings (78 properties)				271,701	271,151	247,306	251,691	-	243,873	-	-	-	92.6
Residential Properties	Tokyo Metropolitan Area	B-3	Court Mejiro	1,250	1,166	956	962	5.4	950	5.2	5.6	A	0.4
		B-19	Residence Charmante Tsukushima	5,353	4,939	4,520	4,560	5.2	4,470	5.0	5.4	A	1.8
	Other Regional Areas	B-18	Venus Hibiya-gaoka	1,800	1,788	1,540	1,540	6.5	1,530	6.3	6.7	A	0.6
Subtotal of Residential Properties (3 properties)				8,403	7,893	7,016	7,062	-	6,950	-	-	-	2.8
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	9,900	9,759	9,230	9,370	4.4	9,090	4.2	4.6	A	3.3
		C-2	KDX Yoyogi Building	2,479	2,537	1,920	1,920	5.3	1,910	4.9	5.5	A	0.8
Subtotal of Central Urban Retail Properties (2 properties)				12,379	12,296	11,150	11,290	-	11,000	-	-	-	4.2

## KENEDIX REALTY INVESTMENT CORPORATION (8972)

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Fifteenth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						Direct Capitalization Method		Discounted Cash Flow Method					
						Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)	Terminal Capitalization Rate (%)			
Others	Other Regional Areas	D-1	Kanazawa Nikko Building (Note 6)	645	679	1,090	1,090	7.4	1,080	7.2	7.6	A	0.2
Subtotal of Others (1 property)				645	679	1,090	1,090	-	1,080	-	-	-	0.2
Total of 84 properties				293,128	292,021	266,562	271,133	-	262,903	-	-	-	100.0

## Notes:

1. Acquisition price is the purchase price for trust beneficiary interests or properties acquired by the Investment Corporation (excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc., rounded down to the nearest million yen.).
2. Figures of less than 1 million are rounded down from the amounts on the balance sheet.
3. Appraisal values (end of the fifteenth fiscal period) are based on the asset valuation method and standards outlined in the Investment Corporation's Articles of Incorporation and regulations formulated by the Investment Trusts Association, Japan. Appraisal values are drawn from valuation reports prepared by Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd. and Morii Appraisal & Investment Consulting, Inc.
4. As of the fiscal period under review, appraisals of the properties are entrusted to three appraisers: Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd. and Morii Appraisal & Investment Consulting, Inc. In the table, the appraisers are referred to as "A" for Japan Real Estate Institute, "B" for Daiwa Real Estate Appraisal Co., Ltd. and "C" for Morii Appraisal & Investment Consulting, Inc.
5. Figures are the acquisition price of each asset as a percentage of the total acquisition prices for the portfolio rounded down to the nearest first decimal place. The figures entered in the subtotal and total columns are those obtained by dividing the subtotal (total) of acquisition prices of properties corresponding to each subtotal and total column by the total acquisition price of the entire assets (84 properties).
6. The Investment Corporation has sold Kanazawa Nikko Building on November 1, 2012. Same applies below.

## (b) Property Distribution

## Property Types

Type	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Office Buildings	78	271,701	92.6
Residential Properties	3	8,403	2.8
Central Urban Retail Properties	2	12,379	4.2
Other	1	645	0.2
Total	84	293,128	100.0

## Geographic Distribution

Area	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Tokyo Metropolitan Area	67	238,388	81.3
Other Regional Areas	17	54,740	18.6
Total	84	293,128	100.0

## Property Distribution by Acquisition Price

Acquisition Price (Millions of Yen)	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Less than 1,000	2	1,595	0.5
1,000 - 2,500	37	68,762	23.4
2,500 - 5,000	27	94,301	32.1
5,000 - 7,500	12	72,050	24.5
7,500 - 10,000	4	34,900	11.9
10,000 - 12,500	2	21,520	7.3
Total	84	293,128	100.0

Note: "Ratio" refers to the percentage of the acquisition price by each category to the acquisition prices of the entire portfolio.

Figures are rounded down to the nearest first decimal place.

## (c) Details of Investment Real Estate and Trust Real Estate

## (i) Overview of Investment Real Estate Properties and Trust Real Estate

Type	Area	No.	Property Name	Site Area (㎡)(Note 1)	Usage (Note 2)	Total Floor Area (㎡)(Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)(Note 6)
Office Buildings	Tokyo Metropolitan Area	A-1	KDX Nihonbashi 313 Building	1,047.72	Offices	8,613.09	SRC B2F9	April 1974	9.50
		A-3	Higashi-Kayabacho Yuraku Building	773.43	Offices	5,916.48	SRC B1F9	January 1987	7.01
		A-4	KDX Hatchobori Building	992.20	Offices	4,800.43	SRC・RC B1F8	June 1993	6.42
		A-5	KDX Nakano-Sakaue Building	1,235.16	Offices, Retail Shops Residential, Parking Storage	6,399.42	SRC B1F11	August 1992	5.20
		A-6	Harajuku F.F. Building	699.67	Retail Shops, Offices Parking	3,812.44	SRC F11	November 1985	5.66
		A-7	FIK Minami Aoyama	369.47	Offices, Retail Shops Residential	1,926.98	SRC B1F9	November 1988	4.92
		A-8	Kanda Kihara Building	410.18	Offices	2,393.94	SRC・RC・S B1F8	May 1993	7.77
		A-13	KDX Kojimachi Building	612.17	Offices, Retail Shops	5,323.81	SRC B2F9	May 1994	3.60
		A-14	KDX Funabashi Building	1,180.41	Offices, Retail Shops	5,970.12	SRC B1F8	April 1989	2.76
		A-15	KDX Hamacho Building	554.80	Retail Shops, Offices Parking	4,133.47	SRC B2F10	September 1993	6.76
		A-16	Toshin 24 Building	1,287.16	Offices, Retail Shops Parking	8,483.17	SRC B1F8	September 1984	8.75
		A-17	KDX Ebisu Building	724.22	Offices, Retail Shops	4,394.58	SRC B1F7	January 1992	4.16
		A-19	KDX Hamamatsucho Building	504.26	Offices, Retail Shops Parking	3,592.38	S F9	September 1999	6.13
		A-20	KDX Kayabacho Building	617.17	Offices, Parking	3,804.86	SRC F8	October 1987	7.90
		A-21	KDX Shinbashi Building	536.11	Offices, Retail Shops Parking	3,960.22	SRC・S B1F8	February 1992	6.84
		A-22	KDX Shin-Yokohama Building	705.00	Offices, Retail Shops Parking	6,180.51	S B1F9	September 1990	10.36
		A-23	KDX Yotsuya Building	996.65	Offices, Retail Shops Parking	3,329.68	RC B2F4	October 1989	9.79
		A-26	KDX Kiba Building	922.77	Offices, Parking	2,820.64	RC F5	October 1992	7.79
		A-27	KDX Kajicho Building	526.43	Offices, Retail Shops	3,147.70	SRC B1F8	March 1990	6.05
		A-28	KDX Nogizaka Building	409.36	Offices, Retail Shops Residential	1,695.07	RC B1F5	May 1991	9.48
		A-29	KDX Higashi-Shinjuku Building	1,340.97	Offices, Storage, Parking	7,885.40	SRC B1F9	January 1990	3.63
A-30	KDX Nishi-Gotanda Building	684.41	Offices, Parking	5,192.87	SRC B1F8	November 1992	8.28		
A-31	KDX Monzen-Nakacho Building	580.99	Offices Retail Shops	2,668.91	SRC F8	September 1986	5.72		

Type	Area	No.	Property Name	Site Area (㎡) (Note 1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Tokyo Metropolitan Area	A-32	KDX Shiba-Daimon Building	1,188.28	Offices	7,824.03	SRC B1F9	July 1986	7.60
		A-33	KDX Okachimachi Building	239.72	Offices	1,882.00	S F10	June 1988	2.23
		A-34	KDX Hon-Atsugi Building	724.62	Offices Retail Shops	3,603.63	SRC F8	May 1995	11.12
		A-35	KDX Hachioji Building	460.62	Offices, Parking Retail Shops	2,821.21	SRC F9	December 1985	13.00
		A-37	KDX Ochanomizu Building	1,515.28	Offices, Storage Retail Shops, Parking Mechanical Room	7,720.08	SRC B1F7	August 1982	2.97
		A-38	KDX Nishi-Shinjuku Building	626.06	Offices, Parking	2,017.63	RC F5	October 1992	9.02
		A-39	KDX Toranomon Building	288.20	Offices, Retail Shops	2,277.38	SRC B1F9	April 1988	8.07
		A-40	Toranomon Toyo Building	869.01	Bank, Offices Retail Shops, Storage	8,346.83	RC B2F9	August 1962	13.06
		A-41	KDX Shinjuku 286 Building	421.70	Offices, Parking	3,432.04	SRC · RC B1F9	August 1989	8.71
		A-45	KDX Roppongi 228 Building	408.86	Offices Retail Shops	2,235.30	SRC B1F9	April 1989	8.95
		A-46	Hiei Kudan-Kita Building	1,844.83	Offices, Retail Shops Office Room Parking, Storage	11,425.31	SRC · S B1F11	March 1988	3.14
		A-47	KDX Shin-Yokohama 381 Building (Note 7)	1,229.24	Offices, Retail Shops Parking, Garbage Room	10,290.30	SRC · RC B1F10	March 1988 (Note 8)	12.02
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	1,968.13	Offices	7,420.87	SRC B1F9	February 1985	8.34
		A-49	Nissou Dai-17 Building	629.00	Offices, Parking	4,016.61	SRC B1F8	July 1991	13.23
		A-50	Ikejiri-Oohashi Building	834.79	Offices	3,482.96	RC B2F9	September 1988	3.02
		A-51	KDX Hamacho Nakanohashi Building	462.29	Offices	3,280.41	SRC F9	September 1988	6.17
		A-52	KDX Kanda Misaki-cho Building	314.54	Offices	1,536.60	SRC B1F7	October 1992	9.41
		A-55	Shin-toshin Maruzen Building	457.64	Offices, Retail Shops Parking	3,439.37	SRC B1F8	July 1990	4.87
		A-56	KDX Jimbocho Building	465.92	Offices	3,292.13	SRC B1F8	May 1994	7.25
		A-57	KDX Gobancho Building	335.70	Offices, Parking	1,893.11	S F8	August 2000	9.06
		A-59	KDX Iwamoto-cho Building	266.86	Offices Residential Complex	1,618.65	S F9	March 2008	7.15
A-60	KDX Harumi Building	2,230.69	Offices Retail Shops	12,694.32	S · SRC B1F11	February 2008	5.60		
A-61	KDX Hamamatsucho Dai-2 Building	368.28	Offices	2,478.90	S · SRC B1F8	April 1992	2.01		

KENEDIX REALTY INVESTMENT CORPORATION (8972)

Type	Area	No.	Property Name	Site Area (㎡) (Note 1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Tokyo Metropolitan Area	A-62	Koishikawa TG Building	1,250.42	Offices, Parking	5,862.02	SRC B1F8	November 1989	7.54
		A-63	Gotanda TG Building	582.90	Offices, Parking	4,440.61	SRC B1F9	April 1988	8.37
		A-64	KDX Nihonbashi 216 Building	307.77	Offices	1,871.62	SRC F9	October 2006	6.99
		A-66	KDX Shinjuku Building	1,118.12	Offices, Retail Shops Parking	10,348.02	S · RC B4F11	May 1993	1.78
		A-67	KDX Ginza Ichome Building	678.24	Offices, Bank	4,724.62	SRC F9	November 1991	8.41
		A-68	KDX Nihonbashi Honcho Building	583.40	Offices, Parking	5,110.45	SRC B1F9	January 1984	7.92
		A-71	KDX Iidabashi Building	967.38	Offices, Parking	5,422.64	SRC B1F8	March 1990	8.37
		A-72	KDX Higashi-Shinagawa Building	3,115.45	Offices	10,138.65	S · RC B1F5	January 1993	10.40
		A-73	KDX Hakozaki Building	971.83	Offices, Parking	6,332.48	SRC B1F10	November 1993	7.29
		A-74	KDX Shin-Nihonbashi Building	444.32	Offices, Retail Shops Parking	3,712.25	S B1F10	November 2002	5.51
		A-75	KDX Nihonbashi Kabutocho Building	1,920.79	Offices, Parking	11,705.49	S · RC B1F8	November 1998	4.23
		A-76	Ikebukuro Nikko Building	560.42	Offices	3,223.75	SRC B1F8	March 1986	8.67
		A-77	Kabutocho Nikko Building II	350.63	Offices	2,016.03	RC F8	October 2001	6.15
		A-78	Tachikawa Ekimae Building	464.95	Offices	2,896.48	S B1F8	February 1990	3.34
		A-83	Fuchu South Building	2,400.00	Offices, Parking	16,647.00	SRC · S B1F14	March 1996	2.97
		A-84	Kasuga Business Center Building	1,319.24	Offices, Retail Shops Parking	6,444.31	SRC B1F10	June 1992	7.19
		A-85	Nakameguro Business Center Building	730.26	Offices	3,455.90	SRC F7	October 1985	3.44
	Other Regional Areas	A-12	Portus Center Building	13,936.63	Offices, Retail Shops Storage, Parking	79,827.08	SRC · S B2F25	September 1993	3.48
		A-24	KDX Minami Sembai Dai-1 Building	715.44	Offices, Parking	4,236.59	SRC · RC · S B1F9	March 1993	9.04
		A-25	KDX Minami Sembai Dai-2 Building	606.45	Parking, Retail Shops Offices, Residential	3,315.93	SRC · S B1F9	September 1993	10.59
		A-36	KDX Niigata Building	1,110.56	Offices, Retail Shops	6,810.29	RC B2F13	July 1983	4.39
		A-42	Karasuma Building	1,788.67	Offices	12,632.68	SRC B1F8	October 1982	8.37
		A-44	KDX Sendai Building	987.78	Offices	5,918.30	SRC B1F10	February 1984	1.93
		A-53	KDX Hakata-Minami Building	1,826.25	Offices, Retail Shops Parking	13,238.16	SRC B1F9	June 1973	1.48

KENEDIX REALTY INVESTMENT CORPORATION (8972)

Type	Area	No.	Property Name	Site Area (㎡) (Note 1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Other Regional Areas	A-54	KDX Kitahama Building	751.92	Offices, Storage Parking	4,652.96	S F10	July 1994	9.79
		A-58	KDX Nagoya Sakae Building	1,192.22	Offices, Retail Shops	9,594.00	S F11	April 2009	2.87
		A-69	KDX Kobayashi-Doshomachi Building (Note 9)	1,561.04	Offices, Parking Retail Shops	10,723.83	S · SRC B1F12	July 2009	13.79
		A-70	Kitananao SIA Building	819.44	Offices	5,503.90	SRC B1F9	October 1989	0.51
		A-79	Nagoya Ekimae Sakura-dori Building	1,354.10	Offices, Retail Shops	13,380.30	S · RC B2F15	April 1986	12.13
		A-80	Nagoya Nikko Shoken Building	1,403.93	Offices, Retail Shops Parking	14,308.76	SRC B3F11	August 1974	14.36
		A-81	Sendai Nikko Building	522.14	Offices	3,598.01	SRC · S B1F8	March 1989	3.48
		A-82	View Flex Umeda Building	804.50	Offices, Retail Shops Parking	6,805.76	S · SRC B1F10	July 2009	8.78
Subtotal of Office Buildings (78 properties)				-	-	-	-	Avg. 22.3 yrs (Note 8)	-
Residential Properties	Tokyo Metropolitan Area	B-3	Court Mejiro	1,581.91	Residential Complex	3,326.07	RC B1F3	March 1997	7.11
		B-19	Residence Charmante Tsukishima	4,252.86	Residential Complex	18,115.39	SRC B1F10	January 2004	9.88
	Other Regional Areas	B-18	Venus Hibarigaoka	8,595.00	Residential Complex	14,976.25	①RC F6 ②RC F5 ③RC F6	March 1989	5.20
Subtotal of Residential Properties (3 properties)				-	-	-	-	Avg. 13.0 yrs	-
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	1,240.51	Retail Shops	6,302.58	S · RC · SRC B2F7	March 2005	8.02
		C-2	KDX Yoyogi Building	228.74	Retail Shops, Offices	1,269.06	SRC F8	August 1991	8.17
Subtotal of Central Urban Retail Properties (2 properties)				-	-	-	-	Avg. 10.3 yrs	-
Others	Other Regional Areas	D-1	Kanazawa Nikko Building	751.16	Offices, Hotel	4,497.22	SRC B1F7	March 1989	2.61
Subtotal of Others (1 property)				-	-	-	-	Avg. 23.6 yrs	-
Total of 84 properties				-	-	-	-	Avg. 21.5 yrs (Note 8)	4.89 (Note 6)

Notes:

1. Site area data is based on figures recorded in the land register (including relevant figures for leasehold land, if any). Data may not match with the actual current status. In the case of buildings with compartmentalized ownership, the figure indicates the site area of the entire land subject to site rights.
2. Usage is based on data recorded in the land register. For buildings with compartmentalized ownership, the usage type of areas covered by the relevant ownership is shown.
3. Total floor space is based on figures recorded in the land register and does not include related structures. The total floor area for the entire buildings is reported for compartmentalized ownership.
4. Type of structure data is based on data recorded in the land register. For buildings with compartmentalized ownership, the structure and the number of floors of the entire building that includes the compartmentalized ownership is shown. The following abbreviations are used to report data relating to structure and the number of floors:  
SRC: Steel-Reinforced Concrete; RC: Reinforced Concrete; S: Steel Frame; B: Below Ground Level; F: Above Ground Level.  
For example: B2F9: Two floors below ground level and nine floors above ground level.

5. Completion date is the date of construction completion recorded in the land register. Average age subtotal and total data is calculated using the weighted-average based on acquisition prices as of October 31, 2012, and is rounded down to the nearest first decimal place.
6. Probable Maximum Loss (PML) data is based on a survey provided by NKSJ Risk Management, Inc. as of September 2012. Also, when excluding Kanazawa Nikko Building which was sold on November 1, 2012, the Portfolio PML based on 83 properties (as of October 2012) is 4.92%.
7. KDX Shin-Yokohama 381 Building is comprised from two compartmentalized buildings within a single building. By consolidating them together, they become a property that comprises the entire building (total ownership ratio: 100%).
8. The completion date of the existing tower is shown for the completion date of KDX Shin-Yokohama 381 Building. Upon calculating the weighted-average portfolio age, the completion date (April 2009) for the KDX Shin-Yokohama 381 Building Annex Tower is not considered.
9. KDX Kobayashi Doshomachi Building includes the term leasehold interest with a special agreement to transfer building.

## (ii) Capital Expenditure

## ① Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds for the sixteenth fiscal period (November 1, 2012 to April 30, 2013) are as follows. Planned capital expenditure may include portions classified into expenses for accounting purposes.

Property Name (Location)	Purpose	Schedule	Planned Amount of Capital Expenditure (Millions of Yen)		
			Total	Paid in the Fiscal Period Under Review	Total Amount Previously Paid
KDX Nihonbashi Kabutocho Building (Chuo-ku, Tokyo)	Restitution construction, other	November 2012 to April 2013	379	-	-
Nagoya Ekimae Sakura-dori Building (Nagoya, Aichi)	Air conditioning system construction, other	As above	287	-	3
KDX Shiba-Daimon Building (Minato-ku, Tokyo)	Upgrade of common areas, other	As above	77	-	-
Nagoya Nikko Shoken Building (Nagoya, Aichi)	Upgrade elevators, other	As above	45	-	-
Sendai Nikko Building (Sendai, Miyagi)	Upgrade of external walls, other	As above	27	-	-

## ② Capital Expenditures during the Fiscal Period Under Review (fiscal period ended October 31, 2012)

The Investment Corporation undertook the following major capital expenditures as follows. In the fiscal period under review (fiscal period ended October 31, 2012), the Investment Corporation completed work across its entire portfolio totaling ¥1,305 million. This total comprised of ¥904 million in capital expenditures and ¥400 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
KDX Higashi-Shinagawa Building (Shinagawa-ku, Tokyo)	Air conditioning system construction, other	May 2012 to October 2012	122
KDX Nishi-Gotanda Building (Shinagawa-ku, Tokyo)	Air conditioning system construction, other	As above	94
Sendai Nikko Building (Sendai, Miyagi)	Air conditioning system construction, other	As above	90
KDX Kayabacho Building (Chuo-ku, Tokyo)	Upgrade of common areas, other	As above	40
KDX Nishi-Shinjuku Building (Shinjuku-ku, Tokyo)	Air conditioning system construction, other	As above	39
KDX Yoyogi Building (Shibuya-ku, Tokyo)	Air conditioning system construction, other	As above	35
Tachikawa Ekimae Building (Tachikawa, Tokyo)	Air conditioning system construction, other	As above	25
KDX Niigata Building (Niigata, Niigata)	Air conditioning system construction, other	As above	19
Others			436
Portfolio Total			904

Note: The amounts of the capital expenditures are rounded down to the nearest ¥1 million.

## ③ Reserved Amount for Long-Term Repairs, Maintenance and Renovation Plans

The Investment Corporation formulates long-term repairs, maintenance and renovation plans on an individual investment property basis and allocates a portion of its cash flows generated during the period to a reserve for repairs, maintenance and renovation to meet large-scale renovation over the medium- to long-terms. The following amount has been transferred to the reserve from period cash flows.

(Millions of Yen)

Fiscal period	Eleventh Fiscal Period (May 1, 2010 to October 31, 2010)	Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)	Fourteenth Fiscal Period (November 1, 2011 to April 30, 2012)	Fifteenth Fiscal Period (May 1, 2012 to October 31, 2012)
Reserve for the end of the previous period	444	430	440	517	643
Reserve for the fiscal period under review	-	10	96	296	224
Reversal of reserve for the fiscal period under review	14	-	19	170	364
Reserve brought forward to the next period	430	440	517	643	503

## (iii) Details of the Tenants

Type	Area	No.	Property Name	Total Leasable Floor Area (m <sup>2</sup> )(Note 1)	Total Leased Floor Area (m <sup>2</sup> )(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues (¥thousands)(Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-1	KDX Nihonbashi 313 Building	5,892.63	5,892.63	-	-	10	100.0	180,046	231,708
		A-3	Higashi-Kayabacho Yuraku Building	4,413.17	3,930.86	-	-	6	89.1	157,130	209,656
		A-4	KDX Hatchobori Building	3,323.73	3,323.73	-	-	5	100.0	138,476	144,341
		A-5	KDX Nakano-Sakaue Building	4,390.27	4,390.27	18	17	24	100.0	78,168	87,481
		A-6	Harajuku F.F. Building	3,068.36	3,068.36	-	-	3	100.0	109,500	169,343
		A-7	FIK Minami Aoyama	1,814.56	1,604.94	-	-	7	88.4	75,687	101,221
		A-8	Kanda Kihara Building	1,947.40	1,947.40	-	-	9	100.0	68,951	123,204
		A-13	KDX Kojimachi Building	3,793.02	3,793.02	-	-	10	100.0	138,765	225,859
		A-14	KDX Funabashi Building	3,835.77	3,835.77	-	-	22	100.0	100,697	125,210
		A-15	KDX Hamacho Building	3,101.38	3,101.38	-	-	10	100.0	85,694	107,536
		A-16	Toshin 24 Building	6,618.81	6,618.81	-	-	19	100.0	196,783	245,332
		A-17	KDX Ebisu Building	3,077.60	3,077.60	-	-	6	100.0	134,370	227,664
		A-19	KDX Hamamatsucho Building	2,724.35	2,724.35	-	-	8	100.0	107,583	147,918
		A-20	KDX Kayabacho Building	3,019.93	3,019.93	-	-	7	100.0	54,614	107,732
		A-21	KDX Shinbashi Building	1,698.08	1,698.08	-	-	7	100.0	77,525	116,631
		A-22	KDX Shin-Yokohama Building	4,799.71	4,580.91	-	-	18	95.4	100,626	166,103
		A-23	KDX Yotsuya Building	2,530.71	2,530.71	-	-	4	100.0	94,174	142,123
		A-26	KDX Kiba Building	2,452.94	2,452.94	-	-	6	100.0	53,697	75,777
		A-27	KDX Kajicho Building	2,564.11	2,564.11	-	-	10	100.0	82,663	98,540
		A-28	KDX Nogizaka Building	1,250.76	977.28	1	1	5	78.1	23,343	17,575
		A-29	KDX Higashi-Shinjuku Building	5,930.96	5,930.96	-	-	6	100.0	113,629	120,647
		A-30	KDX Nishi-Gotanda Building	3,881.58	3,881.58	-	-	5	100.0	147,425	211,227
		A-31	KDX Monzen-Nakacho Building	2,010.41	2,010.41	-	-	6	100.0	50,452	43,788
		A-32	KDX Shiba-Daimon Building	5,984.71	4,954.42	-	-	8	82.8	185,265	160,675
		A-33	KDX Okachimachi Building	1,792.54	1,792.54	-	-	2	100.0	69,080	110,237
		A-34	KDX Hon-Atsugi Building	2,747.27	2,362.29	-	-	9	86.0	57,709	75,091
		A-35	KDX Hachioji Building	2,178.61	2,178.61	-	-	8	100.0	50,962	47,023
		A-37	KDX Ochanomizu Building	5,880.71	5,301.16	-	-	5	90.1	190,890	202,750
		A-38	KDX Nishi-Shinjuku Building	1,593.60	1,593.60	-	-	8	100.0	39,084	56,835
		A-39	KDX Toranomon Building	1,966.56	1,966.56	-	-	7	100.0	97,088	179,712
		A-40	Toranomon Toyo Building	6,499.63	6,299.81	-	-	9	96.9	286,921	507,244
		A-41	KDX Shinjuku 286 Building	2,444.43	2,444.43	-	-	9	100.0	85,240	103,339
		A-45	KDX Roppongi 228 Building	1,909.08	1,039.19	-	-	5	54.4	44,245	49,292
		A-46	Hiei Kudan-Kita Building	6,897.59	6,897.59	-	-	14	100.0	232,336	300,638
		A-47	KDX Shin-Yokohama 381 Building	8,126.69	7,448.51	-	-	39	91.7	151,939	225,304
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98	5,124.98	-	-	1	100.0	103,020	155,091
		A-49	Nissou Dai-17 Building	2,739.62	2,366.99	-	-	5	86.4	60,484	64,860
		A-50	Ikejiri-Oohashi Building	2,454.80	2,454.80	-	-	7	100.0	55,613	82,381
		A-51	KDX Hamacho Nakanohashi Building	2,239.13	2,239.13	-	-	9	100.0	64,609	86,475
		A-52	KDX Kanda Misaki-cho Building	1,334.76	1,334.76	-	-	8	100.0	37,995	45,898
		A-55	Shin-toshin Maruzen Building	1,912.28	1,912.28	-	-	5	100.0	78,586	72,273
		A-56	KDX Jimbocho Building	2,321.80	2,321.80	-	-	3	100.0	72,025	96,451
A-57	KDX Gobancho Building	1,650.37	1,650.37	-	-	7	100.0	48,338	56,309		
A-59	KDX Iwamoto-cho Building	1,530.15	1,530.15	3	3	10	100.0	46,608	59,138		
A-60	KDX Harumi Building	9,294.00	6,538.04	-	-	6	70.3	130,325	279,551		
A-61	KDX Hamamatsucho Dai-2 Building	1,953.50	1,712.08	-	-	7	87.6	59,696	84,910		
A-62	Koishikawa TG Building	3,945.54	3,945.54	-	-	5	100.0	126,636	157,041		

KENEDIX REALTY INVESTMENT CORPORATION (8972)

Type	Area	No.	Property Name	Total Leasable Floor Area (㎡)(Note 1)	Total Leased Floor Area (㎡)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues (¥thousands)(Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-63	Gotanda TG Building	3,166.56	3,166.56	-	-	10	100.0	95,579	130,319
		A-64	KDX Nihonbashi 216 Building	1,615.20	1,615.20	-	-	8	100.0	61,310	94,736
		A-66	KDX Shinjuku Building	5,868.40	5,868.40	-	-	23	100.0	241,254	315,662
		A-67	KDX Ginza Ichome Building	3,573.59	3,573.59	-	-	5	100.0	143,637	178,693
		A-68	KDX Nihonbashi Honcho Building	3,998.39	3,998.39	-	-	8	100.0	131,174	204,126
		A-71	KDX Idabashi Building	4,429.25	4,429.25	-	-	5	100.0	148,366	227,405
		A-72	KDX Higashi-Shinagawa Building	7,110.62	7,110.62	-	-	6	100.0	151,774	224,869
		A-73	KDX Hakozaki Building	3,992.60	3,992.60	-	-	8	100.0	105,734	164,334
		A-74	KDX Shin-Nihonbashi Building	2,658.79	2,658.79	-	-	10	100.0	89,171	114,941
		A-75	KDX Nihonbashi Kabutocho Building	7,833.19	7,833.19	-	-	1	100.0	565,493	600,127
		A-76	Ikebukuro Nikko Building	1,984.47	1,984.47	-	-	2	100.0	72,674	105,144
		A-77	Kabutocho Nikko Building II	1,395.78	1,395.78	-	-	4	100.0	54,203	82,526
		A-78	Tachikawa Ekimae Building	1,612.13	1,612.13	-	-	5	100.0	64,275	86,432
		A-83	Fuchu South Building	10,151.48	9,964.32	-	-	32	98.2	66,516	344,763
		A-84	Kasuga Business Center Building	4,349.05	4,162.79	-	-	12	95.7	27,338	139,329
	A-85	Nakameguro Business Center Building	2,675.97	2,675.97	-	-	5	100.0	21,189	113,839	
	Other Regional Areas	A-12	Portus Center Building	11,581.92	10,362.22	-	-	27	89.5	290,465	353,767
		A-24	KDX Minami Semb Dai-1 Building	3,108.16	2,414.46	-	-	9	77.7	50,849	61,480
		A-25	KDX Minami Semb Dai-2 Building	2,697.65	2,697.65	-	-	24	100.0	47,706	47,072
		A-36	KDX Niigata Building	4,064.93	2,741.87	-	-	21	67.5	51,445	55,446
		A-42	Karasuma Building	8,745.02	8,673.80	-	-	38	99.2	216,965	277,484
		A-44	KDX Sendai Building	3,958.64	3,713.76	-	-	30	93.8	85,366	179,360
		A-53	KDX Hakata-Minami Building	9,924.22	9,256.08	-	-	51	93.3	151,664	219,226
		A-54	KDX Kitahama Building	3,995.50	3,708.71	-	-	11	92.8	74,366	83,327
		A-58	KDX Nagoya Sakae Building	6,923.12	6,923.12	-	-	16	100.0	192,295	213,796
		A-69	KDX Kobayashi-Doshomachi Building	7,072.23	6,454.51	-	-	12	91.3	187,155	256,332
		A-70	Kitanarajo SIA Building	3,788.73	3,788.73	-	-	19	100.0	98,944	108,492
		A-79	Nagoya Ekimae Sakura-dori Building	7,933.82	7,443.06	-	-	18	93.8	313,888	496,515
A-80		Nagoya Nikko Shoken Building	7,994.75	7,834.12	-	-	9	98.0	197,353	275,852	
A-81	Sendai Nikko Building	2,539.01	1,915.21	-	-	4	75.4	52,120	70,303		
A-82	View Flex Umeda Building	4,986.24	4,762.89	-	-	10	95.5	127,122	99,956		
Subtotal of Office Buildings (78 properties)				318,392.00	303,097.90	22	21	852	95.2	8,922,121	12,430,826
Residential Properties	Tokyo Metropolitan Area	B-3	Court Mejiro	2,046.79	2,046.79	20	20	20	100.0	40,414	15,212
		B-19	Residence Chamante Tsukushima	7,711.14	7,711.14	140	140	1 (Note 9)	100.0	149,559	50,580
	Other Regional Areas	B-18	Venus Hibarigaoka	12,829.64	12,327.61	159	153	116	96.1	91,321	25,163
Subtotal of Residential Properties (3 properties)				22,587.57	22,085.54	319	313	137	97.8	281,294	90,955
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	4,653.40	4,653.40	-	-	12	100.0	265,460	279,259
		C-2	KDX Yoyogi Building	1,182.14	1,182.14	-	-	11	100.0	68,549	108,150
Subtotal of Central Urban Retail Properties (2 properties)				5,835.54	5,835.54	-	-	23	100.0	334,010	387,410
Others	Other Regional Areas	D-1	Kanazawa Nikko Building	4,338.61	4,338.61	-	-	2	100.0	62,423	130,776
Subtotal of Others (1 property)				4,338.61	4,338.61	-	-	2	100.0	62,423	130,776
Total of 84 properties				351,153.72	335,357.59	341	334	1,014 (Note 10)	95.5	9,599,850	13,039,968
Occupancy Ratio over the Past Five Years				April 30, 2008	95.9%						
				October 31, 2008	95.6%						
				April 30, 2009	95.7%						
				October 31, 2009	94.7%						

April 30, 2010	94.4%
October 31, 2010	93.6%
April 30, 2011	94.6%
October 31, 2011	94.7%
April 30, 2012	95.4%
October 31, 2012	95.5%

## Notes:

- Total leasable floor area refers to the leasable floor area for each Property including the building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
- Total leased floor area refers to the area identified in lease agreements with end tenants or sub-lease agreements.
- The total number of leasable residential units and the number of leased residential units refers to the portion of the building used for residential purposes.
- The total number of leased residential units refers to the number of residential units among leasable residential units for which lease agreements with end tenants or sub-lease agreements are signed.
- The total number of tenants refers to the actual number of end tenants for each property. However, for Residence Charmante Tsukishima, please refer to Note 9.
- The occupancy ratio is calculated by dividing leased floor area by total leasable floor area. Figures are rounded to the nearest first decimal place.
- Total rental and other operating revenues cover all income, including that from rental revenue, common charges, and parking space rental revenues, rounded to the nearest one thousand yen. Total real estate business rental revenues refers to the total amount of revenues generated during the fiscal period under review from real estate rental operations including leasing revenues, common charges and parking revenues rounded down to the nearest thousand yen.

(Reference) Total operating rental and other revenues for one office building sold during the Fifteenth Fiscal Period

Type of Property	No.	Property Name	Total Rental and Other Operating Revenues (¥thousands)
Office Building	A-18	KDX Omoi Building	7,742
Residential Property	B-34	Gradito Kawaguchi	9,761

- Guarantee and security deposits refers to the total of the balances of security deposits held (including net security deposits in the case of discount) and guarantee deposits, both identified in lease agreements or sub-lease agreements, with the figure rounded down to the nearest thousand yen.
- Residence Charmante Tsukishima: Because we have concluded a rental guarantee (fixed-term lease: until January 30, 2014) fixed-term building lease contract (term of contract: to January 30, 2029) with Sekiwa Real Estate, Ltd., a master lessor, the total number of tenants is indicated as 1.
- The number presented does not reflect the adjustment for end-tenants who are overlapping in multiple properties.

## (iv) Information concerning major real estate properties

There were no major real estate properties with real estate business rental revenues exceeding 10% of total real estate business rental revenues for the fifteenth fiscal period (fiscal period ended October 31, 2012).

## (v) Information concerning major tenants

- ①Tenant which holds more than 10% of the total leased area: Not applicable
- ②Reference: Major end tenants

(As of October 31, 2012)

	Name of End Tenant	Property Name	Leased Floor Area	Percentage of Total Leased Floor Area (Note 1)
1	SMBC Nikko Securities, Inc. (Note 2)	KDX Nihonbashi Kabutocho Building, Ikebukuro Nikko Building, Kabutocho Nikko Building II, Tachikawa Ekimae Building, Nagoya Ekimae Sakura-dori Building, Nagoya Nikko Shoken Building, Sendai Nikko Building, Kanazawa Nikko Building	18,984.14 m <sup>2</sup>	5.7%
2	Sekiwa Real Estate, Ltd.	Residence Charmante Tsukishima	7,711.14 m <sup>2</sup>	2.3%
3	N / A (Note 3)	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98 m <sup>2</sup>	1.5%
4	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Toranomon Toyo Building, Harajuku F.F. Building, KDX Yoyogi Building	3,955.36 m <sup>2</sup>	1.2%
5	Kodak Japan Ltd.	KDX Ochanomizu Building, KDX Monzen Nakacho Building	3,381.01 m <sup>2</sup>	1.0%
		Subtotal	39,156.63 m <sup>2</sup>	11.7%
		Total Portfolio	335,357.59 m <sup>2</sup>	100.0%

## Notes:

- Percentage of total leased floor area refers to the floor area leased to each end tenant as a proportion of total leased floor area. Figures are rounded to the nearest first decimal place.
- SMBC Nikko Securities Inc. terminated its lease agreement on November 30, 2012 for KDX Nihonbashi Kabutocho Building (7,833.19 m<sup>2</sup>).
- Not disclosed due to the tenants' request.

**【Reference】 Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days ※As of October 31, 2012**

Type	Office Buildings																
Location	Tokyo Metropolitan Area																
Property No.	A01	A03	A04	A05	A06	A07	A08	A13	A14	A15	A16	A17	A19	A20	A21	A22	
Property Name	KDX Nihonbashi 313 Building	Higashi-Kayabacho Yuraku Building	KDX Hatchobori Building	KDX Nakano-Sakaue Building	Harajuku F.F. Building	FIK Minami Aoyama	Kanda Kihara Building	KDX Kojimachi Building	KDX Funabashi Building	KDX Hamacho Building	Toshin 24 Building	KDX Ebisu Building	KDX Hamamatsucho Building	KDX Kayabacho Building	KDX Shinbashi Building	KDX Shin-Yokohama Building	
Acquisition Date	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	November 1, 2005	March 1, 2006	March 16, 2006	May 1, 2006	May 1, 2006	May 1, 2006	May 1, 2006	May 1, 2006	May 1, 2006	
Price Information	Acquisition price (¥ Millions)	5,940	4,450	3,680	2,533	2,450	2,270	1,950	5,950	2,252	2,300	5,300	4,640	3,460	2,780	2,690	2,520
	Percentage of total portfolio	2.0%	1.5%	1.3%	0.9%	0.8%	0.8%	0.7%	2.0%	0.8%	0.8%	1.8%	1.6%	1.2%	0.9%	0.9%	0.9%
	Net book value (¥ Millions)	6,082	4,328	3,340	2,443	2,443	2,247	1,842	5,619	2,383	2,249	5,087	4,546	3,227	2,861	2,689	2,435
	Appraisal value at the end of period (¥ Millions)	6,380	5,010	3,440	2,250	2,980	2,190	1,800	4,400	1,950	2,280	4,010	4,150	3,170	2,420	2,640	2,240
Lease Information	Percentage of total appraisal value	2.4%	1.9%	1.3%	0.8%	1.1%	0.8%	0.7%	1.7%	0.7%	0.9%	1.5%	1.6%	1.2%	0.9%	1.0%	0.8%
	Number of tenants	10	6	5	24	3	7	9	10	22	10	19	6	8	7	7	18
	Leasable floor area (㎡)	5,892.63	4,413.17	3,323.73	4,390.27	3,068.36	1,814.56	1,947.40	3,793.02	3,835.77	3,101.38	6,618.81	3,077.60	2,724.35	3,019.93	1,698.08	4,799.71
	Leased floor area (㎡)	5,892.63	3,930.86	3,323.73	4,390.27	3,068.36	1,604.94	1,947.40	3,793.02	3,835.77	3,101.38	6,618.81	3,077.60	2,724.35	3,019.93	1,698.08	4,580.91
	Occupancy ratio																
	As of October 31, 2012	100.0%	89.1%	100.0%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.4%
	As of April 30, 2012	94.6%	100.0%	100.0%	98.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	97.9%
	As of October 31, 2011	85.2%	100.0%	100.0%	84.1%	100.0%	100.0%	100.0%	100.0%	98.7%	95.0%	96.2%	100.0%	100.0%	100.0%	100.0%	93.1%
	As of April 30, 2011	71.8%	100.0%	100.0%	100.0%	100.0%	100.0%	93.5%	100.0%	100.0%	100.0%	84.7%	100.0%	100.0%	100.0%	100.0%	93.1%
	As of October 31, 2010	100.0%	100.0%	100.0%	96.5%	100.0%	100.0%	100.0%	91.9%	100.0%	98.5%	93.9%	100.0%	100.0%	100.0%	100.0%	74.0%
As of April 30, 2010	100.0%	100.0%	100.0%	100.0%	100.0%	77.1%	100.0%	97.1%	100.0%	100.0%	84.1%	100.0%	100.0%	100.0%	100.0%	86.3%	
As of October 31, 2009	100.0%	100.0%	93.1%	91.3%	100.0%	100.0%	100.0%	86.7%	100.0%	100.0%	93.3%	100.0%	100.0%	100.0%	100.0%	93.1%	
As of April 30, 2009	100.0%	100.0%	100.0%	92.3%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%	100.0%	100.0%	83.4%	87.7%	100.0%	93.1%	
As of October 31, 2008	100.0%	100.0%	100.0%	96.5%	100.0%	100.0%	100.0%	98.2%	100.0%	100.0%	100.0%	100.0%	75.4%	100.0%	100.0%	83.2%	
As of April 30, 2008	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	
	①Rental and other operating revenues (¥ Thousands)	180,046	157,130	138,476	78,168	109,500	75,687	68,951	138,765	100,697	85,694	196,783	134,370	107,583	54,614	77,525	100,626
	Rental revenues	161,515	143,743	118,576	67,437	99,104	67,089	62,477	115,438	86,968	74,326	160,637	115,685	97,430	45,709	70,096	86,043
	Other operating revenues	18,530	13,386	19,899	10,731	10,395	8,597	6,473	23,327	13,729	11,367	36,146	18,685	10,153	8,905	7,428	14,583
	②Property-related expenses (¥ Thousands)	57,623	33,341	35,474	31,512	24,840	20,369	17,006	44,001	31,484	27,278	53,206	37,339	26,905	44,893	22,571	34,438
	Property management fees	15,252	12,744	12,759	8,691	6,841	5,323	6,214	10,170	12,959	8,727	18,151	9,582	7,712	5,798	6,305	12,657
	Taxes	20,680	8,998	8,669	7,556	8,042	5,727	4,065	17,023	7,350	7,040	12,340	10,998	9,057	6,322	9,454	6,564
	Utilities	14,403	9,211	11,241	6,733	6,552	5,434	5,863	12,535	9,390	6,887	21,103	11,184	6,240	6,446	5,508	9,691
	Repairs and maintenance costs	1,204	838	1,130	2,342	804	1,362	189	1,602	1,402	1,008	479	574	407	18,548	398	855
	Insurance	230	160	143	177	107	57	64	162	153	115	241	123	93	106	84	155
Trust fees and other expenses	5,853	1,386	1,530	6,010	2,492	2,463	608	2,507	228	3,498	890	4,876	3,393	7,671	821	4,514	
③NOI (=①-②) (¥ Thousands)	122,423	123,788	103,002	46,656	84,659	55,318	51,945	94,764	69,213	58,415	143,577	97,031	80,678	9,720	54,953	66,187	
④Depreciation (¥ Thousands)	27,382	26,951	17,269	15,225	9,381	6,415	8,903	18,964	19,221	19,655	35,600	18,724	22,744	17,194	6,710	22,124	
⑤Rental operating income (=③-④) (¥ Thousands)	95,040	96,837	85,732	31,431	75,277	48,902	43,042	75,800	49,991	38,760	107,976	78,306	57,933	△7,473	48,243	44,063	
⑥Capital expenditures (¥ Thousands)	-	6,409	12,634	11,404	10,128	6,295	2,385	10,789	4,596	7,833	1,627	7,146	4,912	△0,298	3,010	5,965	
⑦NCF (=⑤-⑥) (¥ Thousands)	122,423	117,379	90,368	35,251	74,531	49,022	49,559	83,975	64,617	50,582	141,949	89,884	75,765	△30,577	51,943	60,222	
Reference	Expense ratio (=②/①)	32.0%	21.2%	25.6%	40.3%	22.7%	26.9%	24.7%	31.7%	31.3%	31.8%	27.0%	27.8%	25.0%	82.2%	29.1%	34.2%
	Property tax for the year 2012(¥ Thousands)	41,345	17,997	17,339	15,104	16,085	11,454	8,131	34,046	14,703	14,070	24,637	21,998	18,115	12,642	18,911	13,123
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	6,172	5,733	4,928	2,547	3,962	2,673	2,467	4,765	3,467	2,941	6,946	4,722	3,842	1,312	2,703	3,404
	Reference: Percentage of rental and other operating revenues	3.43%	3.65%	3.56%	3.26%	3.62%	3.53%	3.58%	3.43%	3.44%	3.43%	3.53%	3.51%	3.57%	2.40%	3.49%	3.38%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yr (¥ Thousands)	214,470	107,050	158,190	141,400	160,510	71,790	80,430	180,970	160,670	134,170	217,670	147,940	135,060	120,000	111,266	152,030
Reference: Amount of yearly avg.	17,872	8,920	13,182	11,783	13,375	5,982	6,702	15,080	13,389	11,180	18,139	12,328	11,255	10,000	9,272	12,669	

**[Reference]** Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days ※As of October 31, 2012

Type	Office Buildings																
Location	Tokyo Metropolitan Area																
Property No.	A23	A26	A27	A28	A29	A30	A31	A32	A33	A34	A35	A37	A38	A39	A40	A41	
Property Name	KDX Yotsuya Building	KDX Kiba Building	KDX Kajicho Building	KDX Nogizaka Building	KDX Higashi-Shinjuku Building	KDX Nishi-Gotanda Building	KDX Monzen-Nakacho Building	KDX Shiba-Daimon Building	KDX Okachimachi Building	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Ochanomizu Building	KDX Nishi-Shinjuku Building	KDX Toranomon Building	Toranomon Toyo Building	KDX Shinjuku 286 Building	
Acquisition Date	May 1, 2006	June 20, 2006	July 3, 2006	July 14, 2006	September 1, 2006	December 1, 2006	January 19, 2007	March 1, 2007	March 1, 2007	March 1, 2007	March 1, 2007	April 2, 2007	April 2, 2007	April 17, 2007	June 1, 2007	June 1, 2007	
Price Information	Acquisition price (¥ Millions)	1,950	1,580	2,350	1,065	2,950	4,200	1,400	6,090	2,000	1,305	1,155	6,400	1,500	4,400	9,850	2,300
	Percentage of total portfolio	0.7%	0.5%	0.8%	0.4%	1.0%	1.4%	0.5%	2.1%	0.7%	0.4%	0.4%	2.2%	0.5%	1.5%	3.4%	0.8%
	Net book value (¥ Millions)	1,971	1,551	2,378	1,122	3,180	4,104	1,398	6,170	2,114	1,163	1,277	6,624	1,577	4,780	9,844	2,387
	Appraisal value at the end of period (¥ Millions)	2,460	1,410	2,360	696	3,320	3,730	1,130	4,510	1,800	1,070	831	6,230	1,130	3,380	10,300	2,190
Lease Information	Percentage of total appraisal value	0.9%	0.5%	0.9%	0.3%	1.2%	1.4%	0.4%	1.7%	0.7%	0.4%	0.3%	2.3%	0.4%	1.3%	3.9%	0.8%
	Number of tenants	4	6	10	5	6	5	6	8	2	9	8	5	8	7	9	9
	Leasable floor area (㎡)	2,530.71	2,452.94	2,564.11	1,250.76	5,930.96	3,881.58	2,010.41	5,984.71	1,792.54	2,747.27	2,178.61	5,880.71	1,593.60	1,966.56	6,499.63	2,444.43
	Leased floor area (㎡)	2,530.71	2,452.94	2,564.11	977.28	5,930.96	3,881.58	2,010.41	4,954.42	1,792.54	2,362.29	2,178.61	5,301.16	1,593.60	1,966.56	6,299.81	2,444.43
	Occupancy ratio																
	As of October 31, 2012	100.0%	100.0%	100.0%	78.1%	100.0%	100.0%	100.0%	82.8%	100.0%	86.0%	100.0%	90.1%	100.0%	100.0%	96.9%	100.0%
	As of April 30, 2012	100.0%	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%	95.1%	100.0%
	As of October 31, 2011	100.0%	100.0%	100.0%	100.0%	83.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2011	100.0%	100.0%	100.0%	56.2%	100.0%	100.0%	84.3%	100.0%	100.0%	100.0%	100.0%	87.6%	100.0%	100.0%	100.0%	100.0%
	As of October 31, 2010	100.0%	100.0%	100.0%	84.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	96.4%	100.0%	87.6%	100.0%	95.4%	100.0%
As of April 30, 2010	100.0%	100.0%	75.1%	78.1%	100.0%	100.0%	100.0%	97.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.9%	100.0%	
As of October 31, 2009	100.0%	100.0%	94.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	100.0%	100.0%	89.3%	95.4%	100.0%	
As of April 30, 2009	100.0%	100.0%	100.0%	87.7%	97.0%	91.9%	100.0%	100.0%	100.0%	100.0%	85.6%	100.0%	100.0%	78.6%	100.0%	100.0%	
As of October 31, 2008	100.0%	100.0%	100.0%	100.0%	86.2%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	90.2%	100.0%	78.6%	100.0%	100.0%	
As of April 30, 2008	100.0%	88.0%	100.0%	100.0%	82.2%	100.0%	100.0%	100.0%	89.7%	100.0%	85.6%	100.0%	100.0%	100.0%	99.1%	100.0%	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	
	①Rental and other operating revenues (¥ Thousands)	94,174	53,697	82,663	23,343	113,629	147,425	50,452	185,265	69,080	57,709	50,962	190,890	39,084	97,088	286,921	85,240
	Rental revenues	84,543	46,482	73,517	19,766	97,336	124,862	41,767	168,801	60,421	49,169	43,257	179,917	32,012	90,836	274,234	71,991
	Other operating revenues	9,630	7,215	9,146	3,576	16,292	22,563	8,685	16,464	8,659	8,540	7,704	10,972	7,072	6,251	12,686	13,248
	②Property-related expenses (¥ Thousands)	22,687	17,198	19,974	10,047	43,805	42,062	21,112	44,133	16,582	17,400	21,957	44,958	17,902	22,009	67,409	26,180
	Property management fees	9,226	5,240	7,257	3,059	12,728	11,665	4,527	15,712	5,872	6,519	10,230	11,851	4,330	6,113	20,283	7,276
	Taxes	6,351	4,752	5,359	3,459	13,448	9,093	3,147	11,384	2,929	3,675	4,057	14,773	4,314	9,276	27,759	8,066
	Utilities	6,074	4,909	5,838	2,770	15,471	10,022	5,895	14,037	5,000	5,340	5,205	12,315	4,675	4,027	15,169	7,453
	Repairs and maintenance costs	264	741	619	595	639	5,517	4,185	1,416	901	347	600	3,868	3,081	693	1,053	2,342
	Insurance	88	78	86	43	216	147	75	192	51	105	71	218	58	67	239	101
Trust fees and other expenses	681	1,476	813	120	1,301	5,616	3,280	1,389	1,826	1,412	1,792	1,931	1,442	1,832	2,904	939	
③NOI (=①-②) (¥ Thousands)	71,487	36,499	62,688	13,296	69,823	105,363	29,340	141,132	52,498	40,308	29,004	145,931	21,182	75,078	219,512	59,060	
④Depreciation (¥ Thousands)	10,120	13,071	12,811	5,626	19,763	29,784	9,578	29,099	8,090	14,961	10,053	27,161	6,340	13,283	12,471	9,810	
⑤Rental operating income (=③-④) (¥ Thousands)	61,366	23,428	49,877	7,669	50,060	75,579	19,761	112,033	44,407	25,347	18,950	118,770	14,842	61,795	207,040	49,249	
⑥Capital expenditures (¥ Thousands)	1,674	1,992	4,384	3,422	4,087	94,948	5,409	418	701	5,828	5,746	9,666	39,441	2,951	1,704	5,038	
⑦NCF (=⑤-⑥) (¥ Thousands)	69,812	34,507	58,304	9,873	65,736	10,415	23,930	140,714	51,797	34,480	23,257	136,265	△18,259	72,127	217,807	54,021	
Reference	Expense ratio (=②/①)	24.1%	32.0%	24.2%	43.0%	38.6%	28.5%	41.8%	23.8%	24.0%	30.2%	43.1%	23.6%	45.8%	22.7%	23.5%	30.7%
	Property tax for the year 2012(¥ Thousands)	12,645	9,485	10,718	6,917	26,898	18,179	6,289	22,766	5,855	7,349	8,113	29,545	8,626	18,552	55,518	16,132
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,380	1,840	2,966	747	3,743	5,158	1,628	6,661	2,481	2,000	1,631	6,873	1,229	3,513	10,335	2,944
	Reference: Percentage of rental and other operating revenues	3.59%	3.43%	3.59%	3.20%	3.29%	3.50%	3.23%	3.60%	3.59%	3.47%	3.20%	3.60%	3.15%	3.62%	3.60%	3.45%
Long-term repairs, maintenance and renovation																	
Estimated amount of 1st yr to 12th yr (¥ Thousands)	90,020	93,650	87,590	49,950	149,280	133,200	113,920	169,180	55,430	147,990	100,380	249,810	74,560	75,680	286,720	143,300	
Reference: Amount of yearly avg.	7,501	7,804	7,299	4,162	12,440	11,100	9,493	14,098	4,619	12,332	8,365	20,817	6,213	6,306	23,893	11,941	

**[Reference]** Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days ※As of October 31, 2012

Type	Office Buildings																
Location	Tokyo Metropolitan Area																
Property No.	A45	A46	A47	A48	A49	A50	A51	A52	A55	A56	A57	A59	A60	A61	A62	A63	
Property Name	KDX Roppongi 228 Building	Hiei Kudan-Kita Building	KDX Shin-Yokohama 381 Building	KDX Kawasaki-Ekimae Hon-cho Building	Nissou Dai-17 Building	Ikejiri-Oohashi Building	KDX Hamacho Nakanohashi Building	KDX Kanda Misaki-cho Building	Shin-toshin Maruzen Building	KDX Jimbocho Building	KDX Gobancho Building	KDX Iwamoto-cho Building	KDX Harumi Building	KDX Hamamatsucho Dai-2 Building	Koishikawa TG Building	Gotanda TG Building	
Acquisition Date	January 10, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 29, 2008	March 31, 2008	March 31, 2008	May 1, 2008	June 30, 2008	September 1, 2008	November 18, 2009	November 18, 2009	
Price Information	Acquisition price (¥ Millions)	3,300	7,600	5,800	3,760	2,710	2,400	2,310	1,380	2,110	2,760	1,951	1,864	10,250	2,200	3,080	2,620
	Percentage of total portfolio	1.1%	2.6%	2.0%	1.3%	0.9%	0.8%	0.8%	0.5%	0.7%	0.9%	0.7%	0.6%	3.5%	0.8%	1.1%	0.9%
	Net book value (¥ Millions)	3,433	7,633	5,864	3,762	2,606	2,443	2,341	1,373	2,154	2,897	1,979	1,789	9,624	2,284	3,125	2,804
	Appraisal value at the end of period (¥ Millions)	2,160	7,400	3,990	2,990	1,570	1,460	1,700	940	1,550	1,860	1,440	1,310	8,240	1,860	3,040	2,580
Lease Information	Percentage of total appraisal value	0.8%	2.8%	1.5%	1.1%	0.6%	0.5%	0.6%	0.4%	0.6%	0.7%	0.5%	3.1%	0.7%	1.1%	1.0%	
	Number of tenants	5	14	39	1	5	7	9	8	5	3	7	10	6	7	5	10
	Leasable floor area (㎡)	1,909.08	6,897.59	8,126.69	5,124.98	2,739.62	2,454.80	2,239.13	1,334.76	1,912.28	2,321.80	1,650.37	1,530.15	9,294.00	1,953.50	3,945.54	3,166.56
	Leased floor area (㎡)	1,039.19	6,897.59	7,448.51	5,124.98	2,366.99	2,454.80	2,239.13	1,334.76	1,912.28	2,321.80	1,650.37	1,530.15	6,538.04	1,712.08	3,945.54	3,166.56
	Occupancy ratio																
	As of October 31, 2012	54.4%	100.0%	91.7%	100.0%	86.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	70.3%	87.6%	100.0%	100.0%
	As of April 30, 2012	65.1%	91.4%	91.5%	100.0%	86.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	70.3%	87.6%	100.0%	100.0%
	As of October 31, 2011	65.1%	98.8%	93.0%	100.0%	86.4%	54.9%	100.0%	100.0%	81.2%	100.0%	100.0%	100.0%	88.9%	100.0%	100.0%	80.0%
	As of April 30, 2011	65.1%	95.9%	89.5%	100.0%	86.4%	74.4%	100.0%	86.9%	100.0%	74.8%	100.0%	100.0%	98.2%	100.0%	100.0%	80.0%
	As of October 31, 2010	65.1%	85.3%	100.0%	100.0%	94.9%	91.3%	93.0%	86.9%	100.0%	94.4%	85.7%	100.0%	98.2%	100.0%	100.0%	77.1%
As of April 30, 2010	65.1%	91.9%	100.0%	100.0%	94.9%	100.0%	100.0%	100.0%	100.0%	85.0%	85.7%	100.0%	98.2%	87.5%	100.0%	57.8%	
As of October 31, 2009	52.4%	100.0%	100.0%	100.0%	100.0%	91.3%	100.0%	100.0%	100.0%	100.0%	85.7%	75.0%	100.0%	100.0%	-	-	
As of April 30, 2009	65.2%	100.0%	92.1%	100.0%	100.0%	82.6%	100.0%	100.0%	64.3%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	
As of October 31, 2008	78.0%	100.0%	97.5%	100.0%	100.0%	100.0%	100.0%	100.0%	80.9%	59.8%	85.7%	92.7%	100.0%	100.0%	-	-	
As of April 30, 2008	80.4%	100.0%	94.6%	100.0%	100.0%	91.3%	100.0%	86.9%	100.0%	-	100.0%	-	-	-	-	-	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	
	①Rental and other operating revenues (¥ Thousands)	44,245	232,336	151,939	103,020	60,484	55,613	64,609	37,995	78,586	72,025	48,338	46,608	130,325	59,696	126,636	95,579
	Rental revenues	38,700	207,025	126,018	93,138	51,585	42,412	53,184	35,143	49,421	65,772	43,733	43,710	104,991	49,540	108,249	85,905
	Other operating revenues	5,545	25,311	25,921	9,882	8,899	13,201	11,424	2,851	29,165	6,252	4,605	2,898	25,334	10,156	18,386	9,674
	②Property-related expenses (¥ Thousands)	19,281	86,824	63,900	34,902	21,731	22,027	18,665	9,532	22,074	17,733	14,437	12,654	75,429	19,341	42,120	25,920
	Property management fees	4,795	29,473	12,625	12,782	7,499	5,569	6,856	3,940	6,843	5,471	4,571	3,740	28,920	4,561	14,684	8,155
	Taxes	7,289	24,927	12,930	7,216	4,098	6,256	5,547	2,494	4,620	6,846	4,119	3,048	18,284	8,061	9,941	8,552
	Utilities	5,354	18,985	16,262	11,756	7,076	5,155	4,813	2,675	4,418	4,799	3,389	2,211	25,690	3,961	13,714	7,779
	Repairs and maintenance costs	1,600	4,767	18,087	1,958	683	4,125	493	243	4,941	322	363	860	196	94	1,370	427
	Insurance	59	286	269	182	109	93	98	44	68	79	51	44	352	65	169	127
Trust fees and other expenses	181	8,384	3,725	1,006	1,154	827	856	134	1,182	214	1,941	2,749	1,983	2,595	2,240	877	
③NOI (=①-②) (¥ Thousands)	24,964	145,512	88,038	68,117	38,753	33,586	45,943	28,463	56,511	54,291	33,901	33,954	54,896	40,354	84,515	69,659	
④Depreciation (¥ Thousands)	5,084	17,350	48,233	30,777	15,718	11,017	12,230	4,177	7,885	10,446	10,590	13,182	77,286	5,120	14,547	13,122	
⑤Rental operating income (=③-④) (¥ Thousands)	19,880	128,161	39,805	37,339	23,035	22,569	33,713	24,286	48,626	43,845	23,310	20,771	△22,389	35,234	69,967	56,536	
⑥Capital expenditures (¥ Thousands)	4,097	928	23,817	510	3,660	2,111	6,763	664	1,410	8,107	1,810	6,908	-	1,553	6,850	2,030	
⑦NCF (=⑤-⑥) (¥ Thousands)	20,866	144,584	64,220	67,607	35,092	31,475	39,180	27,799	55,101	46,183	32,090	27,045	54,896	38,801	77,665	67,629	
Reference	Expense ratio (=②/①)	43.6%	37.4%	42.1%	33.9%	35.9%	39.6%	28.9%	25.1%	28.1%	24.6%	29.9%	27.2%	57.9%	32.4%	33.3%	27.1%
	Property tax for the year 2012(¥ Thousands)	14,577	49,854	25,861	14,435	10,415	12,512	11,095	4,987	9,816	13,676	8,239	6,094	36,568	16,122	19,881	17,106
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	1,412	7,711	4,897	3,492	2,025	1,820	2,256	1,356	2,757	2,577	1,678	1,644	3,780	2,041	4,309	3,372
	Reference: Percentage of rental and other operating revenues	3.19%	3.32%	3.22%	3.39%	3.35%	3.27%	3.49%	3.57%	3.51%	3.58%	3.47%	3.53%	2.90%	3.42%	3.40%	3.53%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yr (¥ Thousands)	54,680	296,707	216,990	157,210	88,480	158,270	130,030	46,140	70,900	98,399	55,230	19,680	110,320	81,710	230,330	207,750
Reference: Amount of yearly avg.	4,556	24,725	18,082	13,100	7,373	13,189	10,835	3,845	5,908	8,199	4,602	1,640	9,193	6,809	19,194	17,312	

**[Reference]** **Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days** ※As of October 31, 2012

Type	Office Buildings															Other Regional Areas			
Location	Tokyo Metropolitan Area																		
Property No.	A64	A66	A67	A68	A71	A72	A73	A74	A75	A76	A77	A78	A83	A84	A85	A12			
Property Name	KDX Nihonbashi 216 Building	KDX Shinjuku Building	KDX Ginza Ichome Building	KDX Nihonbashi Honcho Building	KDX Iidabashi Building	KDX Higashi-Shinagawa Building	KDX Hakozaki Building	KDX Shin-Nihonbashi Building	KDX Nihonbashi Kabutocho Building	Ikebukuro Nikko Building	Kabutocho Nikko Building II	Tachikawa Ekimae Building	Fuchu South Building	Kasuga Business Center Building	Nakameguro Business Center Building	Portus Center Building			
Acquisition Date	December 1, 2009	February 18, 2010	November 12, 2010	November 12, 2010	July 22, 2011	July 22, 2011	July 22, 2011	July 22, 2011	December 26, 2011	December 26, 2011	December 26, 2011	December 26, 2011	September 21, 2012	September 21, 2012	September 21, 2012	September 21, 2005			
Price Information	Acquisition price (¥ Millions)	2,010	6,800	4,300	4,000	4,670	4,590	2,710	2,300	11,270	1,653	1,280	1,267	6,120	2,800	1,880	5,570		
	Percentage of total portfolio	0.7%	2.3%	1.5%	1.4%	1.6%	1.6%	0.9%	0.8%	3.8%	0.6%	0.4%	0.4%	2.1%	1.0%	0.6%	1.9%		
	Net book value (¥ Millions)	1,962	6,875	4,298	4,015	4,682	4,917	2,891	2,285	11,311	1,672	1,285	1,312	6,208	2,845	1,911	4,532		
	Appraisal value at the end of period (¥ Millions)	1,790	6,400	4,850	4,300	4,910	4,800	2,850	2,440	12,100	1,700	1,550	1,330	6,560	2,980	2,230	4,610		
Lease Information	Percentage of total appraisal value	0.7%	2.4%	1.8%	1.6%	1.8%	1.8%	1.1%	0.9%	4.5%	0.6%	0.6%	0.5%	2.5%	1.1%	0.8%	1.7%		
	Number of tenants	8	23	5	8	5	6	8	10	1	2	4	5	32	12	5	27		
	Leasable floor area (㎡)	1,615.20	5,868.40	3,573.59	3,998.39	4,429.25	7,110.62	3,992.60	2,658.79	7,833.19	1,984.47	1,395.78	1,612.13	10,151.48	4,349.05	2,675.97	11,581.92		
	Leased floor area (㎡)	1,615.20	5,868.40	3,573.59	3,998.39	4,429.25	7,110.62	3,992.60	2,658.79	7,833.19	1,984.47	1,395.78	1,612.13	9,964.32	4,162.79	2,675.97	10,362.22		
	Occupancy ratio																		
	As of October 31, 2012	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.2%	95.7%	100.0%	89.5%		
	As of April 30, 2012	100.0%	97.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	89.5%		
	As of October 31, 2011	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	83.3%	100.0%	-	-	-	-	-	-	-	-	90.1%	
	As of April 30, 2011	100.0%	100.0%	100.0%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	95.8%
	As of October 31, 2010	75.0%	93.7%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93.9%
	As of April 30, 2010	87.5%	93.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88.5%
	As of October 31, 2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88.5%
	As of April 30, 2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93.4%
	As of October 31, 2008	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%
As of April 30, 2008	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	41days	41days	41days	184days		
	①Rental and other operating revenues (¥ Thousands)	61,310	241,254	143,637	131,174	148,366	151,774	105,734	89,171	565,493	72,674	54,203	64,275	66,516	27,338	21,189	290,465		
	Rental revenues	54,994	195,228	132,895	120,514	132,774	130,215	96,501	79,649	339,733	64,239	48,412	54,697	58,793	24,067	18,545	232,078		
	Other operating revenues	6,316	46,026	10,741	10,660	15,591	21,558	9,233	9,522	225,760	8,434	5,790	9,578	7,723	3,271	2,644	58,387		
	②Property-related expenses (¥ Thousands)	16,260	81,996	35,975	36,163	41,186	57,331	32,559	27,432	239,238	21,826	17,394	22,738	15,916	4,889	3,212	125,947		
	Property management fees	5,505	22,335	9,410	9,360	10,850	15,756	7,603	7,687	31,214	5,682	6,173	5,817	7,319	2,921	1,760	73,070		
	Taxes	4,573	28,293	12,529	14,724	10,615	16,090	11,950	7,310	31,300	7,833	4,505	7,029	1	-	-	22,893		
	Utilities	3,816	25,850	8,970	8,013	15,948	19,064	9,970	6,435	-	5,530	4,386	5,181	8,205	1,753	1,295	24,118		
	Repairs and maintenance costs	414	1,453	1,219	3,008	1,086	1,979	1,518	2,856	175,710	1,975	1,762	3,807	-	-	17	2,792		
	Insurance	59	299	137	137	160	250	181	106	386	105	64	80	79	30	17	2,136		
Trust fees and other expenses	1,890	3,763	3,708	919	2,524	4,190	1,335	3,035	626	698	502	820	310	184	121	936			
③NOI (=①-②) (¥ Thousands)	45,049	159,257	107,661	95,011	107,180	94,442	73,174	61,738	326,254	50,847	36,808	41,537	50,599	22,448	17,977	164,518			
④Depreciation (¥ Thousands)	11,299	16,318	11,441	9,484	15,685	22,408	21,810	21,844	63,597	4,887	9,709	3,348	14,226	5,752	2,795	54,221			
⑤Rental operating income (=③-④) (¥ Thousands)	33,750	142,939	96,219	85,527	91,494	72,034	51,364	39,894	262,656	45,959	27,099	38,188	36,373	16,696	15,181	110,296			
⑥Capital expenditures (¥ Thousands)	3,446	8,393	8,002	12,419	682	122,730	2,838	12,231	11,227	1,569	605	25,706	-	980	-	2,266			
⑦NCF (=⑤-⑥) (¥ Thousands)	41,603	150,864	99,658	82,592	106,498	Δ28,287	70,336	49,507	315,026	49,277	36,203	15,830	50,599	21,468	17,977	162,251			
Reference	Expense ratio (=②/①)	26.5%	34.0%	25.0%	27.6%	27.8%	37.8%	30.8%	30.8%	42.3%	30.0%	32.1%	35.4%	23.9%	17.9%	15.2%	43.4%		
	Property tax for the year 2012(¥ Thousands)	9,146	56,585	25,061	29,445	21,231	32,180	23,901	14,621	62,600	15,666	9,010	14,059	49,450	22,536	10,572	45,774		
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,170	8,173	5,128	4,616	5,215	5,024	3,651	3,079	18,198	2,520	1,857	2,159	2,390	1,016	799	9,285		
	Reference: Percentage of rental and other operating revenues	3.54%	3.39%	3.57%	3.52%	3.52%	3.31%	3.45%	3.45%	3.22%	3.47%	3.43%	3.36%	3.59%	3.72%	3.77%	3.20%		
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yr (¥ Thousands)	31,190	362,230	80,690	82,180	117,560	256,450	255,430	102,390	549,760	170,320	69,160	121,540	442,330	204,470	173,340	527,651		
Reference: Amount of yearly avg.	2,599	30,185	6,724	6,848	9,796	21,370	21,285	8,532	45,813	14,193	5,763	10,128	36,860	17,039	14,445	43,970			

**[Reference]** **Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days** ※As of October 31, 2012

Type	Office Buildings															Residential Properties	
Location	Other Regional Areas															Tokyo Metropolitan Area	
Property No.	A24	A25	A36	A42	A44	A53	A54	A58	A69	A70	A79	A80	A81	A82	B03	B19	
Property Name	KDX Minami Semba Dai-1 Building	KDX Minami Semba Dai-2 Building	KDX Niigata Building	Karasuma Building	KDX Sendai Building	KDX Hakata-Minami Building	KDX Kitahama Building	KDX Nagoya Sakae Building	KDX Kobayashi-Doshomachi Building	Kitananajo SIA Building	Nagoya Ekimae Sakura-dori Building	Nagoya Nikko Shoken Building	Sendai Nikko Building	View Flex Umeda Building	Court Mejiro	Residence Charmante Tsukishima	
Acquisition Date	May 1, 2006	May 1, 2006	March 1, 2007	June 1, 2007	June 1, 2007	February 1, 2008	February 1, 2008	July 1, 2009	December 1, 2010	March 25, 2011	December 26, 2011	December 26, 2011	December 26, 2011	March 28, 2012	August 1, 2005	May 1, 2006	
Price Information	Acquisition price (¥ Millions)	1,610	1,560	1,305	5,400	2,100	4,900	2,220	7,550	2,870	2,005	7,327	4,158	950	2,770	1,250	5,353
	Percentage of total portfolio	0.5%	0.5%	0.4%	1.8%	0.7%	1.7%	0.8%	2.6%	1.0%	0.7%	2.5%	1.4%	0.3%	0.9%	0.4%	1.8%
	Net book value (¥ Millions)	1,451	1,362	1,459	5,374	2,149	4,792	2,185	7,421	2,702	2,081	7,432	4,222	1,060	2,847	1,166	4,939
	Appraisal value at the end of period (¥ Millions)	1,000	1,010	889	4,960	1,410	3,470	1,520	4,760	2,760	2,050	7,800	4,050	1,030	3,250	956	4,520
Percentage of total appraisal value	0.4%	0.4%	0.3%	1.9%	0.5%	1.3%	0.6%	1.8%	1.0%	0.8%	2.9%	1.5%	0.4%	1.2%	0.4%	1.7%	
Lease Information	Number of tenants	9	24	21	38	30	51	11	16	12	19	18	9	4	10	20	1
	Leasable floor area (㎡)	3,108.16	2,697.65	4,064.93	8,745.02	3,958.64	9,924.22	3,995.50	6,923.12	7,072.23	3,788.73	7,933.82	7,994.75	2,539.01	4,986.24	2,046.79	7,711.14
	Leased floor area (㎡)	2,414.46	2,697.65	2,741.87	8,673.80	3,713.76	9,256.08	3,708.71	6,923.12	6,454.51	3,788.73	7,443.06	7,834.12	1,915.21	4,762.89	2,046.79	7,711.14
	Occupancy ratio																
	As of October 31, 2012	77.7%	100.0%	67.5%	99.2%	93.8%	93.3%	92.8%	100.0%	91.3%	100.0%	93.8%	98.0%	75.4%	95.5%	100.0%	100.0%
	As of April 30, 2012	86.0%	90.4%	64.1%	100.0%	96.7%	86.0%	89.2%	100.0%	95.6%	100.0%	92.8%	92.7%	75.4%	95.5%	100.0%	100.0%
	As of October 31, 2011	94.7%	94.3%	64.6%	99.2%	87.4%	79.3%	84.4%	100.0%	95.6%	100.0%	-	-	-	-	100.0%	100.0%
	As of April 30, 2011	95.6%	100.0%	66.7%	94.2%	99.1%	75.4%	92.8%	93.7%	91.0%	100.0%	-	-	-	-	91.3%	100.0%
	As of October 31, 2010	83.1%	100.0%	65.4%	93.2%	98.7%	80.6%	96.4%	90.3%	-	-	-	-	-	-	95.2%	100.0%
	As of April 30, 2010	83.1%	94.1%	64.3%	93.9%	92.8%	86.2%	96.4%	90.3%	-	-	-	-	-	-	95.2%	100.0%
	As of October 31, 2009	84.4%	82.1%	62.2%	86.1%	96.6%	94.4%	96.4%	72.3%	-	-	-	-	-	-	85.3%	100.0%
As of April 30, 2009	96.9%	88.1%	73.2%	93.0%	91.2%	95.8%	100.0%	-	-	-	-	-	-	-	96.1%	100.0%	
As of October 31, 2008	91.6%	91.2%	76.2%	98.1%	86.2%	95.4%	88.1%	-	-	-	-	-	-	-	100.0%	100.0%	
As of April 30, 2008	87.2%	94.1%	61.0%	98.6%	93.7%	95.4%	88.1%	-	-	-	-	-	-	-	95.1%	100.0%	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	50,849	47,706	51,445	216,965	85,366	151,664	74,366	192,295	187,155	98,944	313,888	197,353	52,120	127,122	40,414	149,559
	Rental revenues	38,840	38,299	44,774	185,372	73,437	131,776	58,466	169,586	168,936	84,181	270,488	174,221	44,346	104,891	36,100	132,064
	Other operating revenues	12,009	9,407	6,671	31,592	11,929	19,887	15,899	22,708	18,219	14,762	43,399	23,132	7,773	22,231	4,313	17,495
	②Property-related expenses (¥ Thousands)	21,097	19,689	27,075	66,544	31,511	56,769	29,595	56,969	90,090	32,128	140,111	86,696	33,340	25,359	12,614	40,474
	Property management fees	6,684	5,303	10,912	21,105	11,720	13,685	7,513	18,055	16,127	10,172	31,864	26,819	5,836	9,840	2,841	16,594
	Taxes	6,538	5,366	7,795	20,850	6,435	10,060	4,634	20,912	11,728	8,521	34,153	26,784	6,722	4	2,989	9,950
	Utilities	6,608	5,720	4,999	19,739	7,373	20,201	9,249	16,998	14,972	10,383	35,763	22,924	4,560	14,168	865	1,526
	Repairs and maintenance costs	373	951	1,904	2,160	4,367	4,102	1,465	231	508	1,939	36,530	7,729	15,483	195	2,856	5,639
	Insurance	116	101	175	316	153	325	126	272	287	161	409	404	110	216	70	303
Trust fees and other expenses	776	2,246	1,287	2,371	1,460	8,394	6,605	498	46,465	949	1,389	2,035	626	934	2,990	6,460	
③NOI (=①-②) (¥ Thousands)	29,752	28,017	24,370	150,420	53,855	94,895	44,771	135,325	97,064	66,816	173,776	110,657	18,779	101,762	27,800	109,084	
④Depreciation (¥ Thousands)	13,340	12,950	13,314	29,957	19,417	34,835	14,584	71,363	53,267	16,401	17,457	11,400	4,267	35,145	11,466	45,906	
⑤Rental operating income (=③-④) (¥ Thousands)	16,411	15,067	11,056	120,463	34,437	60,059	30,186	63,961	43,797	50,414	156,319	99,256	14,512	66,617	16,333	63,178	
⑥Capital expenditures (¥ Thousands)	8,539	6,672	19,131	9,750	6,492	32,036	9,162	420	7,627	8,385	29,431	23,763	90,660	-	4,042	178	
⑦NCF (=⑤-⑥) (¥ Thousands)	21,212	21,345	5,238	140,670	47,363	62,858	35,608	134,905	89,437	58,430	144,345	86,893	Δ71,880	101,762	23,757	108,906	
Reference	Expense ratio (=②/①)	41.5%	41.3%	52.6%	30.7%	36.9%	37.4%	39.8%	29.6%	48.1%	32.5%	44.6%	43.9%	64.0%	19.9%	31.2%	27.1%
	Property tax for the year 2012(¥ Thousands)	13,078	10,734	15,239	41,628	13,547	20,121	9,268	41,827	23,460	17,042	68,308	53,567	14,007	23,241	5,979	19,897
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	1,644	1,545	1,547	7,497	2,841	5,031	2,431	6,686	5,800	3,382	9,952	6,285	1,446	4,671	1,392	4,564
	Reference: Percentage of rental and other operating revenues	3.23%	3.24%	3.01%	3.46%	3.33%	3.32%	3.27%	3.48%	3.10%	3.42%	3.17%	3.19%	2.78%	3.67%	3.44%	3.05%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yr (¥ Thousands)	140,130	122,820	219,160	262,560	223,960	140,450	167,760	94,270	87,340	202,790	737,870	413,140	181,590	107,610	74,650	170,810
Reference: Amount of yearly avg.	11,677	10,235	18,263	21,880	18,663	11,704	13,980	7,855	7,278	16,899	61,489	34,428	15,132	8,967	6,220	14,234	

A-58 KDX Nagoya Sakae Building: The land portion of KDX Nagoya Sakae Building was acquired on April 25, 2008.

A-69 KDX Kobayashi Doshomachi Building: The rent for land to the land owner (Kobayashi Pharmaceutical Co., Ltd.) is stipulated according to specific terms under the land lease agreement and the annual rent to be paid is ¥80.7 million until August

**【Reference】 Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days ※As of October 31, 2012**

Type	Residential Properties	Central Urban Retail Properties		Other	Total of 84 Properties	
Location	Other Regional Areas	Tokyo Metropolitan Area		Other Regional Areas		
Property No.	B18	C01	C02	D01		
Property Name	Venus Hibarigaoka	Frame Jinnan-zaka	KDX Yoyogi Building	Kanazawa Nikko Building		
Acquisition Date	December 8, 2005	August 1, 2005	September 30, 2005	December 26, 2011		
Price Information	Acquisition price (¥ Millions)	1,800	9,900	2,479	645	293,128
	Percentage of total portfolio	0.6%	3.4%	0.8%	0.2%	100.0%
	Net book value (¥ Millions)	1,788	9,759	2,537	679	292,021
	Appraisal value at the end of period (¥ Millions)	1,540	9,230	1,920	1,090	266,562
	Percentage of total appraisal value	0.6%	3.5%	0.7%	0.4%	100.0%
Lease Information	Number of tenants	116	12	11	2	1,014
	Leasable floor area (㎡)	12,829.64	4,653.40	1,182.14	4,338.61	351,153.72
	Leased floor area (㎡)	12,327.61	4,653.40	1,182.14	4,338.61	335,357.59
	Occupancy ratio					
	As of October 31, 2012	96.1%	100.0%	100.0%	100.0%	95.5%
	As of April 30, 2012	95.0%	100.0%	100.0%	100.0%	95.4%
	As of October 31, 2011	99.5%	89.5%	100.0%	-	94.7%
	As of April 30, 2011	96.7%	100.0%	100.0%	-	94.6%
	As of October 31, 2010	92.4%	100.0%	94.8%	-	93.6%
	As of April 30, 2010	96.3%	100.0%	87.2%	-	94.4%
As of October 31, 2009	96.5%	93.6%	100.0%	-	94.7%	
As of April 30, 2009	98.9%	96.0%	75.9%	-	95.7%	
As of October 31, 2008	88.7%	97.9%	91.7%	-	95.6%	
As of April 30, 2008	93.0%	97.9%	100.0%	-	95.9%	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	184days	184days	184days	184days	179days
	①Rental and other operating revenues (¥ Thousands)	91,321	265,460	68,549	62,423	9,599,850
	Rental revenues	80,942	241,881	60,231	54,920	8,206,830
	Other operating revenues	10,378	23,579	8,317	7,502	1,393,019
	②Property-related expenses (¥ Thousands)	36,078	59,185	19,729	18,297	3,187,714
	Property management fees	8,169	18,132	4,381	5,549	936,062
	Taxes	7,622	15,988	4,287	4,927	813,007
	Utilities	2,049	21,912	4,634	5,375	789,254
	Repairs and maintenance costs	9,982	847	2,370	718	400,507
	Insurance	323	161	38	211	14,648
Trust fees and other expenses	7,930	2,142	4,018	1,514	234,233	
③NOI (=①-②) (¥ Thousands)	55,242	206,275	48,819	44,125	6,412,135	
④Depreciation (¥ Thousands)	23,124	58,598	9,419	7,210	1,613,530	
⑤Rental operating income (=③-④) (¥ Thousands)	32,117	147,676	39,399	36,915	4,798,605	
⑥Capital expenditures (¥ Thousands)	4,383	1,160	35,735	129	904,880	
⑦NCF (=⑤-⑥) (¥ Thousands)	50,859	205,115	13,083	43,996	5,507,255	
Reference	Expense ratio (=②/①)	39.5%	22.3%	28.8%	29.3%	33.2%
	Property tax for the year 2012(¥ Thousands)	15,245	31,977	8,574	9,855	1,732,999
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,991	9,627	2,395	2,174	326,061
	Reference: Percentage of rental and other operating revenues	3.28%	3.63%	3.49%	3.48%	3.40%
	Long-term repairs, maintenance and renovation					
Estimated amount of 1st yr to 12th yr (¥ Thousands)	339,440	82,330	39,160	134,540	13,826,173	
Reference: Amount of yearly avg.	28,286	6,860	3,263	11,211	1,152,181	

\*Total: Cost-weighted average management period (days)

**【Reference】 Earnings Performance for the Individual Properties for the 15th Fiscal Period (May 1, 2012 to October 31, 2012) : 184days ※As of October 31, 2012**

Type	Office Buildings	Residential Properties		
Location	Tokyo Metropolitan Area	Tokyo Metropolitan Area		
Property No.	A18	B34	Total of 2sold Properties	Total of 86 Properties
Property Name	KDX Omori Building	Gradito kawaguchi		
Acquisition Date	May 1, 2006	June 30, 2006		
Price Information	Acquisition price (¥ Millions)	3,500	1,038	4,538
	Percentage of total portfolio	77.1%	22.9%	100.0%
	Revenue from sale of in the investment property(¥ Millions)	4,200	860	5,060
	Costs of the investment property (¥ Millions)	3,355	992	4,347
	Gain / Loss on sale of real estate(¥ Millions)	595	Δ 151	443
Lease Information	Number of tenants	-	-	-
	Leasable floor area (㎡)	-	-	-
	Leased floor area(㎡)	-	-	-
	Occupancy ratio	-	-	-
	As of October 31, 2012	-	-	-
	As of April 30, 2012	100.0%	100.0%	-
	As of October 31, 2011	100.0%	100.0%	-
	As of April 30, 2011	100.0%	100.0%	-
	As of October 31, 2010	100.0%	100.0%	-
	As of April 30, 2010	100.0%	100.0%	-
	As of October 31, 2009	100.0%	100.0%	-
As of April 30, 2009	94.5%	100.0%	-	
As of October 31, 2008	100.0%	100.0%	-	
As of April 30, 2008	100.0%	100.0%	-	
Income and Retained Earnings Information for the 15th Fiscal Period	Operating periods	11days	57days	22days
	①Rental and other operating revenues (¥ Thousands)	7,742	9,761	17,504
	Rental revenues	7,515	9,713	17,228
	Other operating revenues	227	48	275
	②Property-related expenses (¥ Thousands)	10,397	2,904	13,301
	Property management fees	761	718	1,480
	Taxes	8,779	1,436	10,215
	Utilities	724	114	839
	Repairs and maintenance costs	84	367	452
	Insurance	10	13	24
Trust fees and other expenses	35	254	289	
③NOI (=①-②) (¥ Thousands)	Δ2,654	6,857	4,203	
④Depreciation (¥ Thousands)	4,270	3,349	7,619	
⑤Rental operating income (=③-④) (¥ Thousands)	Δ6,924	3,507	Δ3,416	
⑥Capital expenditures (¥ Thousands)	-	-	-	
⑦NCF (=⑤-⑥) (¥ Thousands)	Δ2,654	6,857	4,203	
Reference	Expense ratio (=②/①)	134.3%	29.8%	76.0%
	Property tax for the year 2012(¥ Thousands)	-	-	-
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	154	339	494
	Reference: Percentage of rental and other operating revenues	2.00%	3.47%	2.82%
	Long-term repairs, maintenance and renovation	-	-	-
Estimated amount of 1st yr to 12th yr (¥ Thousands)	-	-	-	
Reference: Amount of yearly avg.	-	-	-	

\*Total: Cost-weighted average management period (days)

Note:The Investment Corporation has sold KDX Omori building(A18) on May 11, 2012 and Gradito Kawaguchi(B34) on June 26, 2012.

## (Reference) Borrowings

Borrowings on a financial institution basis as of October 31, 2012 are as follows.

Classification	Lender	Drawdown Date	Balance at the Beginning of Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks	
Short-Term Payable	Mitsubishi UFJ Trust and Banking Corporation	July 29, 2011	1,500,000	-	1.036	July 31, 2012	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	Aozora Bank, Ltd.	October 31, 2011	3,500,000	-	0.982	October 31, 2012				
	Mitsubishi UFJ Trust and Banking Corporation		1,000,000	-						
	Aozora Bank, Ltd.	December 26, 2011	4,000,000	-	0.859	October 31, 2012				
	Mitsubishi UFJ Trust and Banking Corporation		2,000,000	-						
	Sumitomo Mitsui Trust Bank, Limited		1,500,000	-						
	Mitsubishi UFJ Trust and Banking Corporation	January 31, 2012	1,200,000	1,200,000	0.832	January 31, 2013				
	Mitsubishi UFJ Trust and Banking Corporation	July 31, 2012	-	1,500,000	0.828	July 31, 2013				
	Mitsubishi UFJ Trust and Banking Corporation	October 31, 2012	-	3,000,000	0.778	October 31, 2013				
Sub Total		14,700,000	5,700,000							
Current Portion of Long-Term Payable	Resona Bank, Ltd.	June 30, 2008	1,500,000	-	2.150	June 30, 2012	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	Development Bank of Japan Inc.	February 27, 2009	880,000	-	2.040	August 31, 2012	(Note 3)			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 29, 2010	2,500,000	-	1.450	October 31, 2012	Full on maturity			
	Resona Bank, Ltd.	December 8, 2009	500,000	500,000	1.671	December 8, 2012				
	Development Bank of Japan Inc.	June 30, 2008	3,000,000	3,000,000	2.263	December 28, 2012				
	Sumitomo Mitsui Trust Bank, Limited	January 13, 2010	1,000,000	1,000,000	1.901	January 15, 2013				
	Aozora Bank, Ltd.	February 18, 2010	1,500,000	1,500,000	1.899	February 18, 2013				
	Mitsubishi UFJ Trust and Banking Corporation	April 28, 2011	1,000,000	1,000,000	1.496	April 30, 2013				
	Resona Bank, Ltd. (Note 4)	July 30, 2010	500,000	500,000	1.488	July 31, 2013				
	Development Bank of Japan Inc. (Note 4)	September 1, 2006	3,000,000	3,000,000	2.124	August 31, 2013				
	Aozora Bank, Ltd. (Note 4)	March 31, 2011	2,000,000	2,000,000	1.525	September 30, 2013				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note 4)	September 30, 2011	1,000,000	1,000,000	1.151					
	Sumitomo Mitsui Banking Corporation (Note 4)	October 29, 2009	900,000	-	2.424	October 26, 2013				(Note 5)
	Sumitomo Mitsui Banking Corporation (Note 4)	October 29, 2009	1,800,000	-	2.445	October 30, 2013				(Note 6)
	Resona Bank, Ltd. (Note 4)	October 29, 2010	500,000	500,000	1.463	October 31, 2013				Full on maturity
Sub Total		21,580,000	14,000,000							
Long-Term Payable	Development Bank of Japan Inc.	May 1, 2006	5,000,000	5,000,000	2.731	April 30, 2016	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	Sumitomo Mitsui Banking Corporation	January 29, 2010	1,080,000	1,056,000	2.173	January 30, 2015	(Note 7)			
	Sumitomo Mitsui Banking Corporation	February 18, 2010	2,012,500	1,955,000	2.190	February 18, 2015	(Note 8)			
	Development Bank of Japan Inc.		1,487,500	1,445,000						
	Sumitomo Mitsui Trust Bank, Limited		875,000	850,000						
	Aozora Bank, Ltd.		437,500	425,000						
	Sumitomo Mitsui Banking Corporation	April 2, 2010	1,800,000	1,750,000	2.220	April 2, 2015	(Note 9)			
	Sumitomo Mitsui Trust Bank, Limited	July 30, 2010	3,700,000	3,700,000	1.660	January 31, 2014	Full on maturity			
	Sumitomo Mitsui Banking Corporation		3,700,000	3,700,000	1.731	July 31, 2014				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	November 12, 2010	1,500,000	1,500,000	1.584	November 12, 2013				
	Sumitomo Mitsui Trust Bank, Limited		800,000	800,000						
	Aozora Bank, Ltd.		400,000	400,000	1.789	November 12, 2015				
	Sumitomo Mitsui Banking Corporation		1,200,000	1,200,000						
	Resona Bank, Ltd.		800,000	800,000	2.023	November 12, 2017				
	Development Bank of Japan Inc.		2,300,000	2,300,000						
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	December 1, 2010	500,000	500,000	1.435	November 12, 2013				
	Sumitomo Mitsui Trust Bank, Limited		200,000	200,000						
	Aozora Bank, Ltd.		100,000	100,000						
	Sumitomo Mitsui Banking Corporation		800,000	800,000	1.535	November 12, 2015				
	Resona Bank, Ltd.		200,000	200,000						
Development Bank of Japan Inc.		700,000	700,000	2.206	November 12, 2017					
Sumitomo Mitsui Banking Corporation	January 31, 2011	1,300,000	1,300,000	1.570	January 31, 2014					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		800,000	800,000	1.939	January 29, 2016					
Aozora Bank, Ltd.	February 28, 2011	3,000,000	3,000,000	1.912	August 31, 2015					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		500,000	500,000	1.952	January 29, 2016					

Classification	Lender	Drawdown Date	Balance at the Beginning of Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks
Long-Term Payable	Sumitomo Mitsui Trust Bank, Limited	March 22, 2011	2,700,000	2,700,000	1.630	September 22, 2014	Full on maturity	(Note 2)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 31, 2011	2,000,000	2,000,000	1.905	January 29, 2016			
	Resona Bank, Ltd.		1,000,000	1,000,000	1.385	March 31, 2016			
	Aozora Bank, Ltd.		April 28, 2011	1,500,000	1,500,000	1.859			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000		1,000,000	1.886	January 29, 2016			
	Mitsubishi UFJ Trust and Banking Corporation	July 13, 2011	1,000,000	1,000,000	1.535	July 14, 2014			
	Sumitomo Mitsui Banking Corporation	July 29, 2011	2,200,000	2,200,000	1.132	July 31, 2014			
	Sumitomo Mitsui Trust Bank, Limited		1,000,000	1,000,000					
	Resona Bank, Ltd.		300,000	300,000	1.398				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	August 31, 2011	1,500,000	1,500,000	1.084	February 27, 2015			
	Sumitomo Mitsui Trust Bank, Limited	September 1, 2011	1,000,000	1,000,000	1.149	August 29, 2014			
	Sumitomo Mitsui Trust Bank, Limited	September 30, 2011	2,500,000	2,500,000	1.161	March 31, 2014			
	The Mizuho Trust and Banking Co., Limited		1,000,000	1,000,000	1.270	September 30, 2014			
	Sumitomo Mitsui Banking Corporation		2,500,000	2,500,000	1.289	March 31, 2015			
	Development Bank of Japan Inc.	December 26, 2011	2,500,000	2,500,000	1.261	October 31, 2014			
	Sumitomo Mitsui Banking Corporation		2,000,000	2,000,000					
	Resona Bank, Ltd.		2,000,000	2,000,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,000,000	1,000,000	1.338	October 31, 2015			
	Sumitomo Mitsui Banking Corporation		2,500,000	2,500,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,000,000	2,000,000	1.439	October 31, 2016			
	Development Bank of Japan Inc.		2,500,000	2,500,000					
	Sumitomo Mitsui Banking Corporation		2,500,000	2,500,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,000,000	2,000,000	1.415	October 31, 2016			
	Development Bank of Japan Inc.		2,500,000	2,500,000					
	Sumitomo Mitsui Banking Corporation	January 10, 2012	2,500,000	2,500,000	1.269	January 29, 2016			
	Mitsubishi UFJ Trust and Banking Corporation	January 31, 2012	1,500,000	1,500,000	1.190	January 30, 2015			
	Aozora Bank, Ltd.	March 12, 2012	2,250,000	2,250,000	1.035	March 12, 2014			
	Development Bank of Japan Inc.		1,800,000	1,800,000					
	Sumitomo Mitsui Banking Corporation		1,800,000	1,800,000					
	Sumitomo Mitsui Trust Bank, Limited		450,000	450,000	1.075	March 12, 2015			
	Mizuho Bank, Ltd.		1,000,000	1,000,000					
	The Bank of Fukuoka, Ltd.	March 28, 2012	500,000	500,000	1.364	March 28, 2017			
	Sumitomo Mitsui Banking Corporation		1,400,000	1,400,000	1.770	March 28, 2019			
	Development Bank of Japan Inc.		1,000,000	1,000,000					
	Sumitomo Mitsui Trust Bank, Limited	March 30, 2012	2,000,000	2,000,000	1.211	September 30, 2015			
	Aozora Bank, Ltd.	April 27, 2012	1,000,000	1,000,000	1.271	October 30, 2015			
	Resona Bank, Ltd.	June 29, 2012	-	1,500,000	1.286	June 30, 2017			
	Sumitomo Mitsui Banking Corporation	September 21, 2012	-	5,000,000	1.158	September 21, 2017			
	Development Bank of Japan Inc.		-	1,000,000					
	Mizuho Bank, Ltd.		-	1,000,000					
	Aozora Bank, Ltd.	October 31, 2012	-	2,500,000	1.008	April 30, 2015			
	Aozora Bank, Ltd.		-	2,500,000	1.061	October 31, 2016			
Sumitomo Mitsui Trust Bank, Limited	-		1,500,000	1.045					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	-		2,500,000	1.096	October 31, 2017				
Aozora Bank, Ltd.	-		2,500,000	1.253	October 31, 2018				
	Sub Total		95,092,500	114,881,000					
	Total		131,372,500	134,581,000					

Notes:

1. The average interest rate is the weighted-average interest rate for the fiscal period. The Investment Corporation entered into interest-rate swap transactions with the aim of minimizing the risk of future increase in interest rates. The effect of interest-rate swap transactions has been incorporated into calculations for the weighted-average interest rate.
2. Funds procured through borrowings were used to acquire real estate or trust beneficiary interests in real estate and to repay borrowings.
3. Repayment Method: August 31, 2009 to February 29, 2012: repayment of 20,000 thousand yen every 6 months, and August 31, 2012: repayment of 880,000 thousand yen
4. Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.
5. Repayment Method: February 26, 2010 to August 31, 2013: repayment of 20,000 thousand yen every 6 months, and October 31, 2012: prepayment of 880,000 thousand yen
6. Repayment Method: January 29, 2010 to July 31, 2013: repayment of 40,000 thousand yen every 6 months, and October 31, 2012: prepayment of 1,760,000 thousand yen
7. Repayment Method: April 30, 2010 to October 31, 2014: repayment of 24,000 thousand yen every 6 months, and January 30, 2015: repayment of 960,000 thousand yen
8. Repayment Method: February 26, 2010 to August 31, 2014: repayment of 137,500 thousand yen every 6 months, and February 18, 2015: repayment of 4,125,000 thousand yen
9. Repayment Method: August 31, 2010 to February 28, 2015: repayment of 50,000 thousand yen every 6 months, and April 2, 2015: repayment of 1,500,000 thousand yen