

Financial Statements

(10th Fiscal Period: From August 1, 2016 to January 31, 2017)

(9th Fiscal Period: From February 1, 2016 to July 31, 2016)

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Independent Auditor's Report

The Board of Directors
Kenedix Residential Investment Corporation

We have audited the accompanying financial statements of Kenedix Residential Investment Corporation, which comprise the balance sheet as at January 31, 2017, and the statements of income and retained earnings, changes in net assets, and cash flows for the fiscal period then ended and a summary of significant accounting policies and other explanatory information, all expressed in Japanese yen.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for designing and operating such internal control as management determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. The purpose of an audit of the financial statements is not to express an opinion on the effectiveness of the entity's internal control, but in making these risk assessments the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Kenedix Residential Investment Corporation as at January 31, 2017, and its financial performance and cash flows for the fiscal period then ended in conformity with accounting principles generally accepted in Japan.

Ernst & Young Shinnihon LLC

April 27, 2017
Tokyo, Japan

KENEDIX RESIDENTIAL INVESTMENT CORPORATION

Balance Sheets

As of January 31, 2017 and July 31, 2016

	Tenth Fiscal Period as of January 31, 2017	Ninth Fiscal Period as of July 31, 2016
	(in thousands of yen)	
ASSETS		
Current assets		
Cash and deposits (Notes 6 and 8)	¥5,679,445	¥5,146,011
Cash and deposits in trust (Notes 6 and 8)	3,759,906	3,587,036
Operating accounts receivable	24,790	45,529
Prepaid expenses	3,356	6,174
Deferred tax assets (Note 10)	61	14
Consumption taxes receivable	-	43,758
Other	503	2,300
Total current assets	9,468,062	8,830,826
Noncurrent assets		
Property, plant and equipment (Notes 12 and 17)		
Land	1,798,041	1,798,041
Buildings in trust	65,456,096	63,289,609
Accumulated depreciation	(5,222,324)	(4,482,346)
Buildings in trust, net	60,233,772	58,807,263
Structures in trust	439,236	397,122
Accumulated depreciation	(86,535)	(74,438)
Structures in trust, net	352,701	322,684
Machinery and equipment in trust	1,253,773	1,243,853
Accumulated depreciation	(169,872)	(142,746)
Machinery and equipment in trust, net	1,083,901	1,101,107
Tools, furniture and fixtures in trust	231,646	151,976
Accumulated depreciation	(13,465)	(7,850)
Tools, furniture and fixtures in trust, net	218,181	144,126
Land in trust	93,118,700	88,038,597
Total property, plant and equipment, net	156,805,298	150,211,821
Investments and other assets		
Investment securities (Note 16)	-	62,397
Lease and guarantee deposits	10,561	10,950
Long-term prepaid expenses	864,092	756,459
Other (Note 9)	54,619	-
Total investments and other assets	929,273	829,807
Total noncurrent assets	157,734,571	151,041,628
Deferred assets		
Deferred organization costs	-	3,053
Investment corporation bond issuance costs	28,219	-
Investment unit issuance costs	45,830	72,819
Total deferred assets	74,049	75,873
Total assets	¥167,276,684	¥159,948,328

	Tenth Fiscal Period as of January 31, 2017	Ninth Fiscal Period as of July 31, 2016
	(in thousands of yen)	
LIABILITIES		
Current liabilities		
Operating accounts payable	¥401,777	¥336,650
Short-term loans payable (Notes 8, 9 and 19)	1,000,000	-
Current portion of long-term loans payable (Notes 8, 9 and 19)	11,000,000	8,500,000
Accounts payable-other	193,691	188,167
Accrued expenses	24,468	20,220
Income taxes payable	1,695	692
Accrued consumption taxes	19,528	14,553
Advances received	753,979	706,262
Deposits received	62,612	52,106
Total current liabilities	13,457,752	9,818,652
Noncurrent liabilities		
Investment corporation bonds (Notes 8 and 18)	3,000,000	-
Long-term loans payable (Notes 8, 9 and 19)	66,800,000	66,300,000
Tenant leasehold and security deposits in trust	1,466,769	1,422,073
Other (Note 9)	-	42,355
Total noncurrent liabilities	71,266,769	67,764,428
Total liabilities	84,724,522	77,583,081
NET ASSETS		
Unitholders' equity		
Unitholders' capital	80,132,379	80,132,379
Surplus		
Unappropriated retained earnings	2,365,163	2,275,223
Total surplus	2,365,163	2,275,223
Total unitholders' equity	82,497,542	82,407,602
Valuation and translation adjustments		
Deferred gains or losses on hedges (Notes 8 and 9)	54,619	(42,355)
Total valuation and translation adjustments	54,619	(42,355)
Total net assets (Note 3)	82,552,161	82,365,247
Total liabilities and net assets	¥167,276,684	¥159,948,328

See accompanying notes to the financial statements.

KENEDIX RESIDENTIAL INVESTMENT CORPORATION

Statements of Income and Retained Earnings

For the period from August 1, 2016 to January 31, 2017 and the period from February 1, 2016 to July 31, 2016

	Tenth Fiscal Period from August 1, 2016 to January 31, 2017	Ninth Fiscal Period from February 1, 2016 to July 31, 2016
(in thousands of yen)		
Operating revenues		
Rent revenue-real estate (Note 4)	¥5,025,371	¥4,872,868
Other lease business revenue (Note 4)	412,245	456,142
Gain on sales of real estate property (Note 4)	30,478	-
Dividends income	-	4,790
Total operating revenues	5,468,095	5,333,801
Operating expenses		
Expenses related to rent business (Note 4)	2,050,357	2,032,807
Asset management fees	363,967	355,306
Asset custody fees	10,997	11,003
Administrative service fees	37,513	37,574
Directors' compensation	4,500	4,500
Other operating expenses	162,422	168,880
Total operating expenses	2,629,759	2,610,072
Operating income	2,838,336	2,723,729
Non-operating income		
Interest income	25	252
Dividends and redemption-prescription	174	801
Interest on refund	156	1
Total non-operating income	356	1,055
Non-operating expenses		
Interest expenses	389,776	373,683
Interest expenses on investment corporation bonds	6,515	-
Derivatives-related expenses	-	1,644
Borrowing expenses	98,682	101,784
Amortization of deferred organization costs	3,053	5,243
Amortization of investment corporation bond issuance costs	1,878	-
Amortization of investment unit issuance costs	26,989	49,318
Total non-operating expenses	526,895	531,674
Ordinary income	2,311,797	2,193,110
Income before income taxes	2,311,797	2,193,110
Income taxes (Note 10)		
Current	1,698	899
Deferred	(47)	(14)
Total income taxes	1,651	885
Net income	2,310,145	2,192,224
Retained earnings brought forward	55,017	82,998
Unappropriated retained earnings	¥2,365,163	¥2,275,223

See accompanying notes to the financial statements.

KENEDIX RESIDENTIAL INVESTMENT CORPORATION

Statements of Changes in Net Assets

For the period from August 1, 2016 to January 31, 2017 and the period from February 1, 2016 to July 31, 2016

	Unitholders' equity					Valuation and translation adjustments	Total net assets
	Surplus				Total unitholders' equity	Deferred gains or losses on hedges	
	Unitholders' capital	Unappropriated retained earnings	Total surplus				
(in thousands of yen)							
Balance as of January 31, 2016	¥ 80,132,379	¥ 2,258,172	¥ 2,258,172	¥ 82,390,551	¥ (1,032)	¥ 82,389,519	
Changes of items during the period							
Dividends from surplus	-	(2,175,173)	(2,175,173)	(2,175,173)	-	(2,175,173)	
Net income	-	2,192,224	2,192,224	2,192,224	-	2,192,224	
Net changes of items other than unitholders' equity	-	-	-	-	(41,323)	(41,323)	
Total changes of items during the period	-	17,051	17,051	17,051	(41,323)	(24,271)	
Balance as of July 31, 2016 (Note 5)	¥ 80,132,379	¥ 2,275,223	¥ 2,275,223	¥ 82,407,602	¥ (42,355)	¥ 82,365,247	
Changes of items during the period							
Dividends from surplus	-	(2,220,206)	(2,220,206)	(2,220,206)	-	(2,220,206)	
Net income	-	2,310,145	2,310,145	2,310,145	-	2,310,145	
Net changes of items other than unitholders' equity	-	-	-	-	96,974	96,974	
Total changes of items during the period	-	89,939	89,939	89,939	96,974	186,914	
Balance as of January 31, 2017 (Note 5)	¥ 80,132,379	¥ 2,365,163	¥ 2,365,163	¥ 82,497,542	¥ 54,619	¥ 82,552,161	

See accompanying notes to the financial statements.

KENEDIX RESIDENTIAL INVESTMENT CORPORATION

Statements of Cash Flows

For the period from August 1, 2016 to January 31, 2017 and the period from February 1, 2016 to July 31, 2016

	Tenth Fiscal Period from August 1, 2016 to January 31, 2017	Ninth Fiscal Period from February 1, 2016 to July 31, 2016
	(in thousands of yen)	
Net cash provided by (used in) operating activities		
Income before income taxes	¥2,311,797	¥2,193,110
Depreciation and amortization	878,295	857,592
Amortization of deferred organization costs	3,053	5,243
Amortization of investment corporation bond issuance costs	1,878	-
Amortization of investment unit issuance costs	26,989	49,318
Interest income	(25)	(252)
Interest expenses	396,291	373,683
Derivatives-related expenses	-	1,644
Decrease (increase) in operating accounts receivable	20,739	(20,507)
Decrease (increase) in consumption taxes refund receivable	43,758	(43,758)
Decrease (increase) in prepaid expenses	2,818	(2,831)
Increase (decrease) in operating accounts payable	85,614	(78,310)
Increase (decrease) in accounts payable-other	5,710	(879)
Increase (decrease) in accrued consumption taxes	4,974	(72,758)
Increase (decrease) in advances received	47,716	7,908
Decrease (increase) in long-term prepaid expenses	(107,633)	30,769
Decrease in property and equipment in trust due to sale	1,262,744	-
Other, net	16,460	25,275
Subtotal	5,001,186	3,325,248
Interest income received	25	252
Interest expenses paid	(392,043)	(373,797)
Income taxes (paid) refund	1,432	(1,509)
Net cash provided by (used in) operating activities	4,610,601	2,950,194
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	(8,755,004)	(157,480)
Proceeds from investment securities	56,494	42,535
Repayments of tenant leasehold and security deposits in trust	(124,324)	(141,073)
Proceeds from tenant leasehold and security deposits in trust	169,200	148,081
Net cash provided by (used in) investing activities	(8,653,633)	(107,937)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	2,000,000	-
Decrease in short-term loans payable	(1,000,000)	-
Proceeds from long-term loans payable	11,500,000	3,500,000
Decrease in long-term loans payable	(8,500,000)	(3,500,000)
Proceeds from issuance of investment corporation bonds	2,969,902	-
Dividends paid	(2,220,566)	(2,176,084)
Net cash provided by (used in) financing activities	4,749,336	(2,176,084)
Net increase (decrease) in cash and cash equivalents	706,303	666,173
Cash and cash equivalents at the beginning of period	8,733,047	8,066,875
Cash and cash equivalents at the end of period (Note 6)	¥9,439,351	¥8,733,047

See accompanying notes to the financial statements.

KENEDIX RESIDENTIAL INVESTMENT CORPORATION

Notes to Financial Statements

For the period from August 1, 2016 to January 31, 2017 and the period from February 1, 2016 to July 31, 2016

1. ORGANIZATION AND BASIS OF PRESENTATION

Organization

Kenedix Residential Investment Corporation (“the Investment Corporation”) was established on November 15, 2011 under the Act on Investment Trusts and Investment Corporations of Japan (“the Investment Trust Act”). On April 26, 2012, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange (Securities Code: 3278). The Investment Corporation additionally issued 67,900 investment units on February 4, 2015 through most recent public offerings, and 2,067 investment units on March 4, 2015 by way of a third-party allotment. As the result, as of January 31, 2017, the end of the tenth fiscal period, the number of investment units issued and outstanding totaled 349,089 units.

The Investment Corporation is externally managed by Kenedix Real Estate Fund Management, Inc. (“the Asset Management Company”) , a company that was formed with personnel from Kenedix, Inc. and adheres to the core philosophies of Kenedix, Inc., that is, to provide management services from the perspective of real estate investors as an independent real estate management company. As the asset manager, the Asset Management Company shall provide investment and management services based on the three core strategies of the Investment Corporation: “Consistent External Growth by Making Use of Good Judgment,” “Efficient Profit Management” and “Challenge to New Business Opportunities.”

During the ninth fiscal period, the Investment Corporation acquired and sold no properties. During the tenth fiscal period, the Investment Corporation acquired 10 properties (total acquisition price of ¥8,167 million) and sold 2 properties with a total disposition price of ¥1,301 million. As the result, the Investment Corporation has a portfolio comprised of 113 properties (total acquisition price of ¥155,069 million) as of January 31, 2017, the end of the tenth fiscal period.

The occupancy rates of the overall portfolio excluding land with leasehold interest were 95.9% and 96.2% as of the end of the ninth and tenth fiscal period, respectively. Furthermore, the occupancy rates of the overall portfolio including land with leasehold interest were 95.9% and 96.2% as of the end of the ninth and tenth fiscal period.

During the tenth fiscal period, the Investment Corporation made new borrowings of ¥5,500 million upon acquiring properties. During the ninth and tenth fiscal period, the Investment Corporation made borrowings of ¥3,500 million and ¥8,000 million for the repayment of debt matured. As a result, balance of borrowings as of the end of the ninth and tenth fiscal period stood at ¥74,800 million and ¥78,800 million, respectively.

The Investment Corporation issued the three series investment corporation bonds with a total amount of ¥3,000 million on August 30, 2016.

Basis of Presentation

The Investment Corporation maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (Japanese GAAP), including provisions set forth in the Investment Trust Act, the Companies Act of Japan, the Financial Instruments and Exchange Act of Japan and related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are a translation of the audited financial statements of the Investment Corporation, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of the Investment Corporation filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format that is more familiar to readers outside Japan. In addition, the notes to financial statements include certain information that might not be required under Japanese GAAP but is presented herein as additional information.

The Investment Corporation fiscal period is a six-month period which ends at the end of January or July. The Investment Corporation does not prepare consolidated financial statements because it has no subsidiaries.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(A) Securities

Other securities without market value are stated using the moving average cost method. Equity investments in an anonymous association are stated, the amount equivalent to the corresponding equity interests including net amount of gain or loss from the anonymous association.

(B) Property and Equipment (including trust assets)

Property and equipment are stated at cost. Depreciation of property and equipment is calculated on a straight-line basis over the estimated useful lives of the assets ranging as stated below:

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
Buildings	2-67 years	3-65 years
Structures	3-48 years	3-45 years
Machinery and equipment	8-30 years	8-30 years
Tools, furniture and fixtures	6-30 years	10-30 years

(C) Long-term Prepaid Expenses

Long-term prepaid expenses are amortized by the straight-line method.

(D) Deferred Organization Costs

Deferred organization costs are amortized over a period of 5 years under the straight-line method.

(E) Unit Issuance Costs

Unit issuance costs are amortized over a period of 3 years under the straight-line method.

(F) Investment Corporation Bond Issuance Costs

Investment corporation bond issuance costs are amortized over a maturity period under the straight-line method.

(G) Accounting Treatment of Trust Beneficiary Interests in Real Estate

For trust beneficiary interests in real estate, which are commonly utilized in the ownership of commercial properties in Japan, all relevant assets and liabilities in trust are recorded on the balance sheet and the statement of income and retained earnings.

(H) Revenue Recognition

Operating revenues consist of rental revenues including base rents and common area charges, and other operating revenues including parking space rental revenues and other miscellaneous revenues. Rental revenues are generally recognized on an accrual basis over the life of each lease.

(I) Taxes on Property and Equipment

Property-related taxes including property taxes, city planning taxes and depreciable property taxes are imposed on properties on a calendar year basis. These taxes are generally charged to operating expenses for the period, for the portion of such taxes corresponding to said period. Under Japanese tax regulations, the seller of the property is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser for these accrued property-related tax liabilities.

When the Investment Corporation purchases properties, it typically allocates the portion of the property-related taxes related to the period following the purchase date of each property through the end of the calendar year. The amounts of those allocated portions of the property-related taxes are capitalized as part of the acquisition costs of the related properties. Capitalized property-related taxes amounted to ¥7,827 thousand as of January 31, 2017. There were no capitalized property-related taxes as of July 31, 2016.

(J) Income Taxes

Deferred tax assets and liabilities are computed based on the difference between the financial statements and income tax bases of assets and liabilities using the statutory tax rates.

(K) Consumption Taxes

Transactions subject to consumption taxes are recorded at amounts exclusive of consumption taxes. Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset.

(L) Derivative Financial Instruments

The Investment Corporation enters into derivative transactions to hedge risks prescribed in its Articles of Incorporation based on its risk management policies. The Investment Corporation hedges interest rate volatility risk of its interest payments on its borrowings by utilizing and interest rate swap and other derivative transactions as hedging instruments.

As for the method of assessment of the effectiveness of the hedge in the period from the inception of the hedge to the time of judgment of its effectiveness, the cumulative changes in cash flow of the hedged items and hedging instruments are compared and a judgment is made based on changed amount, etc. However, an assessment of the effectiveness of hedging activities is omitted in the case of interest rate swaps and other derivatives that meet the requirements for special treatment.

(M) Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, deposits placed with banks and short-term investments which are highly liquid, readily convertible to cash and with insignificant risk of market value fluctuation, with maturities of three months or less from the date of purchase.

(N) Presentation of Amounts

Amounts are truncated in the Japanese financial statements prepared in accordance with Japanese GAAP and filed with regulatory authorities in Japan. Unless otherwise noted, amounts are rounded down and ratios are rounded off in the accompanying financial statements. Totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

3. NET ASSETS

The Investment Corporation issues only non-par value units in accordance with the Investment Trust Act. The entire amount of the issue price of new units is designated as stated capital. The Investment Corporation is required to maintain net assets of at least ¥50 million as required by the Investment Trust Act.

4. BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES, PROPERTY-RELATED EXPENSES AND GAIN ON SALES OF REAL ESTATE PROPERTY

Rental and other operating revenues and property-related expenses for the periods from August 1, 2016 to January 31, 2017 and from February 1, 2016 to July 31, 2016 consist of the following:

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
(in thousands of yen)		
Rental and other operating revenues:		
Rental revenues	¥4,702,099	¥4,561,414
Rental revenues from limited proprietary rights of land	43,749	43,750
Common area charges	279,521	267,704
Subtotal	5,025,371	4,872,868
Others:		
Parking space rental revenues	176,046	176,780
Miscellaneous	236,199	279,361
Subtotal	412,245	456,142
Total rental and other operating revenues	¥5,437,617	¥5,329,011
Property-related expenses:		
Property management fees and facility management fees	¥364,753	¥369,393
Utilities	92,098	90,264
Taxes	311,891	314,741
Repairs and maintenance	208,250	210,659
Insurance	8,110	7,823
Trust fees	41,647	39,850
Depreciation	878,295	857,592
Others	145,309	142,482
Total property-related expenses	¥2,050,357	¥2,032,807

Gain on sales of real estate property:

From August 1, 2016 to January 31, 2017

(in thousands of yen)

KDX Toyohira Sanjo Residence	
Revenue from sale of real estate property	¥585,000
Cost of real estate property	567,084
Other sales expenses	3,537
Gain on sales of real estate property	¥14,378
KDX Residence Kamisugi	
Revenue from sale of real estate property	¥716,000
Cost of real estate property	695,659
Other sales expenses	4,239
Gain on sales of real estate property	¥16,100

From February 1, 2016 to July 31, 2016

Not applicable

5. UNITHOLDERS' EQUITY

Total number of authorized investment units and total number of investment units issued and outstanding are as follows:

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
Total number of authorized investment units	5,000,000	5,000,000
Total number of investment units issued and outstanding	349,089	349,089

6. CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of the following as of January 31, 2017 and July 31, 2016:

	As of January 31, 2017	As of July 31, 2016
	(in thousands of yen)	
Cash and deposits	¥5,679,445	¥5,146,011
Cash and deposits in trust	3,759,906	3,587,036
Cash and cash equivalents	¥9,439,351	¥8,733,047

7. LEASES

The Investment Corporation, as lessor, has entered into leases whereby fixed monthly rents are due in advance with a lease term of generally two years for residential properties. The future minimum rental revenues under existing non-cancelable operating leases as of January 31, 2017 and July 31, 2016 are as follows:

	As of January 31, 2017	As of July 31, 2016
	(in thousands of yen)	
Due in 1 year	¥405,664	¥547,894
Due after 1 year	4,323,415	4,320,801
Total	¥4,729,080	¥4,868,696

8. FINANCIAL INSTRUMENTS

(A). Overview

(1) Policy for financial instruments

The Investment Corporation procures funds for asset acquisitions, repairs, payment of distributions, repayment of loans, etc. through loans from financial institutions, issuance of investment corporation bonds, issuance of investment units and other means. With regard to the procurement of interest-bearing debts, the Investment Corporation ensures that it can effectively combine stable long-term funds with flexible short-term funds. Management of surplus funds is undertaken through various bank deposits focusing on safety, liquidity and effectiveness. The Investment Corporation uses derivatives for the purpose of hedging its exposure to changes in interest rates and other risks and does not enter into derivative transactions for speculative or trading purposes.

(2) Types of financial instruments and related risk

Bank deposits are for managing the Investment Corporation's surplus funds and are exposed to credit risk such as the bankruptcy of financial institutions at which funds are deposited. Investment securities represent equity investments in an anonymous association and are exposed to credit risk of the issuer and interest rate fluctuation risk.

Borrowings and investment corporation bonds are made primarily for the purpose of procuring funds for the acquisition of real estate and trust beneficiary interests in real estate and have a repayment date of a maximum of 11 years and 7 months as of January 31, 2017, the end of the tenth fiscal period, are exposed to liquidity risk where alternative funds may not be procured by the repayment date. Also, borrowings with floating interest rates are exposed to interest rate fluctuation risk. Derivatives are used for the purpose of hedging interest rate fluctuation risk for a certain portion of the borrowings.

(3) Risk management for financial instruments

a. Credit risk

While bank deposits are exposed to credit risk such as the bankruptcy of financial institutions at which funds are deposited, such risk is monitored by deposits in non-interest bearing ordinary savings accounts or with financial institutions with credit ratings above a certain level. Investment securities represent equity investments in an anonymous association and are exposed to credit risk of the issuer and interest rate fluctuation risk. To manage this credit risk, the Investment Corporation regularly evaluates the results of operations and the financial condition of the issuer, etc. In utilizing derivatives, the Investment Corporation aims to mitigate counterparty risk such as by transacting with financial institutions with favorable ratings.

b. Market risk

While borrowings with floating rates are exposed to interest rate volatility risk, such risk is monitored by adjusting the rate of the balance of borrowings with floating rates against the total borrowings according to the financial environment, interest rate forecasts by continuous monitoring, etc. and by using derivatives, etc. While investment securities, which are equity investments in an anonymous association, are exposed to credit risk of the issuer and property value fluctuation risk, the Investment Corporation periodically reviews the value of the property and financial condition of the issuer with regard to these investment securities. A risk management policy is established with regard to the execution and management of derivatives, and such transactions are entered into based on this policy.

c. Liquidity risk

Though borrowings are subject to liquidity risk, the Investment Corporation reduces such risk by spreading out payment due dates and by diversifying financial institutions. Liquidity risk is also managed by such means as regularly checking the balance of cash reserves.

(4) Supplementary explanation of the estimated fair value of financial instruments

The fair value of financial instruments is based on their quoted market price, if available. When there is no quoted market price available, fair value is reasonably estimated. Since various assumptions and factors are reflected in estimating the fair value, different assumptions and factors could result in a different fair value.

(B). Estimated Fair Value of Financial Instruments

The carrying value of financial instruments on the balance sheet and estimated fair value are shown in the following table.

As of January 31, 2017

	Carrying amount	Estimated fair value	Difference
	(in thousands of yen)		
(1) Cash and deposits	¥5,679,445	¥5,679,455	¥ -
(2) Cash and deposits in trust	3,759,906	3,759,906	-
Subtotal	9,439,351	9,439,351	-
(1) Short-term loans payable	1,000,000	1,000,000	-
(2) Current portion of long-term loans payable	11,000,000	11,005,140	5,140
(3) Investment corporation bonds	3,000,000	2,961,300	(38,700)
(4) Long-term loans payable	66,800,000	66,990,356	190,356
Subtotal	81,800,000	81,956,797	156,797
Derivative transactions	¥54,619	¥54,619	¥ -

As of July 31, 2016

	Carrying amount	Estimated fair value	Difference
	(in thousands of yen)		
(1) Cash and deposits	¥5,146,011	¥5,146,011	¥ -
(2) Cash and deposits in trust	3,587,036	3,587,036	-
Subtotal	8,733,047	8,733,047	-
(1) Short-term loans payable	-	-	-
(2) Current portion of long-term loans payable	8,500,000	8,467,366	(32,633)
(3) Investment corporation bonds	-	-	-
(4) Long-term loans payable	66,300,000	67,075,351	775,351
Subtotal	74,800,000	75,542,717	742,717
Derivative transactions	¥(42,355)	¥(42,355)	¥ -

Note 1: Methods to determine the estimated fair value of financial instruments and matters related to derivative transactions

Assets

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

Since these items are settled in a short period of time, their carrying amount approximates fair value.

Liabilities

(1) Short-term loans payable

Since these items are settled in a short period of time with floating interest rates, their carrying amount approximates fair value.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

Among these items, the fair value of loans payable with fixed interest rates is calculated based on the present value, which is the total amount of principal and interest discounted by the estimated interest rate to be applied in the event that the Investment Corporation conducts new borrowings of the same type. As for the fair value of loans payable with floating interest rates, it is based on the carrying amount since market interest rates are reflected in the short term and the fair value is believed to approximate the carrying amount as the credit standing of the Investment Corporation has not changed significantly since the loans were made. (However, the fair value of long-term loans payable subject to the special treatment for interest-rate swaps is based on the present value of the total of principal and interest, accounted for together with the applicable interest-rate swaps, discounted by the estimated interest rate to be applied in the event that the Investment Corporation conducts new borrowings of the same type.)

(3) Investment corporation bonds

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

Derivative transactions

Please refer to Note 9 "DERIVATIVE TRANSACTIONS".

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

(in thousands of yen)

Classification	As of January 31, 2017	As of July 31, 2016
Investment securities *	-	62,397

*Fair values of investment 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.

Loss on valuation of investment securities of ¥27,964 thousand was recognized in the fiscal period ended July 31, 2016.

Note 3: Redemption schedule for financial assets with maturities

As of January 31, 2017

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
	(in thousands of yen)					
Cash and deposits	¥5,679,445	¥ -	¥ -	¥ -	¥ -	¥ -
Cash and deposits in trust	3,759,906	-	-	-	-	-
Total	¥9,439,351	¥ -	¥ -	¥ -	¥ -	¥ -

As of July 31, 2016

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
	(in thousands of yen)					
Cash and deposits	¥5,146,011	¥ -	¥ -	¥ -	¥ -	¥ -
Cash and deposits in trust	3,587,036	-	-	-	-	-
Total	¥8,733,047	¥ -	¥ -	¥ -	¥ -	¥ -

Note 4: Redemption schedule for loans payable and investment corporation bonds

As of January 31, 2017

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
	(in thousands of yen)					
Short-term loans payable	¥ 1,000,000	¥ -	¥ -	¥ -	¥ -	¥ -
Investment corporation bonds	-	-	-	-	1,000,000	2,000,000
Long-term loans payable	11,000,000	11,000,000	1,500,000	3,600,000	10,000,000	40,700,000
Total	¥ 12,000,000	¥ 11,000,000	¥ 1,500,000	¥ 3,600,000	¥ 11,000,000	¥ 42,700,000

As of July 31, 2016

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
	(in thousands of yen)					
Short-term loans payable	¥ -	¥ -	¥ -	¥ -	¥ -	¥ -
Long-term loans payable	8,500,000	11,000,000	11,000,000	1,500,000	5,950,000	36,850,000
Total	¥ 8,500,000	¥ 11,000,000	¥ 11,000,000	¥ 1,500,000	¥ 5,950,000	¥ 36,850,000

9. DERIVATIVE TRANSACTIONS

The contract amount and the fair value of interest-rate swap transactions as of January 31, 2017 are shown in the following table.

(1) Transactions not subject to hedge accounting
Not applicable

(2) Transactions subject to hedge accounting

Hedge accounting method	Type of derivative transactions	Hedged items	Contract amount (in thousands of yen)		Fair value (in thousands of yen)	Calculation method for applicable fair value
				Maturing after 1 year		
Accounting method, in principle	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	¥9,000,000	¥9,000,000	¥54,619	Based on the amount provided by counterparty financial institutions
Special treatment for interest-rate swaps	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	¥57,300,000	¥46,300,000	*	-
	Total		¥66,300,000	¥55,300,000	¥54,619	-

*Interest rate swaps for which the special treatment is applied are accounted for together with the underlying hedged item. As a result, their fair value is included in the fair value of the hedged long-term loans payable.

The contract amount and the fair value of interest-rate swap transactions as of July 31, 2016 are shown in the following table.

(1) Transactions not subject to hedge accounting
Not applicable

(2) Transactions subject to hedge accounting

Hedge accounting method	Type of derivative transactions	Hedged items	Contract amount (in thousands of yen)		Fair value (in thousands of yen)	Calculation method for applicable fair value
				Maturing after 1 year		
Accounting method, in principle	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	¥3,500,000	¥3,500,000	¥(42,355)	Based on the amount provided by counterparty financial institutions
Special treatment for interest-rate swaps	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	¥65,800,000	¥57,300,000	*	-
	Total		¥69,300,000	¥60,800,000	¥(42,355)	-

*Interest rate swaps for which the special treatment is applied are accounted for together with the underlying hedged item. As a result, their fair value is included in the fair value of the hedged long-term loans payable.

10. INCOME TAXES

The Investment Corporation is subject to corporate income taxes at a regular statutory rate of approximately 33%. However, the Investment Corporation may deduct from its taxable income amounts distributed to its unitholders, provided the requirements under the Special Taxation Measures Law of Japan are met, including a requirement that it currently distributes in excess of 90% of its net income for the fiscal period in order to be able to deduct such amounts. If the Investment Corporation does not satisfy all of the requirements, the entire taxable income of the Investment Corporation will be subject to regular corporate income taxes. Since the Investment Corporation distributed in excess of 90% of its distributable income in the form of cash distributions totaling ¥2,280 million and ¥2,220 million for the periods ended January 31, 2017 and July 31, 2016, respectively, the distributions were treated as deductible distributions for purposes of corporate income taxes. The effective tax rates on the Investment Corporation's income were 0.07% and 0.04% for the periods ended January 31, 2017 and July 31, 2016, respectively. The following table summarizes the significant differences between the statutory tax rate and the effective tax rate:

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
Statutory tax rate	33.35%	32.31%
Deductible cash distributions	(32.90)	(32.71)
Others	(0.38)	0.44
Effective tax rate	0.07%	0.04%

The significant components of deferred tax assets and liabilities as of January 31, 2017 and July 31, 2016 are as follows:

	As of January 31, 2017	As of July 31, 2016
	(in thousands of yen)	
Deferred tax assets:		
Enterprise tax payable	¥ 61	¥ 14
Deferred gains or losses on hedges	-	13,380
Loss on valuation of investment securities	-	8,876
Subtotal deferred tax assets	61	22,270
Valuation allowance	-	(22,256)
Total deferred tax assets	¥ 61	¥ 14

11. RELATED-PARTY TRANSACTIONS

1. Parent Company, major corporate unitholders and other

Tenth Fiscal Period (August 1, 2016 to January 31, 2017) and Ninth Fiscal Period (February 1, 2016 to July 31, 2016): Not applicable

2. Affiliated companies and other

Tenth Fiscal Period (August 1, 2016 to January 31, 2017) and Ninth Fiscal Period (February 1, 2016 to July 31, 2016): Not applicable

3. Fellow subsidiary companies and other

Tenth Fiscal Period (August 1, 2016 to January 31, 2017) and Ninth Fiscal Period (February 1, 2016 to July 31, 2016): Not applicable

4. Directors, major individual unitholders and other

Tenth Fiscal Period (August 1, 2016 to January 31, 2017) and Ninth Fiscal Period (February 1, 2016 to July 31, 2016): Not applicable

12. INVESTMENT AND RENTAL PROPERTIES

The Investment Corporation owns real estate for rental purposes in the Tokyo Metropolitan Area and other regional areas for the purpose of generating rental revenues.

The book value and fair value concerning the above real estate for rental purposes are as follows.

	Tenth Fiscal Period from August 1, 2016 to January 31, 2017	Ninth Fiscal Period from February 1, 2016 to July 31, 2016
	(in thousands of yen)	
Book value		
Balance at the beginning of period	¥150,211,821	¥150,905,659
Changes during the period	6,593,476	(693,837)
Balance at the end of period	156,805,298	150,211,821
Fair value at the end of period	¥180,618,000	¥170,203,000

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

Note 2: Among changes in the amount of real estate for rental purposes that occurred during the tenth fiscal period, the principal increases were the acquisition of real estate trust beneficiary interests in 10 properties totaling ¥8,513,821 thousand and the principal decreases were the disposition of real estate trust beneficiary interests in 2 properties totaling ¥1,262,744 thousand and depreciation amounting to ¥878,295 thousand, and the ninth fiscal period, the principal decreases were depreciation amounting to ¥857,592 thousand.

Note 3: The fair value is the appraisal value or the survey value determined by outside appraisers. In addition, the fair value at the end of ninth fiscal period of KDX Toyohira Sanjo Residence and KDX Residence Kamisugi, which will be sold on November 1, 2016, is based on the sales prices (¥585,000 thousand and ¥716,000 thousand, respectively) under the trust beneficiary interest sales contracts entered into on July 26, 2016.

Income and loss in the fiscal periods ended January 31, 2017 and July 31, 2016 for real estate for rental purposes is listed in Note 4 "BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES, PROPERTY-RELATED EXPENSES AND GAIN ON SALES OF REAL ESTATE PROPERTY".

13. SEGMENT INFORMATION

Segment information for the period ended from August 1, 2016 to January 31, 2017 and from February 1, 2016 to July 31, 2016 is as follows:

(A) 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.

(B) Related information

(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 and retained earnings.

(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 and retained earnings.

(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 and retained earnings.

14. PER UNIT INFORMATION

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
Net asset value per unit	¥ 236,478	¥ 235,943
Net income per unit	¥6,617	¥6,279
Weighted average number of units (units)	349,089	349,089

The weighted average number of units outstanding of 349,089 were used for the computation of the amount of net income per unit as of January 31, 2017 and July 31, 2016.

Net income per unit after adjusting for residual units is not included because there were no residual investment units.

The basis for calculating net income per unit is as follows:

	From August 1, 2016 to January 31, 2017	From February 1, 2016 to July 31, 2016
Net income (in thousands of yen)	¥2,310,145	¥2,192,224
Net income not available to ordinary unitholders (in thousands of yen)	-	-
Net income available to ordinary unitholders (in thousands of yen)	¥2,310,145	¥2,192,224
Weighted average number of units during the period (units)	349,089	349,089

15. SIGNIFICANT SUBSEQUENT EVENTS

Not applicable

16. SECURITIES PORTFOLIO

Securities portfolio consists of the following as of January 31, 2017:

- (1) Stock Not applicable
- (2) Securities other than shares Not applicable

Securities portfolio consists of the following as of July 31, 2016:

- (1) Stock Not applicable
- (2) Securities other than shares

(in thousands of yen)

Type	Name	Face value total	Book value	Accrued interest	Prepaid accrued interest	Assessed value (Note 2)	Gain (Loss) on valuation	Remarks
Silent Partnership Equity Interests	Equity interests in TK property fund with G.K. Bohemian as operator (Note 1)	-	62,397	-	-	62,397	-	
Total		-	62,397	-	-	62,397	-	

Note 1: TK property fund sold "KDX Residence Urayasu" and "KDX Residence Noborito" on March 1, 2016, and "KDX Residence Sumiyoshi" on March 15, 2016. As a result, TK property fund owned real estate beneficiary interests in trust in "KDX Residence Azabu Sendaizaka," "KDX Residence Nishi-azabu," "KDX Residence Bunkyo Yushima," "KDX Residence Waseda Tsurumaki," "KDX Residence Kamishakuji" as of July 31, 2016, the end of the ninth fiscal period. Furthermore, the Investment Corporation acquired real estate beneficiary interests in trust for the five abovementioned properties on August 1, 2016.

Note 2: The assessed value is stated at the book value. Loss on valuation of investment securities of ¥27,964 thousand was recognized in the fiscal period ended July 31, 2016.

17. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consist of the following as of January 31, 2017:

Type of asset	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Depreciation		Net balance at end of the period	Remarks
					Accumulated depreciation	Depreciation for the period		
(in thousands of yen)								
Land	¥1,798,041	¥ -	¥ -	¥1,798,041	¥ -	¥ -	¥1,798,041	
Sub total	1,798,041	-	-	1,798,041	-	-	1,798,041	
Buildings in trust	63,289,609	3,174,446	1,007,958	65,456,096	5,222,324	831,074	60,233,772	Notes 1 and 2
Structures in trust	397,122	49,970	7,856	439,236	86,535	13,683	352,701	
Machinery and equipment in trust	1,243,853	15,507	5,586	1,253,773	169,872	27,888	1,083,901	
Tools, furniture and fixtures in trust	151,976	80,065	396	231,646	13,465	5,649	218,181	
Land in trust	88,038,597	5,414,528	334,425	93,118,700	-	-	93,118,700	Notes 1 and 2
Sub total	153,121,160	8,734,516	1,356,223	160,499,454	5,492,197	878,295	155,007,256	
Total	¥154,919,202	¥8,734,516	¥1,356,223	¥162,297,495	¥5,492,197	¥878,295	¥156,805,298	

Note 1: The amount of increase during the period is primarily attributable to the acquisition of the real estate properties and capital expenditures.

Note 2: The amount of decrease during the period is primarily attributable to the sales of the real estate properties.

Property, plant and equipment consist of the following as of July 31, 2016:

Type of asset	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Depreciation		Net balance at end of the period	Remarks
					Accumulated depreciation	Depreciation for the period		
(in thousands of yen)								
Land	¥1,798,041	¥ -	¥ -	¥1,798,041	¥ -	¥ -	¥1,798,041	
Sub total	1,798,041	-	-	1,798,041	-	-	1,798,041	
Buildings in trust	63,158,109	131,500	-	63,289,609	4,482,346	813,619	58,807,263	
Structures in trust	393,840	3,282	-	397,122	74,438	12,661	322,684	
Machinery and equipment in trust	1,241,311	2,542	-	1,243,853	142,746	27,793	1,101,107	
Tools, furniture and fixtures in trust	125,547	26,429	-	151,976	7,850	3,518	144,126	
Land in trust	88,038,598	-	-	88,038,597	-	-	88,038,597	
Sub total	152,957,405	163,755	-	153,121,160	4,707,380	857,592	148,413,779	
Total	¥154,755,446	¥163,755	¥ -	¥154,919,202	¥4,707,380	¥857,592	¥150,211,821	

Note 1: The amount of increase during the period is primarily attributable to capital expenditures.

18. INVESTMENT CORPORATION BONDS

Outstanding Investment corporation bonds as of January 31, 2017 are as follows.

Series	Date of issue	Balance at	Decrease	Balance at the end of period	Interest rate	Repayment date	Use	Remarks
		the beginning of period	during the period					
(in thousands of yen)								
First series of unsecured investment corporation bonds	August 30, 2016	-	-	1,000,000	0.200%	August 30, 2021		
Second series of unsecured investment corporation bonds	August 30, 2016	-	-	1,000,000	0.540%	August 28, 2026	(Note1)	Unsecured
Third series of unsecured investment corporation bonds	August 30, 2016	-	-	1,000,000	0.800%	August 30, 2028		
Total		-	-	3,000,000				

Note 1: Investment corporation bonds were used as the funds for acquiring real estate properties or trust beneficiary interest in real estate (additional expenses are included) and repayment of debts.

Note 2: Annual repayments of investment corporation bonds scheduled for the next five years after the balance sheet date are as follows.

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years
	(in thousands of yen)				
Investment corporation bonds	-	-	-	-	1,000,000

Outstanding Investment corporation bonds as of July 31, 2016

Not applicable

19. SHORT-TERM DEBT AND LONG-TERM DEBT

Short-term debt and long-term debt consist of the following as of January 31, 2017

Classification	Lender	Balance at	Increase	Decrease	Balance at the end of period	Average interest rate (Note 3) (Note 4)	Payment due date (Note 7)	Use	Remarks
		the beginning of period	during the period	during the period					
(in thousands of yen)									
Short-term loans payable	Sumitomo Mitsui Banking Corporation	-	2,000,000	1,000,000 (Note 8)	1,000,000	0.431%	July 31, 2017	(Note 6)	Unsecured/ Unguaranteed
	Sub total	-	2,000,000	1,000,000	1,000,000				
Current portion of long-term loans payable	Sumitomo Mitsui Banking Corporation	3,000,000	-	3,000,000	-	0.787%	August 31, 2016	(Note 6)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	2,000,000	-				
	Aozora Bank, Ltd.	1,000,000	-	1,000,000	-				
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	1,000,000	-				
	Resona Bank, Limited	500,000	-	500,000	-				
	Mizuho Trust & Banking Co., Ltd	500,000	-	500,000	-				
	Mizuho Bank, Ltd.	500,000	-	500,000	-				
	Sumitomo Mitsui Banking Corporation	4,000,000	-	-	4,000,000	0.910%	August 31, 2017 (Note 2)	(Note 6)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,500,000	-	-	2,500,000				
	Aozora Bank, Ltd.	1,500,000	-	-	1,500,000				
	Resona Bank, Limited	1,000,000	-	-	1,000,000				
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000				
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000				
Mizuho Bank, Ltd.	500,000	-	-	500,000					
Sub total	19,500,000	-	8,500,000	11,000,000					

Classification	Lender	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Average interest rate (Note 3) (Note 4)	Payment due date (Note 7)	Use	Remarks
		(in thousands of yen)							
	Sumitomo Mitsui Banking Corporation	3,250,000	-	-	3,250,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	-	2,000,000				
	Aozora Bank, Ltd.	1,000,000	-	-	1,000,000	1.052%	August 31, 2018		
	Resona Bank, Limited	500,000	-	-	500,000				
	Sumitomo Mitsui Trust Bank, Limited	500,000	-	-	500,000				
	Mizuho Trust & Banking Co., Ltd	500,000	-	-	500,000				
	Mizuho Bank, Ltd.	250,000	-	-	250,000				
	Development Bank of Japan Inc.	3,000,000	-	-	3,000,000	1.088% (Note 5)	August 31, 2018		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.109%	January 31, 2021		
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	1.221%	July 31, 2021		
	Aozora Bank, Ltd.	1,350,000	-	-	1,350,000	1.183%	March 31, 2021		
	Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	1.267%	April 30, 2022		
	Aozora Bank, Ltd.	1,500,000	-	-	1,500,000	1.267%	April 30, 2022		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.267%	April 30, 2022		
	Resona Bank, Limited	1,000,000	-	-	1,000,000	1.267%	April 30, 2022		
	Sumitomo Mitsui Banking Corporation	1,100,000	-	-	1,100,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,100,000	-	-	1,100,000				
Long-term loans payable	Mizuho Bank, Ltd.	600,000	-	-	600,000	0.916%	August 7, 2021	(Note 6)	Unsecured/ Unguaranteed
	Aozora Bank, Ltd.	350,000	-	-	350,000				
	Resona Bank, Limited	300,000	-	-	300,000				
	The Mizuho Trust and Banking Co., Limited	300,000	-	-	300,000				
	Development Bank of Japan Inc.	1,000,000	-	-	1,000,000	0.996% (Note 5)	August 7, 2021		
	Sumitomo Mitsui Banking Corporation	400,000	-	-	400,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	400,000	-	-	400,000				
	Mizuho Bank, Ltd.	300,000	-	-	300,000	1.254%	August 7, 2023		
	Resona Bank, Limited	200,000	-	-	200,000				
	The Mizuho Trust and Banking Co., Limited	200,000	-	-	200,000				
	Aozora Bank, Ltd.	150,000	-	-	150,000				
	Development Bank of Japan Inc.	500,000	-	-	500,000	1.320% (Note 5)	August 7, 2023		
	Sumitomo Mitsui Banking Corporation	600,000	-	-	600,000	0.945%	August 31, 2021		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	600,000	-	-	600,000	0.945%	August 31, 2021		
	Aozora Bank, Ltd.	500,000	-	-	500,000	0.945%	August 31, 2021		
	Mizuho Bank, Ltd.	950,000	-	-	950,000	1.083%	November 30, 2022		
	Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	0.804%	November 30, 2020		
	Mitsubishi UFJ Trust and Banking Corporation	1,500,000	-	-	1,500,000	0.689%	November 30, 2019		
	Sumitomo Mitsui Banking Corporation	1,200,000	-	-	1,200,000	0.875%	January 31, 2022		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,200,000	-	-	1,200,000	1.105%	January 31, 2024		

Classification	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Average interest rate (Note 3) (Note 4)	Payment due date (Note 7)	Use	Remarks
Lender	(in thousands of yen)							
Aozora Bank, Ltd.	2,000,000	-	-	2,000,000	0.875%	April 30, 2022		
Resona Bank, Limited	1,500,000	-	-	1,500,000	0.987%	April 30, 2023		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	-	2,000,000	1.100%	April 30, 2024		
Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	1.265%	April 30, 2025		
Aozora Bank, Ltd.	300,000	-	-	300,000	0.678%	August 31, 2020		
Resona Bank, Limited	1,100,000	-	-	1,100,000	0.923%	August 31, 2022		
The Mizuho Trust and Banking Co., Limited	700,000	-	-	700,000	0.923%	August 31, 2022		
Sumitomo Mitsui Trust Bank, Limited	950,000	-	-	950,000	1.047%	August 31, 2023		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,700,000	-	-	1,700,000	1.169%	August 31, 2024		
Mizuho Bank, Ltd.	950,000	-	-	950,000	1.169%	August 31, 2024		
Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	1.345%	August 31, 2025		
Development Bank of Japan Inc.	1,000,000	-	-	1,000,000	1.193% (Note 5)	August 31, 2024		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	300,000	-	-	300,000	0.624%	October 27, 2020	(Note 6)	Unsecured/Unguaranteed
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.156%	April 27, 2025		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	0.819%	April 28, 2025		
Sumitomo Mitsui Banking Corporation	2,500,000	-	-	2,500,000	0.903%	April 30, 2026		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	-	1,000,000	-	1,000,000	0.660% (Note 5)	July 31, 2025		
Mizuho Bank, Ltd.	-	1,500,000	-	1,500,000	0.816% (Note 5)	August 31, 2026		
Aozora Bank, Ltd.	-	1,000,000	-	1,000,000	0.713%	August 31, 2024		
Sumitomo Mitsui Trust Bank, Limited	-	1,000,000	-	1,000,000	0.797%	August 31, 2025		
Resona Bank, Limited	-	500,000	-	500,000	0.797%	August 31, 2025		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	-	2,000,000	-	2,000,000	0.670% (Note 5)	August 31, 2025		
The Mizuho Trust and Banking Co., Limited	-	500,000	-	500,000	0.751% (Note 5)	August 31, 2025		
Sumitomo Mitsui Banking Corporation	-	3,000,000	-	3,000,000	0.906%	August 31, 2026		
Development Bank of Japan Inc.	-	1,000,000	-	1,000,000	0.773% (Note 5)	October 31, 2025		
Sub total	55,300,000	11,500,000	-	66,800,000				
Total	¥74,800,000	¥13,500,000	¥9,500,000	¥78,800,000				

Note 1: Annual repayments of long-term loans payable (except for current portion of long-term loans payable) scheduled for the next five years after the balance sheet date are as follows:

	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years
	(in thousands of yen)			
Long-term loans payable	¥11,000,000	¥1,500,000	¥3,600,000	¥10,000,000

Note 2: Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.

Note 3: All debts except for the following Note 5 are borrowing at a floating rate.

Note 4: Average interest rates are the weighted average during the period and figures are rounded to the nearest third decimal place. Also, with regard to borrowings for which interest rate swap transactions and other derivative transactions were implemented in order to hedge the interest rate volatility risk, the weighted average interest rates taking into consideration the effects of the interest rate swaps and other derivatives are indicated.

Note 5: Borrowings is applied at a fixed rate.

Note 6: All debts were used as the funds for acquiring real estate properties or trust beneficiary interest in real estate (additional expenses are included) and repayment of debts.

Note 7: Except for the following Note8, all the repayment methods of debt financing are lump-sum repayments on the due date.

Note 8: Partial prepayment of 1,000,000 thousand yen was made on August 31, 2016.

Short-term debt and long-term debt consist of the following as of July 31, 2016:

Classification	Lender	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Average interest rate (Note 2) (Note 3)	Payment due date (Note 6)	Use	Remarks
(in thousands of yen)									
Current portion of long-term loans payable	Sumitomo Mitsui Banking Corporation	2,500,000	-	2,500,000	-	1.045%	April 30, 2016	(Note 5)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	1,000,000	-				
	Sumitomo Mitsui Banking Corporation	3,000,000	-	-	3,000,000	0.787%	August 31, 2016		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	-	2,000,000				
	Aozora Bank, Ltd.	1,000,000	-	-	1,000,000				
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000				
	Resona Bank, Limited	500,000	-	-	500,000				
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000				
	Mizuho Bank, Ltd.	500,000	-	-	500,000				
	Sub total	12,000,000	-	3,500,000	8,500,000				
Long-term loans payable	Sumitomo Mitsui Banking Corporation	4,000,000	-	-	4,000,000	0.910%	August 31, 2017	(Note 5)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,500,000	-	-	2,500,000				
	Aozora Bank, Ltd.	1,500,000	-	-	1,500,000				
	Resona Bank, Limited	1,000,000	-	-	1,000,000				
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000				
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000				
	Mizuho Bank, Ltd.	500,000	-	-	500,000				
	Sumitomo Mitsui Banking Corporation	3,250,000	-	-	3,250,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	-	2,000,000				
	Aozora Bank, Ltd.	1,000,000	-	-	1,000,000				
	Resona Bank, Limited	500,000	-	-	500,000				
	Sumitomo Mitsui Trust Bank, Limited	500,000	-	-	500,000				
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000				
	Mizuho Bank, Ltd.	250,000	-	-	250,000				
	Development Bank of Japan Inc.	3,000,000	-	-	3,000,000	1.088% (Note 4)	August 31, 2018		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.109%	January 31, 2021		
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	1.221%	July 31, 2021		
	Aozora Bank, Ltd.	1,350,000	-	-	1,350,000	1.183%	March 31, 2021		
Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	1.267%	April 30, 2022			
Aozora Bank, Ltd.	1,500,000	-	-	1,500,000	1.267%	April 30, 2022			

Classification	Lender	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Average interest rate (Note 2) (Note 3)	Payment due date (Note 6)	Use	Remarks
		(in thousands of yen)							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.267%	April 30, 2022		
	Resona Bank, Limited	1,000,000	-	-	1,000,000	1.267%	April 30, 2022		
	Sumitomo Mitsui Banking Corporation	1,100,000	-	-	1,100,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,100,000	-	-	1,100,000				
	Mizuho Bank, Ltd.	600,000	-	-	600,000	0.916%	August 7, 2021		
	Aozora Bank, Ltd.	350,000	-	-	350,000				
	Resona Bank, Limited	300,000	-	-	300,000				
	The Mizuho Trust and Banking Co., Limited	300,000	-	-	300,000				
	Development Bank of Japan Inc.	1,000,000	-	-	1,000,000	0.996% (Note 4)	August 7, 2021		
	Sumitomo Mitsui Banking Corporation	400,000	-	-	400,000				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	400,000	-	-	400,000				
	Mizuho Bank, Ltd.	300,000	-	-	300,000	1.254%	August 7, 2023		
	Resona Bank, Limited	200,000	-	-	200,000				
	The Mizuho Trust and Banking Co., Limited	200,000	-	-	200,000				
	Aozora Bank, Ltd.	150,000	-	-	150,000				
	Development Bank of Japan Inc.	500,000	-	-	500,000	1.320% (Note 4)	August 7, 2023		
	Sumitomo Mitsui Banking Corporation	600,000	-	-	600,000	0.945%	August 31, 2021		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	600,000	-	-	600,000	0.945%	August 31, 2021		
	Aozora Bank, Ltd.	500,000	-	-	500,000	0.945%	August 31, 2021		
Long-term loans payable	Mizuho Bank, Ltd.	950,000	-	-	950,000	1.083%	November 30, 2022	(Note 5)	Unsecured/ Unguaranteed
	Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	0.804%	November 30, 2020		
	Mitsubishi UFJ Trust and Banking Corporation	1,500,000	-	-	1,500,000	0.689%	November 30, 2019		
	Sumitomo Mitsui Banking Corporation	1,200,000	-	-	1,200,000	0.875%	January 31, 2022		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,200,000	-	-	1,200,000	1.105%	January 31, 2024		
	Aozora Bank, Ltd.	2,000,000	-	-	2,000,000	0.875%	April 30, 2022		
	Resona Bank, Limited	1,500,000	-	-	1,500,000	0.987%	April 30, 2023		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000,000	-	-	2,000,000	1.100%	April 30, 2024		
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	1.265%	April 30, 2025		
	Aozora Bank, Ltd.	300,000	-	-	300,000	0.678%	August 31, 2020		
	Resona Bank, Limited	1,100,000	-	-	1,100,000	0.923%	August 31, 2022		
	The Mizuho Trust and Banking Co., Limited	700,000	-	-	700,000	0.923%	August 31, 2022		
	Sumitomo Mitsui Trust Bank, Limited	950,000	-	-	950,000	1.047%	August 31, 2023		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,700,000	-	-	1,700,000	1.169%	August 31, 2024		
	Mizuho Bank, Ltd.	950,000	-	-	950,000	1.169%	August 31, 2024		
	Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	1.345%	August 31, 2025		
	Development Bank of Japan Inc.	1,000,000	-	-	1,000,000	1.193% (Note 4)	August 31, 2024		

Classification	Lender	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Average interest rate (Note 2) (Note 3)	Payment due date (Note 6)	Use	Remarks
(in thousands of yen)									
Long-term loans payable	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	300,000	-	-	300,000	0.624%	October 27, 2020	(Note 5)	Unsecured/Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000,000	-	-	1,000,000	1.156%	April 27, 2025		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	-	1,000,000	-	1,000,000	0.819%	April 28, 2025		
	Sumitomo Mitsui Banking Corporation	-	2,500,000	-	2,500,000	0.903%	April 30, 2026		
	Sub total	62,800,000	3,500,000	-	66,300,000				
Total		¥74,800,000	¥3,500,000	¥3,500,000	¥74,800,000				

Note 1: Annual repayments of long-term loans payable (except for current portion of long-term loans payable) scheduled for the next five years after the balance sheet date are as follows:

	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years
(in thousands of yen)				
Long-term loans payable	¥11,000,000	¥11,000,000	¥1,500,000	¥5,950,000

Note 2: All debts except for the following Note 4 are borrowing at a floating rate.

Note 3: Average interest rates are the weighted average during the period and figures are rounded to the nearest third decimal place. Also, with regard to borrowings for which interest rate swap transactions and interest rate cap transactions were implemented in order to hedge the interest rate volatility risk, the weighted average interest rates taking into consideration the effects of the interest rate swaps and interest rate caps are indicated.

Note 4: Borrowings is applied at a fixed rate.

Note 5: All debts were used as the funds for acquiring real estate properties or trust beneficiary interest in real estate (additional expenses are included) and repayment of debts.

Note 6: All the repayment methods of debt financing are lump-sum repayments on the due date.

20. DISTRIBUTIONS

	Tenth Fiscal Period (From August 1, 2016 to January 31, 2017)	Ninth Fiscal Period (From February 1, 2016 to July 31, 2016)
I. Retained earnings at the end of period	¥2,365,163,158	¥2,275,223,755
II. Total distributions	¥2,280,598,437	¥2,220,206,040
Distributions per unit	¥6,533	¥6,360
III. Retained earnings brought forward to the next period	¥84,564,721	¥55,017,715

Method of calculating distribution amount	<p>In accordance with the policy described in Article 38-1 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 not exceed its accounting profits as the maximum amount. Following this policy, internal reserves as of the end of the ninth fiscal period and of the ¥30,478,618 in gain on sale of real estate property, net of tax, reported as unappropriated retained earnings will be allocated to internal reserves, and of the remaining amount, the Investment Corporation has decided that it shall distribute ¥2,280,598,437 which is the maximum integral multiple of 349,089 units issued and outstanding as the distribution of earnings. Procedures for the distribution of amounts exceeding distributable income are outlined in Article 38-2 of the Investment Corporation's Articles of Incorporation. In the tenth fiscal period, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>	<p>In accordance with the policy described in Article 38-1 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 not exceed its accounting profits as the maximum amount. Following this policy, the Investment Corporation has decided that it shall distribute ¥2,220,206,040, which is the amount of ¥2,192,224,944 in net income and ¥27,981,096 from retained earnings brought forward, as the distribution of earnings. Procedures for the distribution of amounts exceeding distributable income are outlined in Article 38-2 of the Investment Corporation's Articles of Incorporation. In the ninth fiscal period, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>
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