

**Translation of Japanese Original****FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED JANUARY 31, 2020(REIT)  
( August 1, 2019 to January 31, 2020)**

March 16, 2020

Kenedix Residential Next Investment Corporation is listed on the Tokyo Stock Exchange with the securities code number 3278.

(URL <https://www.kdr-reit.com/en/>)

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Planned submission of semiannual securities report: April 28, 2020

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Preparing presentation material: Yes

Hold a financial brief meeting: No (Cancelled due to preventing the spread of coronavirus infection. Scheduled financial results presentation webcast (Japanese version) . )

(Amounts are rounded down to the nearest ¥million)

**1. PERFORMANCE FOR THE FISCAL PERIOD ENDED JANUARY 31, 2020 (16TH FISCAL PERIOD)****(1) Business Results**

(Percentages show period-on-period changes)

	Operating Revenues (Millions of Yen)		Operating Income (Millions of Yen)		Ordinary Income (Millions of Yen)		Net Income (Millions of Yen)	
The 16th fiscal period ended January 31, 2020	8,066	(-0.9%)	4,260	(-2.3%)	3,614	(-3.4%)	3,613	(-3.4%)
The 15th fiscal period ended July 31, 2019	8,136	(4.0%)	4,358	(3.5%)	3,741	(4.0%)	3,741	(4.0%)

	Net Income per Unit (Yen)	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
The 16th fiscal period ended January 31, 2020	3,981	3.0%	1.4%	44.8%
The 15th fiscal period ended July 31, 2019	4,142	3.2%	1.5%	46.0%

**(2) Distribution**

	Distribution per Unit (Excluding Excess of Earnings ) (Yen)	Total Distributions (Excluding Excess of Earnings) (Millions of Yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
The 16th fiscal period ended January 31, 2020	4,064	3,687	-	-	102.1%	3.1%
The 15th fiscal period ended July 31, 2019	4,063	3,687	-	-	98.5%	3.1%

(Note 1) Total Distributions for the 16th fiscal period is not the same amount as Net Income because of adding reversal of reserve for temporary difference adjustments and a part of Retained earnings brought forward.

(Note 2) Total Distributions for the 15th fiscal period is not the same amount as Net Income because of excluding a part of gain on sale of real estate property and other adjustments from Net Income, and adding reversal of reserve for temporary difference adjustments.

(Note 3) Due to issuance of new investment units in the 15th fiscal period, Payout Ratio for the 15th fiscal period is calculated as follows.  
Payout Ratio = Total Distributions (Excluding Excess of Earnings) /Net income × 100

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## (3) Financial Position

	Total Assets (Millions of Yen)	Unitholders' Equity (Millions of Yen)	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
As of January 31, 2020	256,665	118,500	46.2%	130,584
As of July 31, 2019	254,965	118,541	46.5%	130,630

## (4) Cash Flow Position

	Cash Flow from Operating Activities (Millions of Yen)	Cash Flow from Investing Activities (Millions of Yen)	Cash Flow from Financing Activities (Millions of Yen)	Cash and Cash Equivalents at the End of the Period (Millions of Yen)
The 16th fiscal period ended January 31, 2020	5,685	-2,764	-1,955	21,165
The 15th fiscal period ended July 31, 2019	5,947	-13,427	5,601	20,199

**2. FORECAST OF RESULTS FOR THE FISCAL PERIOD ENDING JULY 31, 2020 (February 1, 2020 to July 31, 2020) AND JANUARY 31, 2021 (August 1, 2020 to January 31, 2021)**

(Percentages show period-on-period changes)

	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 Earning	Distribution in Excess of Earnings per Unit
The 17th fiscal period ending July 31, 2020	8,408 (4.2%)	4,429 (4.0%)	3,763 (4.1%)	3,762 (4.1%)	4,065	-
The 18th fiscal period ending January 31, 2021	8,419 (0.1%)	4,438 (0.2%)	3,752 (-0.3%)	3,751 (-0.3%)	4,066	-

(Reference) Estimated net income per unit (Estimated Net Income / Estimated weighted average number of units)

The 17th fiscal period ending July 31, 2020 ¥3,980 The 18th fiscal period ending January 31, 2021 ¥3,944

Total Distributions for the 17th and 18th fiscal periods are not the same amount as Net Income because of adding reversal of reserve for temporary difference adjustments and a part of Retained earnings brought forward.

(Note) Distribution per unit is calculated based on the number of investment units issued and outstanding totaled 951,258 as of today.

**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) Changes in accounting estimate: No
- (d) Retrospective restatement: No

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

- (a) Number of investment units issued and outstanding at the end of the period (including treasury units)  
As of July 31, 2019: 907,458 units As of January 31, 2020: 907,458 units
- (b) Number of treasury units at the end of the period  
As of July 31, 2019: 0 units As of January 31, 2020: 0 units

**[Provisional Translation Only]**

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**1. Financial Statements****(1) Balance Sheets**

	(in thousands of yen)	
	15th Fiscal Period (As of July 31, 2019)	16th Fiscal Period (As of January 31, 2020)
Assets		
Current assets		
Cash and deposits	10,296,548	10,978,807
Cash and deposits in trust	9,903,118	10,187,104
Operating accounts receivable	36,005	37,373
Prepaid expenses	12,815	8,640
Other	856	589
Total current assets	20,249,344	21,212,515
Noncurrent assets		
Property, plant and equipment		
Land	1,798,041	1,798,041
Buildings in trust	99,911,220	100,799,661
Accumulated depreciation	-10,381,143	-11,698,397
Buildings in trust, net	89,530,077	89,101,264
Structures in trust	1,073,137	1,089,011
Accumulated depreciation	-191,362	-223,450
Structures in trust, net	881,774	865,561
Machinery and equipment in trust	1,436,362	1,448,282
Accumulated depreciation	-321,177	-353,874
Machinery and equipment in trust, net	1,115,184	1,094,407
Tools, furniture and fixtures in trust	523,059	570,610
Accumulated depreciation	-65,444	-81,223
Tools, furniture and fixtures in trust, net	457,614	489,387
Land in trust	138,484,736	139,731,924
Total property, plant and equipment, net	232,267,430	233,080,586
Intangible assets		
Leasehold right in trust	1,228,912	1,227,187
Other	5,563	4,787
Total intangible assets	1,234,475	1,231,974
Investments and other assets		
Investment securities	2,398	-
Lease and guarantee deposits	89,097	89,097
Long-term prepaid expenses	1,014,728	945,375
Other	-	338
Total investments and other assets	1,106,223	1,034,810
Total noncurrent assets	234,608,129	235,347,371
Deferred assets		
Investment corporation bond issuance costs	35,327	49,303
Investment unit issuance costs	72,944	56,620
Total deferred assets	108,272	105,924
Total assets	254,965,747	256,665,810

## KENEDIX RESIDENTIAL NEXT INVESTMENT CORPORATION (3278)

(in thousands of yen)

	15th Fiscal Period (As of July 31, 2019)	16th Fiscal Period (As of January 31, 2020)
<b>Liabilities</b>		
<b>Current liabilities</b>		
Operating accounts payable	772,751	595,433
Short-term loans payable	2,500,000	3,300,000
Current portion of long-term loans payable	13,200,000	10,100,000
Accounts payable-other	305,806	294,697
Accrued expenses	27,560	35,152
Income taxes payable	605	605
Accrued consumption taxes	21,474	53,827
Advances received	1,148,654	1,173,813
Deposits received	58,742	59,879
Other	10,098	4,090
<b>Total current liabilities</b>	<b>18,045,693</b>	<b>15,617,497</b>
<b>Noncurrent liabilities</b>		
Investment corporation bonds	5,000,000	7,000,000
Long-term loans payable	105,200,000	107,250,000
Tenant leasehold and security deposits in trust	3,099,642	3,059,671
Tenant lump sum deposits in trust	4,493,753	4,689,541
Asset retirement obligations	67,338	67,522
Other	517,915	481,213
<b>Total noncurrent liabilities</b>	<b>118,378,649</b>	<b>122,547,949</b>
<b>Total liabilities</b>	<b>136,424,343</b>	<b>138,165,447</b>
<b>Net assets</b>		
<b>Unitholders' equity</b>		
Unitholders' capital	99,731,514	99,731,514
<b>Surplus</b>		
Capital surplus	13,187,100	13,187,100
<b>Voluntary retained earnings</b>		
Reserve for temporary difference adjustments	*2 1,980,000	*2 1,960,000
Total voluntary retained earnings	1,980,000	1,960,000
Unappropriated retained earnings (undisposed loss)	4,125,881	4,072,277
Total surplus	19,292,981	19,219,377
<b>Total unitholders' equity</b>	<b>119,024,495</b>	<b>118,950,891</b>
<b>Valuation and translation adjustments</b>		
Deferred gains or losses on hedges	-483,092	-450,527
<b>Total valuation and translation adjustments</b>	<b>-483,092</b>	<b>-450,527</b>
<b>Total net assets</b>	<b>*1 118,541,403</b>	<b>*1 118,500,363</b>
<b>Total liabilities and net assets</b>	<b>254,965,747</b>	<b>256,665,810</b>

**(2) Statements of Income and Retained Earnings**

(in thousands of yen)

	15th Fiscal Period February 1, 2019 to July 31, 2019	16th Fiscal Period August 1, 2019 to January 31, 2020
Operating revenues		
Rent revenue-real estate	*1 7,342,246	*1 7,472,039
Other lease business revenue	*1 590,778	*1 555,566
Gain on sale of real estate property	*2 203,392	*2 39,013
Total operating revenues	<u>8,136,417</u>	<u>8,066,618</u>
Operating expenses		
Expenses related to rent business	*1 2,915,721	*1 2,911,303
Asset management fees	562,274	576,676
Asset custody fees	13,404	13,836
Administrative service fees	45,950	46,625
Directors' compensation	8,100	8,100
Other operating expenses	231,968	249,665
Total operating expenses	<u>3,777,419</u>	<u>3,806,207</u>
Operating income	<u>4,358,998</u>	<u>4,260,411</u>
Non-operating income		
Interest income	38	41
Dividends and redemption-prescription	765	1,394
Interest on refund	463	-
Total non-operating income	<u>1,268</u>	<u>1,435</u>
Non-operating expenses		
Interest expenses	485,799	498,295
Interest expenses on investment corporation bonds	13,825	15,857
Borrowing expenses	100,264	112,332
Amortization of investment corporation bond issuance costs	3,243	3,534
Amortization of investment unit issuance costs	15,269	16,324
Other	-	1,500
Total non-operating expenses	<u>618,402</u>	<u>647,845</u>
Ordinary income	<u>3,741,863</u>	<u>3,614,002</u>
Income before income taxes	<u>3,741,863</u>	<u>3,614,002</u>
Income taxes		
Current	<u>605</u>	<u>605</u>
Total income taxes	<u>605</u>	<u>605</u>
Net income	<u>3,741,258</u>	<u>3,613,397</u>
Retained earnings brought forward	384,622	458,879
Unappropriated retained earnings (undisposed loss)	<u>4,125,881</u>	<u>4,072,277</u>

**(3) Statements of Changes in Net Assets**

15th Fiscal Period February 1, 2019 to July 31, 2019

(in thousands of yen)

	Unitholders' equity						
	Unitholders' capital	Capital surplus	Voluntary reserve		Unappropriated retained earnings (undisposed loss)	Total surplus	Total unitholders' equity
			Reserve for temporary difference adjustments	Total voluntary reserve			
Balance at the beginning of current period	93,226,228	13,187,100	2,000,000	2,000,000	3,875,050	19,062,150	112,288,379
Changes of items during the period							
Issuance of new investment units	6,505,285						6,505,285
Reversal of reserve for temporary difference adjustments			-20,000	-20,000	20,000	-	-
Dividends from surplus					-3,510,428	-3,510,428	-3,510,428
Net income					3,741,258	3,741,258	3,741,258
Net changes of items other than unitholders' equity							
Total changes of items during the period	6,505,285	-	-20,000	-20,000	250,830	230,830	6,736,116
Balance at the end of current period	* 1 99,731,514	13,187,100	1,980,000	1,980,000	4,125,881	19,292,981	119,024,495

	Valuation and translation adjustments		Total net assets
	Deferred gains and losses on hedges	Total valuation and translation adjustments	
Balance at the beginning of current period	-337,222	-337,222	111,951,157
Changes of items during the period			
Issuance of new investment units			6,505,285
Provision for reserve for temporary difference adjustments			-
Dividends from surplus			-3,510,428
Net income			3,741,258
Net changes of items other than unitholders' equity	-145,870	-145,870	-145,870
Total changes of items during the period	-145,870	-145,870	6,590,246
Balance at the end of current period	-483,092	-483,092	118,541,403

KENEDIX RESIDENTIAL NEXT INVESTMENT CORPORATION (3278)

16th Fiscal Period August 1, 2019 to January 31, 2020

(in thousands of yen)

	Unitholders' equity						
	Unitholders' capital	Capital surplus	Surplus				Total unitholders' equity
			Voluntary reserve		Unappropriated retained earnings (undisposed loss)	Total surplus	
			Reserve for temporary difference adjustments	Total voluntary reserve			
Balance at the beginning of current period	99,731,514	13,187,100	1,980,000	1,980,000	4,125,881	19,292,981	119,024,495
Changes of items during the period							
Reversal of reserve for temporary difference adjustments			-20,000	-20,000	20,000	-	-
Dividends from surplus					-3,687,001	-3,687,001	-3,687,001
Net income					3,613,397	3,613,397	3,613,397
Net changes of items other than unitholders' equity							
Total changes of items during the period	-	-	-20,000	-20,000	-53,604	-73,604	-73,604
Balance at the end of current period	* 1 99,731,514	13,187,100	1,960,000	1,960,000	4,072,277	19,219,377	118,950,891

	Valuation and translation adjustments		Total net assets
	Deferred gains and losses on hedges	Total valuation and translation adjustments	
Balance at the beginning of current period	-483,092	-483,092	118,541,403
Changes of items during the period			
Provision for reserve for temporary difference adjustments			-
Dividends from surplus			-3,687,001
Net income			3,613,397
Net changes of items other than unitholders' equity	32,564	32,564	32,564
Total changes of items during the period	32,564	32,564	-41,039
Balance at the end of current period	-450,527	-450,527	118,500,363

**(4) Distributions**

	15th Fiscal Period (From February 1, 2019 to July 31, 2019)	16th Fiscal Period (From August 1, 2019 to January 31, 2020)
I. Retained earnings at the end of period	¥4,125,881,528	¥4,072,277,167
II. Revesal of Voluntary reserve Reversal of reserve for temporary difference adjustments *1	¥20,000,000	¥20,000,000
III. Total distributions Distribution per unit	¥3,687,001,854 ¥4,063	¥3,687,909,312 ¥4,064
IV. Retained earnings brought forward to the next period	¥458,879,674	¥404,367,855
Method of calculating distribution amount	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 ¥3,687,001,854, which is the amount deducted a part of gain on sale of real estate property and other adjustments from net income and added reversal of reserve for temporary difference adjustments, 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 15th fiscal period, the Investment Corporation has decided not to distribute cash in excess of distributable profit.	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 ¥3,687,909,312, which is the amount of ¥3,613,397,493 in net income and ¥54,511,819 from retained earnings brought forward and reversal of reserve for temporary difference adjustments, 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 16th fiscal period, the Investment Corporation has decided not to distribute cash in excess of distributable profit.

**(5) Statements of Cash Flows**

(in thousands of yen)

	15th Fiscal Period February 1, 2019 to July 31, 2019	16th Fiscal Period August 1, 2019 to January 31, 2020
Net cash provided by (used in) operating activities		
Income before income taxes	3,741,863	3,614,002
Depreciation and amortization	1,392,068	1,429,641
Amortization of investment corporation bond issuance expenses	3,243	3,534
Amortization of investment unit issuance costs	15,269	16,324
Interest income	-38	-41
Interest expenses	499,624	514,152
Decrease (increase) in operating accounts receivable	-9,393	-1,368
Decrease (increase) in consumption taxes refund receivable	338,402	-
Decrease (increase) in prepaid expenses	-5,365	4,175
Increase (decrease) in operating accounts payable	-109,149	82,398
Increase (decrease) in accounts payable-other	7,522	-9,042
Increase (decrease) in accrued consumption taxes	10,061	32,352
Increase (decrease) in advances received	52,372	25,159
Decrease (increase) in long-term prepaid expenses	45,046	69,352
Decrease in net property, plant and equipment held in trust due to sale	482,312	420,922
Other, net	-8,827	4,194
Subtotal	6,455,011	6,205,759
Interest income received	38	41
Interest expenses paid	-509,888	-519,985
Income taxes (paid) refund	2,074	135
Net cash provided by (used in) operating activities	5,947,236	5,685,950
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	-13,813,975	-2,922,615
Purchase of intangible assets	-162,428	-
Proceeds from investment securities	103,455	2,276
Payments of lease and guarantee deposits	-60,000	-72
Proceeds from lease and guarantee deposits	-	72
Repayments of tenant leasehold and security deposits in trust	-141,168	-160,351
Proceeds from tenant leasehold and security deposits in trust	558,072	120,380
Repayments of tenant lump sum deposits in trust	-79,827	-72,386
Proceeds from tenant lump sum deposits in trust	168,384	268,174
Net cash provided by (used in) investing activities	-13,427,488	-2,764,521
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	2,500,000	800,000
Decrease in short-term loans payable	-2,050,000	-
Proceeds from long-term loans payable	4,700,000	6,150,000
Repayments of long-term loans payable	-2,500,000	-7,200,000
Proceeds from issuance of investment corporation bond	-	1,982,489
Proceeds from issuance of investment units	6,462,083	-
Dividends paid	-3,510,096	-3,687,673
Net cash provided by (used in) financing activities	5,601,986	-1,955,184
Net increase (decrease) in cash and cash equivalents	-1,878,264	966,243
Cash and cash equivalents at the beginning of period	22,077,932	20,199,667
Cash and cash equivalents at the end of period	*1 20,199,667	*1 21,165,911

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

Not applicable

**(7) Important Accounting Standards**

<p>1. Evaluation standards and evaluation method of assets</p>	<p>Securities                  Other securities                  Those with no fair value                  Cost method through moving-average method                  Concerning anonymous association equity interests, the method of incorporating the amount equivalent to equity interests corresponding to net amount of gain or loss from anonymous association is adopted.</p>
<p>2. Depreciation of fixed assets</p>	<p>(1) Property, plant and equipment (includes trust assets)                  The straight-line method is applied.                  Useful lives of the assets ranging are as follows:                  Buildings: 2 to 69 years                  Structures: 3 to 65 years                  Machinery and equipment: 8 to 40 years                  Tools, furniture and fixtures: 2 to 30 years                  (2) Intangible assets(includes trust assets)                  The straight-line method is applied.                  Land leasehold: Fixed term land leaseholds is amortized over a contractual period under the straight-line method.                  (3) Long-term prepaid expenses                  The straight-line method is applied.</p>
<p>3. Accounting policies for deferred assets</p>	<p>(1) Unit issuance costs                  Unit issuance costs are amortized over a period of 3 years under the straight-line method.                  (2) Investment corporation bond issuance costs                  Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.</p>
<p>4. Accounting standards for revenues and expenses</p>	<p>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.</p> <p>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 ¥1,263 thousand and ¥33,037 thousand as of January 31, 2020 and July 31, 2019, respectively.</p>
<p>5. Accounting for hedges</p>	<p>(1) Hedge accounting method                  The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap agreements that meet the criteria.                  (2) Hedging instruments and risks hedged                  Hedge instruments                  The Investment Corporation enters into interest-rate swap transactions.                  Risks hedged                  Interest rates on debt.                  (3) Hedging policy                  The Investment Corporation enters into derivative transactions based on its risk management policies with the objective of hedging risks in accordance with its Articles of Incorporation.                  (4) Method of evaluating the effectiveness of hedging                  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 that meet the requirements for special treatment.</p>
<p>6. The scope of cash and cash equivalents on statements of cash flows</p>	<p>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.</p>
<p>7. Other significant accounting policies utilized in the preparation of financial statements</p>	<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:                  1. Cash and deposits in trust                  2. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust, leasehold right in trust                  3. Tenant leasehold and security deposits in trust, tenant lump sum deposits in trust                  (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

(in thousands of yen)	
As of July 31, 2019	As of January 31, 2020
50,000	50,000

\*2. Reserve for temporary difference adjustments

15th Fiscal Period (As of July 31, 2019)

The following summarizes reserve for temporary difference adjustments.						(in thousands of yen)
Initial amount	Balance at the beginning of the period	Reserve during the period	Reversal during the period	Balance at the end of the period	Reason for reserve and reversal	
Gain on negative good will*	2,000,000	2,000,000	-	20,000	1,980,000	Appropriate for distribution

\* The Investment Corporation has reserved a part of gain on negative goodwill in the 13th fiscal period as reserve for temporary difference adjustments. At least 1% of the initial amount in equal installments over 50 years (100 fiscal periods) will be reversed every fiscal period starting from the next fiscal period after the period, in which the initial amount was reserved.

16th Fiscal Period (As of January 31, 2020)

The following summarizes reserve for temporary difference adjustments.						(in thousands of yen)
Initial amount	Balance at the beginning of the period	Reserve during the period	Reversal during the period	Balance at the end of the period	Reason for reserve and reversal	
Gain on negative good will*	2,000,000	1,980,000	-	20,000	1,960,000	Appropriate for distribution

\* The Investment Corporation has reserved a part of gain on negative goodwill in the 13th fiscal period as reserve for temporary difference adjustments. At least 1% of the initial amount in equal installments over 50 years (100 fiscal periods) will be reversed every fiscal period starting from the next fiscal period after the period, in which the initial amount was reserved.

3. Commitment line contracts

KDR has commitment line contracts with the banks with which it does business.

	As of July 31, 2019	As of January 31, 2020
Total amount of commitment line contracts	-	4,500,000
Balance of loans payable outstanding	-	-
Remaining amount	-	4,500,000

(Notes to the Statements of Income and Retained Earnings)

## \* 1. Breakdown of real estate rental business profit and loss

(in thousands of yen)

	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
A. Rental and other operating revenues:		
Rental revenues	6,964,736	7,089,789
Rental revenues from limited proprietary rights of land	43,750	43,749
Common area charges	333,759	338,499
Subtotal	7,342,246	7,472,039
Others:		
Parking space rental revenues	206,653	206,829
Miscellaneous	384,125	348,736
Subtotal	590,778	555,566
Total rental and other operating revenues	7,933,025	8,027,605
B. Property-related expenses:		
Property management fees and facility management fees	425,193	409,507
Utilities	95,304	95,299
Taxes	476,820	475,323
Repairs and maintenance	300,657	281,724
Insurance	11,671	12,023
Trust fees	53,335	55,272
Depreciation	1,391,292	1,428,865
Others	161,445	153,286
Total property-related expenses	2,915,721	2,911,303
C. Net operating income (A-B)	5,017,303	5,116,301

## \*2. Gain and Loss on sale of real estate property

15th Fiscal Period (February 1, 2019 to July 31, 2019)

(in thousands of yen)

KDX Residence Shin-Osaka	
Revenue from sale of the investment property	690,000
Costs of the investment property	482,312
Other sales expenses	4,295
Gain on sale of real estate property	203,392

16th Fiscal Period (August 1, 2019 to January 31, 2020)

(in thousands of yen)

Melody Heim Gotenyama	
Revenue from sale of the investment property	480,000
Costs of the investment property	420,922
Other sales expenses	20,063
Gain on sale of real estate property	39,013

(Notes to the Statements of Changes in Net Assets)

\* 1. Total number of authorized investment units and total number of investment units issued and outstanding are as follows:

	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Total number of authorized investment units	10,000,000 units	10,000,000 units
Total number of investment units issued and outstanding	907,458 units	907,458 units

(Notes to Distributions)

15th Fiscal Period (February 1, 2019 to July 31, 2019)

\*1. Reserve for temporary difference adjustments

The Investment Corporation has reserved ¥2,000,000,000 as reserve for temporary difference adjustments from gain on negative goodwill in the 13th fiscal period. At least 1% of the initial amount in equal installments over 50 years (100 fiscal periods) will be reversed every fiscal period applied to distribution starting from the 14th fiscal period distribution. It has been decided that ¥20,000,000 shall be reversed and applied to distribution in the 15th fiscal period distribution.

16th Fiscal Period (August 1, 2019 to January 31, 2020)

\*1. Reserve for temporary difference adjustments

The Investment Corporation has reserved ¥2,000,000,000 as reserve for temporary difference adjustments from gain on negative goodwill in the 13th fiscal period. At least 1% of the initial amount in equal installments over 50 years (100 fiscal periods) will be reversed every fiscal period applied to distribution starting from the 14th fiscal period distribution. It has been decided that ¥20,000,000 shall be reversed and applied to distribution in the 16th fiscal period distribution.

(Notes to the Statements of Cash Flow)

\* 1. Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements

	(in thousands of yen)	
	As of July 31, 2019	As of January 31, 2020
Cash and deposits	10,296,548	10,978,807
Cash and deposits in trust	9,903,118	10,187,104
Cash and cash equivalents	20,199,667	21,165,911

(Notes to the Lease Transactions)

Operating lease transactions (Lessee)

Unearned lease payments

	(in thousands of yen)	
	As of July 31, 2019	As of January 31, 2020
Due in 1 year	12,000	12,000
Due after 1 year	551,000	545,000
Total	563,000	557,000

Operating lease transactions (Lessor)

Unearned lease payments

	(in thousands of yen)	
	As of July 31, 2019	As of January 31, 2020
Due in 1 year	3,265,232	3,238,403
Due after 1 year	20,920,160	19,714,966
Total	24,185,392	22,953,370

(Notes to the 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 9 years and 10 months as of January 31, 2020, the end of the 16th 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. A risk management policy is established with regard to the execution and management of derivatives and such transactions are conducted based on this policy. The Investment Corporation periodically reviews the value of the property and financial condition of the issuer with regard to investment securities.

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 July 31, 2019

(in thousands of yen)

	Carrying amount	Estimated fair value	Difference
(1) Cash and deposits	10,296,548	10,296,548	-
(2) Cash and deposits in trust	9,903,118	9,903,118	-
Total	20,199,667	20,199,667	-
(1) Short-term loans payable	2,500,000	2,500,000	-
(2) Current portion of long-term loans payable	13,200,000	13,198,325	-1,674
(3) Investment corporation bonds	5,000,000	5,036,600	36,600
(4) Long-term loans payable	105,200,000	106,075,204	875,204
Total	125,900,000	126,810,130	910,130
Derivative transactions	-483,092	-483,092	-

\* Figures indicate net amount of derivative assets/liabilities derived from derivative transactions, with minus representing net liabilities.

As of January 31, 2020

(in thousands of yen)

	Carrying amount	Estimated fair value	Difference
(1) Cash and deposits	10,978,807	10,978,807	-
(2) Cash and deposits in trust	10,187,104	10,187,104	-
Total	21,165,911	21,165,911	-
(1) Short-term loans payable	3,300,000	3,300,000	-
(2) Current portion of long-term loans payable	10,100,000	10,112,003	12,003
(3) Investment corporation bonds	7,000,000	7,024,300	24,300
(4) Long-term loans payable	107,250,000	107,913,233	663,233
Total	127,650,000	128,349,537	699,537
Derivative transactions	-450,527	-450,527	-

\* Figures indicate net amount of derivative assets/liabilities derived from derivative transactions, with minus representing net liabilities.

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 market prices.

Derivative transactions

Please refer to “Notes to the Derivative Transactions”.

Note 2: Financial instruments whose fair values are extremely difficult to recognize.

(in thousands of yen)

Classification	As of July 31, 2019	As of January 31, 2020
Investment securities *	2,398	-

\*Fair values of investment securities are not subject to disclosure of fair value as they have no market value and their fair values are extremely difficult to recognize.

Loss on valuation of investment securities of ¥5,942 thousand was recognized in the fiscal period ended July 31, 2019.

Note 3: Redemption schedule for financial assets with maturities

As of July 31, 2019

(in thousands of yen)

	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
Cash and deposits	10,296,548	-	-	-	-	-
Cash and deposits in trust	9,903,118	-	-	-	-	-
Total	20,199,667	-	-	-	-	-

As of January 31, 2020

(in thousands of yen)

	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
Cash and deposits	10,978,807	-	-	-	-	-
Cash and deposits in trust	10,187,104	-	-	-	-	-
Total	21,165,911	-	-	-	-	-

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

As of July 31, 2019

(in thousands of yen)

	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
Short-term loans payable	2,500,000	-	-	-	-	-
Investment corporation bonds	-	-	1,000,000	-	1,000,000	3,000,000
Long-term loans payable	13,200,000	9,450,000	19,650,000	11,550,000	12,800,000	51,750,000
Total	15,700,000	9,450,000	20,650,000	11,550,000	13,800,000	54,750,000

As of January 31, 2020

(in thousands of yen)

	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
Short-term loans payable	3,300,000	-	-	-	-	-
Investment corporation bonds	-	1,000,000	-	1,000,000	-	5,000,000
Long-term loans payable	10,100,000	14,400,000	18,250,000	14,400,000	12,000,000	48,200,000
Total	13,400,000	15,400,000	18,250,000	15,400,000	12,000,000	53,200,000

(Notes to the Derivative Transactions)

(1) Transactions not subject to hedge accounting

As of July 31, 2019 and as of January 31, 2020: Not applicable

(2) Transactions subject to hedge accounting

As of July 31, 2019

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	56,200,000	48,700,000	-483,092	Based on the amount provided by counterparty financial institutions
Special treatment of interest-rate swaps	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	38,300,000	36,800,000	*	-
Total			94,500,000	85,500,000	-483,092	

\*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 debt.

As of January 31, 2020

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	60,950,000	53,450,000	-450,527	Based on the amount provided by counterparty financial institutions
Special treatment of interest-rate swaps	Interest rate swap transaction: Receive/floating and pay/fixed	Long-term loans payable	36,800,000	33,200,000	*	-
Total			97,750,000	86,650,000	-450,527	

\*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 debt.

(Notes to the Related-Party Transactions)

1. Parent Company, major corporate unitholders and other

15th Fiscal Period (February 1, 2019 to July 31, 2019) and 16th Fiscal Period (August 1, 2019 to January 31, 2020): Not applicable

2. Affiliated companies and other

15th Fiscal Period (February 1, 2019 to July 31, 2019) and 16th Fiscal Period (August 1, 2019 to January 31, 2020): Not applicable

3. Fellow subsidiary companies and other

15th Fiscal Period (February 1, 2019 to July 31, 2019) and 16th Fiscal Period (August 1, 2019 to January 31, 2020): Not applicable

4. Directors, major individual unitholders and other

15th Fiscal Period (February 1, 2019 to July 31, 2019) and 16th Fiscal Period (August 1, 2019 to January 31, 2020): Not applicable

## (Notes to the Tax-Effect Accounting)

The significant components of deferred tax assets and liabilities:

	(in thousands of yen)	
	As of July 31, 2019	As of January 31, 2020
Deferred tax assets:		
Valuation difference on other assets acquired by merger	720,920	697,994
Deferred gains or losses on hedges	152,608	141,875
Asset retirement obligations	21,272	21,242
Loss on investment securities	1,872	-
Amortization of leasehold right in trust	181	723
Other	-	20
Subtotal deferred tax assets	896,855	861,856
Valuation allowance	-896,855	-861,856
Total deferred tax assets	-	-
Net deferred tax assets	-	-

The significant differences between the statutory tax rate and the effective tax rate:

	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Statutory tax rate	31.51%	31.51%
Deductible cash distributions	-31.04%	-30.94%
Others	-0.45%	-0.55%
Effective tax rate	0.02%	0.02%

## (Notes to Asset Retirement Obligations)

Asset retirement obligations reported on balance sheets

## 1. Summary of the asset retirement obligations

KDR has recognized the original state restoration obligations assumed under the general fixed-term land leasehold agreement as the asset retirement obligations in connection with Arute Ishiyagawa on June 3, 2019.

## 2. Method of calculating asset retirement obligations

Asset retirement obligations are calculated based on a discount rate of 0.54711% after the useful life has been estimated to be 47 years and one month based on the time period from the date of acquisition to the expiration of the agreement.

## 3. Changes in the amount of applicable asset retirement obligations consisted of the following

	(in thousands of yen)	
	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Balance at the beginning of period	-	67,338
Increase due to acquisition of tangible fixed assets	67,277	-
Accretion adjustment	61	184
Balance at the end of period	67,338	67,522

(Notes to the 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.

(in thousands of yen)

		From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Book value	Balance at the beginning of period	221,356,688	233,496,342
	Changes during the period	12,139,653	811,431
	Balance at the end of period	233,496,342	234,307,773
Fair value at the end of period		273,676,000	279,986,000

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 15th fiscal period, the principal increase was the acquisition of real estate trust beneficiary interests in 6 properties totaling ¥13,400,965 thousand, and the principal decrease was the sales of real estate trust beneficiary interests in 1 property totaling ¥482,312 thousand and depreciation of ¥1,391,231 thousand and during the 16th fiscal period, the principal increase was the acquisition of real estate trust beneficiary interests in 2 properties totaling ¥2,006,136 thousand, and the principal decrease was the sales of real estate trust beneficiary interests in 1 property totaling ¥420,922 thousand and depreciation of ¥1,428,681 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 16th fiscal period of KDX Residence Izumi Chuo, which was sold on February 28, 2020, is based on the sales prices (¥540,000 thousand) under the trust beneficiary interest sales contracts entered into on January 29, 2020.

Income and loss for real estate rental business in the fiscal periods ended July 31, 2019 and January 31, 2020 for real estate for rental purposes is listed in “Notes to the Statements of Income and Retained Earnings”.

(Notes to the Segment Information)

Segment information for the periods from February 1, 2019 to July 31, 2019 and from August 1, 2019 to January 31, 2020 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.

## (Notes to Per Unit Information)

	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Net asset value per unit	¥130,630	¥130,584
Net income per unit	¥4,142	¥3,981

Note 1: The weighted average number of units outstanding of 907,458 and 903,243 were used for the computation of the amount of net income per unit as of January 31, 2020 and July 31, 2019, respectively. Net income per unit after adjusting for residual units is not included because there were no residual investment units.

Note 2: The basis for calculating net income per unit is as follows:

	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Net income (in thousands of yen)	3,741,258	3,613,397
Net income not available to ordinary unitholders (in thousands of yen)	-	-
Net income available to ordinary unitholders (in thousands of yen)	3,741,258	3,613,397
Weighted average number of units during the period (units)	903,243	907,458

## (Notes to Important Subsequent Events)

15th Fiscal Period (February 1, 2019 to July 31, 2019)

Not applicable

16th Fiscal Period (August 1, 2019 to January 31, 2020)

Issuance of New Investment Units

On February 10, 2020 and February 19, 2020, the Board of Directors of the Investment Corporation resolved to issue new investment units as the funds for acquiring specified assets and other use. Payments for the issuance of new investment units through public offering have been completed on February 26, 2020.

As a result of the issuance of new investment units, the Investment Corporation had total unitholders' capital of ¥108,550,294,003 with 951,258 investment units outstanding as of February 26, 2020.

With regard to the secondary offering through over-allotment, the allottee decided not to subscribe for any new investment units. As a result, no units were issued through third party allotment.

## (Issuance of New Investment Units through Public Offering)

Issuance of new investment units	: 43,800 units
Issue price (Offer price)	: ¥208,065 per unit
Aggregate issue price (Total offer price)	: ¥9,113,247,000
Issue amount (Paid-in value)	: ¥201,342 per unit
Total issue amount (Aggregate paid-in value)	: ¥8,818,779,600
Payment date	: February 26, 2020

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.		T-1	T-3	T-4	T-5	T-6	T-7	T-9	T-10	T-11	T-12	T-13	T-15	T-16	T-17	
Property Name		KDX Daikanyama Residence	KDX Odemma Residence	KDX Iwamotocho Residence	KDX Bunkyo Sengoku Residence	KDX Azumabashi Residence	KDX Shimura Sakae Residence	Cosmo Heim Motosumiyoshi (Land with leasehold interest)	KDX Musashi Nakahara Residence	KDX Chiba Chuo Residence	KDX Kawaguchi Saiwai-cho Residence	KDX Residence Shirokane I	KDX Residence Shirokane II	KDX Residence Minami-aoyama	KDX Residence Minami-azabu	
Acquisition Date		May 1, 2012	May 1, 2012	May 1, 2012	May 1, 2012	May 1, 2012	May 1, 2012	April 26, 2012	May 1, 2012	May 1, 2012	May 1, 2012	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	
Price Information	Acquisition price (In millions of yen)	4,700	1,775	822	1,488	650	2,830	1,750	637	1,480	1,150	3,000	2,800	2,230	2,080	
	Percentage of total portfolio	2.0%	0.8%	0.4%	0.6%	0.3%	1.2%	0.7%	0.3%	0.6%	0.5%	1.3%	1.2%	0.9%	0.9%	
	Net book value (In millions of yen)	4,768	1,698	782	1,443	611	2,646	1,798	632	1,299	1,103	3,078	2,848	2,268	2,132	
	Appraisal value at the end of period (In millions of yen)	6,530	2,250	1,060	1,910	943	3,590	1,860	758	1,830	1,500	3,700	3,690	2,580	2,790	
	Percentage of total appraisal value	2.3%	0.8%	0.4%	0.7%	0.3%	1.3%	0.7%	0.3%	0.7%	0.5%	1.3%	1.3%	0.9%	1.0%	
Lease Information	Number of leasable residential units	86	54	36	77	41	85	-	35	106	61	50	85	20	62	
	Leasable floor area (㎡)	5,338.99	2,353.23	1,131.24	2,054.10	1,054.83	6,117.48	3,040.11	2,123.46	3,546.91	2,491.66	3,617.32	2,889.66	1,680.79	2,785.42	
	Leased floor area (㎡)	5,178.88	2,310.78	1,131.24	2,002.81	1,031.09	5,980.05	3,040.11	2,062.98	3,438.51	2,449.77	3,617.32	2,804.24	1,498.42	2,648.80	
	Occupancy ratio (Note1)															
	As of January 31, 2020	97.0%	98.2%	100.0%	97.5%	97.7%	97.8%	100.0%	100.0%	97.2%	96.9%	98.3%	100.0%	97.0%	89.1%	95.1%
	As of July 31, 2019	98.7%	98.4%	98.0%	100.0%	95.5%	98.6%	100.0%	94.3%	98.1%	96.6%	98.7%	95.4%	100.0%	95.9%	
	As of January 31, 2019	100.0%	100.0%	100.0%	100.0%	95.5%	98.8%	100.0%	100.0%	97.7%	95.3%	96.6%	100.0%	100.0%	97.4%	
	As of July 31, 2018	100.0%	96.1%	100.0%	97.6%	90.7%	95.1%	100.0%	94.3%	93.4%	96.6%	97.6%	98.9%	95.8%	96.7%	
	As of January 31, 2018	98.2%	100.0%	98.0%	100.0%	100.0%	100.0%	100.0%	94.3%	95.5%	98.3%	98.8%	98.8%	70.8%	98.0%	
	As of July 31, 2017	98.9%	96.2%	90.9%	100.0%	95.4%	96.6%	100.0%	97.2%	95.1%	95.9%	97.2%	95.8%	95.8%	92.7%	
As of January 31, 2017	100.0%	96.2%	100.0%	100.0%	97.7%	92.9%	100.0%	97.2%	87.9%	95.2%	100.0%	97.8%	100.0%	100.0%		
As of July 31, 2016	96.5%	94.5%	96.4%	93.4%	97.7%	97.5%	100.0%	94.3%	97.2%	97.1%	97.5%	97.8%	97.7%	98.6%		
As of January 31, 2016	99.4%	98.2%	94.4%	100.0%	97.7%	94.2%	100.0%	100.0%	98.8%	97.1%	98.8%	98.1%	94.8%	98.8%		
As of July 31, 2015	96.6%	96.4%	100.0%	97.7%	100.0%	97.5%	100.0%	100.0%	91.9%	98.2%	100.0%	97.8%	97.7%	96.0%		
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	
	①Rental and other operating revenues (In thousands of yen)	161,346	58,273	28,670	51,812	25,951	106,075	43,749	25,282	63,224	47,676	113,340	90,066	61,420	75,079	
	Rental revenues	146,652	53,730	26,335	47,783	24,232	95,230	43,749	24,116	58,715	44,019	95,003	82,338	58,975	68,723	
	Other operating revenues	14,694	4,543	2,334	4,028	1,719	10,844	-	1,166	4,509	3,657	18,337	7,728	2,444	6,356	
	②Property-related expenses (In thousands of yen)	25,757	11,380	7,306	10,379	5,507	17,992	1,354	6,009	12,886	11,241	31,629	18,442	17,405	19,866	
	Property management fees	9,667	4,435	2,681	3,348	2,582	6,948	-	2,187	3,980	2,963	6,986	6,211	3,526	6,043	
	Taxes	9,139	2,870	1,248	2,505	1,235	5,558	1,348	1,617	3,753	2,767	8,162	4,788	3,659	3,909	
	Utilities	3,725	482	305	639	253	1,483	-	408	742	743	13,397	1,625	1,611	504	
	Repairs and maintenance	1,803	1,484	1,431	2,432	808	1,905	-	1,095	2,496	2,806	1,632	2,936	7,620	8,194	
	Insurance	161	58	28	52	30	143	-	45	95	62	117	87	44	70	
	Trust fees and other expenses	1,259	2,048	1,610	1,399	597	1,951	6	656	1,818	1,898	1,332	2,791	943	1,145	
③NOI (=①-②) (In thousands of yen)	135,588	46,892	21,363	41,433	20,443	88,083	42,395	19,273	50,337	36,434	81,711	71,624	44,014	55,213		
④Depreciation (In thousands of yen)	17,391	10,911	5,278	6,527	4,998	21,719	-	3,765	17,296	7,367	8,887	7,342	3,458	7,310		
⑤Rental operating income (=③-④) (In thousands of yen)	118,197	35,980	16,085	34,906	15,445	66,363	42,395	15,508	33,041	29,066	72,823	64,281	40,556	47,902		
⑥Capital expenditures (In thousands of yen)	4,605	1,541	389	-	956	4,141	-	3,958	541	1,108	2,963	1,451	33,654	67,460		
⑦NCF (=⑤-⑥) (In thousands of yen)	130,982	45,350	20,974	41,433	19,487	83,941	42,395	15,314	49,796	35,325	78,748	70,173	10,360	△12,247		
Reference	Expense ratio (=②/①)	16.0%	19.5%	25.5%	20.0%	21.2%	17.0%	3.1%	23.8%	20.4%	23.6%	27.9%	20.5%	28.3%	26.5%	
	Property tax for the year 2019 (In thousands of yen)	18,279	5,741	2,497	5,010	2,470	11,117	2,696	3,234	7,507	5,537	16,324	9,577	7,319	7,818	
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.	T-18	T-19	T-20	T-21	T-22	T-23	T-24	T-25	T-26	T-27	T-28	T-29	T-30	T-31	
Property Name	KDX Residence Shiba Koen	KDX Residence Azabu East	KDX Residence Takanawa	KDX Residence Nishihara	KDX Residence Daikanyama II	KDX Residence Sendagaya	KDX Residence Nihombashi Suitengu	KDX Residence Nihombashi Hakozaki	KDX Residence Higashi-shinjuku	KDX Residence Yotsuya	KDX Residence Nishi-shinjuku	KDX Residence Kagurazaka	KDX Residence Futako Tamagawa	KDX Residence Komazawa Koen	
Acquisition Date	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	
Price Information	Acquisition price (In millions of yen)	1,781	1,560	770	1,450	730	650	3,240	1,147	3,270	2,260	1,000	720	1,250	920
	Percentage of total portfolio	0.8%	0.7%	0.3%	0.6%	0.3%	0.3%	1.4%	0.5%	1.4%	1.0%	0.4%	0.3%	0.5%	0.4%
	Net book value (In millions of yen)	1,756	1,585	760	1,498	759	635	3,203	1,157	3,224	2,291	993	707	1,271	901
	Appraisal value at the end of period (In millions of yen)	2,430	2,120	1,090	1,940	1,030	854	4,060	1,450	4,210	2,970	1,380	968	1,520	1,150
	Percentage of total appraisal value	0.9%	0.8%	0.4%	0.7%	0.4%	0.3%	1.4%	0.5%	1.5%	1.1%	0.5%	0.3%	0.5%	0.4%
Lease Information	Number of leasable residential units	64	76	27	39	17	16	79	60	179	42	54	34	38	32
	Leasable floor area (㎡)	2,507.52	1,849.00	1,034.27	2,310.08	985.10	748.96	5,534.86	1,537.38	4,358.43	3,101.16	1,345.92	890.93	2,339.62	1,020.18
	Leased floor area (㎡)	2,441.35	1,849.00	1,034.27	2,310.08	922.10	748.96	5,534.86	1,516.87	4,358.43	3,033.12	1,345.92	890.93	2,270.58	997.81
	Occupancy ratio (Note1)														
	As of January 31, 2020	97.4%	100.0%	100.0%	100.0%	93.6%	100.0%	100.0%	98.7%	100.0%	97.8%	100.0%	100.0%	97.0%	97.8%
	As of January 31, 2019	95.9%	97.7%	100.0%	100.0%	100.0%	93.8%	100.0%	97.3%	98.4%	98.1%	96.2%	94.4%	100.0%	96.8%
	As of January 31, 2019	96.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	97.9%	96.9%	95.1%	100.0%	94.7%	100.0%
	As of July 31, 2018	98.3%	97.7%	95.6%	97.6%	100.0%	100.0%	100.0%	100.0%	95.0%	100.0%	91.5%	100.0%	100.0%	97.8%
	As of January 31, 2018	97.5%	98.9%	97.4%	100.0%	100.0%	100.0%	100.0%	98.7%	96.8%	100.0%	98.0%	97.2%	100.0%	95.5%
	As of July 31, 2017	98.4%	100.0%	100.0%	91.3%	100.0%	100.0%	100.0%	98.7%	100.0%	98.1%	96.6%	97.2%	97.6%	100.0%
As of January 31, 2017	98.4%	97.7%	100.0%	100.0%	100.0%	100.0%	100.0%	95.5%	100.0%	100.0%	96.4%	97.2%	94.7%	100.0%	
As of July 31, 2016	93.4%	98.9%	92.5%	95.9%	100.0%	100.0%	100.0%	97.3%	97.5%	95.9%	100.0%	100.0%	97.1%	100.0%	
As of January 31, 2016	94.6%	97.9%	100.0%	93.7%	100.0%	100.0%	100.0%	98.4%	97.9%	93.7%	100.0%	100.0%	100.0%	100.0%	
As of July 31, 2015	93.7%	97.7%	97.4%	97.5%	100.0%	87.6%	100.0%	97.1%	98.0%	100.0%	98.5%	97.2%	92.1%	97.8%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	65,444	58,257	29,118	52,342	28,307	23,038	97,822	41,190	112,192	80,481	35,984	25,139	43,234	28,670
	Rental revenues	60,608	53,479	26,055	45,813	23,472	20,375	93,188	37,508	104,272	72,590	33,903	23,208	39,579	26,742
	Other operating revenues	4,835	4,777	3,062	6,529	4,834	2,663	4,634	3,682	7,919	7,890	2,081	1,931	3,655	1,928
	②Property-related expenses (In thousands of yen)	12,543	11,358	5,407	12,645	4,816	4,262	15,676	9,730	18,096	17,395	6,619	4,292	7,165	5,263
	Property management fees	4,811	4,534	2,047	5,221	1,993	2,061	14,665	3,591	6,548	7,359	3,449	1,885	2,995	2,232
	Taxes	3,003	2,603	1,493	3,123	1,956	1,159	5,067	1,740	5,561	5,006	1,758	1,029	2,156	1,253
	Utilities	633	516	358	761	232	326	879	508	1,563	924	327	219	353	423
	Repairs and maintenance	2,621	2,664	873	2,778	188	118	7,135	2,358	2,589	2,870	640	276	1,109	711
	Insurance	61	55	27	65	27	25	136	41	118	130	35	24	56	26
	Trust fees and other expenses	1,413	983	606	694	418	571	991	1,490	1,715	1,103	408	856	493	617
③NOI (=①-②) (In thousands of yen)	52,900	46,898	23,711	39,696	23,490	18,776	82,146	31,459	94,095	63,085	29,365	20,847	36,068	23,406	
④Depreciation (In thousands of yen)	5,816	6,663	2,787	6,616	1,286	2,816	18,024	7,047	11,794	10,127	4,023	3,373	4,760	4,713	
⑤Rental operating income (=③-④) (In thousands of yen)	47,083	40,235	20,923	33,080	22,204	15,959	64,122	24,412	82,300	52,957	25,341	17,473	31,308	18,693	
⑥Capital expenditures (In thousands of yen)	1,121	-	1,625	12,172	1,572	-	67,673	8,218	384	3,707	443	-	119	979	
⑦NCF (=⑤-⑥) (In thousands of yen)	51,778	46,898	22,086	27,524	21,918	18,776	14,473	23,241	93,710	59,377	28,921	20,847	35,949	22,427	
Reference	Expense ratio (=②/①)	19.2%	19.5%	18.6%	24.2%	17.0%	18.5%	16.0%	23.6%	16.1%	21.6%	18.4%	17.1%	16.6%	18.4%
	Property tax for the year 2019 (In thousands of yen)	6,006	5,207	2,987	6,210	3,913	2,318	10,074	3,480	11,122	10,012	3,517	2,059	4,312	2,506
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※ As of January 31, 2020**

Property No.	T-32	T-33	T-34	T-35	T-36	T-37	T-38	T-39	T-40	T-41	T-42	T-43	T-44	T-45	
Property Name	KDX Residence Mishuku	KDX Residence Yoga	KDX Residence Shimouma	Raffine Minami-magome	KDX Residence Yukigaya Otsuka	KDX Residence Denen Chofu	KDX Residence Tamagawa	KDX Residence Monzennakacho	KDX Residence Okachimachi	KDX Residence Moto-asakusa	KDX Residence Itabashi Honcho	KDX Residence Azusawa	KDX Residence Tobu Nerima	KDX Residence Yokohama Kannai	
Acquisition Date	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	
Price Information	Acquisition price (In millions of yen)	760	700	600	1,250	1,050	1,000	776	773	850	800	620	550	420	800
	Percentage of total portfolio	0.3%	0.3%	0.3%	0.5%	0.4%	0.4%	0.3%	0.3%	0.4%	0.3%	0.3%	0.2%	0.2%	0.3%
	Net book value (In millions of yen)	749	693	597	1,239	1,019	1,065	733	762	867	811	595	549	392	771
	Appraisal value at the end of period (In millions of yen)	985	915	785	1,460	1,370	1,280	977	1,040	1,090	1,040	790	666	538	1,010
	Percentage of total appraisal value	0.4%	0.3%	0.3%	0.5%	0.5%	0.5%	0.3%	0.4%	0.4%	0.3%	0.2%	0.2%	0.4%	
Lease Information	Number of leasable residential units	39	38	29	56	72	36	52	49	51	44	46	39	37	72
	Leasable floor area (㎡)	1,103.82	1,012.80	829.05	2,408.56	1,526.98	2,359.44	1,170.40	1,171.41	1,329.79	1,314.91	1,127.58	989.82	931.82	1,602.16
	Leased floor area (㎡)	1,078.03	987.48	829.05	2,408.56	1,485.18	2,293.90	1,170.40	1,148.63	1,281.34	1,281.33	1,127.58	989.82	875.44	1,580.06
	Occupancy ratio (Note1)														
	As of January 31, 2020	97.7%	97.5%	100.0%	100.0%	97.3%	97.2%	100.0%	98.1%	96.4%	97.4%	100.0%	100.0%	93.9%	98.6%
	As of July 31, 2019	100.0%	100.0%	100.0%	100.0%	95.9%	100.0%	98.3%	100.0%	100.0%	100.0%	100.0%	96.8%	100.0%	97.5%
	As of January 31, 2019	90.5%	97.5%	100.0%	100.0%	98.7%	97.2%	98.2%	100.0%	98.1%	95.9%	100.0%	100.0%	100.0%	98.8%
	As of July 31, 2018	100.0%	100.0%	100.0%	100.0%	97.3%	91.7%	94.5%	97.5%	100.0%	98.4%	100.0%	96.8%	100.0%	94.2%
	As of January 31, 2018	97.7%	90.0%	100.0%	100.0%	98.7%	100.0%	98.1%	95.9%	100.0%	95.9%	96.1%	100.0%	100.0%	97.0%
	As of July 31, 2017	100.0%	100.0%	96.8%	100.0%	100.0%	100.0%	98.1%	100.0%	100.0%	98.5%	98.1%	100.0%	96.6%	93.1%
As of January 31, 2017	94.1%	100.0%	93.7%	100.0%	98.7%	94.4%	98.3%	100.0%	98.0%	92.4%	96.1%	97.9%	94.4%	88.0%	
As of July 31, 2016	96.0%	100.0%	100.0%	100.0%	95.7%	91.7%	96.5%	93.7%	98.2%	97.4%	94.0%	90.2%	94.9%	90.8%	
As of January 31, 2016	95.3%	100.0%	96.7%	100.0%	100.0%	97.2%	100.0%	100.0%	100.0%	98.4%	95.8%	100.0%	97.3%	98.8%	
As of July 31, 2015	97.7%	100.0%	97.0%	100.0%	98.4%	97.2%	96.4%	96.2%	100.0%	92.4%	96.1%	94.1%	100.0%	97.2%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	27,117	24,664	22,110	41,292	39,364	38,904	28,925	28,561	29,820	29,985	23,901	20,409	17,539	34,766
	Rental revenues	25,729	21,669	20,479	41,292	36,638	35,428	26,986	26,595	29,532	29,338	23,011	18,941	17,127	31,343
	Other operating revenues	1,387	2,995	1,631	-	2,726	3,476	1,938	1,966	288	647	889	1,468	412	3,422
	②Property-related expenses (In thousands of yen)	5,227	3,922	4,762	3,308	9,055	7,539	5,770	5,237	4,934	8,356	6,968	5,496	3,957	9,145
	Property management fees	2,224	1,464	1,854	526	2,999	3,153	2,381	2,395	1,654	1,893	2,117	2,280	1,601	3,991
	Taxes	1,435	1,291	797	2,107	1,933	1,928	1,502	1,290	1,693	1,532	1,236	1,208	1,095	1,658
	Utilities	205	456	217	-	443	497	362	356	288	305	313	184	190	653
	Repairs and maintenance	734	300	1,205	166	1,477	1,491	729	617	777	4,115	2,132	1,283	358	1,814
	Insurance	29	25	19	47	41	48	36	29	31	37	27	27	24	47
	Trust fees and other expenses	598	385	667	460	2,160	421	758	547	488	471	1,141	511	688	980
③NOI (=①-②) (In thousands of yen)	21,889	20,741	17,348	37,983	30,309	31,365	23,154	23,324	24,885	21,628	16,933	14,913	13,581	25,620	
④Depreciation (In thousands of yen)	3,135	2,657	2,286	3,412	5,482	4,497	5,916	4,120	4,636	4,238	3,395	3,782	3,782	6,077	
⑤Rental operating income (=③-④) (In thousands of yen)	18,754	18,083	15,062	34,571	24,827	26,867	17,238	19,203	20,784	16,992	12,694	11,517	9,798	19,542	
⑥Capital expenditures (In thousands of yen)	405	668	1,187	1,943	439	8,070	133	438	825	27,587	-	873	-	840	
⑦NCF (=⑤-⑥) (In thousands of yen)	21,484	20,073	16,161	36,040	29,870	23,294	23,020	22,886	24,060	△5,959	16,933	14,039	13,581	24,780	
Reference	Expense ratio (=②/①)	19.3%	15.9%	21.5%	8.0%	23.0%	19.4%	20.0%	18.3%	16.5%	27.9%	29.2%	26.9%	22.6%	26.3%
	Property tax for the year 2019 (In thousands of yen)	2,871	2,582	1,595	4,214	3,867	3,856	3,005	2,580	3,386	3,054	2,472	2,417	2,190	3,316
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※ As of January 31, 2020**

Property No.	T-46	T-47	T-48	T-49	T-50	T-51	T-52	T-53	T-54	T-55	T-56	T-57	T-58	T-59	
Property Name	KDX Residence Miyamaedaira	KDX Residence Machida	KDX Residence Kinshicho	KDX Residence Nihombashi Hamacho	KDX Residence Nihombashi Ningyocho	KDX Residence Jiyugaoka	KDX Residence Togoshi	KDX Residence Shinagawa Seaside	KDX Residence Ojima	KDX Residence Oyama	KDX Residence Hanzomon	B-Site Akihabara	KDX Residence Kagurazaka Dori	KDX Residence Sendagi	
Acquisition Date	August 7, 2013	August 7, 2013	March 28, 2014	August 7, 2014	August 7, 2014	August 7, 2014	August 7, 2014	August 7, 2014	August 7, 2014	August 7, 2014	February 5, 2015	February 5, 2015	February 5, 2015	February 5, 2015	
Price Information	Acquisition price (In millions of yen)	999	1,800	1,350	996	530	1,268	3,745	2,593	1,857	2,679	4,832	850	1,360	2,200
	Percentage of total portfolio	0.4%	0.8%	0.6%	0.4%	0.2%	0.5%	1.6%	1.1%	0.8%	1.1%	2.1%	0.4%	0.6%	0.9%
	Net book value (In millions of yen)	1,002	1,697	1,334	1,040	558	1,319	3,731	2,564	1,823	2,622	4,947	860	1,376	2,346
	Appraisal value at the end of period (In millions of yen)	1,170	2,120	1,690	1,350	680	1,620	4,810	3,340	2,390	3,350	5,800	1,060	2,010	2,550
	Percentage of total appraisal value	0.4%	0.8%	0.6%	0.5%	0.2%	0.6%	1.7%	1.2%	0.9%	1.2%	2.1%	0.4%	0.7%	0.9%
Lease Information	Number of leasable residential units	40	52	33	28	27	48	144	127	117	145	85	52	70	40
	Leasable floor area (㎡)	2,448.27	3,832.53	2,024.81	1,756.27	877.14	1,637.00	4,591.76	3,314.75	2,372.67	4,009.07	4,854.23	1,254.50	1,809.84	3,159.89
	Leased floor area (㎡)	2,393.94	3,832.53	1,959.06	1,756.27	877.14	1,528.32	4,591.76	3,286.56	2,352.30	3,911.75	4,777.96	1,254.50	1,784.37	3,035.48
	Occupancy ratio (Note1)														
	As of January 31, 2020	97.8%	100.0%	96.8%	100.0%	100.0%	93.4%	100.0%	99.1%	99.1%	97.6%	98.4%	100.0%	98.6%	96.1%
	As of July 31, 2019	95.5%	100.0%	93.7%	100.0%	100.0%	100.0%	98.0%	98.3%	97.4%	97.0%	98.3%	100.0%	98.6%	95.1%
	As of January 31, 2019	100.0%	100.0%	100.0%	100.0%	100.0%	93.6%	99.3%	97.1%	95.7%	92.0%	98.8%	100.0%	100.0%	97.8%
	As of July 31, 2018	94.7%	100.0%	96.9%	100.0%	100.0%	92.8%	100.0%	99.1%	95.7%	98.1%	97.3%	100.0%	95.8%	100.0%
	As of January 31, 2018	97.5%	100.0%	100.0%	100.0%	100.0%	97.7%	96.7%	97.1%	100.0%	95.3%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2017	100.0%	95.8%	100.0%	100.0%	96.8%	97.9%	98.9%	98.6%	96.6%	94.4%	97.2%	100.0%	100.0%	100.0%
As of January 31, 2017	89.8%	100.0%	96.9%	100.0%	96.8%	98.6%	95.5%	100.0%	97.4%	93.2%	97.0%	100.0%	100.0%	95.0%	
As of July 31, 2016	95.1%	87.0%	100.0%	100.0%	95.4%	95.1%	95.9%	97.5%	99.1%	95.3%	97.7%	100.0%	100.0%	99.0%	
As of January 31, 2016	95.3%	95.8%	96.8%	100.0%	100.0%	91.6%	98.4%	99.1%	99.1%	93.5%	98.8%	100.0%	100.0%	100.0%	
As of July 31, 2015	95.3%	100.0%	96.9%	100.0%	100.0%	87.9%	98.2%	93.4%	98.3%	91.3%	94.6%	100.0%	100.0%	100.0%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	35,916	64,728	44,937	31,979	19,416	37,892	122,618	89,191	64,485	92,357	132,705	23,882	52,625	65,225
	Rental revenues	33,408	58,780	38,571	31,081	19,131	36,082	114,470	81,845	59,602	85,133	122,745	23,882	49,975	59,603
	Other operating revenues	2,507	5,948	6,365	898	284	1,810	8,148	7,345	4,882	7,224	9,960	-	2,650	5,621
	②Property-related expenses (In thousands of yen)	8,122	10,018	7,286	8,144	3,701	8,775	19,964	17,756	14,033	16,780	18,800	3,400	9,729	11,915
	Property management fees	2,838	3,632	2,602	1,655	1,396	2,572	7,019	5,524	4,729	4,744	6,533	-	2,853	3,476
	Taxes	2,083	3,548	2,271	1,588	1,003	1,867	5,593	4,713	2,721	4,800	7,025	1,662	2,418	3,035
	Utilities	472	825	557	332	258	356	643	856	484	763	1,096	-	515	2,667
	Repairs and maintenance	1,856	978	515	3,302	436	2,628	2,784	3,360	3,690	4,191	1,911	1,342	1,709	1,640
	Insurance	61	105	70	41	23	39	139	106	72	114	137	35	55	88
	Trust fees and other expenses	810	928	1,269	1,224	582	1,309	3,783	3,194	2,334	2,167	2,094	360	2,177	1,006
③NOI (=①-②) (In thousands of yen)	27,793	54,710	37,650	23,834	15,715	29,116	102,654	71,434	50,452	75,577	113,905	20,481	42,896	53,309	
④Depreciation (In thousands of yen)	4,961	15,090	7,016	4,291	2,246	4,277	17,370	12,840	11,157	16,653	14,876	2,542	3,716	8,855	
⑤Rental operating income (=③-④) (In thousands of yen)	22,831	39,619	30,634	19,543	13,469	24,839	85,283	58,593	39,294	58,923	99,028	17,938	39,179	44,453	
⑥Capital expenditures (In thousands of yen)	5,685	3,021	1,933	43,238	239	3,591	4,061	1,955	1,035	727	11,504	834	-	491	
⑦NCF (=⑤-⑥) (In thousands of yen)	22,107	51,688	35,717	△19,403	15,475	25,525	98,593	69,479	49,416	74,849	102,401	19,647	42,896	52,817	
Reference	Expense ratio (=②/①)	22.6%	15.5%	16.2%	25.5%	19.1%	23.2%	16.3%	19.9%	21.8%	18.2%	14.2%	14.2%	18.5%	18.3%
	Property tax for the year 2019 (In thousands of yen)	4,167	7,102	4,543	3,160	2,007	3,854	11,187	9,426	5,443	9,601	14,051	3,309	4,836	6,071
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※ As of January 31, 2020**

Property No.	T-60	T-61	T-62	T-63	T-64	T-65	T-66	T-67	T-68	T-69	T-70	T-71	T-72	T-73	
Property Name	KDX Residence Seijo	KDX Residence Akihabara	KDX Residence Iriya	KDX Residence Tachikawa	KDX Residence Tsurumi	KDX Residence Morishita Chitose	KDX Residence Akasaka	KDX Residence Kanda	KDX Residence Ebisu	KDX Residence Nishi-magome	KDX Residence Nishi-azabu	KDX Residence Azabu Sendaizakaka	KDX Residence Waseda Tsurumaki	KDX Residence Bunkyo Yushima	
Acquisition Date	February 5, 2015	February 5, 2015	February 5, 2015	February 5, 2015	February 5, 2015	June 1, 2015	September 30, 2015	September 30, 2015	October 30, 2015	August 30, 2016	August 1, 2016	August 1, 2016	August 1, 2016	August 1, 2016	
Price Information	Acquisition price (In millions of yen)	1,400	1,250	1,062	3,026	1,050	1,100	1,150	700	2,845	1,130	1,224	792	561	695
	Percentage of total portfolio	0.6%	0.5%	0.5%	1.3%	0.4%	0.5%	0.5%	0.3%	1.2%	0.5%	0.5%	0.3%	0.2%	0.3%
	Net book value (In millions of yen)	1,418	1,243	1,056	2,976	1,155	1,102	1,186	718	2,928	1,165	1,239	804	563	699
	Appraisal value at the end of period (In millions of yen)	1,700	1,610	1,440	3,710	1,530	1,350	1,830	1,140	4,450	1,300	1,750	1,150	862	986
	Percentage of total appraisal value	0.6%	0.6%	0.5%	1.3%	0.5%	0.5%	0.7%	0.4%	1.6%	0.5%	0.6%	0.4%	0.3%	0.4%
Lease Information	Number of leasable residential units	38	32	57	174	59	65	28	30	65	47	33	30	39	38
	Leasable floor area (㎡)	2,198.56	1,929.61	1,899.29	4,314.87	3,499.84	1,614.28	1,180.71	1,031.09	2,659.66	1,297.27	1,357.88	878.50	808.54	939.89
	Leased floor area (㎡)	2,198.56	1,929.61	1,899.29	3,991.88	3,499.84	1,562.21	1,180.71	978.91	2,545.09	1,246.76	1,315.97	878.50	808.54	939.89
	Occupancy ratio (Note1)														
	As of January 31, 2020	100.0%	100.0%	100.0%	92.5%	100.0%	96.8%	100.0%	94.9%	95.7%	96.1%	96.9%	100.0%	100.0%	100.0%
	As of July 31, 2019	95.5%	91.0%	100.0%	99.4%	98.4%	98.1%	100.0%	100.0%	97.3%	98.1%	94.3%	100.0%	97.6%	100.0%
	As of January 31, 2019	100.0%	95.2%	100.0%	94.3%	98.4%	96.2%	96.4%	96.9%	99.0%	89.1%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2018	93.2%	90.9%	100.0%	95.4%	98.4%	98.7%	100.0%	100.0%	100.0%	100.0%	96.9%	96.2%	97.6%	97.8%
	As of January 31, 2018	97.5%	97.0%	98.6%	92.6%	100.0%	97.4%	96.6%	100.0%	100.0%	96.1%	97.3%	100.0%	100.0%	100.0%
	As of July 31, 2017	97.5%	100.0%	100.0%	98.8%	100.0%	96.8%	96.4%	100.0%	92.1%	91.1%	96.9%	94.0%	92.4%	97.8%
As of January 31, 2017	93.8%	100.0%	95.7%	94.9%	98.5%	98.7%	100.0%	100.0%	97.1%	36.2%	100.0%	100.0%	100.0%	100.0%	
As of July 31, 2016	100.0%	85.8%	97.1%	92.1%	96.8%	98.7%	93.1%	100.0%	97.3%	-	-	-	-	-	
As of January 31, 2016	88.5%	87.9%	100.0%	95.9%	98.5%	96.8%	100.0%	97.4%	58.3%	-	-	-	-	-	
As of July 31, 2015	89.8%	97.0%	98.6%	96.1%	98.4%	96.2%	-	-	-	-	-	-	-	-	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	42,839	41,436	39,011	98,020	56,157	39,772	40,004	28,722	96,561	32,449	39,618	28,326	22,654	25,685
	Rental revenues	37,103	38,779	37,763	86,419	47,917	37,309	38,418	27,872	90,564	31,517	37,287	26,012	21,064	24,417
	Other operating revenues	5,735	2,657	1,247	11,601	8,240	2,462	1,586	849	5,997	931	2,331	2,314	1,590	1,267
	②Property-related expenses (In thousands of yen)	9,554	7,618	7,173	17,467	10,924	7,995	5,245	4,256	10,396	4,932	9,372	6,891	5,668	5,358
	Property management fees	2,986	2,877	2,735	6,859	3,433	2,615	2,085	1,505	4,001	2,185	2,391	2,850	2,267	1,681
	Taxes	2,793	2,114	1,964	4,128	2,547	1,940	1,473	3,175	3,175	1,642	2,581	1,634	997	1,189
	Utilities	395	385	366	851	617	400	254	397	977	155	566	374	237	335
	Repairs and maintenance	1,509	861	1,164	3,932	2,839	1,761	393	123	817	384	2,105	772	834	1,297
	Insurance	59	49	49	127	79	43	36	32	85	35	40	26	24	27
	Trust fees and other expenses	1,810	1,330	892	1,568	1,406	1,233	1,002	626	1,338	529	1,686	1,233	1,307	826
③NOI (=①-②) (In thousands of yen)	33,284	33,818	31,837	80,553	45,232	31,776	34,759	24,465	86,165	27,516	30,246	21,434	16,985	20,326	
④Depreciation (In thousands of yen)	4,698	6,635	6,212	21,275	7,493	5,740	4,195	3,682	11,269	4,885	4,213	2,839	2,976	3,163	
⑤Rental operating income (=③-④) (In thousands of yen)	28,585	27,182	25,625	59,278	37,739	26,035	30,563	20,782	74,896	22,631	26,032	18,595	14,008	17,163	
⑥Capital expenditures (In thousands of yen)	1,761	1,030	257	3,083	13,150	2,222	-	-	-	-	2,521	700	249	217	
⑦NCF (=⑤-⑥) (In thousands of yen)	31,523	32,787	31,579	77,469	32,081	29,554	34,759	24,465	86,165	27,516	27,725	20,734	16,735	20,109	
Reference	Expense ratio (=②/①)	22.3%	18.4%	18.4%	17.8%	19.5%	20.1%	13.1%	14.8%	10.8%	15.2%	23.7%	24.3%	25.0%	20.9%
	Property tax for the year 2019 (In thousands of yen)	5,587	4,228	3,929	8,256	5,096	3,881	2,947	3,142	6,351	3,284	5,162	3,268	1,994	2,379
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.	T-74	T-75	T-76	T-77	T-78	T-79	T-80	T-81	T-82	T-83	T-84	T-86	R-2	R-3	
Property Name	KDX Residence Kamishakujji	KDX Residence Shin-otsuka	KDX Residence Sakurajosui	KDX Residence Ryogoku	KDX Residence Toyosu	KDX Residence Asagaya	KDX Residence Hiyoshi	KDX Residence Kamikitazawa	KDX Residence Kaminoge	KDX Residence Higashi-Asakusa	KDX Residence Nishi-Funabashi	KDX Residence Asagaya II	KDX Jozenji Dori Residence	KDX Izumi Residence	
Acquisition Date	August 1, 2016	November 1, 2016	November 1, 2016	November 1, 2016	August 22, 2017	August 2, 2018	August 2, 2018	February 1, 2019	February 1, 2019	February 21, 2019	September 17, 2019	October 29, 2019	May 1, 2012	May 1, 2012	
Price Information	Acquisition price (In millions of yen)	648	764	894	842	7,500	1,930	2,635	1,360	1,111	687	975	939	1,015	1,120
	Percentage of total portfolio	0.3%	0.3%	0.4%	0.4%	3.2%	0.8%	1.1%	0.6%	0.5%	0.3%	0.4%	0.4%	0.4%	0.5%
	Net book value (In millions of yen)	654	772	902	850	7,706	1,965	2,697	1,398	1,138	707	1,023	977	926	1,041
	Appraisal value at the end of period (In millions of yen)	837	1,020	1,190	1,190	7,730	2,230	2,740	1,420	1,260	748	1,060	982	1,340	1,410
	Percentage of total appraisal value	0.3%	0.4%	0.4%	0.4%	2.8%	0.8%	1.0%	0.5%	0.4%	0.3%	0.4%	0.4%	0.5%	0.5%
Lease Information	Number of leasable residential units	47	40	43	36	242	44	92	39	34	36	57	32	92	40
	Leasable floor area (㎡)	1,032.18	872.00	1,227.16	1,190.53	6,811.38	1,996.08	6,131.93	1,971.07	1,224.87	1,013.40	1,277.78	957.67	3,330.15	2,798.20
	Leased floor area (㎡)	1,032.18	872.00	1,227.16	1,190.53	6,811.38	1,950.81	5,924.71	1,920.54	1,224.87	988.57	1,277.78	866.98	3,270.99	2,798.20
	Occupancy ratio (Note1)														
	As of January 31, 2020	100.0%	100.0%	100.0%	100.0%	100.0%	97.7%	96.6%	97.4%	100.0%	97.5%	100.0%	90.5%	98.2%	100.0%
	As of July 31, 2019	97.7%	100.0%	95.9%	100.0%	100.0%	97.8%	97.2%	92.3%	100.0%	96.2%	-	-	87.2%	100.0%
	As of January 31, 2019	97.8%	100.0%	93.0%	100.0%	100.0%	100.0%	93.6%	-	-	-	-	-	97.0%	90.0%
	As of July 31, 2018	97.9%	100.0%	100.0%	100.0%	100.0%	-	-	-	-	-	-	-	97.0%	92.1%
	As of January 31, 2018	93.8%	100.0%	85.5%	93.4%	100.0%	-	-	-	-	-	-	-	93.0%	94.8%
	As of July 31, 2017	95.7%	100.0%	100.0%	97.9%	-	-	-	-	-	-	-	-	95.0%	97.4%
As of January 31, 2017	97.8%	100.0%	100.0%	87.2%	-	-	-	-	-	-	-	-	93.4%	97.6%	
As of July 31, 2016	-	-	-	-	-	-	-	-	-	-	-	-	95.7%	97.4%	
As of January 31, 2016	-	-	-	-	-	-	-	-	-	-	-	-	98.0%	89.8%	
As of July 31, 2015	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	85.0%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	137days	95days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	23,996	22,608	29,634	29,582	180,605	48,435	77,428	36,191	26,190	19,936	20,640	11,426	49,453	44,140
	Rental revenues	21,983	22,248	28,937	28,282	177,418	44,012	69,915	33,168	26,130	19,174	20,109	10,471	45,214	37,884
	Other operating revenues	2,012	360	697	1,300	3,187	4,422	7,513	3,023	60	762	530	955	4,239	6,256
	②Property-related expenses (In thousands of yen)	5,383	1,767	4,648	4,543	16,375	10,205	17,744	8,270	2,173	3,238	3,107	2,667	10,897	6,649
	Property management fees	1,785	240	2,346	2,146	3,395	3,832	4,292	2,576	1,484	1,710	1,493	860	3,283	3,058
	Taxes	1,632	1,243	1,487	1,240	10,204	1,980	4,561	-	-	-	8	8	3,250	2,407
	Utilities	346	-	299	265	1,156	482	821	383	156	365	266	54	608	261
	Repairs and maintenance	614	-	8	327	392	2,520	5,997	3,450	109	622	410	835	722	281
	Insurance	29	23	34	33	204	56	141	49	30	26	24	11	77	65
Trust fees and other expenses	974	260	472	530	1,023	1,332	1,930	1,810	392	514	904	897	2,955	575	
③NOI (=①-②) (In thousands of yen)	18,612	20,840	24,986	25,039	164,230	38,229	59,684	27,920	24,016	16,697	17,533	8,759	38,555	37,491	
④Depreciation (In thousands of yen)	3,853	3,433	4,116	4,392	28,285	4,193	10,439	2,643	2,719	2,448	3,910	1,549	10,442	9,246	
⑤Rental operating income (=③-④) (In thousands of yen)	14,759	17,407	20,870	20,647	135,944	34,036	49,245	25,277	21,296	14,249	13,622	7,209	28,113	28,244	
⑥Capital expenditures (In thousands of yen)	810	-	-	-	141	4,781	8,033	6,175	-	108	391	786	-	177	
⑦NCF (=⑤-⑥) (In thousands of yen)	17,802	20,840	24,986	25,039	164,088	33,447	51,650	21,745	24,016	16,589	17,141	7,972	38,555	37,313	
Reference	Expense ratio (=②/①)	22.4%	7.8%	15.7%	15.4%	9.1%	21.1%	22.9%	22.9%	8.3%	16.2%	15.1%	23.3%	22.0%	15.1%
	Property tax for the year 2019 (In thousands of yen)	3,264	2,486	2,974	2,481	20,409	3,961	9,123	3,860	3,047	2,294	3,156	1,977	6,482	4,815
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.		R-4	R-5	R-7	R-8	R-9	R-10	R-11	R-13	R-15	R-16	R-17	R-18	R-19	R-20
Property Name		KDX Chihaya Residence	KDX Sakaisuji Hommachi Residence	KDX Takarazuka Residence	KDX Shimizu Residence	KDX Residence Odori Koen	KDX Residence Kikusui Yojo	KDX Residence Toyohira Koen	KDX Residence Ichiban-cho	KDX Residence Izumi Chuo	KDX Residence Higashi-sakura I	KDX Residence Higashi-sakura II	KDX Residence Jinguame	KDX Residence Nishi-oji	KDX Residence Saini
Acquisition Date		May 1, 2012	May 1, 2012	May 1, 2012	May 1, 2012	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013
Price Information	Acquisition price (In millions of yen)	1,080	2,910	1,510	1,680	765	830	445	530	480	2,350	900	840	813	440
	Percentage of total portfolio	0.5%	1.2%	0.6%	0.7%	0.3%	0.4%	0.2%	0.2%	0.2%	1.0%	0.4%	0.4%	0.3%	0.2%
	Net book value (In millions of yen)	987	2,694	1,338	1,545	771	780	462	498	451	2,232	858	790	774	415
	Appraisal value at the end of period (In millions of yen)	1,430	3,550	1,970	2,030	996	1,050	559	721	613	2,590	1,050	1,040	938	513
	Percentage of total appraisal value	0.5%	1.3%	0.7%	0.7%	0.4%	0.4%	0.2%	0.3%	0.2%	0.9%	0.4%	0.4%	0.3%	0.2%
Lease Information	Number of leasable residential units	92	160	80	148	78	84	65	45	40	187	66	95	76	49
	Leasable floor area (㎡)	2,936.40	6,385.70	4,631.16	6,255.16	2,762.76	3,413.06	2,253.81	1,818.09	2,159.25	6,221.83	2,655.31	2,724.19	2,353.55	1,094.81
	Leased floor area (㎡)	2,728.50	6,216.75	4,366.49	6,172.17	2,585.66	3,276.98	2,045.32	1,782.41	2,023.35	5,989.08	2,575.91	2,561.86	2,353.55	1,094.81
	Occupancy ratio (Note1)														
	As of January 31, 2020	92.9%	97.4%	94.3%	98.7%	93.6%	96.0%	90.7%	98.0%	93.7%	96.3%	97.0%	94.0%	100.0%	100.0%
	As of July 31, 2019	93.7%	96.0%	94.3%	93.4%	93.5%	97.9%	93.8%	88.1%	94.8%	96.3%	94.0%	96.0%	97.8%	95.7%
	As of January 31, 2019	96.2%	94.4%	100.0%	96.2%	89.7%	89.8%	94.0%	85.2%	97.2%	87.7%	92.5%	92.3%	99.1%	96.0%
	As of July 31, 2018	95.1%	98.5%	96.4%	96.7%	100.0%	90.3%	95.2%	92.4%	95.8%	90.4%	89.5%	96.9%	100.0%	96.1%
	As of January 31, 2018	96.2%	97.0%	100.0%	95.9%	97.4%	94.4%	89.1%	97.3%	94.0%	93.0%	95.5%	91.4%	97.0%	98.0%
	As of July 31, 2017	91.8%	95.0%	99.3%	91.5%	96.1%	92.8%	95.4%	95.4%	89.0%	94.6%	95.5%	96.0%	95.9%	100.0%
As of January 31, 2017	99.2%	94.4%	97.1%	96.6%	98.7%	100.0%	96.9%	91.6%	97.9%	90.4%	95.5%	92.0%	96.8%	94.1%	
As of July 31, 2016	94.8%	88.6%	91.4%	97.6%	96.1%	100.0%	98.4%	97.3%	92.7%	93.1%	91.0%	97.8%	97.8%	96.2%	
As of January 31, 2016	97.3%	91.4%	97.1%	98.0%	96.1%	97.9%	93.9%	97.3%	94.8%	92.0%	92.5%	97.8%	95.9%	95.7%	
As of July 31, 2015	98.9%	97.5%	94.3%	94.2%	100.0%	94.3%	97.0%	95.3%	92.5%	92.5%	95.5%	98.2%	98.0%	91.8%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	48,079	117,946	56,384	74,215	33,648	39,632	22,759	25,776	22,339	95,879	38,482	40,246	32,843	18,332
	Rental revenues	42,528	98,758	52,299	66,282	31,114	35,224	20,599	24,531	20,269	88,091	35,526	37,122	30,886	16,209
	Other operating revenues	5,551	19,188	4,085	7,933	2,534	4,408	2,159	1,244	2,070	7,788	2,955	3,123	1,956	2,123
	②Property-related expenses (In thousands of yen)	13,364	26,216	12,566	16,910	9,279	9,293	7,006	6,845	5,824	30,004	9,284	10,971	8,489	6,978
	Property management fees	4,302	5,765	2,737	4,094	2,658	2,714	1,893	2,119	1,652	9,282	3,035	3,626	2,072	1,361
	Taxes	2,995	7,722	3,864	5,404	2,653	3,290	2,169	1,862	1,780	5,949	2,651	2,558	2,169	970
	Utilities	651	1,441	642	694	549	875	705	326	300	995	525	468	919	739
	Repairs and maintenance	2,961	4,533	3,232	4,690	1,296	724	686	590	854	5,919	701	3,172	1,823	2,110
	Insurance	74	185	98	144	68	61	52	41	44	144	64	62	56	28
	Trust fees and other expenses	2,377	6,568	1,992	1,881	2,053	1,626	1,500	1,905	1,192	7,713	2,306	1,083	1,448	1,766
	③NOI (=①-②) (In thousands of yen)	34,715	91,730	43,818	57,305	24,369	30,339	15,752	18,930	16,515	65,875	29,197	29,274	24,353	11,354
	④Depreciation (In thousands of yen)	10,061	24,028	16,597	14,251	8,509	7,561	4,859	5,106	4,510	17,870	7,037	7,370	6,375	3,861
⑤Rental operating income (=③-④) (In thousands of yen)	24,653	67,702	27,221	43,053	15,859	22,778	10,892	13,824	12,004	48,004	22,160	21,903	17,978	7,492	
⑥Capital expenditures (In thousands of yen)	588	12,019	1,464	-	461	998	-	114	233	1,495	1,501	695	-	-	
⑦NCF (=⑤-⑥) (In thousands of yen)	34,126	79,711	42,353	57,305	23,907	29,341	15,752	18,816	16,281	64,379	27,695	28,579	24,353	11,354	
Reference	Expense ratio (=②/①)	27.8%	22.2%	22.3%	22.8%	27.6%	23.4%	30.8%	26.6%	26.1%	31.3%	24.1%	27.3%	25.8%	38.1%
	Property tax for the year 2019 (In thousands of yen)	5,991	15,447	7,734	10,812	5,307	6,580	4,339	3,708	3,543	11,898	5,302	5,117	4,340	1,941
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※ As of January 31, 2020**

Property No.	R-21	R-22	R-24	R-25	R-26	R-27	R-28	R-29	R-30	R-32	R-33	R-35	R-36	R-37	
Property Name	KDX Residence Namba	KDX Residence Namba-minami	KDX Residence Ibaraki I-II	KDX Residence Toyonaka-minami	KDX Residence Moriguchi	KDX Residence Samomiya	Ashiya Royal Homes	KDX Residence Funairi Saiwai-cho	KDX Residence Tenjin-higashi II	KDX Residence Nishi Koen	KDX Residence Hirao Josui-machi	Leopalace Flat Shin-sakae	KDX Residence Konan Yamate	KDX Residence Honmachiabashi	
Acquisition Date	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	August 7, 2013	November 28, 2014	November 14, 2014	December 18, 2014	
Price Information	Acquisition price (In millions of yen)	1,410	1,350	1,275	740	551	1,080	1,360	588	680	763	760	3,500	973	3,201
	Percentage of total portfolio	0.6%	0.6%	0.5%	0.3%	0.2%	0.5%	0.6%	0.3%	0.3%	0.3%	0.3%	1.5%	0.4%	1.4%
	Net book value (In millions of yen)	1,353	1,270	1,283	674	512	1,071	1,457	548	641	723	734	3,464	964	3,137
	Appraisal value at the end of period (In millions of yen)	1,700	1,600	1,439	874	680	1,230	1,940	716	895	895	933	4,590	1,160	3,700
	Percentage of total appraisal value	0.6%	0.6%	0.5%	0.3%	0.2%	0.4%	0.7%	0.3%	0.3%	0.3%	1.6%	0.4%	1.3%	
Lease Information	Number of leasable residential units	118	131	61	70	28	86	21	64	63	36	24	274	55	134
	Leasable floor area (㎡)	3,387.30	3,813.31	4,701.87	2,024.50	1,942.78	2,292.72	3,999.01	1,889.53	2,602.53	2,522.16	2,098.68	11,589.95	1,923.22	6,511.88
	Leased floor area (㎡)	3,335.84	3,682.36	4,625.13	1,963.80	1,942.78	2,267.46	3,675.25	1,770.55	2,478.60	2,188.04	1,924.53	11,589.95	1,923.22	6,313.61
	Occupancy ratio (Note1)														
	As of January 31, 2020	98.5%	96.6%	98.4%	97.0%	100.0%	98.9%	91.9%	93.7%	95.2%	86.8%	91.7%	100.0%	100.0%	97.0%
	As of July 31, 2019	97.7%	97.3%	98.4%	95.6%	96.9%	97.8%	87.6%	90.6%	98.4%	91.3%	92.4%	100.0%	100.0%	96.5%
	As of January 31, 2019	96.2%	97.4%	98.4%	100.0%	100.0%	98.9%	86.9%	100.0%	100.0%	94.9%	96.2%	100.0%	98.4%	96.4%
	As of July 31, 2018	95.5%	97.3%	100.0%	95.8%	96.5%	98.3%	100.0%	98.4%	95.2%	94.9%	100.0%	100.0%	97.4%	98.9%
	As of January 31, 2018	97.0%	96.9%	96.7%	95.6%	100.0%	100.0%	100.0%	98.4%	95.2%	91.2%	95.7%	100.0%	95.9%	97.7%
	As of July 31, 2017	100.0%	97.4%	100.0%	95.7%	96.1%	96.7%	95.0%	100.0%	98.4%	91.1%	91.6%	100.0%	95.2%	97.7%
As of January 31, 2017	97.7%	95.6%	93.5%	95.8%	96.1%	96.7%	100.0%	100.0%	100.0%	82.3%	87.7%	100.0%	92.2%	96.3%	
As of July 31, 2016	96.2%	95.7%	95.1%	98.7%	96.2%	92.2%	95.7%	100.0%	93.7%	94.5%	92.4%	100.0%	98.4%	94.4%	
As of January 31, 2016	100.0%	97.8%	98.3%	97.0%	100.0%	92.2%	100.0%	98.5%	98.4%	88.9%	91.9%	100.0%	98.4%	95.9%	
As of July 31, 2015	96.2%	96.5%	95.1%	100.0%	89.6%	97.8%	96.1%	98.4%	92.1%	97.3%	92.5%	100.0%	98.4%	95.8%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	58,528	56,061	55,117	28,562	23,989	39,008	59,493	27,182	30,708	27,669	27,804	121,557	32,461	108,098
	Rental revenues	54,320	54,240	49,533	26,791	21,567	37,142	55,671	23,655	28,478	23,631	25,162	119,525	31,889	100,789
	Other operating revenues	4,207	1,820	5,583	1,771	2,421	1,865	3,821	3,527	2,229	4,038	2,642	2,031	572	7,308
	②Property-related expenses (In thousands of yen)	9,307	10,911	12,266	7,701	5,397	9,907	14,652	5,970	7,198	9,829	7,398	13,756	7,214	24,497
	Property management fees	2,533	2,968	2,583	1,702	1,407	2,450	6,203	1,750	1,705	2,051	1,845	3,646	2,138	4,394
	Taxes	3,189	3,213	4,608	1,783	1,629	2,567	4,812	1,790	1,935	2,269	2,077	9,249	2,006	8,342
	Utilities	1,622	633	1,170	408	968	428	1,343	328	390	559	433	-	221	1,642
	Repairs and maintenance	821	2,169	2,842	1,636	551	2,212	954	934	2,553	3,009	1,906	49	1,000	4,664
	Insurance	74	86	115	47	52	57	110	42	61	56	47	266	49	190
	Trust fees and other expenses	1,065	1,840	946	2,123	786	2,190	1,228	1,122	552	1,882	1,087	543	1,797	5,263
	③NOI (=①-②) (In thousands of yen)	49,220	45,150	42,850	20,861	18,592	29,100	44,840	21,212	23,509	17,840	20,405	107,800	25,247	83,600
	④Depreciation (In thousands of yen)	10,061	11,842	6,707	8,191	5,474	8,153	4,939	5,378	6,263	6,409	4,816	33,323	4,948	22,089
⑤Rental operating income (=③-④) (In thousands of yen)	39,159	33,307	36,143	12,669	13,117	20,947	39,900	15,833	17,246	11,430	15,589	74,477	20,298	61,511	
⑥Capital expenditures (In thousands of yen)	4,064	1,211	1,213	562	111	-	4,334	-	831	1,155	701	539	706	2,216	
⑦NCF (=⑤-⑥) (In thousands of yen)	45,156	43,938	41,637	20,298	18,480	29,100	40,505	21,212	22,678	16,685	19,704	107,261	24,540	81,384	
Reference	Expense ratio (=②/①)	15.9%	19.5%	22.3%	27.0%	22.5%	25.4%	24.6%	22.0%	23.4%	35.5%	26.6%	11.3%	22.2%	22.7%
	Property tax for the year 2019 (In thousands of yen)	6,378	6,426	9,219	3,566	3,260	5,135	9,627	3,581	3,870	4,539	4,155	18,502	4,013	16,685
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※ As of January 31, 2020**

Property No.	R-38	R-39	R-40	R-41	R-42	R-43	R-44	R-45	H-1	H-2	H-3	H-4	H-5	H-6	
Property Name	KDX Residence Minami-kusatsu	KDX Residence Ohori Harbor View Tower	KDX Residence Minami-sanjo	Serenite Kita-kyuhoji	Serenite Nishinomiya Hommachi	KDX Residence Nishijin	Serenite Kobe Motomachi	KDX Residence Shukugawa Hills	Irise Kamata /Yuseien	Nichii Home Nakano Minamidai	Joy Stage Hachioji	Yuimaru Hijirigaoka	Nichii Home Tama Plaza	Ten	
Acquisition Date	February 5, 2015	February 5, 2015	September 30, 2015	October 27, 2015	December 1, 2016	August 1, 2017	August 2, 2018	August 2, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	
Price Information	Acquisition price (In millions of yen)	1,974	4,606	915	1,290	617	1,600	2,390	6,884	1,120	1,780	3,690	1,120	2,940	2,630
	Percentage of total portfolio	0.8%	2.0%	0.4%	0.5%	0.3%	0.7%	1.0%	2.9%	0.5%	0.8%	1.6%	0.5%	1.3%	1.1%
	Net book value (In millions of yen)	1,971	4,508	908	1,268	638	1,742	2,477	7,298	1,082	1,769	3,781	1,085	2,832	2,633
	Appraisal value at the end of period (In millions of yen)	2,430	5,220	1,700	1,620	748	1,720	2,600	7,320	1,120	1,780	3,760	1,120	2,940	2,660
	Percentage of total appraisal value	0.9%	1.9%	0.6%	0.6%	0.3%	0.6%	0.9%	2.6%	0.4%	0.6%	1.3%	0.4%	1.0%	0.9%
Lease Information	Number of leasable residential units	170	212	114	85	51	128	138	239	-	-	-	-	-	-
	Leasable floor area (㎡)	5,735.96	11,855.63	5,269.39	2,277.14	1,351.68	4,472.72	3,787.85	17,575.39	2,086.40	3,339.00	13,812.27	4,385.53	8,208.65	6,473.60
	Leased floor area (㎡)	5,735.96	9,333.11	5,067.65	2,277.14	1,351.68	4,048.70	3,602.59	16,254.23	2,086.40	3,339.00	13,812.27	4,385.53	8,208.65	6,473.60
	Occupancy ratio (Note1)														
	As of January 31, 2020	100.0%	78.7%	96.2%	100.0%	100.0%	90.5%	95.1%	92.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2019	100.0%	76.8%	100.0%	100.0%	100.0%	96.8%	97.2%	93.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of January 31, 2019	99.0%	91.6%	95.2%	94.2%	98.1%	96.6%	98.6%	93.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2018	100.0%	90.5%	92.3%	98.7%	88.7%	89.5%	-	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of January 31, 2018	95.1%	91.6%	95.4%	96.4%	98.1%	88.6%	-	-	-	-	-	-	-	-
	As of July 31, 2017	95.0%	93.0%	98.4%	97.5%	98.1%	-	-	-	-	-	-	-	-	-
As of January 31, 2017	98.4%	90.9%	98.3%	97.4%	100.0%	-	-	-	-	-	-	-	-	-	
As of July 31, 2016	94.7%	93.5%	95.3%	96.9%	-	-	-	-	-	-	-	-	-	-	
As of January 31, 2016	100.0%	88.1%	97.1%	54.2%	-	-	-	-	-	-	-	-	-	-	
As of July 31, 2015	93.9%	93.2%	-	-	-	-	-	-	-	-	-	-	-	-	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)	103,061	177,973	56,171	43,985	23,362	56,820	74,242	203,283	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
	Rental revenues	85,922	122,104	51,083	42,547	21,442	45,976	69,891	175,632						
	Other operating revenues	17,139	55,869	5,087	1,438	1,919	10,843	4,351	27,651						
	②Property-related expenses (In thousands of yen)	24,349	45,223	12,339	9,588	4,982	18,182	13,280	52,642	5,748	4,459	18,209	4,745	7,387	16,464
	Property management fees	5,564	10,484	3,453	2,659	1,365	2,690	2,752	11,402	360	480	600	384	600	840
	Taxes	5,741	13,388	5,233	2,876	1,670	3,629	5,684	17,669	1,594	3,344	8,342	3,816	5,671	6,162
	Utilities	4,110	1,897	663	387	379	2,387	276	2,478	-	-	-	-	-	-
	Repairs and maintenance	4,556	12,027	1,789	762	374	6,783	1,725	16,382	430	105	8,525	-	470	8,841
	Insurance	158	327	139	58	39	104	115	504	43	70	281	85	186	160
	Trust fees and other expenses	4,216	7,096	1,060	2,843	1,152	2,586	2,726	4,204	3,320	460	460	459	459	460
③NOI (=①-②) (In thousands of yen)	78,712	132,750	43,831	34,397	18,380	38,637	60,961	150,641	27,551	44,740	101,266	30,302	80,728	75,335	
④Depreciation (In thousands of yen)	18,449	42,645	11,257	10,156	4,758	7,649	14,601	31,538	11,720	4,386	30,153	9,063	30,606	28,721	
⑤Rental operating income (=③-④) (In thousands of yen)	60,263	90,104	32,574	24,240	13,622	30,987	46,360	119,102	15,830	40,354	71,113	21,238	50,122	46,614	
⑥Capital expenditures (In thousands of yen)	1,786	3,285	-	-	-	3,422	-	66,455	1,152	701	27,701	-	5,316	85,702	
⑦NCF (=⑤-⑥) (In thousands of yen)	76,925	129,464	43,831	34,397	18,380	35,214	60,961	84,186	26,398	44,039	73,565	30,302	75,412	△10,366	
Reference	Expense ratio (=②/①)	23.6%	25.4%	22.0%	21.8%	21.3%	32.0%	17.9%	25.9%	17.3%	9.1%	15.2%	13.5%	8.4%	17.9%
	Property tax for the year 2019 (In thousands of yen)	11,483	26,778	10,467	5,753	3,340	7,259	11,370	35,339	3,188	6,688	16,687	7,634	11,343	12,330
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.	H-7	H-8	H-9	H-10	H-11	H-12	H-13	H-14	H-15	H-16	H-17	H-18	H-19	H-20	
Property Name	Irise Nishioka	Izarie Niwa Building	Sawayaka Sakura Nibankan	Activa Biwa	Sompo Care LAVIERE Kobe Tarumi	Granda Mondo Yakujin	Excellent Nishinomiya	Gran Hills Ogawarako	Excellent Kitano	Anesis Teradacho	Rococo-riha	Orange Suma	Canadian Hill	Anesis Hyogo	
Acquisition Date	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	March 1, 2018	July 6, 2018	August 2, 2018	August 2, 2018	August 2, 2018	August 2, 2018	August 2, 2018	
Price Information	Acquisition price (In millions of yen)	858	1,660	989	6,560	2,110	1,190	971	1,380	737	3,490	2,100	2,810	1,830	1,420
	Percentage of total portfolio	0.4%	0.7%	0.4%	2.8%	0.9%	0.5%	0.4%	0.6%	0.3%	1.5%	0.9%	1.2%	0.8%	0.6%
	Net book value (In millions of yen)	825	1,590	945	6,386	2,066	1,152	935	1,311	759	3,528	2,080	2,803	1,838	1,410
	Appraisal value at the end of period (In millions of yen)	857	1,740	993	6,580	2,110	1,190	975	1,380	780	3,640	2,170	2,830	1,870	1,440
	Percentage of total appraisal value	0.3%	0.6%	0.4%	2.3%	0.8%	0.4%	0.3%	0.5%	0.3%	1.3%	0.8%	1.0%	0.7%	0.5%
Lease Information	Number of leasable residential units	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Leasable floor area (㎡)	3,140.27	5,343.33	3,628.51	39,649.84	4,493.35	3,287.80	2,685.48	4,180.28	1,339.58	7,856.64	3,860.29	5,995.74	3,731.26	4,415.16
	Leased floor area (㎡)	3,140.27	5,343.33	3,628.51	39,649.84	4,493.35	3,287.80	2,685.48	4,180.28	1,339.58	7,856.64	3,860.29	5,995.74	3,731.26	4,415.16
	Occupancy ratio (Note1)														
	As of January 31, 2020	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2019	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of January 31, 2019	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of July 31, 2018	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-	-
	As of January 31, 2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	As of July 31, 2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-
As of January 31, 2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
As of July 31, 2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
As of January 31, 2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
As of July 31, 2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (In thousands of yen)														
	Rental revenues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
	Other operating revenues														
	②Property-related expenses (In thousands of yen)	3,654	13,146	3,443	31,570	6,142	10,213	4,078	4,882	3,039	9,085	6,095	7,927	7,718	8,518
	Property management fees	420	3,585	510	3,167	840	360	360	660	360	540	420	420	420	420
	Taxes	2,708	4,040	2,410	26,478	3,268	1,493	1,891	2,292	1,440	7,928	5,134	6,685	5,477	5,584
	Utilities	-	1,646	-	-	-	-	-	-	-	-	-	-	-	-
	Repairs and maintenance	-	3,211	-	788	1,487	-	1,310	1,390	750	-	-	236	1,278	1,962
	Insurance	65	199	64	676	88	69	56	80	29	156	80	126	83	93
Trust fees and other expenses	460	464	459	459	459	8,290	459	460	459	459	460	459	459	459	
③NOI (=①-②) (In thousands of yen)	23,345	51,790	29,352	225,169	51,616	31,486	23,881	50,923	19,833	96,762	57,330	78,803	47,373	37,314	
④Depreciation (In thousands of yen)	9,189	18,263	12,302	62,006	11,829	9,982	9,542	18,081	4,171	31,931	16,588	23,822	8,324	10,431	
⑤Rental operating income (=③-④) (In thousands of yen)	14,156	33,527	17,050	163,162	39,786	21,504	14,338	32,841	15,661	64,831	40,742	54,981	39,049	26,882	
⑥Capital expenditures (In thousands of yen)	-	-	3,185	19,163	-	-	1,442	891	1,639	3,100	561	-	3,548	-	
⑦NCF (=⑤-⑥) (In thousands of yen)	23,345	51,790	26,167	206,005	51,616	31,486	22,439	50,032	18,193	93,662	56,768	78,803	43,825	37,314	
Reference	Expense ratio (=②/①)	13.5%	20.2%	10.5%	12.3%	10.6%	24.5%	14.6%	8.7%	13.3%	8.6%	9.6%	9.1%	14.0%	18.6%
	Property tax for the year 2019 (In thousands of yen)	5,419	8,083	4,823	52,961	6,542	2,986	3,783	4,586	2,884	15,859	10,268	13,372	10,955	11,169
	Assets pledged as collateral	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days**

※As of January 31, 2020

Property No.	H-21	H-22	H-23	H-24		
Property Name	Plaisant Grand Ota tamagawa	Tsukui Sun-shine Machida	Serabi Ebisu	Arute Ishiyagawa	Total of 144 Properties	
Acquisition Date	September 28, 2018	March 1, 2019	June 3, 2019	June 3, 2019		
Price Information	Acquisition price (In millions of yen)	3,057	6,934	1,690	1,061	234,766
	Percentage of total portfolio	1.3%	3.0%	0.7%	0.5%	100.0%
	Net book value (In millions of yen)	3,231	7,149	1,719	1,181	234,307
	Appraisal value at the end of period (In millions of yen)	3,180	7,070	1,700	1,400	280,059
	Percentage of total appraisal value	1.1%	2.5%	0.6%	0.5%	100.0%
Lease Information	Number of leasable residential units	-	-	-	-	8,399
	Leasable floor area (㎡)	3,175.15	15,553.33	1,557.73	3,444.81	490,988.55
	Leased floor area (㎡)	3,175.15	15,553.33	1,557.73	3,444.81	479,429.50
	Occupancy ratio (Note1)					
	As of January 31, 2020	100.0%	100.0%	100.0%	100.0%	97.6%
	As of July 31, 2019	100.0%	100.0%	100.0%	100.0%	97.5%
	As of January 31, 2019	100.0%	-	-	-	97.7%
	As of July 31, 2018	-	-	-	-	97.6%
	As of January 31, 2018	-	-	-	-	97.0%
	As of July 31, 2017	-	-	-	-	96.9%
As of January 31, 2017	-	-	-	-	96.2%	
As of July 31, 2016	-	-	-	-	95.9%	
As of January 31, 2016	-	-	-	-	96.0%	
As of July 31, 2015	-	-	-	-	96.3%	
Profit and Loss Information for the 14th Fiscal Period	Operating periods	184days	184days	184days	184days	183days
	①Rental and other operating revenues (In thousands of yen)					8,006,612
	Rental revenues	(Note)	(Note)	(Note)	(Note)	7,453,963
	Other operating revenues					552,649
	②Property-related expenses (In thousands of yen)	5,419	1,938	1,767	7,132	1,477,505
	Property management fees	600	900	600	600	408,380
	Taxes	4,288	0	0	0	473,767
	Utilities	-	-	-	-	94,260
	Repairs and maintenance	-	240	670	-	280,934
	Insurance	71	338	38	71	11,975
Trust fees and other expenses	460	460	459	6,460	208,187	
③NOI (=①-②) (In thousands of yen)	65,620	170,499	37,157	43,867	6,529,107	
④Depreciation (In thousands of yen)	9,932	38,260	2,903	20,012	1,426,592	
⑤Rental operating income (=③-④) (In thousands of yen)	55,687	132,238	34,254	23,854	5,102,514	
⑥Capital expenditures (In thousands of yen)	-	-	1,244	-	656,649	
⑦NCF (=⑤-⑥) (In thousands of yen)	65,620	170,499	35,913	43,867	5,872,457	
Reference	Expense ratio (=②/①)	7.6%	1.1%	4.5%	14.0%	18.5%
	Property tax for the year 2019 (In thousands of yen)	8,576	23,670	3,992	4,600	994,115
	Assets pledged as collateral	-	-	-	-	-

\* Total: Cost-weighted average operating period

Note: We have not obtained consent from the tenant(s) to release this information.

**【Reference】**

**Earnings Performance for the Individual Properties for the 16th Fiscal Period (August 1, 2019 to January 31, 2020) : 184 days ※As of January 31, 2020**

Property No.		R-34			
Property Name		Melody Heim Gotenyama			
Acquisition Date		August 7, 2014			
Price Information	Acquisition price	( In millions of yen )	400	400	235,166
	Percentage of total portfolio		100.0%	100.0%	-
	Revenue from sale of the investment property	( In millions of yen )	480	480	-
	Costs of the investment property	( In millions of yen )	420	420	-
	Gain / Loss on sale of real estate	( In millions of yen )	39	39	-
Lease Information	Number of leasable residential units		-	-	-
	Leasable floor area	(㎡)	-	-	-
	Leased floor area	(㎡)	-	-	-
	Occupancy ratio				
	As of January 31, 2020				
	As of July 31, 2019		100.0%	-	-
	As of January 31, 2019		100.0%	-	-
	As of July 31, 2018		94.5%	-	-
	As of January 31, 2018		100.0%	-	-
	As of July 31, 2017		97.5%	-	-
As of January 31, 2017		91.8%	-	-	
As of July 31, 2016		92.1%	-	-	
As of January 31, 2016		94.7%	-	-	
As of July 31, 2015		94.9%	-	-	
Income and Retained Earnings Information for the 14th Fiscal Period	Operating periods		179days	179days	183days
	①Rental and other operating revenues ( In thousands of yen )		20,992	20,992	8,027,605
	Rental revenues		18,075	18,075	7,472,039
	Other operating revenues		2,917	2,917	555,566
	②Property-related expenses ( In thousands of yen )		4,932	4,932	1,482,437
	Property management fees		1,127	1,127	409,507
	Taxes		1,555	1,555	475,323
	Utilities		1,038	1,038	95,299
	Repairs and maintenance		790	790	281,724
	Insurance		48	48	12,023
	Trust fees and other expenses		371	371	208,559
	③NOI (=①-②) ( In thousands of yen )		16,060	16,060	6,545,167
④Depreciation ( In thousands of yen )		2,272	2,272	1,428,865	
⑤Rental operating income (=③-④) ( In thousands of yen )		13,787	13,787	5,116,301	
⑥Capital expenditures ( In thousands of yen )		112	112	656,762	
⑦NCF (=⑤-⑥) ( In thousands of yen )		15,947	15,947	5,888,404	
Reference	Expense ratio (=②/①)		23.5%	23.5%	18.5%
	Property tax for the year 2019 ( In thousands of yen )		-	-	-
	Assets pledged as collateral		-	-	-

\*Total : Cost-weighted average operating period

R-34 Melody Heim Gotenyama was sold on January 27, 2020.

**(Reference) Borrowings**

Borrowings as of January 31, 2020 are as follows:

(in thousands of yen)

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 1) (Note 2)	Payment due date (Note 3)	Use	Remarks
Short-Term Loan payable	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	0.422%	February 28, 2020	(Note 4)	Unsecured/ Unguaranteed
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	0.374%	July 31, 2020		
	Sumitomo Mitsui Banking Corporation	500,000	-	-	500,000	0.324%	July 31, 2020		
	Sumitomo Mitsui Banking Corporation	-	800,000	-	800,000	0.419%	January 31, 2021		
	Sub Total	2,500,000	800,000	-	3,300,000				
Current Portion of Long-Term Loans Payable	MUFG Bank, Ltd	1,500,000	-	1,500,000	-	0.689%	November 30, 2019	(Note 4)	Unsecured/ Unguaranteed
	Sumitomo Mitsui Banking Corporation (Note 7)	1,500,000	-	1,500,000	-	0.447%	January 31, 2020		
	MUFG Bank, Ltd (Note 7)	1,400,000	-	1,400,000	-				
	Mizuho Bank, Ltd. (Note 7)	900,000	-	900,000	-				
	Shinsei Bank, Limited	500,000	-	500,000	-				
	Resona Bank, Limited (Note 7)	400,000	-	400,000	-				
	Sumitomo Mitsui Trust Bank, Limited	300,000	-	300,000	-				
	Mizuho Trust & Banking Co., Ltd.	300,000	-	300,000	-				
	Aozora Bank, Ltd.	200,000	-	200,000	-				
	The Bank of Fukuoka, Ltd.	200,000	-	200,000	-				
	Shinsei Bank, Limited	1,750,000	-	-	1,750,000	0.729%	July 29, 2020		
	Sumitomo Mitsui Banking Corporation	1,750,000	-	-	1,750,000				
	MUFG Bank, Ltd	1,000,000	-	-	1,000,000				
	Mizuho Bank, Ltd.	500,000	-	-	500,000				
	Resona Bank, Limited	500,000	-	-	500,000				
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000				
	MUFG Bank, Ltd (Note 6)	1,000,000	-	-	1,000,000	1.109%	January 31, 2021		
	Sumitomo Mitsui Banking Corporation (Note 6)	2,000,000	-	-	2,000,000	0.804%	November 30, 2020		
	Aozora Bank, Ltd. (Note 6)	300,000	-	-	300,000	0.678%	August 31, 2020		
	MUFG Bank, Ltd (Note 6)	300,000	-	-	300,000	0.624%	October 27, 2020		
MUFG Bank, Ltd (Note 6)	500,000	-	-	500,000	0.447%	August 31, 2020			
Sub Total	17,300,000	-	7,200,000	10,100,000					
Long-Term Loans Payable	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	1.221%	July 31, 2021	(Note 4)	Unsecured/ Unguaranteed
	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		
	MUFG Bank, 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	0.916%	August 7, 2021		
	MUFG Bank, Ltd	1,100,000	-	-	1,100,000				
	Mizuho Bank, Ltd.	600,000	-	-	600,000				
	Aozora Bank, Ltd.	350,000	-	-	350,000				
	Resona Bank, Limited	300,000	-	-	300,000				
	Mizuho Trust & Banking Co., Ltd.	300,000	-	-	300,000				
	Development Bank of Japan Inc. (Note 5)	1,000,000	-	-	1,000,000	0.996%	August 7, 2021		
	Sumitomo Mitsui Banking Corporation	400,000	-	-	400,000	1.254%	August 7, 2023		
	MUFG Bank, Ltd	400,000	-	-	400,000				
	Mizuho Bank, Ltd.	300,000	-	-	300,000				
	Resona Bank, Limited	200,000	-	-	200,000				
	Mizuho Trust & Banking Co., Ltd.	200,000	-	-	200,000				
	Aozora Bank, Ltd.	150,000	-	-	150,000				
	Development Bank of Japan Inc. (Note 5)	500,000	-	-	500,000	1.320%	August 7, 2023		
	Sumitomo Mitsui Banking Corporation	600,000	-	-	600,000	0.945%	August 31, 2021		
	MUFG Bank, 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	1,200,000	-	-	1,200,000	0.875%	January 31, 2022		
	MUFG Bank, 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			
MUFG Bank, 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			

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 1) (Note 2)	Payment due date (Note 3)	Use	Remarks
Long-Term Loans Payable	Shinsei Bank, Limited	1,100,000	-	-	1,100,000	1.115%	July 29, 2022	(Note 4)	Unsecured/ Unguaranteed
	Sumitomo Mitsui Banking Corporation	1,100,000	-	-	1,100,000				
	MUFG Bank, Ltd	1,000,000	-	-	1,000,000				
	Mizuho Bank, Ltd.	300,000	-	-	300,000				
	Sompo Japan Nipponkoa Insurance Inc.	1,000,000	-	-	1,000,000	0.923%	August 31, 2022		
	Resona Bank, Limited	1,100,000	-	-	1,100,000	0.923%	August 31, 2022		
	Mizuho Trust & Banking Co., Ltd.	700,000	-	-	700,000	1.047%	August 31, 2023		
	Sumitomo Mitsui Trust Bank, Limited	950,000	-	-	950,000	1.169%	August 31, 2024		
	MUFG Bank, Ltd	1,700,000	-	-	1,700,000	1.169%	August 31, 2024		
	Mizuho Bank, Ltd.	950,000	-	-	950,000	1.345%	August 31, 2025		
	Sumitomo Mitsui Banking Corporation	2,000,000	-	-	2,000,000	1.193%	August 31, 2024		
	Development Bank of Japan Inc. (Note 5)	1,000,000	-	-	1,000,000	1.156%	April 27, 2025		
	MUFG Bank, Ltd	1,000,000	-	-	1,000,000	0.819%	April 28, 2025		
	MUFG Bank, Ltd	1,000,000	-	-	1,000,000	0.903%	April 30, 2026		
	Sumitomo Mitsui Banking Corporation	2,500,000	-	-	2,500,000	0.660%	July 31, 2025		
	MUFG Bank, Ltd (Note 5)	1,000,000	-	-	1,000,000	0.816%	August 31, 2026		
	Mizuho Bank, Ltd. (Note 5)	1,500,000	-	-	1,500,000	0.713%	August 31, 2024		
	Aozora Bank, Ltd.	1,000,000	-	-	1,000,000	0.797%	August 31, 2025		
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000	0.797%	August 31, 2025		
	Resona Bank, Limited	500,000	-	-	500,000	0.670%	August 31, 2025		
	MUFG Bank, Ltd (Note 5)	2,000,000	-	-	2,000,000	0.751%	August 31, 2025		
	Mizuho Trust & Banking Co., Ltd. (Note 5)	500,000	-	-	500,000	0.906%	August 31, 2026		
	Sumitomo Mitsui Banking Corporation	3,000,000	-	-	3,000,000	0.773%	October 31, 2025		
	Development Bank of Japan Inc. (Note 5)	1,000,000	-	-	1,000,000	0.900%	August 22, 2027		
	Resona Bank, Limited	1,000,000	-	-	1,000,000	0.900%	August 22, 2027		
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000	0.900%	August 22, 2027		
	Shinsei Bank, Limited	1,000,000	-	-	1,000,000	0.928%	August 22, 2027		
	Mizuho Trust & Banking Co., Ltd. (Note 5)	1,200,000	-	-	1,200,000	0.928%	August 22, 2027		
	Development Bank of Japan Inc. (Note 5)	1,000,000	-	-	1,000,000	0.928%	August 22, 2027		
	Mizuho Bank, Ltd. (Note 5)	500,000	-	-	500,000	0.928%	August 22, 2027		
	The Bank of Fukuoka, Ltd. (Note 5)	500,000	-	-	500,000	0.501%	February 28, 2023		
	Sumitomo Mitsui Banking Corporation	1,500,000	-	-	1,500,000	0.501%	February 28, 2023		
	MUFG Bank, Ltd	1,500,000	-	-	1,500,000	0.582%	February 29, 2024		
	Aozora Bank, Ltd.	1,500,000	-	-	1,500,000	0.582%	February 29, 2024		
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	0.582%	February 29, 2024		
	MUFG Bank, Ltd	1,000,000	-	-	1,000,000	0.582%	February 29, 2024		
	Mizuho Bank, Ltd.	500,000	-	-	500,000	0.624%	August 31, 2024		
	Mizuho Trust & Banking Co., Ltd. (Note 5)	500,000	-	-	500,000	0.661%	August 31, 2024		
	Sumitomo Mitsui Banking Corporation	1,500,000	-	-	1,500,000	0.665%	February 28, 2025		
	Resona Bank, Limited	1,000,000	-	-	1,000,000	0.749%	February 28, 2026		
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000	0.749%	February 28, 2026		
	Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000	0.409%	July 31, 2021		
	Shinsei Bank, Limited	1,000,000	-	-	1,000,000	0.409%	July 31, 2021		
MUFG Bank, Ltd	500,000	-	-	500,000	0.409%	July 31, 2021			
Mizuho Bank, Ltd.	500,000	-	-	500,000	0.409%	July 31, 2021			
Nippon Life Insurance Company (Note 5)	500,000	-	-	500,000	0.900%	January 30, 2027			
Sumitomo Mitsui Banking Corporation	1,500,000	-	-	1,500,000	0.799%	February 2, 2026			
MUFG Bank, Ltd	1,400,000	-	-	1,400,000					
Mizuho Bank, Ltd.	900,000	-	-	900,000					
Development Bank of Japan Inc.	500,000	-	-	500,000					
Nippon Life Insurance Company	500,000	-	-	500,000					
Resona Bank, Limited	400,000	-	-	400,000					
Shinsei Bank, Limited	400,000	-	-	400,000					
Sumitomo Mitsui Trust Bank, Limited	400,000	-	-	400,000					
Mizuho Trust & Banking Co., Ltd.	400,000	-	-	400,000					
Aozora Bank, Ltd.	300,000	-	-	300,000					
The Bank of Fukuoka, Ltd.	300,000	-	-	300,000					
Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000			0.509%	August 31, 2022	
MUFG Bank, Ltd	400,000	-	-	400,000			0.509%	August 31, 2022	
Development Bank of Japan Inc. (Note 5)	1,600,000	-	-	1,600,000			0.498%	August 31, 2022	
Sumitomo Mitsui Banking Corporation	1,200,000	-	-	1,200,000	0.592%	August 31, 2023			

(in thousands of yen)

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 1) (Note 2)	Payment due date (Note 3)	Use	Remarks			
Long-Term Loans Payable	Aozora Bank, Ltd.	1,000,000	-	-	1,000,000	0.592%	August 31, 2023	(Note 4)	Unsecured/ Unguaranteed			
	MUFG Bank, Ltd	800,000	-	-	800,000	0.592%	August 31, 2023					
	Sumitomo Mitsui Banking Corporation	1,050,000	-	-	1,050,000	0.914%	February 28, 2027					
	Resona Bank, Limited	500,000	-	-	500,000	0.914%	February 28, 2027					
	Sumitomo Mitsui Trust Bank, Limited	500,000	-	-	500,000	0.914%	February 28, 2027					
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000	0.914%	February 28, 2027					
	Mizuho Bank, Ltd.	250,000	-	-	250,000	0.914%	February 28, 2027					
	Development Bank of Japan Inc. (Note 5)	1,400,000	-	-	1,400,000	0.884%	February 28, 2027					
	MUFG Bank, Ltd (Note 5)	800,000	-	-	800,000	0.825%	February 28, 2027					
	Nippon Life Insurance Company (Note 5)	700,000	-	-	700,000	0.920%	September 30, 2026					
	Shinsei Bank, Limited	1,000,000	-	-	1,000,000	1.031%	September 30, 2028					
	Sumitomo Mitsui Trust Bank, Limited	800,000	-	-	800,000	1.031%	September 30, 2028					
	Mizuho Trust & Banking Co., Ltd.	500,000	-	-	500,000	1.031%	September 30, 2028					
	Mizuho Trust & Banking Co., Ltd.	400,000	-	-	400,000	0.363%	November 30, 2024					
	Mizuho Bank, Ltd.	2,000,000	-	-	2,000,000	0.330%	May 31, 2025					
	Shinsei Bank, Limited	500,000	-	-	500,000	0.484%	November 30, 2025					
	Shinsei Bank, Limited	500,000	-	-	500,000	0.272%	January 31, 2023					
	Mizuho Bank, Ltd.	800,000	-	-	800,000	0.299%	July 31, 2023					
	Sumitomo Mitsui Banking Corporation	-	1,000,000	-	1,000,000	0.572%	August 31, 2026					
	MUFG Bank, Ltd	-	500,000	-	500,000	0.325%	April 30, 2023					
	Resona Bank, Limited	-	450,000	-	450,000	0.336%	April 30, 2024					
	MUFG Bank, Ltd	-	1,500,000	-	1,500,000	0.600%	November 30, 2026					
	MUFG Bank, Ltd	-	900,000	-	900,000	0.444%	July 31, 2021					
	Mizuho Bank, Ltd.	-	500,000	-	500,000	0.444%	July 31, 2021					
	Shinsei Bank, Limited	-	500,000	-	500,000	0.329%	July 31, 2023					
	Mizuho Trust & Banking Co., Ltd.	-	300,000	-	300,000	0.329%	July 31, 2023					
	Sumitomo Mitsui Trust Bank, Limited	-	300,000	-	300,000	0.329%	July 31, 2023					
	The Bank of Fukuoka, Ltd.	-	200,000	-	200,000	0.329%	July 31, 2023					
		Sub Total	101,100,000	6,150,000	-	107,250,000						
		Total	120,900,000	6,950,000	7,200,000	120,650,000						

Note 1: All debts except for the following Note 5 are borrowing at a floating rate.

Note 2: 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 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 are indicated.

Note 3: All the repayment methods of debt financing are lump-sum repayments on the due date.

Note 4: 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 5: Borrowings at a fixed rate.

Note 6: Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.

Note 7: Partial prepayment of 2,000,000 thousand yen was made on December 30, 2019.