

The logo for KDX KENEDIX, featuring the letters 'KDX' in a large, bold, blue font, with 'KENEDIX' in a smaller, blue font below it.

KENEDIX

Kenedix Residential Next Investment Corporation

A photograph of a modern, multi-story residential building with a mix of light and dark facades, balconies, and a landscaped ground floor. The building is set against a clear blue sky. A semi-transparent white box is overlaid on the center of the image, containing the title and date.

Kenedix Residential NEXT Investment Corporation Financial Results for the Period Ended in January 2023 (22nd Fiscal Period)

March 2023

Presentation Material was revised

**P46 Balance Sheets Assets underlined parts
were revised on March 16, 2023**

Financial Statements①

Balance Sheets

	(in thousands of yen)	
	21 st fiscal period (as of Jul. 31, 2022)	22 nd fiscal period (as of Jan. 31, 2023)
Assets		
Current assets		
Cash and deposits	14,043,415	13,949,810
Cash and deposits in trust	11,460,934	11,589,952
Operating accounts receivable	57,058	65,826
Prepaid expenses	16,867	10,953
Consumption tax receivable, etc.	9,475	-
Other	8,062	5,414
Total current assets	¥25,595,814	¥25,621,956
Noncurrent assets		
Property, plant and equipment		
Buildings	-	441,093
Structures	-	10,013
Tools, furniture and fixtures	-	9,912
Land	173,018	1,804,624
Building in trust	103,318,397	105,637,178
Structures in trust	1,073,882	1,139,576
Machinery and equipment in trust	1,053,181	1,047,363
Tools, furniture and fixtures in trust	1,028,358	1,156,188
Land in trust	180,334,732	185,748,052
Total property, plant and equipment, net	¥286,981,571	¥296,994,003
Intangible assets		
Land leasehold in trust	1,851,176	1,849,451
Other	905	129
Total intangible assets	¥1,852,082	¥1,849,581
Investments and other assets		
Lease and guarantee deposits	89,348	89,348
Long-term prepaid expenses	940,044	841,793
Other	324,482	1,507,646
Total investments and other assets	¥1,353,875	¥2,438,787
Total noncurrent assets	¥290,187,529	¥301,282,373
Deferred assets		
Investment corporation bond issuance costs	44,100	40,131
Investment unit issuance costs	59,235	69,733
Total deferred assets	¥103,335	¥109,864
Total assets	¥315,886,678	¥327,014,194

	(in thousands of yen)	
	21 st fiscal period (as of Jul. 31, 2022)	22 nd fiscal period (as of Jan. 31, 2023)
Liabilities		
Current liabilities		
Operating accounts payable	786,274	674,463
Short-term loans payable	4,400,000	8,250,000
Current portion of Investment corporation bonds	-	1,000,000
Current portion of long-term loans payable	14,050,000	18,100,000
Accounts payable-other	386,351	445,820
Accrued expenses	59,408	59,238
Income taxes payable	605	605
Accrued consumption taxes	16,126	78,103
Advances received	1,387,348	1,448,324
Deposits received	84,024	93,981
Other	100	1,008
Total current liabilities	¥21,170,239	¥30,151,545
Noncurrent liabilities		
Investment corporation bonds	7,700,000	6,700,000
Long-term loans payable	133,470,000	130,170,000
Tenant leasehold and security deposits in trust	-	140,000
Tenant leasehold and security deposits	3,731,982	3,826,300
Trust tenants lump sum deposits	4,414,784	4,325,202
Asset retirement obligations	68,451	68,638
Other	73,051	-
Total noncurrent liabilities	¥149,458,269	¥145,230,141
Total liabilities	¥170,628,508	¥175,381,687
Net Assets		
Unitholders' equity		
Unitholders' capital	125,564,617	130,379,080
Surplus		
Investment surplus	13,187,100	13,187,100
Reserve for temporary difference adjustment	1,860,000	1,840,000
Unappropriated retained earnings (undisposed loss)	4,393,566	4,718,142
Total surplus	¥19,440,666	¥19,745,242
Total unitholders' equity	¥145,005,284	¥150,124,322
Valuation and translation adjustments		
Deferred gains or losses on hedges	252,885	1,508,184
Total valuation and translation adjustments	¥252,885	1,508,184
Total net assets	¥145,258,169	¥151,632,506
Total liabilities and net assets	¥315,886,678	¥327,014,194