

The logo for KDX KENEDIX, featuring the letters 'KDX' in a large, bold, blue font with a stylized 'X'.

KENEDIX

Kenedix Residential Next Investment Corporation

A photograph of a modern, multi-story residential building with a mix of beige, grey, and red accents. The building has several balconies with white railings. In the foreground, there is a paved area, a small garden with colorful plants, and a blue and red circular sign on a pole. The sky is clear and blue.

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

March 2023

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Revised editions of our annual reports will be posted on our website if there should be major corrections going forward.



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# 1. Financial Results for the Fiscal Period Ended in January 2023

# Highlights for the 22nd Fiscal Period

## External Growth / Financial Strategy

Successfully completed follow-on offering for 2 consecutive periods and AUM now exceeds JPY 300bn  
 Maintained LTV at 50.5% the same level as the end of the previous period



## Internal Growth

Achieved higher occupancy compared to the previous period despite off-peak season  
 Maintained solid rent growth

Residential Properties  
 Average Occupancy  
 (vs. Previous Period)

Total Portfolio	96.7%	(+0.4pts)
Tokyo Metropolitan Area	97.1%	(+0.5pts)
Other Regional Areas	96.2%	(+0.2pts)

Residential Properties  
 Rent Growth  
 (vs. Previous Period)

New Lease (All)	1.8%	(▲0.1pts)
New Lease (Family-Type)	6.5%	(+1.4pts)
Renewal (All)	0.2%	(±0pts)

## Rebalancing Asset Allocation

Disposed a property in Nagoya taking advantage of the gap between rental market and trading market  
 Allocated capital gain for distributions and retained earnings



**KDX Residence Higashi-sakura II**  
 Sold in December 2022

Gain on sales	¥ 304mn
For Distributions	¥ 248mn
For Retained Earnings	¥ 56mn

## 22nd Fiscal Period DPU / NAV per Unit

### DPU

JPY **4,257** yen  
 (vs. Previous Period +156 yen / +3.8%)

### NAV per Unit

JPY **224,073** yen  
 (vs. Previous Period +15,574yen / +7.5%)

# 9th Follow-on Offering and New Acquisition

## Overview of Follow-on offering and New Acquisition

Details of 9th follow-on offering		Details of new acquisition	
Offering format	: Domestic public offering	Total acquisition price	: 12,932 mn yen
Launch date	: Nov. 28, 2022 (Monday)	Total appraisal value	: 14,328 mn yen
Pricing date	: Dec. 1, 2022 (Thursday)	Avg. appraisal NOI yield	: 4.7 %
Issue price	: 195,115 yen	Avg. property age	: 5.2 years
Number of units issued	: Public offering 23,500 units Overallotment 1,175 units	Avg. residential occupancy	: 97.6%
Offering size	: Approx. 4.8bn yen	Avg. healthcare occupancy	: 100.0%

Acquired residential properties in 23 wards where growth potential is expected in the rental market

	Sponsor route	Sponsor route	Total Acquisition Price 4,137mn yen
			
	KDX Residence Oyamadai	KDX Residence Asakusa	Avg. Appraisal NOI yield 4.2%
Location	Setagaya, Tokyo	Taito, Tokyo	
Acquisition price	3,205mn yen	932mn yen	
Appraisal value	3,570mn yen	1,120mn yen	
Appraisal NOI yield	4.2%	4.3%	
Property age	1.0 year	1.3 years	
Acquisition date	Jan. 13, 2023		

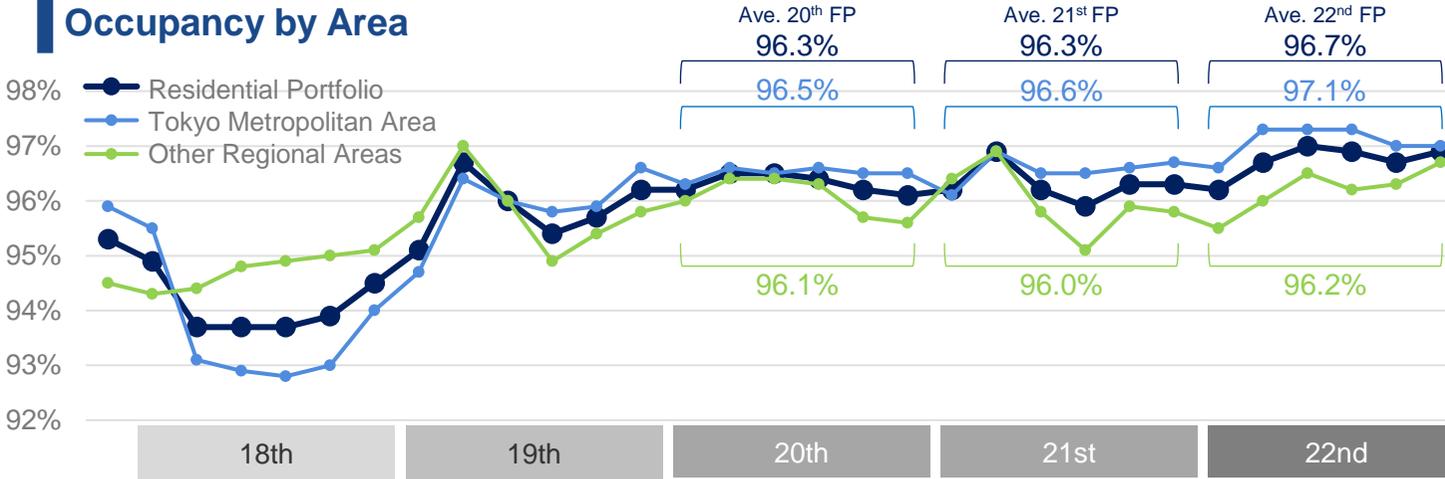
## Acquired healthcare facilities located in Tokyo and Hokkaido where stable demand is expected

	Original route of the Asset Manager	Original route of the Asset Manager	Sponsor route	Sponsor route	Sponsor route	Sponsor route	Original route of the Asset Manager	Total Acquisition Price 8,795mn yen
								
	Tsukui Sun-shine Adachi	SOMPO Care LAVIERE Ichinoe	Nichii home Hachimanyama	Lifeship Oasa	Lifeship Yunokawa	Lifeship Fukagawa	Sunnylife Tachikawa	Avg. Appraisal NOI yield 5.0%
Location	Adachi, Tokyo	Edogawa, Tokyo	Setagaya, Tokyo	Ebetu, Hokkaido	Hakodate, Hokkaido	Fukagawa, Hokkaido	Tachikawa, Tokyo	
Operator	Tsukui	SOMPO Care	Nichii Carepalace	Life Design	Life Design	Life Design	Kawashima Corporation	
Acquisition price	830mn yen	1,184mn yen	2,065mn yen	1,088mn yen	1,020mn yen	758mn yen	1,850mn yen	
Appraisal value	894mn yen	1,260mn yen	2,340mn yen	1200mn yen	1,100mn yen	884mn yen	1,960mn yen	
Appraisal NOI yield	4.5%	4.2%	4.3%	6.1%	6.1%	7.0%	4.3%	
Property age	17.2 years	13.4 years	5.0 years	7.3 years	8.0 years	8.3 years	0.0 year	
Acquisition date	Sep. 16, 2022	Sep. 28, 2022	Dec. 13, 2022	Dec. 13, 2022	Dec. 13, 2022	Dec. 13, 2022	Mar. 1, 2023	

Note : Data at the time of 9th follow-on offering. Average residential occupancy is as of January 31, 2023.

# Residential Properties Performance Highlights

## Occupancy by Area



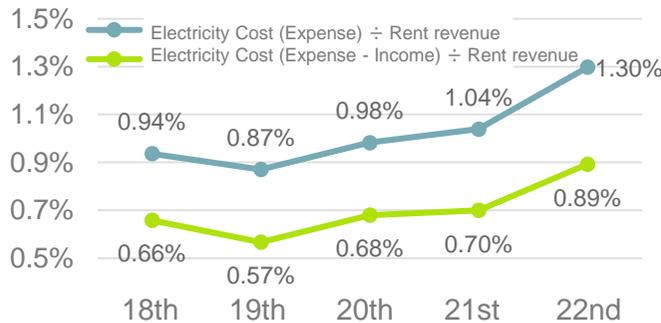
## Rent Growth



## Key Money / Marketing Expense (Months)



## Electricity Cost



## Results for FP ended Jan. 2023

### Occupancy

□ Portfolio occupancy has improved compared to the previous period despite off-peak season with strong performance in both Tokyo and regional areas

### Avg. Occupancy (22nd FP)

Residential portfolio **96.7%** (vs. 21st +0.4pts)  
 Tokyo metropolitan area **97.1%** (vs. 21st +0.5pts)  
 Other regional areas **96.2%** (vs. 21st +0.2pts)

### Rent Growth

□ Achieved the same level of rent increase as the previous period given the strong rent growth in small family and family type

### Rent Growth (22nd FP)

New leases **1.8%** (vs. 21st - 0.1pts)  
 Renewals **0.2%** (vs. 21st ± 0.0pts)

### Leasing

□ Key money increased and marketing expense decreased due to the tightening of rental market

### Leasing Related Revenues / Expenses (22nd FP Avg.)

Key money **0.56** mos. (vs. 20th +0.10mos.)  
 Marketing expense **1.12** mos. (vs. 20th - 0.10mos.)

### Electricity Cost

□ Although electricity expenses continued to rise, the impact of net electricity cost against rental revenue is limited

# Results for the Fiscal Period Ended Jan. 2023 (22nd FP)

(mn yen)	Jul. 2022 (21st)	Jan. 2023 (22nd)		Period on Period		Major Components <sup>(1)</sup>		Actual vs Forecast		Major Components <sup>(1)</sup>	
	Actual	Forecast <sup>(2)</sup>	Actual			(R) Average occupancy rate in 21st FP: 96.3%	(R) Average occupancy rate in 22nd FP: 96.7%	(R) Expected occupancy rate in 22nd FP: 96.3%	(R) Average occupancy rate in 22nd FP: 96.7%		
Rent revenue – real estate	8,790	9,056	9,064	273	3.1%	<Rent revenue>		8	0.1%	<Rent revenue>	
Other lease business revenue	651	562	567	-83	-12.8%	Residential properties	+61			Residential properties	+8
Gain on sale of real estate property	-	298	304	304	100.0%	Acquisition in 21st FP	+133	5	1.0%	<Other lease business revenue>	
Dividends income	6	-	-	-6		Acquisition in 22nd FP	+85	6	2.2%	(R)Key money and Renewal fees	-13
<b>Operating revenues</b>	<b>9,447</b>	<b>9,916</b>	<b>9,936</b>	<b>489</b>	<b>5.2%</b>	Disposition	-8			(R)Tenant renewal related income such as a burden of restoring expenses	-9
Expenses related to rent business (ex. depreciation)	1,883	1,848	1,796	-87	-4.6%	<Other lease business revenue>				(R)Expenses for utilities	+11
Depreciation	1,665	1,726	1,721	55	3.3%	(R)Key money and renewal fees	-46	-	-	(R)Compensation and Insurance etc.	+9
Other operating expenses	1,047	1,130	1,124	76	7.3%	(R)Early cancellation penalty	-9			(R)Early cancellation penalty	+3
<b>Operating expenses</b>	<b>4,597</b>	<b>4,704</b>	<b>4,642</b>	<b>45</b>	<b>1.0%</b>	(R)Tenant renewal related income such as a burden of restoring expenses	-24	<b>20</b>	<b>0.2%</b>	<Expense related to rent business>	
<b>Operating income</b>	<b>4,850</b>	<b>5,211</b>	<b>5,294</b>	<b>444</b>	<b>9.2%</b>	(R)Utilities	+5			(R)Leasing related expenses	-25
Non-operating income	0	0	0	0	-17.2%	(R)Insurance	-6	<b>-51</b>	<b>-2.9%</b>	(R)Utilities	+10
Non-operating expenses	728	699	701	-27	-3.7%	<Gain on sale of real estate property>				(R)Repair and restoration expenses	-3
<b>Ordinary income</b>	<b>4,122</b>	<b>4,512</b>	<b>4,593</b>	<b>471</b>	<b>11.4%</b>	(R)Disposition (Higashi Sakura II)	+304	<b>-4</b>	<b>-0.3%</b>	(R)Mandatory inspection fees	-5
<b>Net income</b>	<b>4,122</b>	<b>4,511</b>	<b>4,593</b>	<b>471</b>	<b>11.4%</b>	<Dividends income>		<b>-5</b>	<b>-0.5%</b>	(H)Repair expenses	-22
RTA compensation	20	20	20	-	-	Dividend from silent partnership	-6			Impact from acquisition (and disposition)	-4
Earnings surplus compensation (accumulation)	146	(56)	(56)	202	-	<Expense related to rent business>		<b>-62</b>	<b>-1.3%</b>	<Other operating expenses>	
<b>Dividends</b>	<b>4,288</b>	<b>4,475</b>	<b>4,556</b>	<b>268</b>	<b>6.3%</b>	(R)Leasing related expenses	-49			Asset management fees	+11
<b>Distributions per unit (yen)</b>	<b>¥ 4,101</b>	<b>¥ 4,181</b>	<b>¥ 4,257</b>	<b>¥ 156</b>	<b>3.8%</b>	(R)Repair and restoration expenses	-64	<b>82</b>	<b>1.6%</b>	Consumption tax	-7
<b>NOI</b>	<b>7,557</b>	<b>7,770</b>	<b>7,835</b>	<b>277</b>	<b>3.7%</b>	(R)Utilities	+25			Compensation for experts	-2
						Impact from acquisition (and disposition)	+10	<b>0</b>	<b>-138.5%</b>	<Non-operating expenses>	
						<Depreciation>		<b>1</b>	<b>0.2%</b>	Investment unit issuance costs etc.	+1
						From new acquisition	+44				
						<Other operating Expenses>		<b>81</b>	<b>1.8%</b>		
						Asset management fees	+93				
						Consumption tax	-7				
						Compensation for experts	-4				
						DD report fees such as appraisal report	-6				
						<Non-operating expenses>					
						Interest expenses and financing related fees	-28				
						Investment unit issuance costs etc.	+1	<b>81</b>	<b>1.8%</b>		
						<Internal reserves>		<b>¥ 76</b>	<b>1.8%</b>		
						A portion of the gain on sale retained within the extent of non-taxation (22nd FP) :¥56 million		<b>65</b>	<b>0.8%</b>		

Note1:(R) is components that are only for residential facilities, (H) is components that are only for healthcare facilities and (A) is components that are only for accommodations.

Note2: Figures announced on Nov. 28, 2022.

# Forecasts for the Fiscal Periods Ending Jul. 2023 (23rd FP) and Jan. 2024 (24th FP)

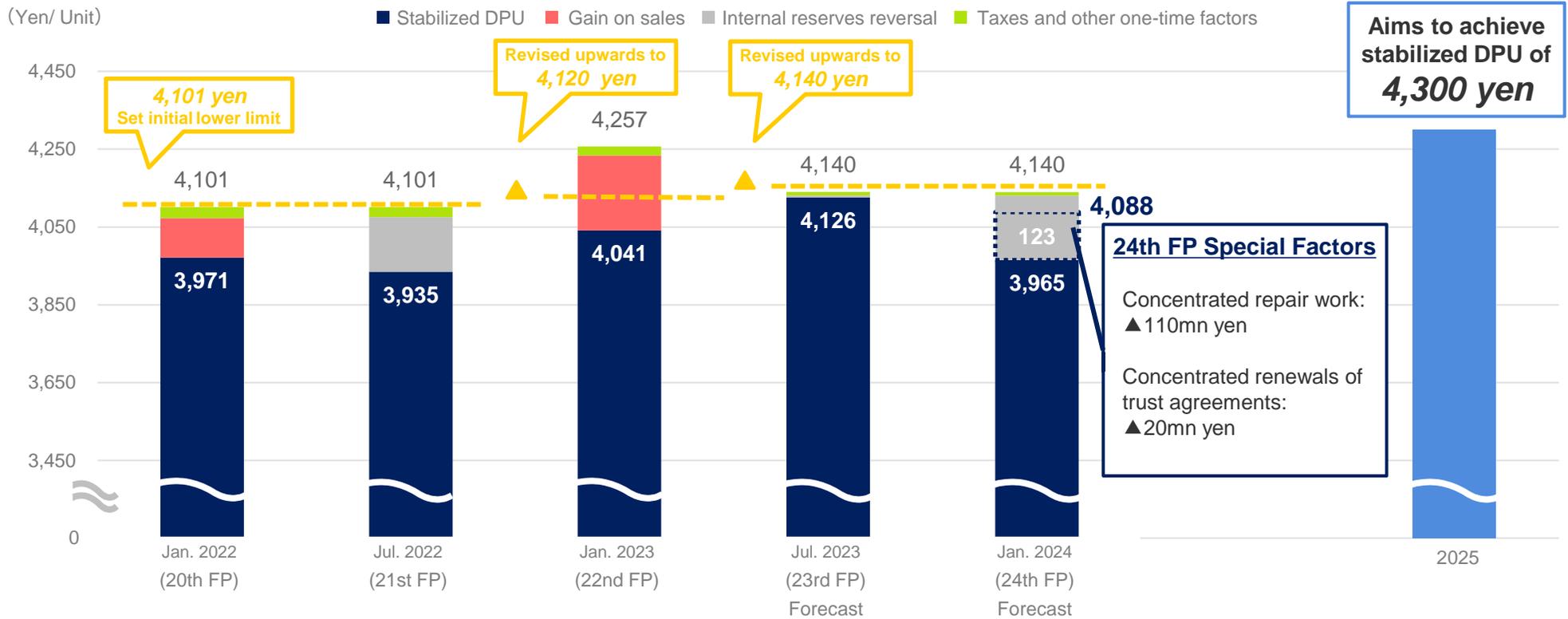
(mn yen)	Jan. 2023 (22nd)	Jul. 2023 (23rd)	Period on Period		Major Components <sup>(1)</sup>	Jan. 2024 (24th)	Period on Period		Major Components <sup>(1)</sup>
	Actual	Forecast			Forecast	(R) Average occupancy rate in 1H 2022: 96.7% (R) Expected occupancy rate in 2H 2022: 96.5%			(R) Expected occupancy rate in 1H 2023: 96.5%
Rent revenue – real estate	9,064	9,330	266	2.9%	<Rent revenue> Residential properties +26 Acquisition in 21nd FP +203 Acquisition in 22nd FP +59 Disposition -23	9,370	39	0.4%	<Rent revenue> Residential properties +21 Acquisition +18
Other lease business revenue	567	641	73	13.0%	<Other lease business revenue> (R)Key money and renewal fees +85 (R)Tenant renewal related income such as a burden of restoring expenses +12 (R)Utilities -9 (R)Compensation and insurance etc. -8	577	-63	-10.0%	<Other lease business revenue> (R)Key money and Renewal fees -56 (R)Tenant renewal related income such as a burden of restoring expenses -1 (R)Utilities -2 (R)Compensation etc. -1
Gain on sale of real estate property	304	-	-304	-100.0%	<Gain on sale of real estate property> (R)Disposition (Higashi Sakura II) -304	-	-	-	<Expense related to rent business> (R)Leasing related expenses -29 (R)Utilities +4 (R)Repair expenses +82 (R,H) Insurance fees +12 (R)Trust fees +25 (H)Repair expenses +38 Acquisition +1
<b>Operating revenues</b>	<b>9,936</b>	<b>9,972</b>	<b>35</b>	<b>0.4%</b>	<Expense related to rent business> (R)Leasing related expenses +56 (R)Repair and restoration expenses +1 (R)Property, city planning and other taxes (Including for properties acquired last year) +14 (R)Utilities -8 (H)Repair expenses +35 (H)Property, city planning and other taxes (Including for properties acquired last year) +24 Acquisition (and Disposition) +22	<b>9,948</b>	<b>-24</b>	<b>-0.2%</b>	<Depreciation> Acquisition +2
Expenses related to rent business (ex. depreciation)	1,796	1,939	142	7.9%	<Depreciation> From new acquisition +44	2,078	139	7.2%	<Other operating Expenses> Asset management fees -15 Consumption tax +10 DD report fees such as appraisal report +15
Depreciation	1,721	1,773	52	3.1%	<Other operating Expenses> Asset management fees -27 Consumption tax +18 DD report fees such as appraisal report +7	1,773	-0	0.0%	<Other operating Expenses> Interest expenses and financing related fees +4 Investment unit issuance costs and amortization of investment unit issuance costs -1
Other operating expenses	1,124	1,137	13	1.2%	<Other operating Expenses> Interest expenses and financing related fees +17	1,143	6	0.5%	<Internal reserves> Reversal of internal reserves to maintain DPU (24th FP) : ¥ 177mn
<b>Operating expenses</b>	<b>4,642</b>	<b>4,850</b>	<b>208</b>	<b>4.5%</b>	<Internal reserves> Reversal of internal reserves to maintain DPU (23rd FP) : ¥ 5mn	<b>4,995</b>	<b>144</b>	<b>3.0%</b>	
<b>Operating income</b>	<b>5,294</b>	<b>5,121</b>	<b>-173</b>	<b>-3.3%</b>		<b>4,952</b>	<b>-168</b>	<b>-3.3%</b>	
Non-operating income	0	0	0	46.8%		0	-	-	
Non-operating expenses	701	715	14	2.0%		718	3	0.5%	
<b>Ordinary income</b>	<b>4,593</b>	<b>4,406</b>	<b>-187</b>	<b>-4.1%</b>		<b>4,234</b>	<b>-172</b>	<b>-3.9%</b>	
<b>Net income</b>	<b>4,593</b>	<b>4,405</b>	<b>-187</b>	<b>-4.1%</b>		<b>4,233</b>	<b>-172</b>	<b>-3.9%</b>	
RTA compensation	20	20	-	-		23	3	15.0%	
Earnings surplus compensation (accumulation)	(56)	5	-61	-		174	-169	-	
<b>Dividends</b>	<b>4,556</b>	<b>4,431</b>	<b>-125</b>	<b>-2.7%</b>		<b>4,431</b>	<b>-</b>	<b>-</b>	
<b>Distributions per unit (yen) <sup>(2)</sup></b>	<b>¥ 4,257</b>	<b>¥ 4,140</b>	<b>¥ -117</b>	<b>-2.7%</b>		<b>¥ 4,140</b>	<b>-</b>	<b>-</b>	
<b>NOI</b>	<b>7,835</b>	<b>8,033</b>	<b>197</b>	<b>2.5%</b>		<b>7,869</b>	<b>-163</b>	<b>-2.0%</b>	

Note 1: (R) is components that are only for residential facilities, (H) is components that are only for healthcare facilities and (A) is components that are only for accommodations.

Note 2: "Distributions per unit" are calculated based on the number of investment units issued and outstanding totaled 1,070,433.

# DPU Management

## Distributions per Unit



### Gain on sales distributions

- Rebalances asset allocation in order to improve portfolio' quality
- In case that gain on sales realizes, part of or the whole proceeds will be distributed to investors.

**Properties divested (13th~22nd)**

**8 props**

**Accu. Gain on sales ¥ 1.88bn**

### Internal reserve distributions

- In case that DPU is expected to decrease due to temporary revenue decrease, expense increase and other one-time factors, Internal reserve will be distributed to maintain DPU level

**Internal reserves (End of 22nd FP)**

**¥ 2,001mn**

**(1,869 yen / unit)**

### Set DPU lower limit

- Increases DPU above lower limit by distributing gain on sales and internal reserves

**DPU lower limit**

**4,140 yen**

### 24th FP Special Factors

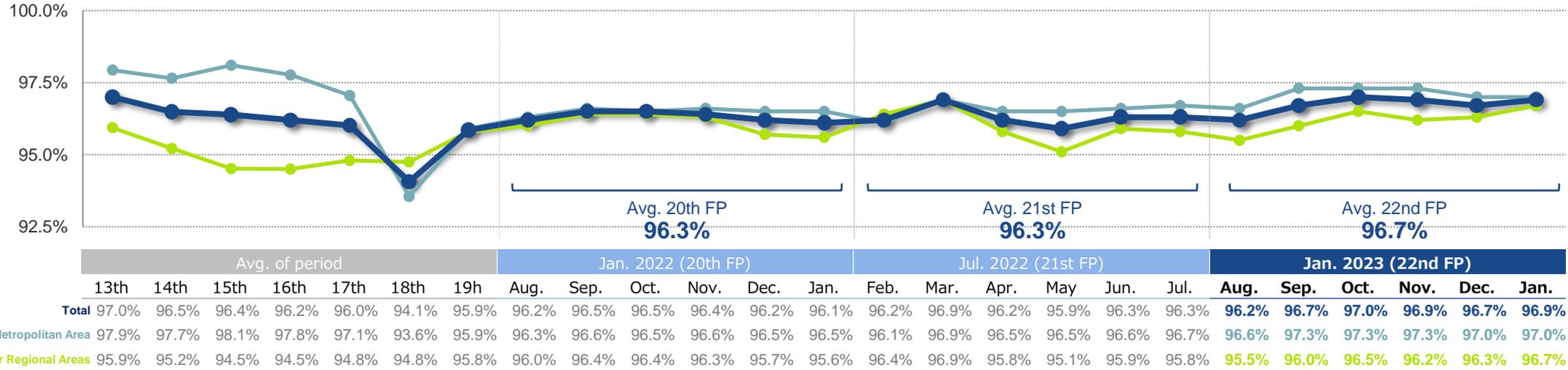
- Due to concentration of repair work in 24th FP, the deviation from the average repair work during 25~28th FPs is treated as a special factor of 110mn yen
- Due to renewals of the trust agreements for 51 out of 60 properties acquired in 2013, the deviation from the average trust fees during the 25~28th FP is treated as a special factor of 20mn yen



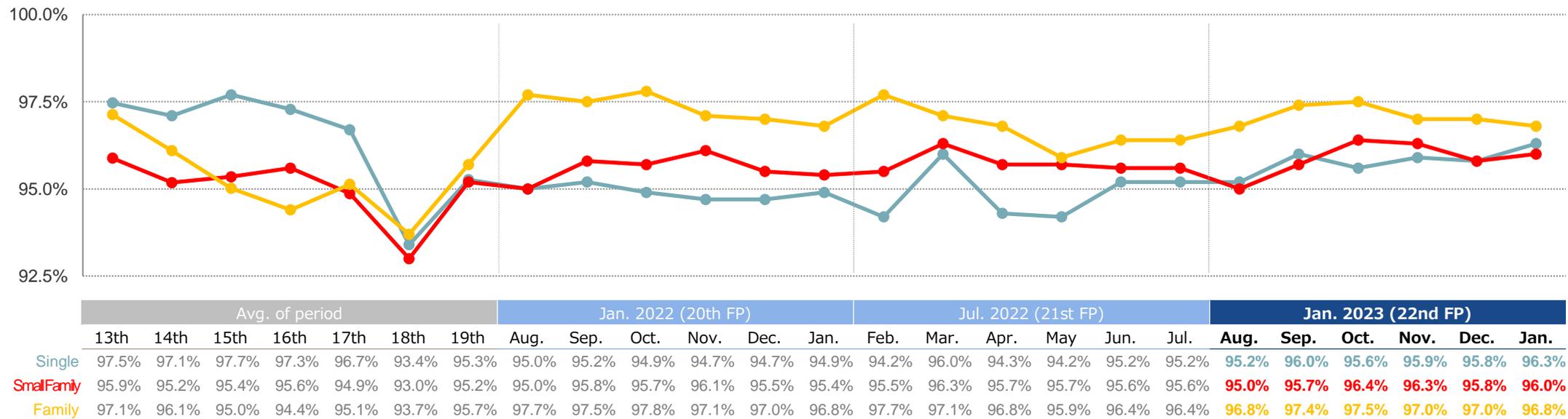
## 2. Performance Status

# Occupancy of Residential Properties

## Occupancy by Area (Note)



## Occupancy by Room Type (Note)

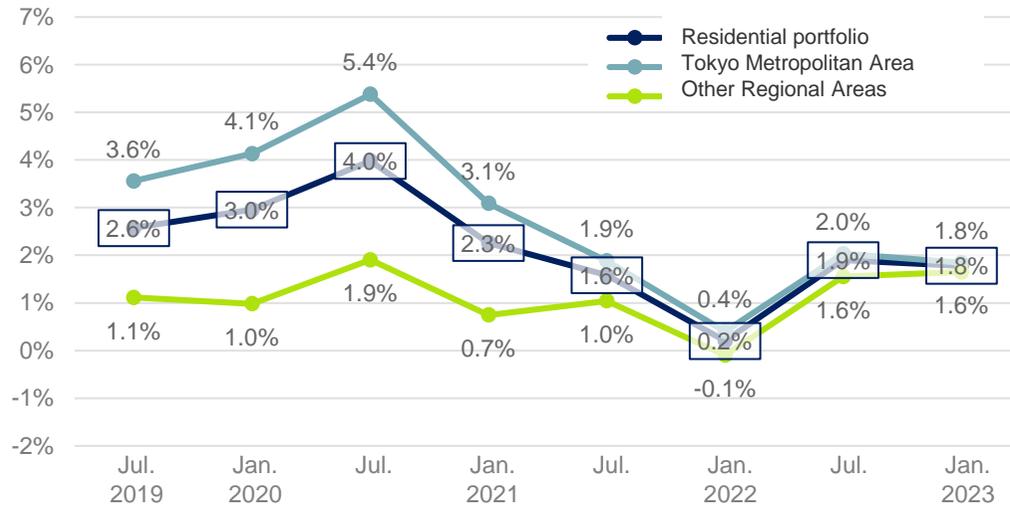


Note : Occupancy rates by area include those from retail stores and offices. Occupancy rates by room type are calculated based on residential units of pass-through lease contracts (excluding wholesale lease contracts).

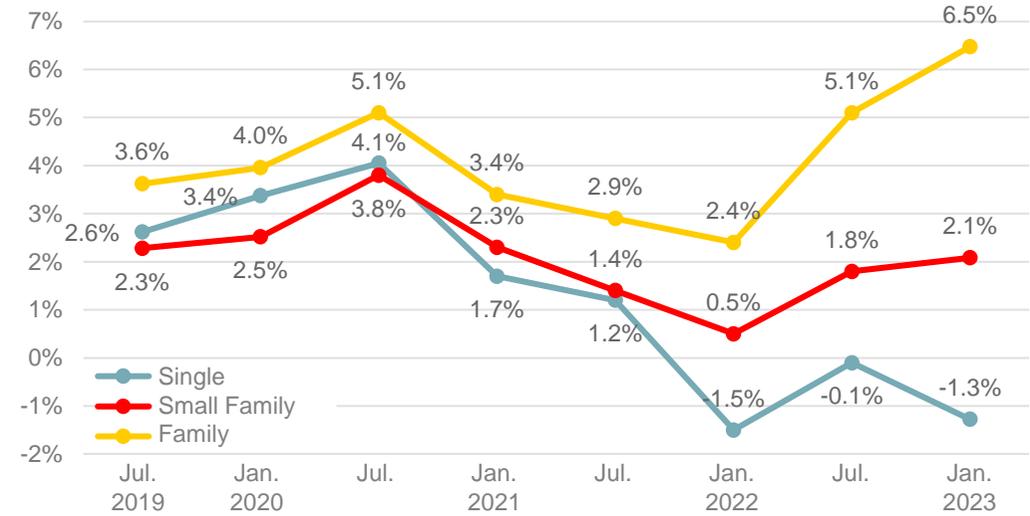
# Rent of Residential Properties ①

## Rents for New Leases (Note 1)

by Area (monthly basis)

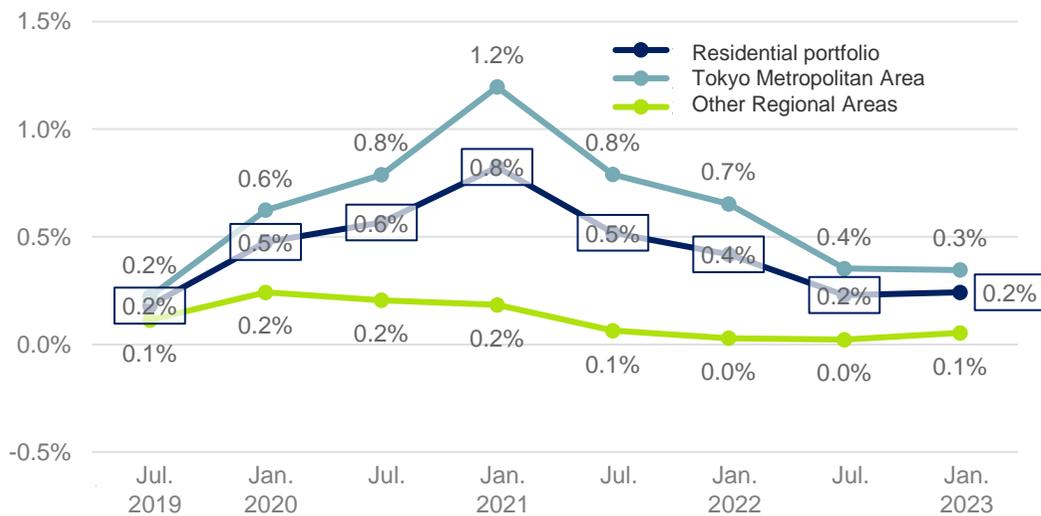


by Room type (monthly basis)

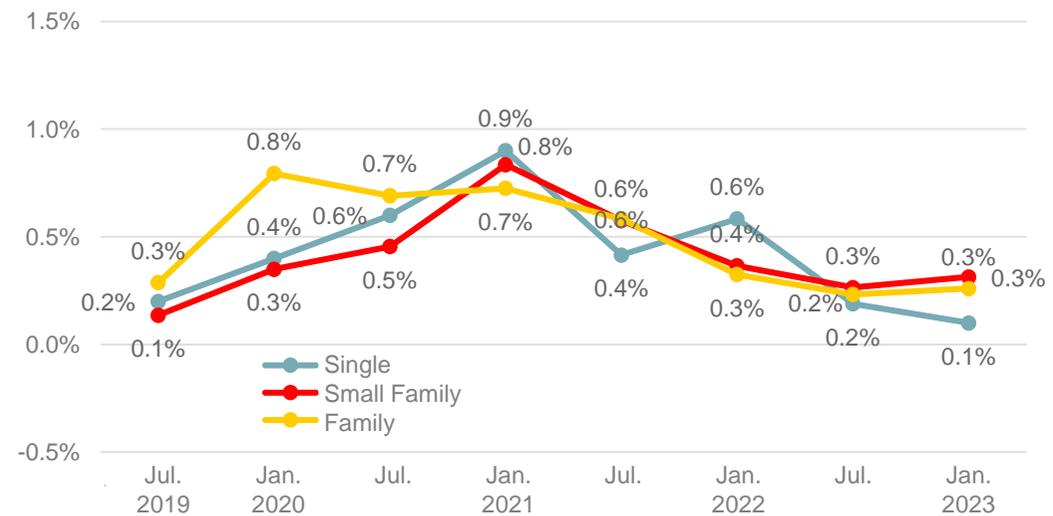


## Rents for Renewals (Note 2)

by Area (monthly basis)



by Room type (monthly basis)



Note 1: "Rents for New Leases" = Total Amount of Increase/Decline of rent of new tenants / Total amount of rent before revisions.  
 Note 2: "Rents for Renewals" = Total Amount of Increase/Decline of rent of renewal tenants / Total amount of rent before revisions.

# Rent of Residential Properties ②

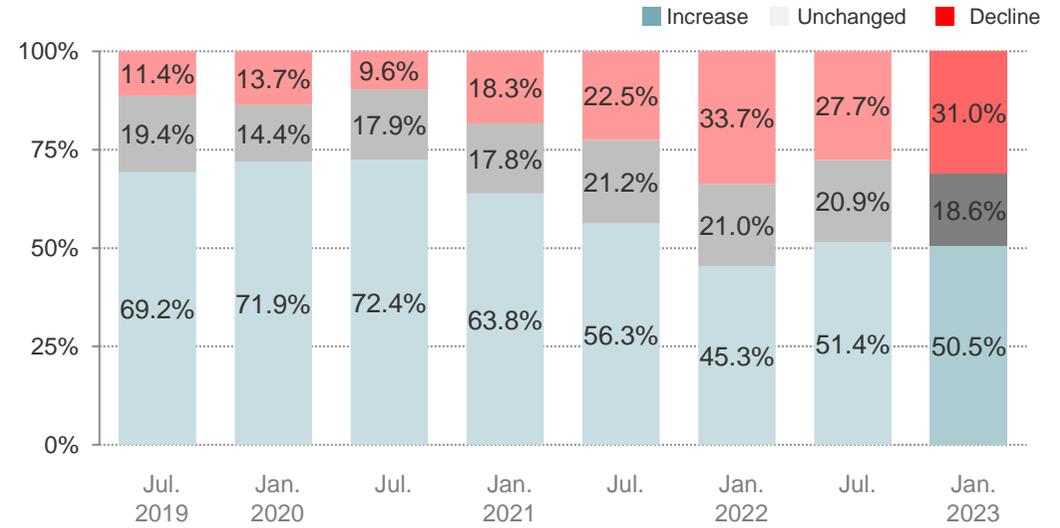
## Rent Increase / Decline (revenue)

### New leases



## Rent Increase / Decline (units)

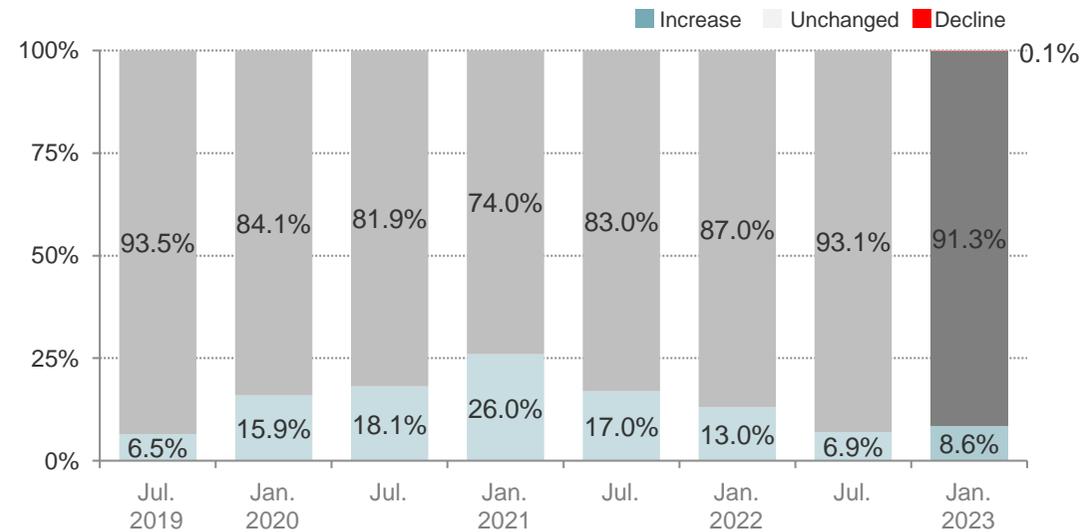
### New leases



### Renewals

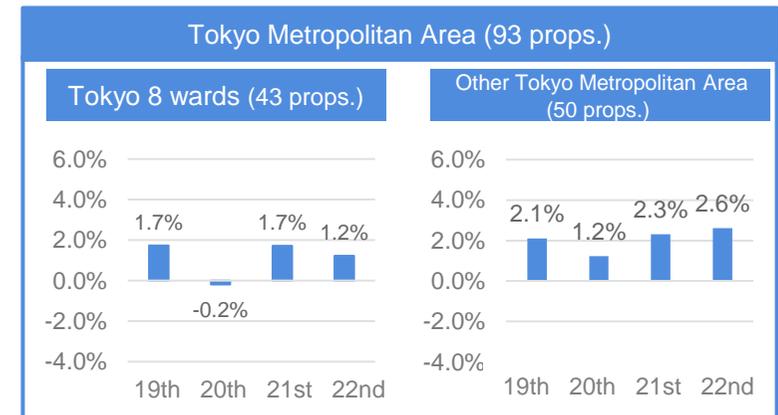
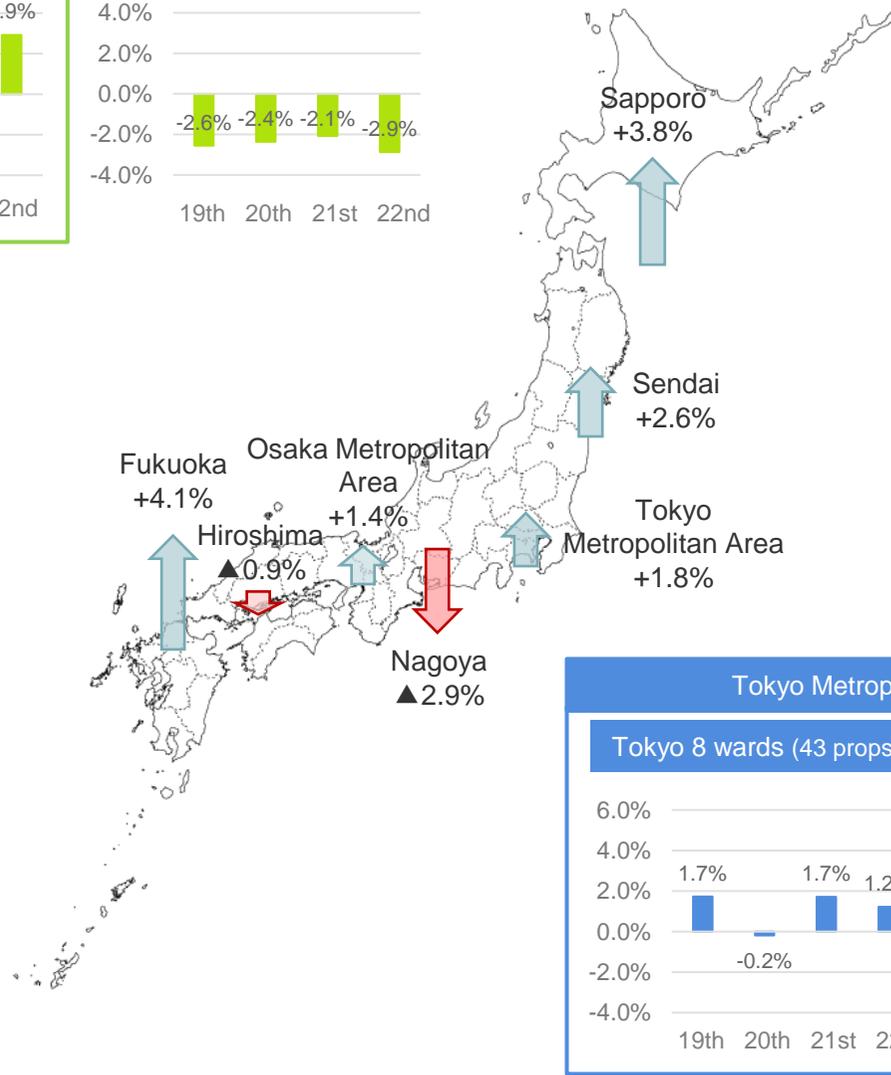
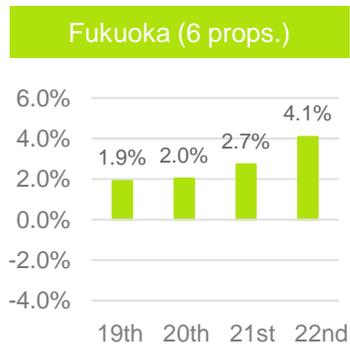
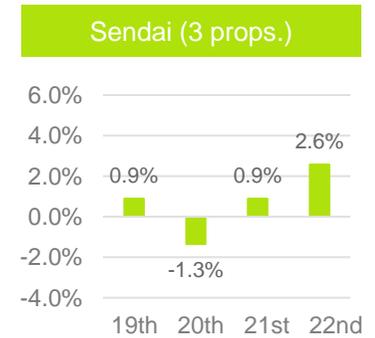
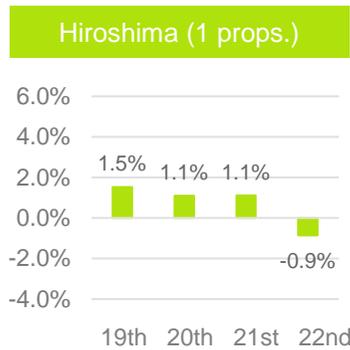
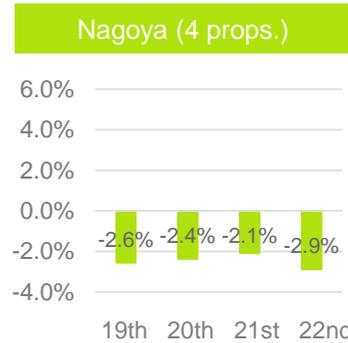
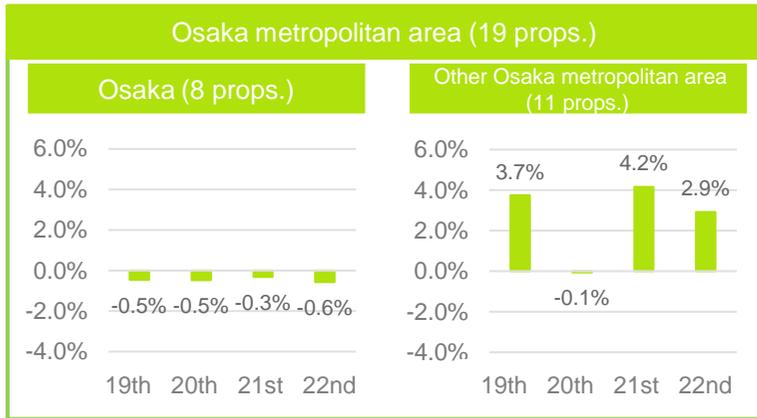


### Renewals



# Rent for Residential Properties ③

## New Leases Rent Growth Map (FP ended Jan. 2023)

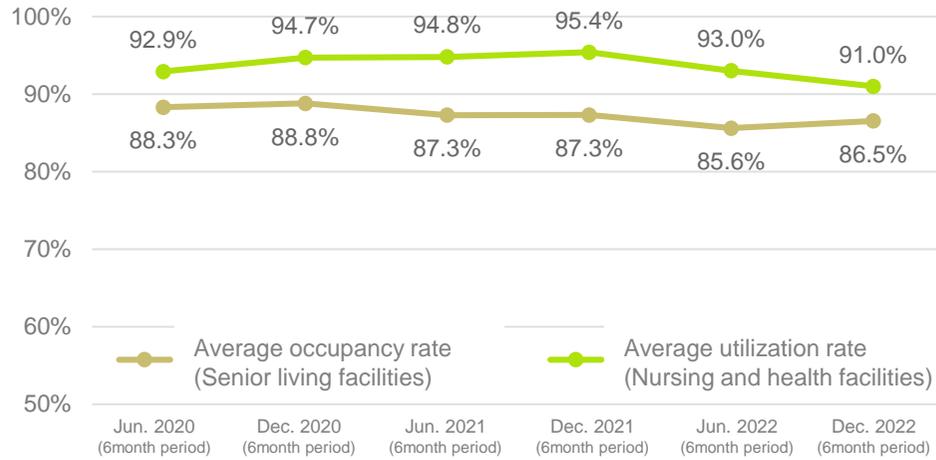


Note : Numbers in brackets are calculated for residential properties with pass-through lease contracts (excluding wholesale lease contracts).

# Healthcare and Accommodations Facilities

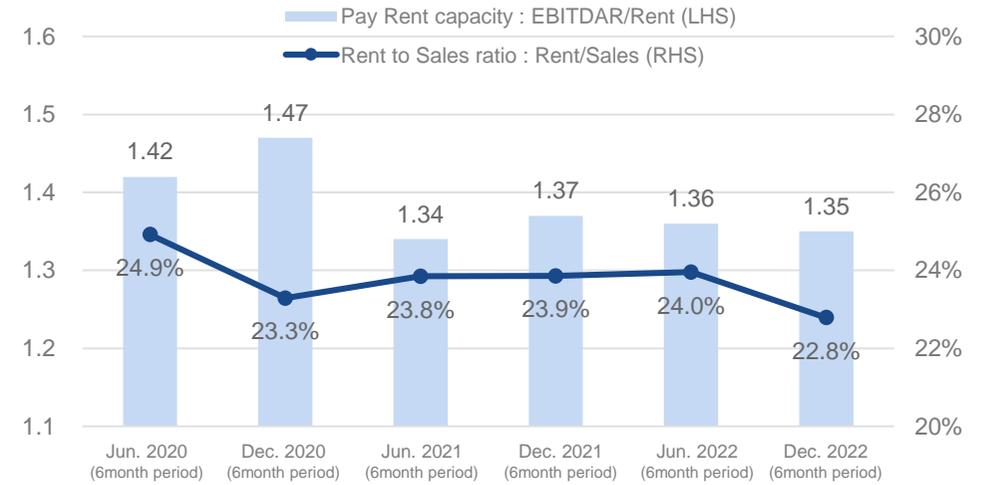
## Occupancy (Note 1,2,3)

Healthcare



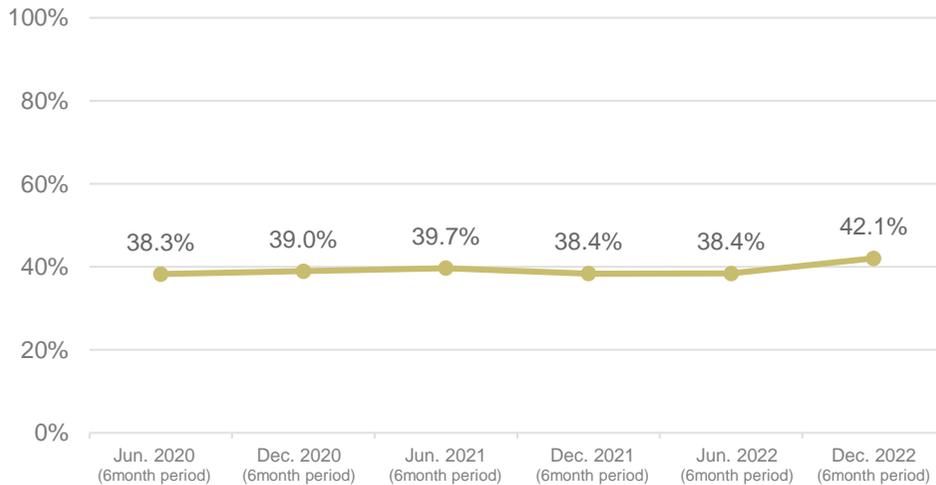
## Pay Rent Capacity / Rent to Sales ratio (Note 1,2,5)

Healthcare



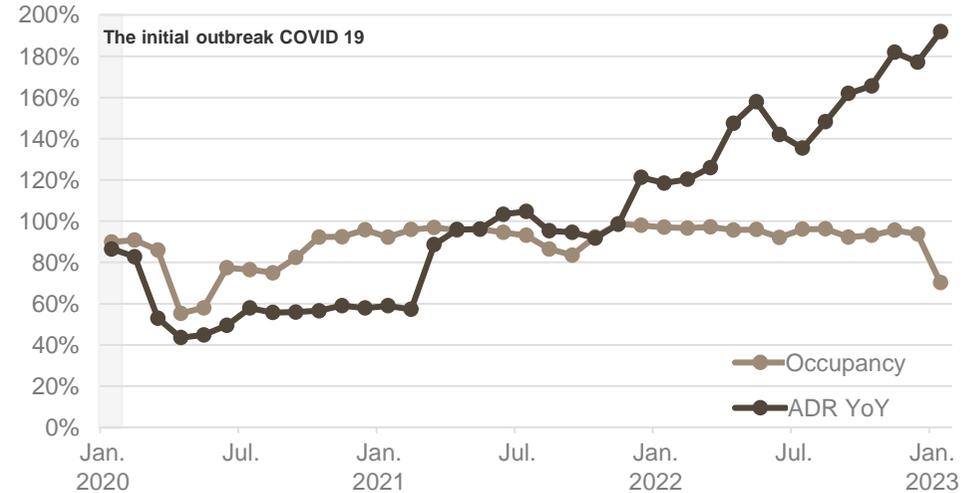
## Nursing care fee to Sales ratio (Note 1,2,4)

Healthcare



## Occupancy and ADR (Note 6)

Accommodation



Note 1: Figures are based on materials submitted by operators and regardless of the timing of property acquisitions, the calculations reflect figures from the period with approval for disclosing. "Senior living facilities" include private senior home with nursing care, residential private nursing homes, and serviced senior housing held by KDR at the end of the 22nd FP, excluding non-disclosed properties. "Anesis Teradacho" and "Orange Suma" are not included in "Nursing care fee to Sales ratio". "Nursing and health facilities" include nursing and health facilities held by KDR at the end of the 22nd FP.

Note 2: "Average occupancy rate" and "Average utilization rate" are calculated using cumulative figures for each six-month period. Occupancy data before acquisition: in Feb. 2022 for Irise Kobe Rokko, from Jan. and Feb. 2022 for Excellent Hanayashiki Garden Hills, Jul. and Aug. 2022 for Tsukui Sunshine Adachi, Oct. and Nov. 2022 for Nichii Home Hachimanyama, Jul. to Nov. 2022 for Lifeship Oasa, Lifeship Yunokawa and Lifeship Fukagawa are counted. Grapes Kawasaki Shinmachi and SOMPO care Sompno no ie S Fujimino include only 3 months of operational data for Dec. 2022 period. Nursing care fee to Sales ratio, "Pay Rent capacity" and "Rent to Sales ratio" are calculated using cumulative figures for each six-month period. Revenue data before acquisition: from Jul. to Nov. 2021 for Grapes Kawasaki Shinmachi and SOMPO care Sompno no ie S Fujimino, in Feb. 2022 for Irise Kobe Rokko, from Jan. and Feb. 2022 for Excellent Hanayashiki Garden Hills, from Jan. to Mar. 2022 for Excellent Takarazuka Garden Hills, Jul. and Aug. 2022 for Tsukui Sunshine Adachi, Oct. and Nov. 2022 for Nichii Home Hachimanyama, Jul. to Nov. 2022 for Lifeship Oasa, Lifeship Yunokawa and Lifeship Fukagawa are counted. Grapes Kawasaki Shinmachi and SOMPO care Sompno no ie S Fujimino include only 3 months of operational data for Dec. 2022 period. Please refer P40 regarding SOMPO care Sompno no ie S Fujimino.

Note 3: "Average occupancy rate" is the number of residents divided by number of capacity and simple average of occupancy rate at the end of month for each period. "Average utilization rate" is the total number of users in the fiscal period divided by the total rated capacity.

Note 4: "Nursing care fee to Sales ratio" is the ratio of nursing care fee against sales at senior living facilities.

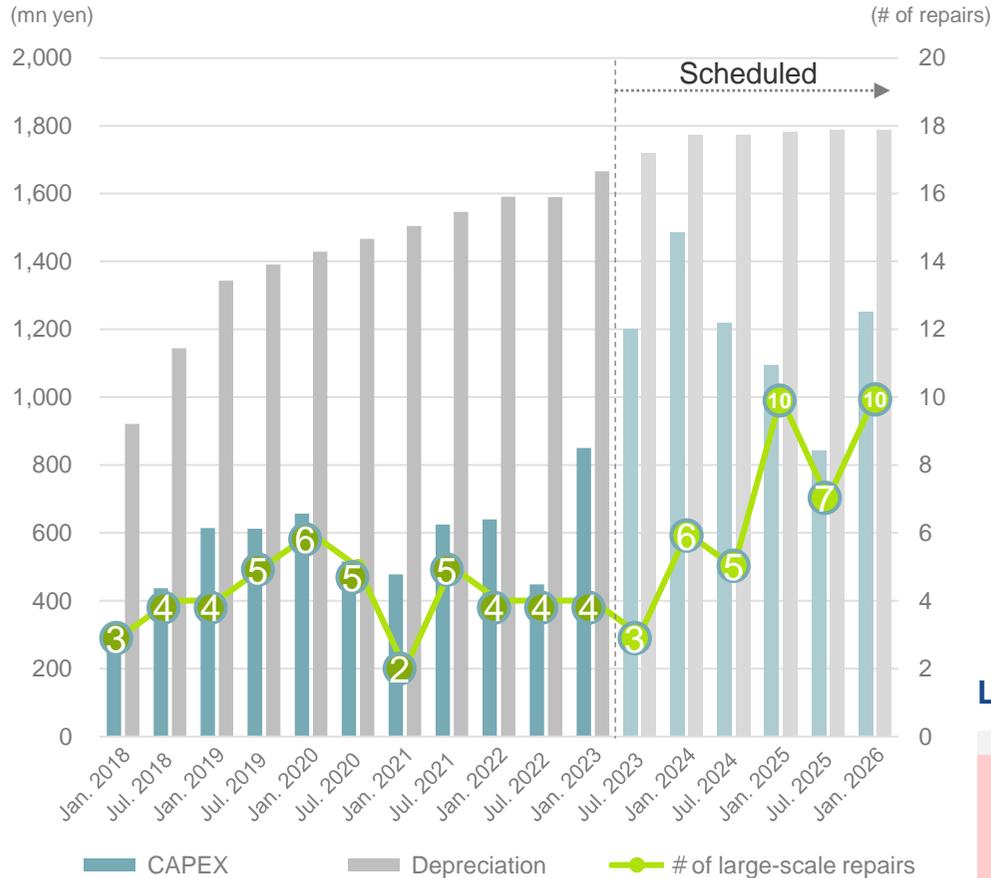
Note 5: "Pay Rent capacity" is EBITDAR : Operating Income + Depreciation + Rent divided by Rent.

Note 6: Average of occupancy and ADR of 2 accommodations

# Portfolio Maintenance – Conduct Repairs Strategically

Conduct large scale repairs strategically for properties with property age of approx. 15 years to maintain and improve portfolio profitability

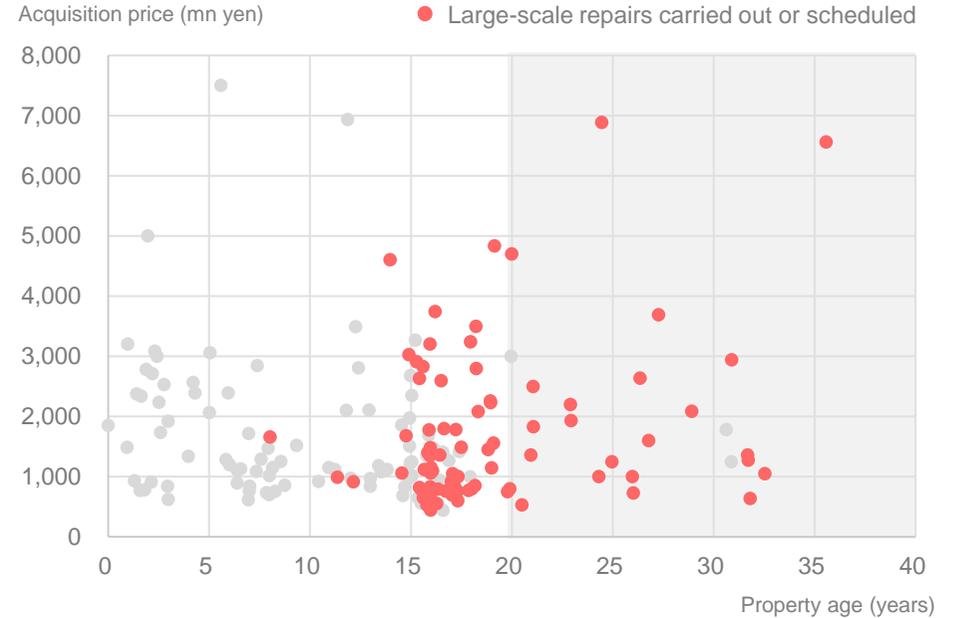
## CAPEX Record and Schedule



### CAPEX policy

- Depending on condition of the property, large scale repairs will be strategically carried out for properties with property age of approx. 15 yrs.
- Scheduled to conduct CAPEX within depreciation for each fiscal period.

## Property Age



### Large-scale repairs status of over 20-year properties

No.	Property name	Age	Status	No.	Property name	Age	Status
T-50	KDX Residence Nihombashi Ningyocho	20.5	Done	R-43	KDX Residence Nishijin	26.8	Done
T-81	KDX Residence Kamikitazawa	20.9	Done	H-3	Joy Stage Hachioji	27.3	Done
T-85	KDX Residence Hatagaya	21.1	Done	T-9	Cosmo Heim Motosumiyoshi	28.9	Planned
H-19	Canadian Hill	21.1	Planned	H-2	Nichii Home Nakano Minamidai	30.6	Undone
T-59	KDX Residence Sendagi	22.9	Done	T-35	Raffine Minami-magome	30.9	Undone
T-79	KDX Residence Asagaya	22.9	Done	H-5	Nichii Home Tama Plaza	30.9	Done
T-46	KDX Residence Miyamaedaira	24.3	Done	R-28	Ashiya Royal Homes	31.7	Done
R-45	KDX Residence Shukugawa Hills	24.4	Done	R-24	KDX Residence Ibaraki I II	31.7	Planned
T-30	KDX Residence Futako Tamagawa	25.0	Done	T-10	KDX Musashi Nakahara Residence	31.8	Planned
T-37	KDX Residence Denen Chofu	26.0	Done	T-64	KDX Residence Tsurumi	32.5	Done
T-22	KDX Residence Daikanyama II	26.0	Done	H-10	Activa Biwa	35.6	Planned
T-80	KDX Residence Hiyoshi	26.4	Done				





### 3. Growth Strategy

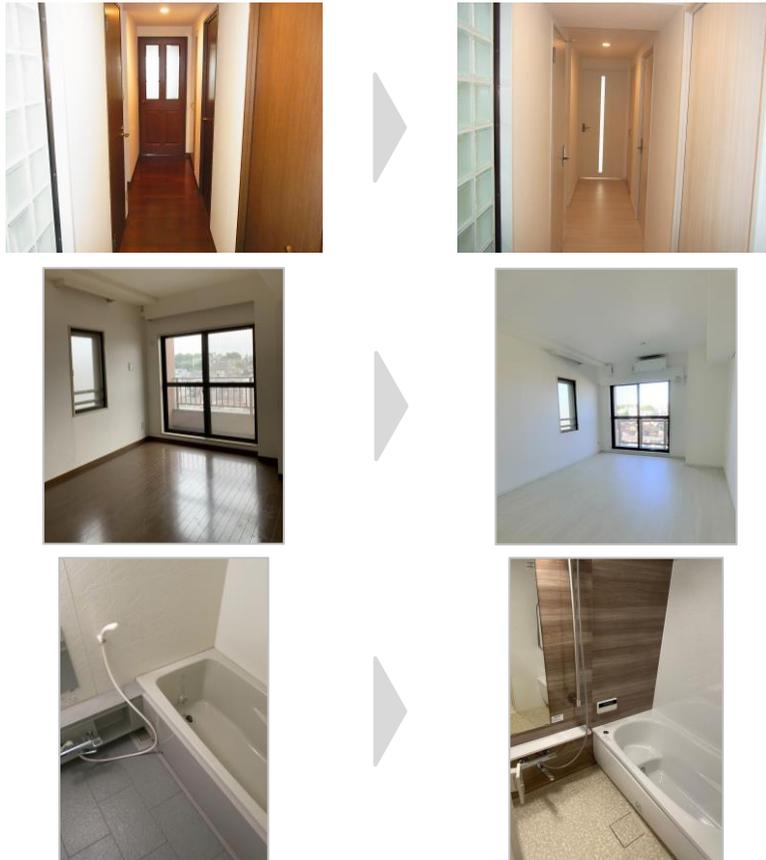
# Accelerate Internal Growth

- ▣ Achieved robust rent growth through value-up renovation in family type where rental market remains strong
- ▣ Occupancy and rent growth has shown signs of improvement for single type in Central Tokyo where rental market remained weak by flexible leasing.

## Family Type: Value-up Renovation of Individual Residential Unit

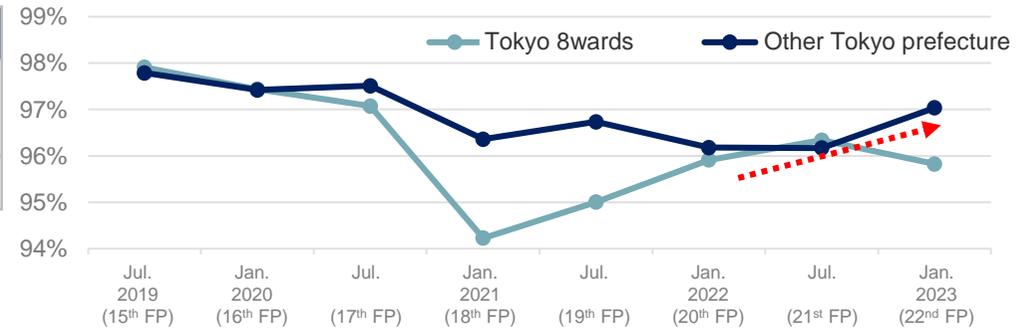
KDX Residence Sendagi (Completed in 2000) Renovated room		
<b>Avg. monthly rent (Tsubo) (Note 1)</b>	(Before renovation) <b>9,978 yen</b>	(After renovation) <b>13,774 yen (38.1% ↑)</b>
<b>Turnover ratio</b>	<b>5/26 units =19.2%</b>	

Note 1: Average monthly rental of 5 renovated room

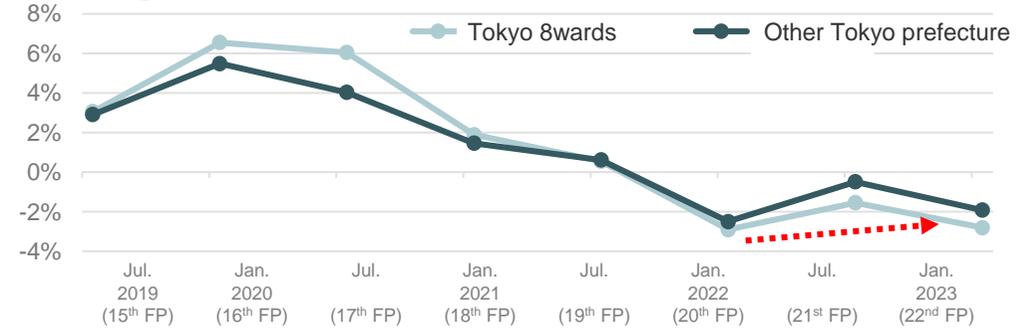


## Single Type: Flexible Leasing Aligned with Market Demand

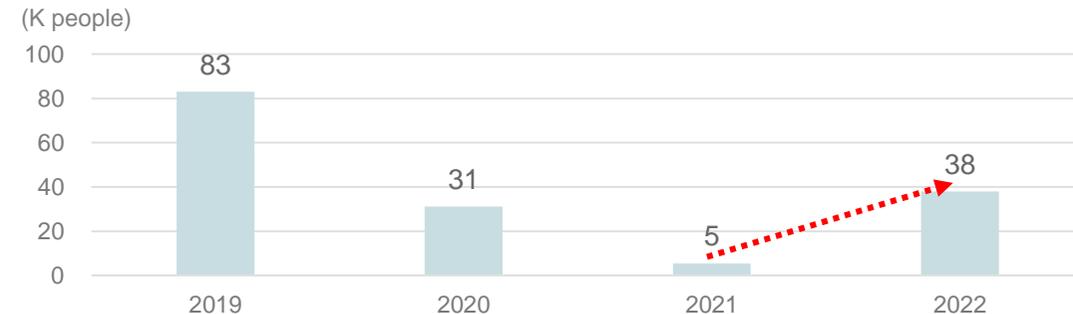
### Occupancy (Note 2)



### Rent growth for new leases



### Net population inflow into Tokyo prefecture



Note 2 : The occupancy are calculated without ①the newly-constructed properties acquired after 2020 which were not operated or was set to be operated at acquisition, ②KDX residence Akihabara II changing to pass through contract since Feb 2022 ③residential units without pass through contract (excluding contract for whole building) and ④ stores and office area.

# Continuous External Growth

- ❑ Planning to acquire one healthcare facility in addition to the acquisitions through the follow-on offering in Dec. 2022
- ❑ Aiming for AUM of 370bn yen with proactive sourcing including pipelines with preferential negotiating rights

## AUM Growth through Continued Property Acquisitions

### Planned Property Acquisition in 23rd FP and Pipelines

**Rihabili-home Bon Sejour Minamisenzoku (planned)**



Location	Ota, Tokyo
Acquisition Price	¥ 1,470mil
Appraisal Value	¥ 1,600mil
Appraisal NOI Cap rate	4.0%
Acquisition Date (planned)	March 29, 2023

- ✓ Great access to the central Tokyo area and located close to Senzoku-Ike Park
- ✓ Operated by Benesse Style Care which is the leading player in the industry

**Nakamarucho Project**



**Sourced by the Sponsor**

Location	Itabashi, Tokyo
Leasable Units	Approx. 40
Room Type	Single

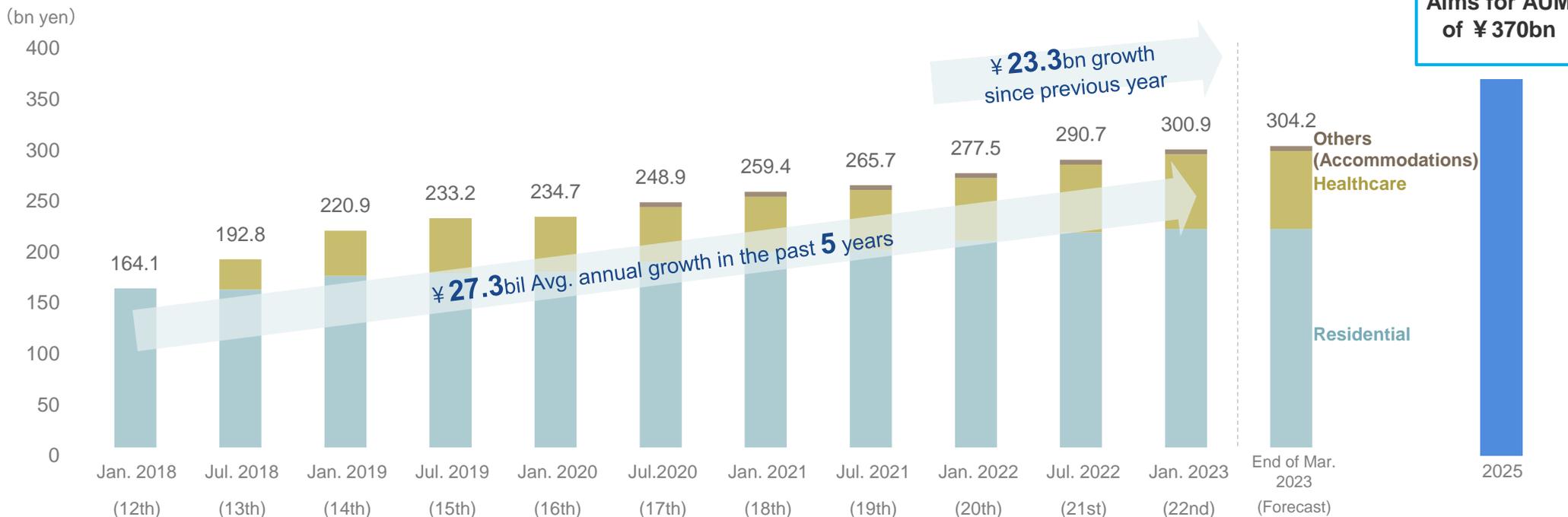
**Higashi-yukigaya Residence**



**Original sourcing route of AM Company**

Location	Ota, Tokyo
Leasable Units	Approx. 60
Room Type	Family

### AUM Growth







## 4. Financial Status

# Finance 1/2

## Key Debt Indicators (Note 1)



## LTV (based on total assets) (Note 2)

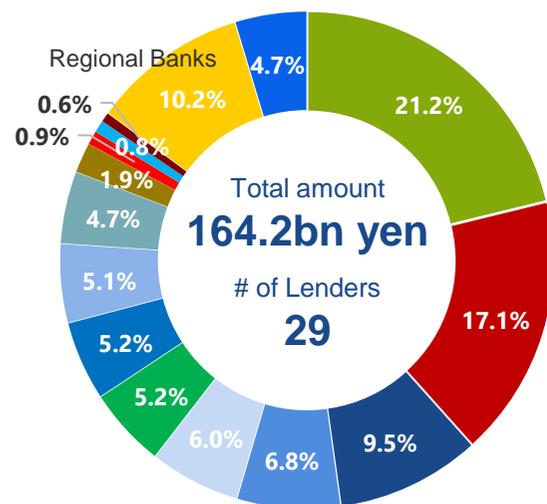


## Credit Rating

**AA-**

(Outlook : Stable)  
(Japan Credit Rating Agency, Ltd. (JCR))

## Status of Interest-bearing Liabilities (as of Feb. 28, 2023)



Lender	Amount (¥ mil)	Share
Sumitomo Mitsui Banking Corporation	34,840	21.2%
MUFG Bank, Ltd.	28,100	17.1%
Mizuho Bank, Ltd.	15,530	9.5%
Aozora Bank, Ltd.	11,150	6.8%
Mizuho Trust & Banking Co., Ltd.	9,800	6.0%
SBI Shinsei Bank, Ltd.	8,550	5.2%
Development Bank of Japan Inc.	8,500	5.2%
Resona Bank, Ltd.	8,450	5.1%
Sumitomo Mitsui Trust Bank, Limited.	7,750	4.7%
Nippon Life Insurance Company	3,200	1.9%
The Yamaguchi Bank, Ltd.	2,300	1.4%
THE BANK OF FUKUOKA, LTD.	2,200	1.3%
The Bank of Yokohama, Ltd.	1,700	1.0%
Shinkin central bank	1,500	0.9%
Daishi Hokuetsu Bank, Ltd.	1,500	0.9%
The 77 Bank, Ltd.	1,300	0.8%

Lender	Amount (¥ mil)	Share
The Norinchukin Bank	<b>New</b> 1,300	0.8%
Sompo Japan Insurance Inc.	1,000	0.6%
The Chiba Bank, Ltd.	1,000	0.6%
The Chugoku Bank, Ltd.	900	0.5%
THE HACHIJUNI BANK, LTD.	900	0.5%
THE NISHI-NIPPON CITY BANK, LTD.	900	0.5%
The Yamanashi Chuo Bank, Ltd.	900	0.5%
Kansai Mirai Bank, Limited	900	0.5%
The Bank of Kyoto, Ltd.	650	0.4%
The Musashino Bank, Ltd.	500	0.3%
The Hyakugo Bank, Ltd.	500	0.3%
The Keiyo Bank, Ltd.	500	0.3%
The Shizuoka Bank, Ltd.	200	0.1%
Investment Corporation Bonds	7,700	4.7%
<b>Total</b>	<b>164,220</b>	<b>100.0%</b>

Note 1: "Average interest rate" calculated by weighted average interest rate at the end of the period that took into consideration up-front fee (per year) and the effect of the interest rate swap. "Average remaining term" calculated by weighted average remaining term of interest-bearing liabilities at the end of the period. "Rate of fixed-interest" calculated the percentage of fixed interest rate loans of total amount of loans at the Jan. 31, 2023. The floating loans which are substantially fixed with interest rate swap are included in the fixed-rate.

Note 2: "LTV" = Interest-bearing Liabilities / Total Assets. "Appraisal LTV" = Interest-bearing Liabilities / Total Appraisal Value.

# Finance 2/2

## Committed Credit Line

Counterparty	Line amount (bn yen)	Contract period
Sumitomo Mitsui Banking Corporation	1.5	Aug. 1, 2022~
MUFG Bank, Ltd	1.5	July 31, 2023
Mizuho Bank, Ltd	1.5	

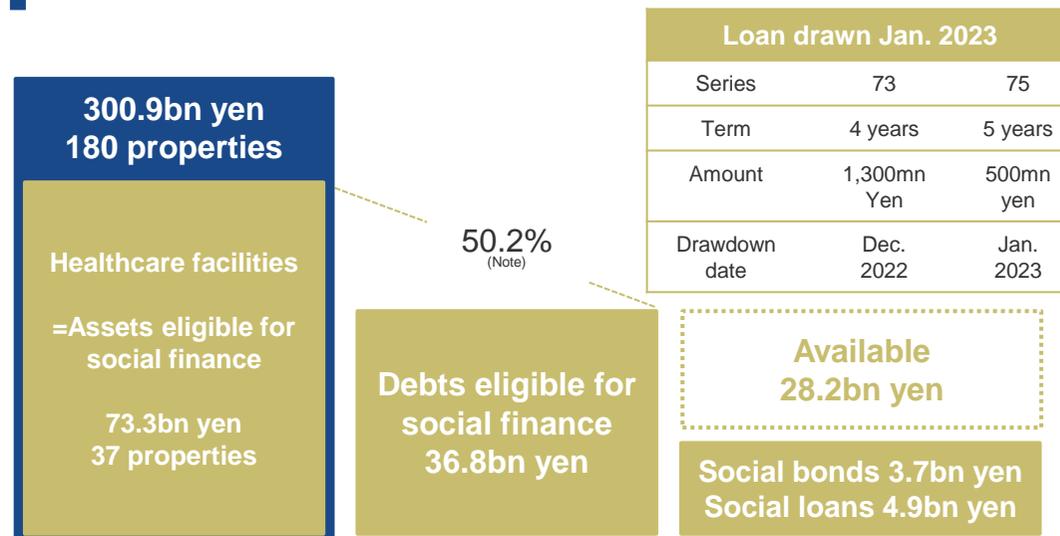
## Uncommitted Revolving Credit Line

Counterparty	Line amount (bn yen)	Contract period
Sumitomo Mitsui Banking Corporation	5	Mar. 31, 2022~
Mizuho Bank, Ltd	4	Mar. 31, 2023

## Maturity Ladder (As of Feb. 28, 2023)



## Social Finance (As of Jan. 31, 2023)



Note : Debts eligible for social finance = Assets eligible for social finance × LTV as of the current fiscal period.  
50.2% is as of Jan. 31, 2023

A modern, multi-story building with a prominent white overhang and wooden accents. The building features large glass windows and balconies with wooden railings. The foreground shows a landscaped area with trees, a concrete path, and a wooden bench. The sky is blue with some clouds.

## 5. Sustainability

# ESG Strategy

## Major Initiatives for ESG

### E (Environment)



#### GRESB Real Estate Assessment (2022)



Acquired “Green Star” for the five consecutive years  
Awarded “**3 Stars**” on GRESB rating in 2022

#### GHG Emission Reduction Target

2030	2050
<b>40% reduction vs. 2015</b>	<b>Net-zero</b>

\*CO2 emissions from energy usage in the common areas of residential properties (including a portion of store space)

### S (Social)



**Social Impact Investment**

**Providing Solutions to Aging Society  
Committing to Local Communities and Regional Revitalization**

**Introduction of Employee Investment Unit Ownership Plan**

### G (Governance)



**AM Fee Structure Aligning Interests between Unitholders and REIT Manager**

**Same-Boat Investment by Kenedix**

**Strong Commitment from Kenedix Group**

Across each of the REITs managed by KFM:

- Sustainability Office
- Sustainability Committee

#### Sustainability Office

- Responsible for KFM’s ESG and sustainability initiatives
- Issued very first Sustainability Report reporting each REIT’s initiatives and milestones

#### Sustainability Committee

- Promoting further implementation of ESG and sustainability initiatives with the President acting as the Chair

# ESG Initiatives

## Initiatives for Environment

### Details of Certified Properties (End of Jan. 2023)

Number of Certified Properties	Total Floor Area
<b>15 Properties</b>	<b>126,285.74m<sup>2</sup></b>

\*Including properties with multiple certifications

### DBJ Green Building Certification

★★★★	<b>12 Properties</b>	★★★
KDX Daikanyama Residence KDX Residence Yotsuya KDX Residence Hanzomon KDX Residence Toyosu KDX Residence Higashi-sakura I Ashiya Royal Homes KDX Residence Ohori Harbor View Tower		KDX Residence Ebisu KDX Sakaisuji Hommachi Residence KDX Residence Hommachiashi Serenite Kobe Motomachi KDX Residence Shukugawa Hills
		% of the certified assets in the residential portfolio (area base): <b>23.5%</b>

### CASBEE Certification

<b>4 Properties</b>
KDX Residence Nihombashi Suitengu (S rank) KDX Residence Toyosu (S rank) KDX Residence Yokohama Momijizaka (S rank) KDX Residence Ohori Harbor View Tower (A rank)

### BELS Certification

<b>1 Property</b>
★★★ Plaisant Grand Ota tamagawa

### Installation of LED Lights

Reduced electricity usage and replacement cost by installing LED lights to common areas

22nd~23rd FP: 8 Properties



## Commitment to Local Community

### Installation of SDGs-Friendly Vending Machine

Newly installed a vending machine that donates 3 yen from each sales to The Defense of Green Earth Foundation



### Installation of EV Charging Station

Installed Electric Vehicle charging stations “Terra Charge” built by Terra motors for residents to accommodate widespread use of electric and plug-in hybrid vehicles



### Acquisition of ESG Properties Equipped with Emergency Batteries

Acquired properties with emergency batteries in each residential units to be well prepared for disasters



## Initiatives for Employees

### Recognized as “2023 Certified Health & Productivity Management Outstanding Organization”

- Kenedix group is committed to 1) Attracting and retaining talents, and developing their careers, 2) Health and wellbeing of employees, and 3) Diversity and equal opportunities in order to create ideal work environment



### Introduction of Employee Investment Unit Ownership Plan

- Kenedix, a shareholder of KFM, announced implementation of Employee Investment Unit Ownership Plan for employees of KFM, Kenedix, and its related entities in August 2022
- The plan aims to enhance benefits package as well as to improve unitholders' value in mid to long term by aligning interests between unitholder and REIT manager

## AM Fee Structure Aligning Interests between Unitholders and REIT Manager



AM Fee I	AM Fee II	AM Fee III
Total assets at the end of the previous period × <b>0.27%</b> (P.A)	Distributable amount × <b>EPU</b> × <b>0.00145%</b>	<b>vs. TSE REIT Index performance</b> × Market cap. × <b>0.15%</b>

Linkage with **EPU**

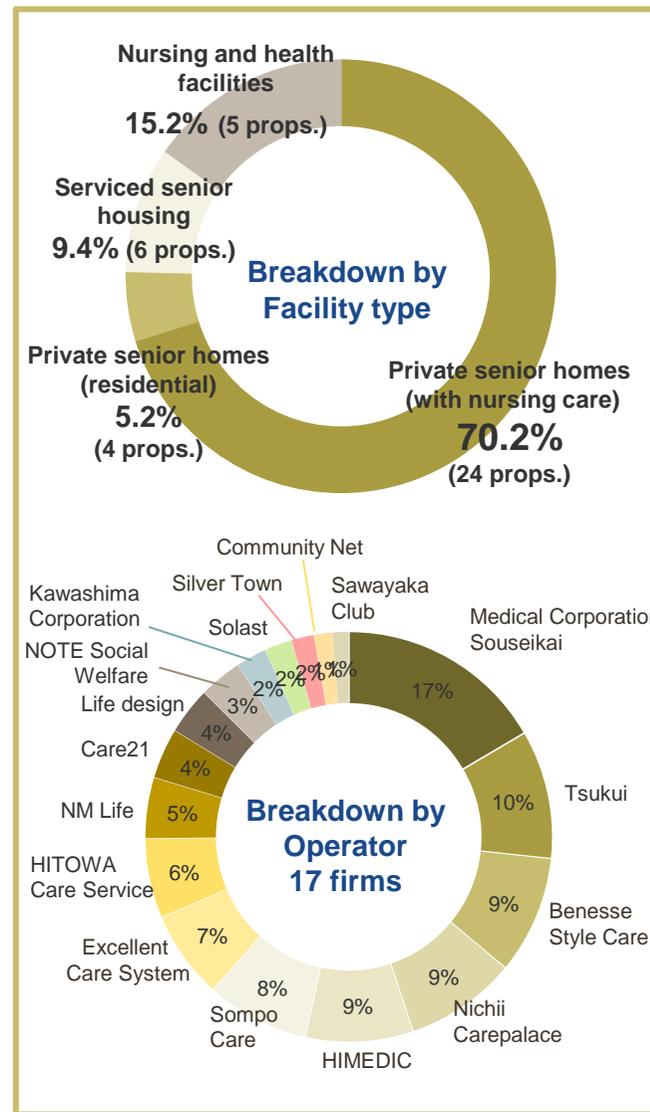
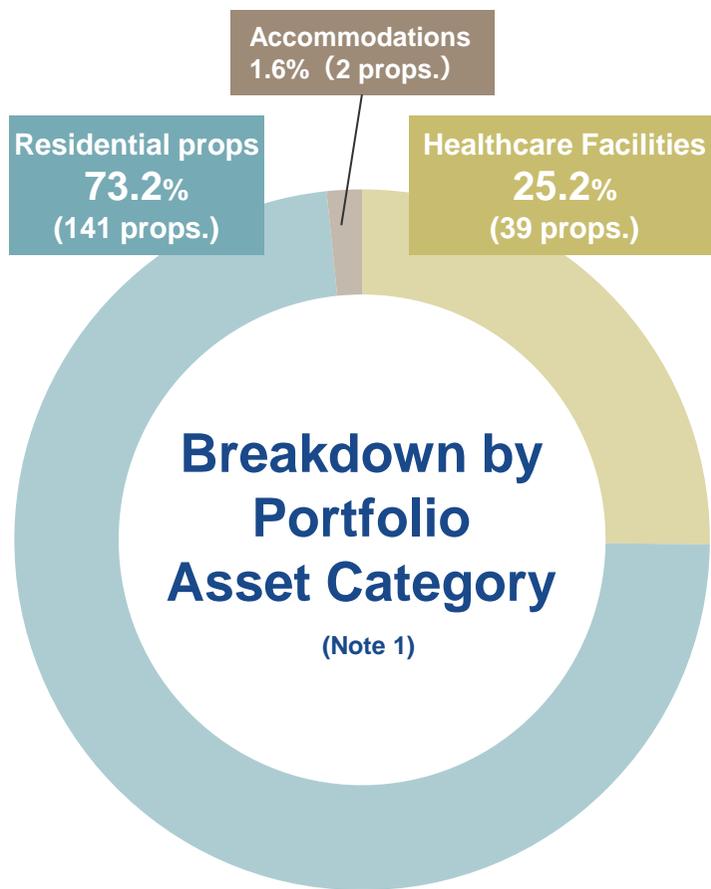
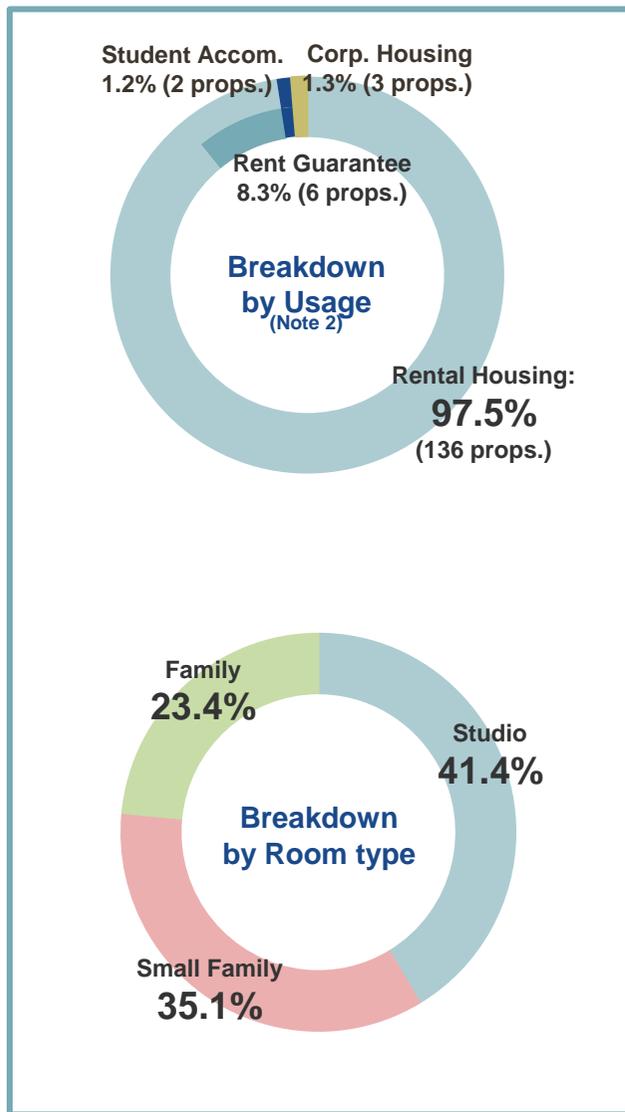
Linked to performance of **investment unit price**



# Appendices

# Portfolio Breakdown ①

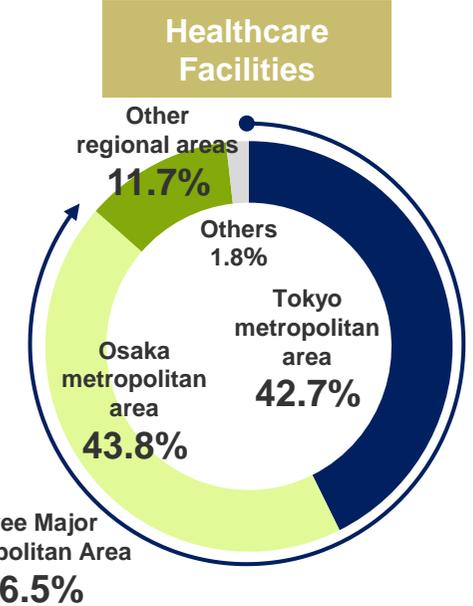
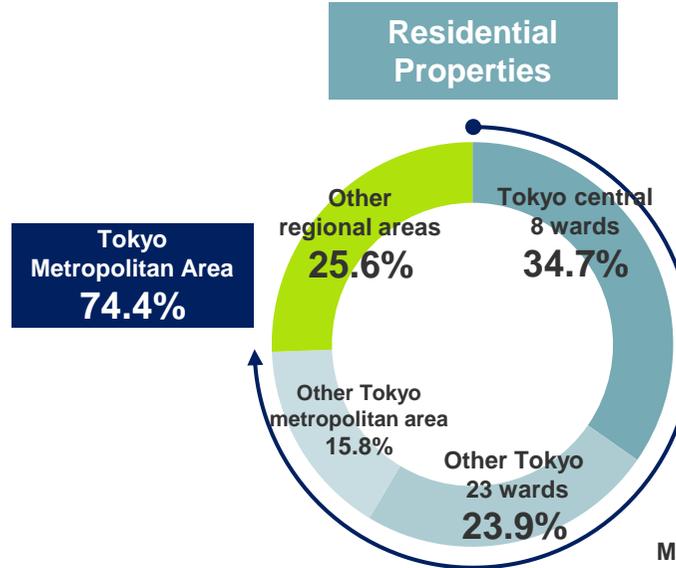
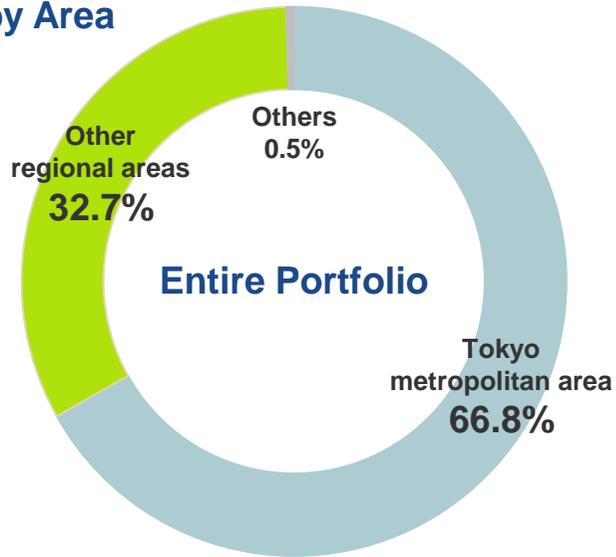
■ Total Asset Size : ¥304.2bil (182 props.), Residential properties : ¥222.5bil (141 props.), Healthcare facilities : ¥76.7bil (39 props.), Accommodations : ¥4.9bil (2 props.), and build a robust portfolio through diversification



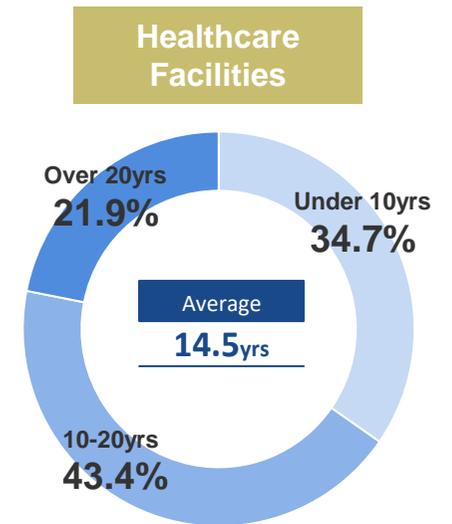
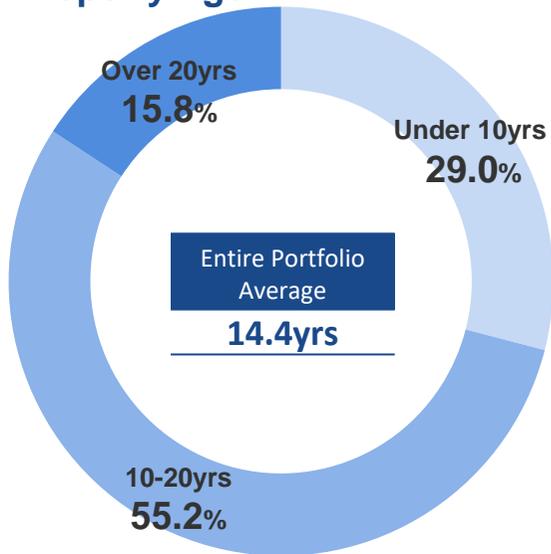
Note 1: As of Mar. 15, 2023, including property scheduled to be acquired on Mar. 29, 2023  
 Note 2: Rent guarantee is a property with guaranteed rent agreement for the entire rent

# Portfolio Breakdown (2)

## Breakdown by Area (Note 1, 2)



## Breakdown by Property Age (Note 1, 3)



Note1: As of Mar. 15, 2023, including property scheduled to be acquired on Mar. 29, 2023

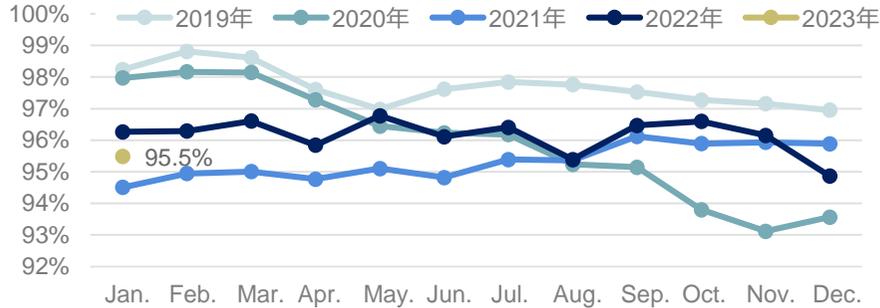
Note2: "Tokyo Metropolitan Area" includes Tokyo, Kanagawa, Saitama and Chiba. "Other Regional Areas" include government-designed municipalities and other regional cities. "Tokyo Central 8 Wards" include Minato-ku, Shibuya-ku, Chuo-ku, Chiyoda-ku, Shinjuku-ku, Meguro-ku, Setagaya-ku and Shinagawa-ku. "Osaka Metropolitan Area" includes Osaka, Kyoto, Nara, Hyogo and Shiga. "Three Major Metropolitan Area" includes Tokyo Metropolitan Area, Osaka Metropolitan Area and Nagoya Metropolitan Area. "Other Regional Areas" include regional cities excluding the three major metropolitan area.

Note3: "Property age" is calculated by the weighted average by the acquisition price of the periods from completion dates to Jan. 31, 2023.

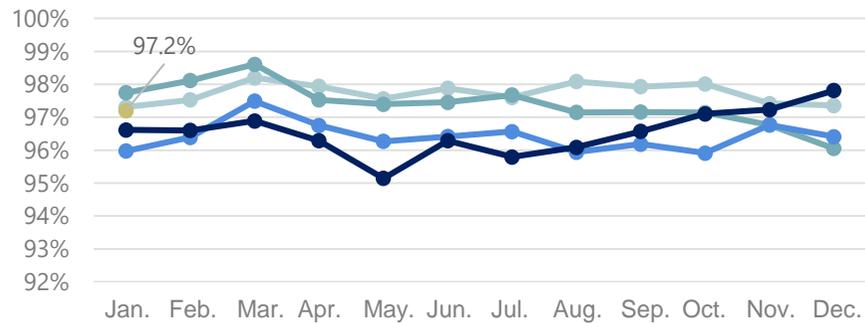
# Occupancy of Residential Properties-Tokyo Metropolitan Area

## Tokyo Metropolitan Area by Area (Note)

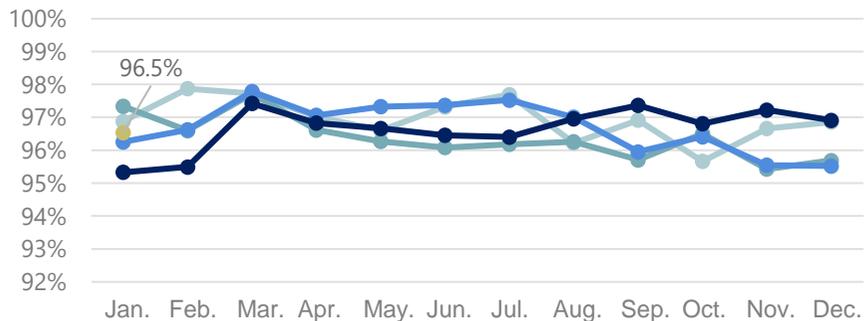
### Tokyo 8 wards



### Other Tokyo 23 wards

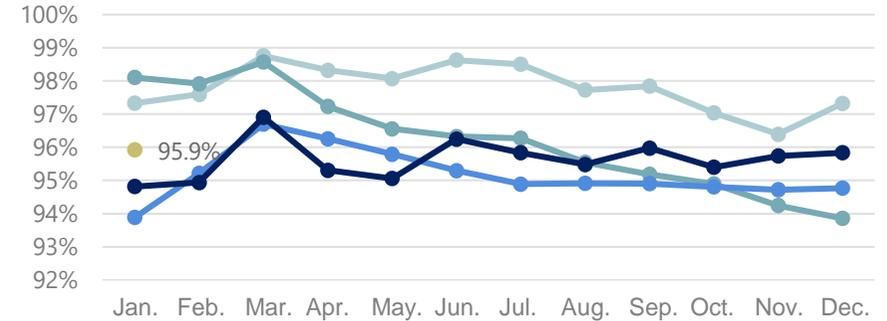


### Other Tokyo Metropolitan area (Other Tokyo, Kanagawa, Chiba, Saitama)

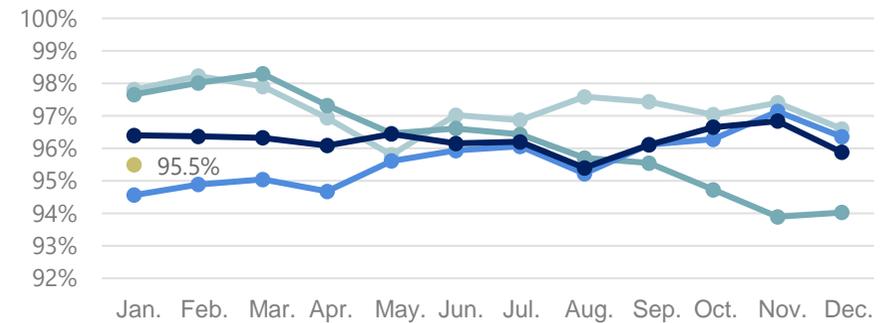


## Tokyo Metropolitan Area by Room type (Note)

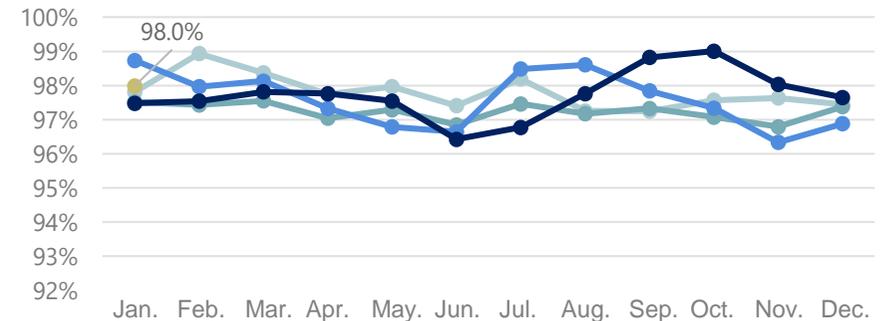
### Studio



### Small family



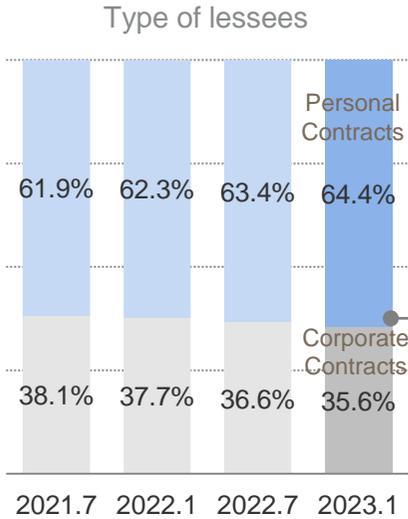
### Family



Note: The occupancy are calculated without ①the newly-constructed properties acquired after 2020 which were not operated or was set to be operated at acquisition, ②KDX residence Akihabara II changing to pass through contract since Feb 2022 ③residential units without pass through lease contract (excluding wholesale lease contract) and ④ retail stores and office.

# Tenant Demographics Analysis of Residential Properties

## Type of Lessees (1)

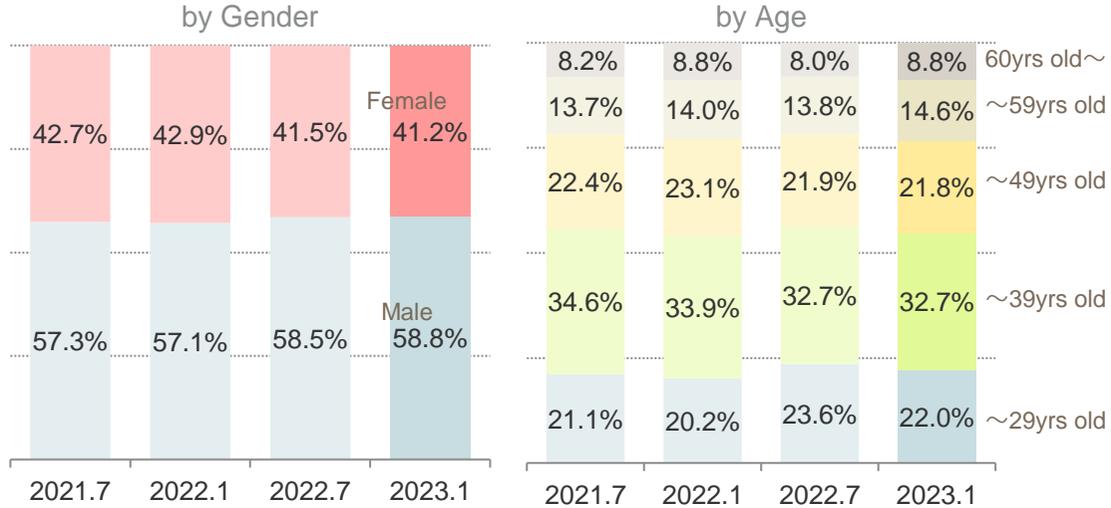


### Large corporate contracts in Rental housing (2)

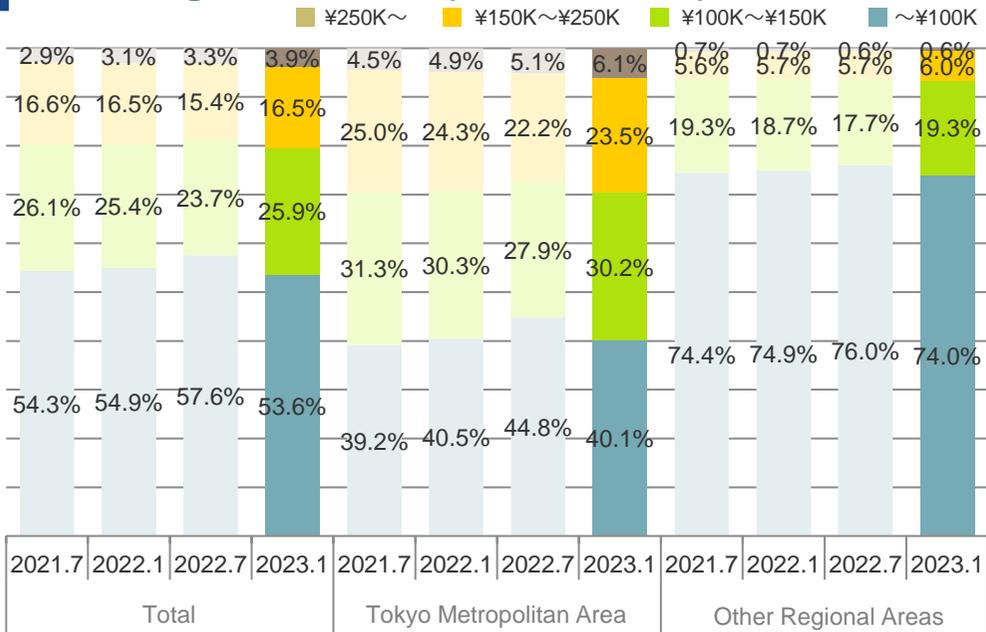
Property Name	# of Contracts	% in a property
KDX Residence Kamata-minami II	31 units	91.2%
KDX Residence Kamata-minami	69 units	86.3%
KDX Residence Nishi-Funabashi	42 units	73.7%
KDX Residence Higashi-Asakusa	22 units	61.1%
KDX Residence Nakaitabashi	42 units	53.8%
KDX Residence Okachimachi	27 units	52.9%
KDX Residence Yoga	18 units	47.4%
KDX Residence Mizonokuchi	42 units	42.9%
KDX Residence Higashi-Shinjuku	75 units	41.9%
KDX Residence Shonandai	36 units	34.6%

Note 1: Lessees of units at the end of each period include stores and offices.  
 Note 2: Large corporate contracts are those that lease over 30% of the units in a certain property. However, properties which have rent guaranteed master lease contracts are excluded.

## Personal Contracts breakdown



## Rent Range breakdown (based on unit)



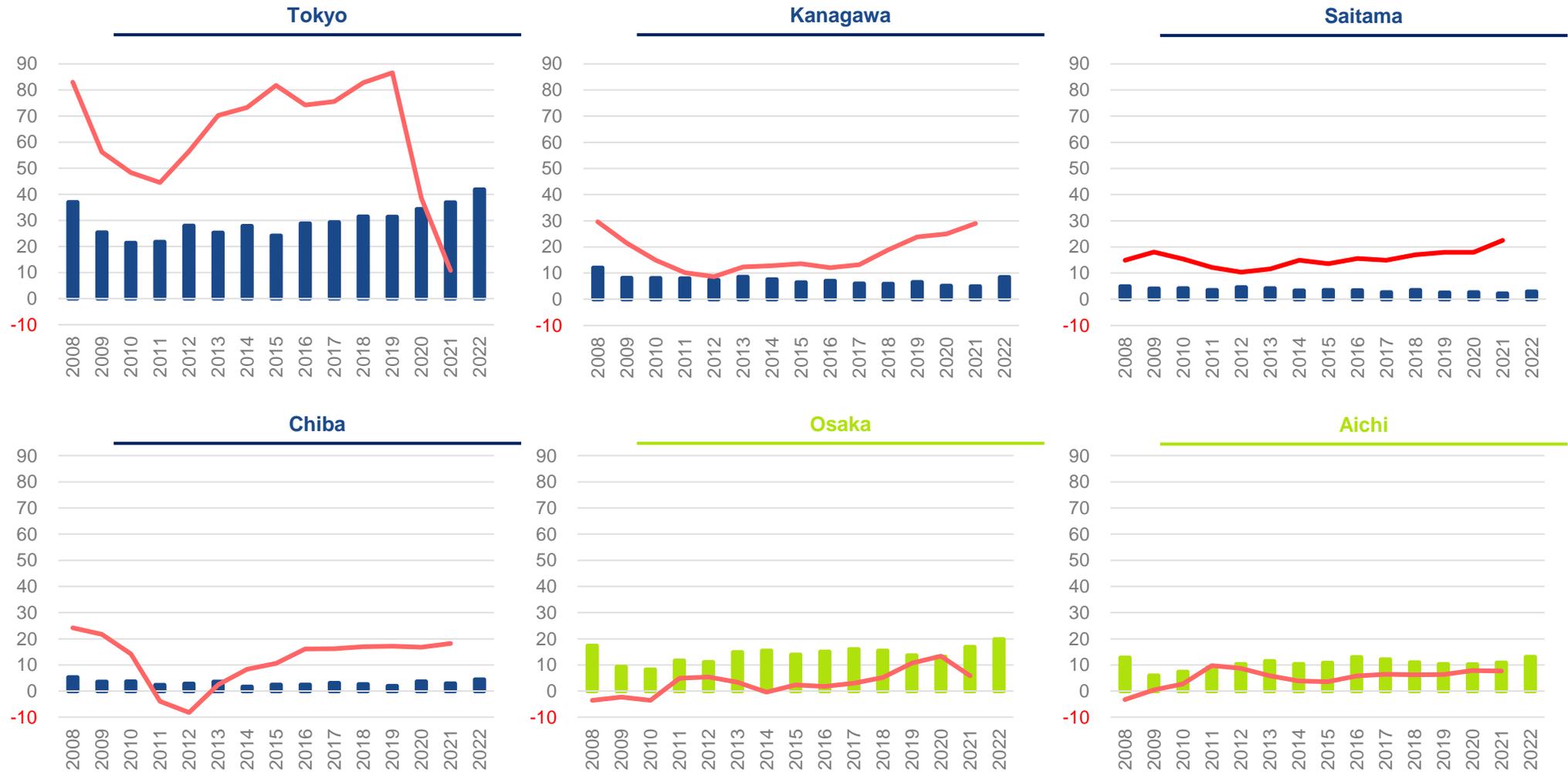
## Average Rent per Residential Unit (3) (as of Jan. 31, 2023)

Room Type	Area		Total
	Tokyo Metropolitan Area	Other Regional Areas	
Studio	94,231 (+71)	72,517 (-33)	87,609 (+66)
Small Family	165,010 (+932)	85,795 (+159)	127,221 (+1,127)
Family	227,002 (+2,049)	158,976 (+308)	194,606 (+2,279)
<b>Total</b>	<b>136,110 (+1,047)</b>	<b>94,490 (+147)</b>	<b>119,509 (+948)</b>

Note3: "( )" Shows the amount of increase or decrease compared to the previous period.

# Construction of Rental Apartments and Net Inflow of Residents into Major Prefectures in Japan

■ Construction of rental apartments — Net inflow of residents  
 (All units: K units or K people)

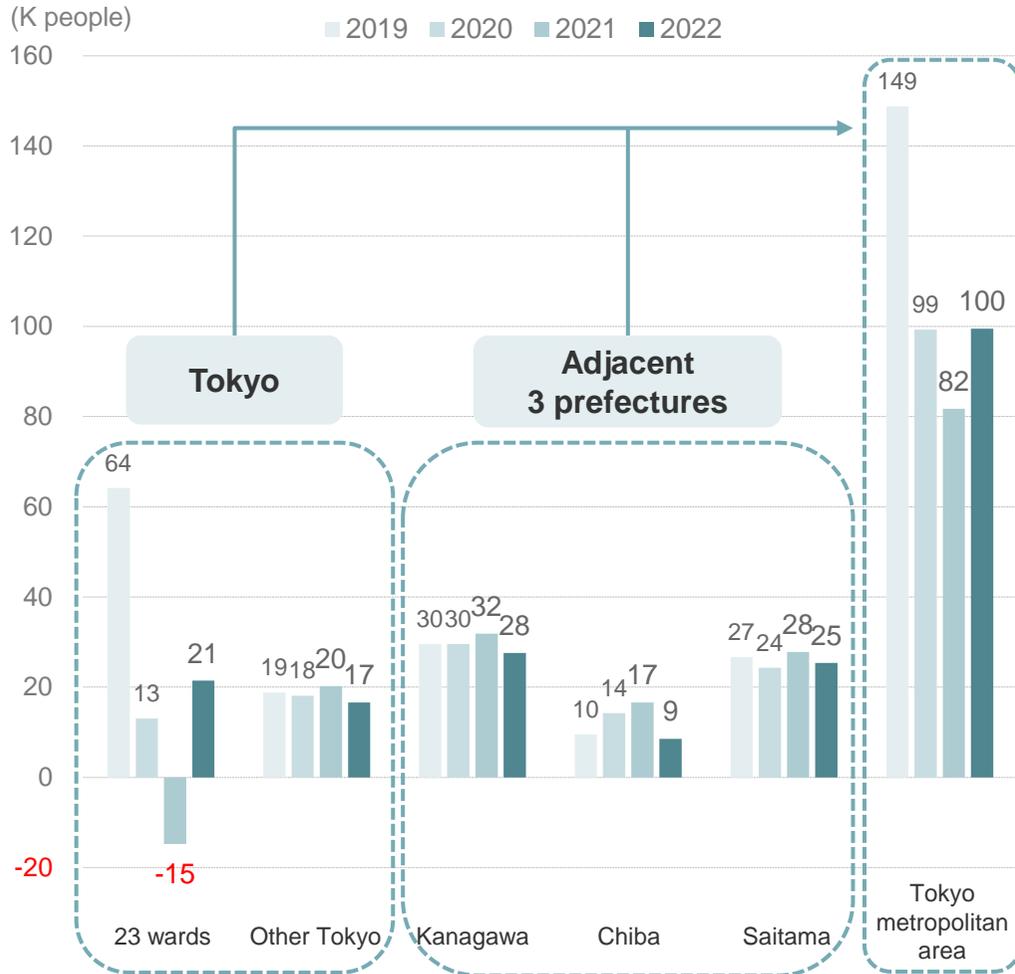


Source : Ministry of land, Infrastructure, Transport and Tourism. Statistics for the Construction of New Housing. Ministry of Internal Affairs and Communications. Report on Population Movement based on the Basic Resident Register.

Note : The total number for each year includes reinforced concrete and steel reinforced concrete buildings. The net inflow of residents is calculated by subtracting the total number of Japanese residents moving out of the relevant prefecture from the total number of Japanese residents moving into the relevant prefecture.

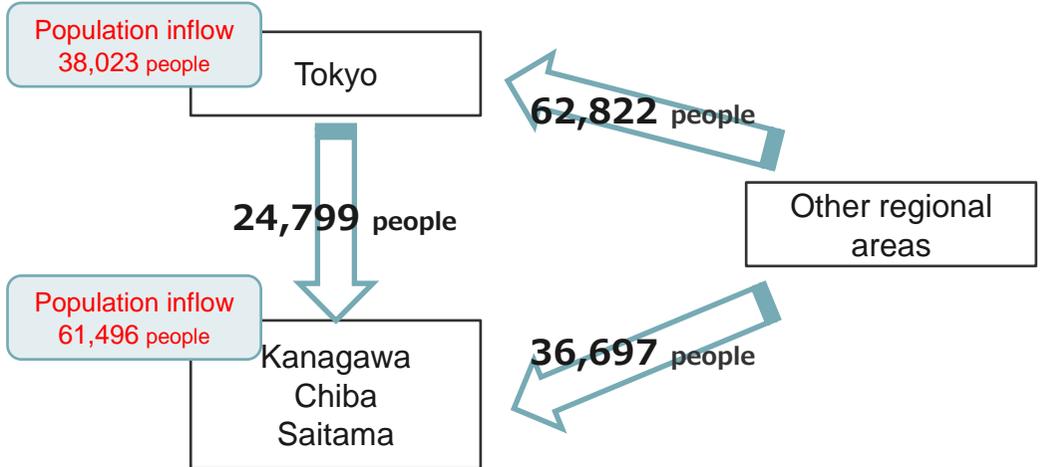
# Demographics of Tokyo Metropolitan Area

## Net population inflow into Tokyo metropolitan area (Note)

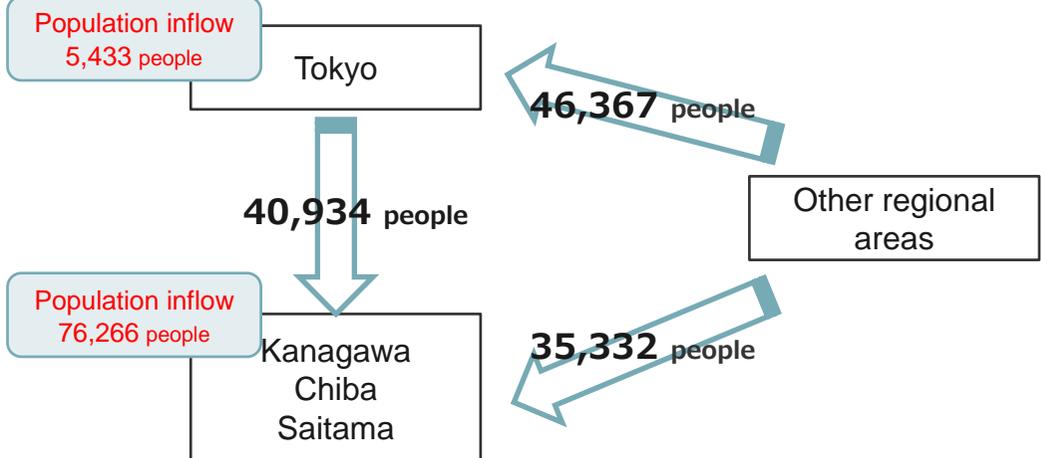


## Migration pattern

2022



2021

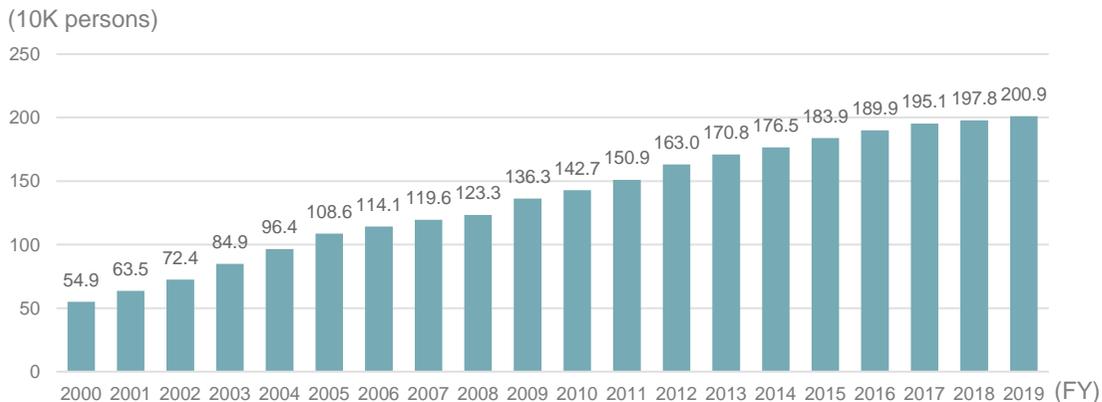


Source : Created by KFM based on the Statistics Bureau, Ministry of Internal Affairs and Communications "Basic Resident Register Population Migration Report Monthly Report"  
 Note: YTD from Jan. to Dec. for each year

# Business Climate for Healthcare Facilities in Japan

- The nursing care workforce in Japan has increased by 1.45 million people (about ×3.7) since the enactment of the Act on Long-term Care Insurance in FY2000.
- New initiatives such as attracting diverse workforce and installing nursing robots are launched

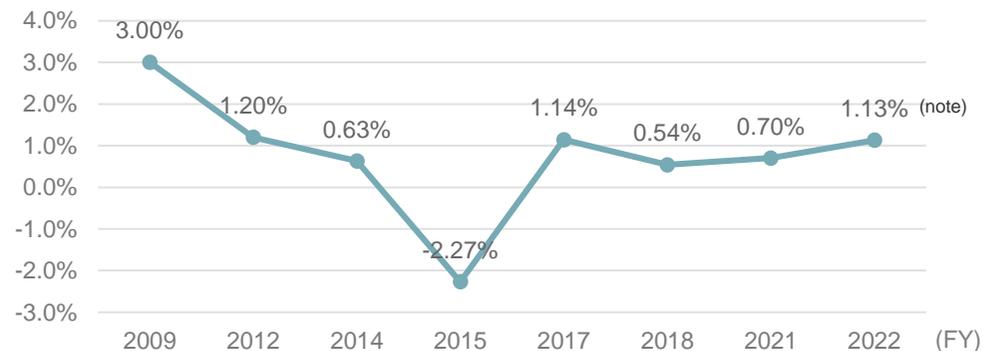
## Japan's Nursing Care Workforce



Source: Survey of Institutions and Establishments for Long-term Care, Ministry of Health, Labour and Welfare

- Revised rate of nursing care fee generally keeps positive since 2009—and increased by 1.13% in FY2022.
- Recruiting rate and turnover rate for nursing care workforce are downward trend

## Revised rate of nursing care fee



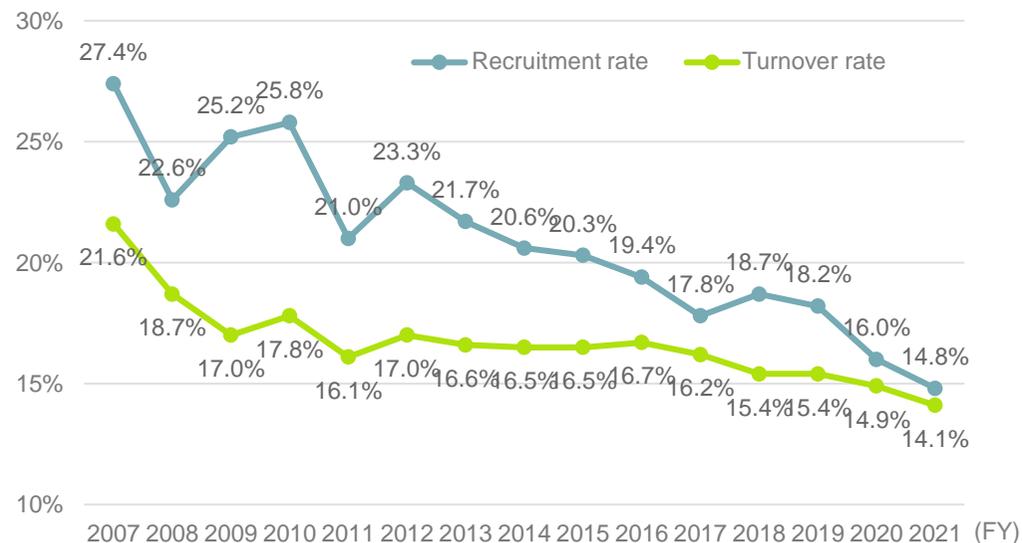
Source: Ministry of Health, Labour and Welfare  
Note: Emergency revision

## Measures to Recruit Nursing Care Workers

	Significant Measures Implemented	Additional Significant Measures to be Implemented
<b>Improving the treatment of nursing care staff</b>	(Actual) Average monthly wage increased by an amount equivalent to ¥57,000 Monthly wage increased by ¥14,000 (FY2017) Monthly wage increased by ¥13,000 (FY2015) Monthly wage increased by ¥6,000 (FY2012) Monthly wage increased by ¥24,000 (FY2009)	○ From October 2019, further treatment improvements will be implemented, with a focus on experienced and skilled nursing care workers, with the aim of achieving wage levels that are comparable to those in other industries for leader-level nursing care workers
<b>Recruit and train many types of people</b>	○ Loans for care worker training and outplacement ○ Integrated support for middle-aged and older people with no experience in nursing care, from introductory training to post-training experience support and matching	○ Implement of seminars to promote the entry of active elderly people into the nursing care sector ○ Promote of work-related activities in the nursing care field using volunteer points
<b>Increasing retention and raising productivity</b>	○ Promote the use of nursing care robots and ICT ○ Support for establishing and operating childcare facilities in nursing care facilities and offices ○ Reduce the financial burden of taking training seminars for career advancement and support for substitute care workers	○ Develop leader-level nursing care workers and improve practical skills through team care ○ Accelerate introduction of nursing care robots and ICT ○ Popularize productivity improvement guidelines ○ Establish of a consultation service for concerns and promote of interaction among young employees
<b>Make nursing care jobs more appealing</b>	○ Promote the understanding of nursing care work among students, their guardians and career guidance staff ○ Organize events to learn about nursing care	○ Disseminate information on the appeal of nursing careers to young people, people who have finished raising children, and active elderly people
<b>Improvement of the acceptance environment for foreign workers</b>	○ Support for international students aiming to become nursing care workers (Promotion of loans for care worker training, consultation support for daily life, etc.)	○ Improve the acceptance environment for foreign nursing care workers with special skills, etc. (Promote Japanese nursing care through local information sessions, etc. Group training to improve nursing care skills. Support for learning Japanese for nursing care. Consultation support and patrol visits for nursing care work, etc.)

Source: Ministry of Health, Labour and Welfare

## Recruitment rate and Turnover rate for Nursing Care Workforce



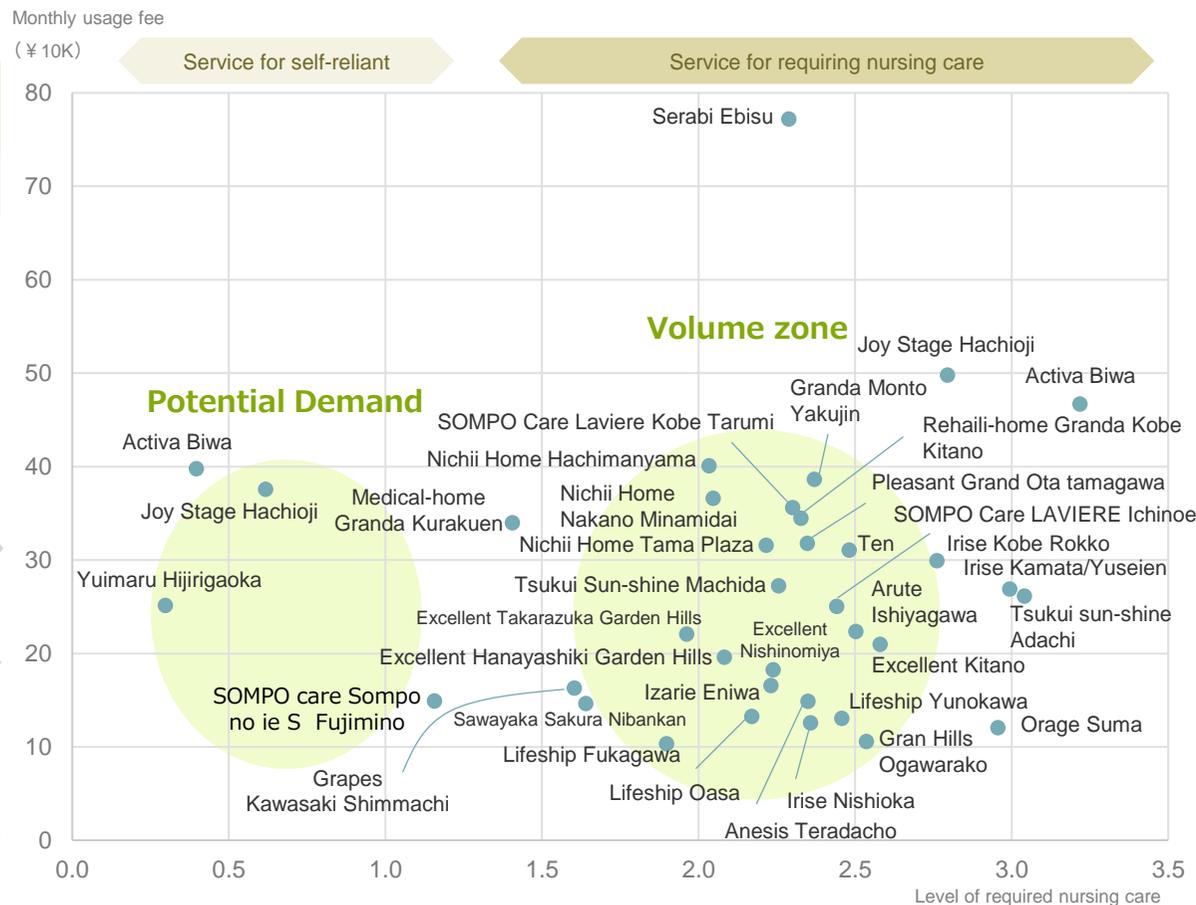
Source: Survey of Nursing care labor situation 2021, Care Work Foundation

# Classification of Senior Living Facilities

Classification of Senior Living Facilities by Type (Note1)

	For persons living on their own (self-reliant)		For persons requiring nursing care	
	Mid-price range	High price range	Mid-price range	High price range
Market demand	◎ (Potential demand)	△ (Price)	◎ (Volume zone)	○ (Price)
Monthly housing charge	¥ 0.1~0.3 million	¥ 0.3 million ~	¥ 0.1~0.3 million	¥ 0.3 million ~
Unit size	25~50m <sup>2</sup>	50~100m <sup>2</sup>	15~25m <sup>2</sup>	18~25m <sup>2</sup>
Room amenities	Washroom, bathroom, air conditioner, etc		bathroom, kitchen, etc.	
Shared amenities	Dining room, kitchen, lounge, etc.		public bathroom, Leisure facilities, etc.	
			bathroom (for individual, public bath room and mechanical bathroom), helper station, health management room, rehabilitation room, etc.	

Average Required Level of Nursing and Monthly Paid Fee by Facilities (Note2)



Note 1: The above chart shows, in a simplified manner, the general features of market demand, monthly housing charge, unit size, room amenities and shared amenities assumed by KDR to pertain to the mentioned types of senior living facilities. "The monthly usage fee" indicates the monthly usage fee for single person room for the general public shown in the explanatory documents of important matter(excluding the co-payment of nursing care insurance service, In cases the lump-sum payment is received, added the amount of prorating the lump-sum payment to the anticipated period of residence stipulated in the explanatory documents of important matters, etc.)

Note 2: This diagram is a simplified analysis of attributes of senior living facilities in the portfolio as of Jan. 31, 2023. For "Joy Stage Hachioji" and "Active Biwa", the average value for each of service for self-reliant and service for requiring nursing care in the facility are shown.

# Overview of Operators of KDR-owned Properties

Operator (Parent company, etc.)	Established	Facilities operated (Note)	Capacities (Note)	Listed / Unlisted	Locations owned by KDR (Property name)
<b>Sompo Care Inc.</b> (Sompo Holdings, Inc.)	May 1997	468	29,443	Consolidated subsidiary of Sompo Holdings, Inc. (TSE Prime Market listed)	Sompo Care Lavire Kobe Tarumi Grapes Kawasaki Shimmachi SOMPO care Sompo no ie S Fujimino Sompo Care LAVIERE Ichinoe
<b>Benesse Style Care Co., Ltd.</b> (Benesse Holdings, Inc.)	September 1995	346	19,798	Consolidated subsidiary of Benesse Holdings, Inc. (TSE Prime Market listed)	Rihabili-home Granda Mondo Yakujin Medical-home Granda Kurakuen Rihabili-home Granda Kobe Kitano Rihabili-home Bon Sejour Minami Senzoku
<b>HITOWA Care Service Co., Ltd.</b> (HITOWA Holdings Co., Ltd.)	November 2006	125	7,744	Unlisted company	Irise Kamata/Yuseien, Irise Nishioka Izarie Eniwa building (Irise Eniwa) Irise Kobe Rokko
<b>Nichii Carepalace Company</b> (NICHII HOLDINGS CO., LTD.)	June 1964	466	15,127	Unlisted company	Nichii Home Nakano Minamidai Nichii Home Tama Plaza Nichii Home Hachimanyama
<b>Sawayaka Club Co., Ltd.</b> (Uchiyama Holdings Co., Ltd.)	December 2004	95	5,556	Consolidated subsidiary of UCHIYAMA HOLDINGS Co., Ltd. (TSE Standard Market listed)	Sawayaka Sakura Nibankan
<b>Tsukui Corporation</b>	June 1969	84	3,538	Unlisted company	Tsukui Sun-shine Machida Tsukui Sun-shine Adachi
<b>Care 21 Corporation</b>	November 1993	121	4,195	TSE Standard Market listed	Plaisant Grand Ota tamagawa
<b>HIMEDIC Inc.</b> (Resorttrust, Inc.)	September 1992	17	2,138	Consolidated subsidiary of Resorttrust, Inc. (TSE Prime Market listed)	Activa Biwa
<b>NOTE Social Welfare Corporation</b> (Tsushima Health care & Welfare Group)	June 1983	27	1,780	Unlisted organization	Ten
<b>Excellent Care System Co., Ltd.</b>	August 2004	63	2,817	Unlisted company	Excellent Nishinomiya, Excellent Kitano Excellent Hanayashiki Garden Hills Excellent Takarazuka Garden Hills
<b>Community Net Inc.</b>	June 1998	14	772	Unlisted company	Yuimaru Hijirigaoka
<b>Medical Corporation Souseikai</b>	November 1999	243	12,541	Unlisted organization	Anesis Teradacho, Rococo-riha, Orage Suma, Canadian Hill, Anesis Hyogo, Arute Ishiyagawa
<b>Solasto Corporation</b>	October 1968	157	4,589	TSE Prime Market listed	Serabi Ebisu
<b>NM LIFE Co., Ltd.</b> (Iriscare Co., Ltd.)	October 1995	1	232	Unlisted company	Joy Stage Hachioji
<b>Silver Town Ltd.</b> (Iriscare Co., Ltd.)	February 2002	3	197	Unlisted company	Gran Hills Ogawarako
<b>Kawashima Corporation</b>	September 1990	147	13,872	Unlisted company	Sunny life Tachikawa
<b>Life Design co., Ltd.</b>	June 2016	7	660	Unlisted company	Lifeship Oasa, Lifeship Yunokawa, Lifeship Fukagawa

Note: : As of Mar. 15, 2023, including property scheduled to be acquired on Mar. 29, 2023. Facilities operated and capacities are based on Shukan Koreisha Jutaku Shimbum ("Weekly Senior Housing Newspaper"), August 3 and 10, 2022 (Issue 681) and these figures are the number and the capacity of the facilities operated by the company's group the operator belongs to ( the number of rooms only for Nichii Carepalace Company). However, some figures are based on information obtained from operators, etc. (as of the end of December 2022) and these are figures for the relevant operator alone.

# Operators Rank by Capacities

## Capacities of Welfare Facilities and Senior Housing Facilities

Rank	Company	Major brands	Locations owned by KDR <sup>(1)</sup>	Total <sup>(2)</sup>	
				Facilities	Capacities
1	<b>Sompo Care</b>	<b>Lavire Gran, Lavire, Sompo no ie, Lavire Residence, Sompo no ie S, Grapes</b>	4	468	29,443
2	<b>Benesse Style Care</b>	<b>Aria, Kurara, Granny &amp; Granda, Madoka, Bonsejour, Kokochi, Li-Re</b>	4	346	19,798
3	Gakken Group	Cocofan, Ai no ie, Faminew, Ensemble		471	16,982
4	<b>NICHII Group</b>	<b>Nichii no Kirameki, Nichii no Hohoemi, Nichii Home, Iris Garden</b>	3	466	15,127
5	<b>Kawashima Corporation</b>	<b>Sunny Life, Yawaragien</b>	1	147	13,872
6	<b>Souseikai Group</b>	<b>Good Care, Sonorous Court, Calmecourt, Eldercout Care, Life Court</b>	6	243	12,541
7	BestLife	BestLife		184	11,951
8	KOYAMA Healthcare Group	(No specific brand)		206	11,520
9	Aoikai Group	Aoi no sono, Aoi no sato		97	8,724
10	Kinoshita Care	Life commune, Lien Reve, Ouen Kazoku		135	8,335
11	ALSOK Group	Minna no ie, Home Station House, Belparju, Rose Life		202	8,255
12	<b>HITOWA Care Service</b>	<b>Irise</b>	4	125	7,744
13	Fuji Jutaku Group	Fuji Palace Senior		220	7,606
14	Half Century More	SunCity		17	7,108
15	Saiseikai Group	(No specific brand)		104	7,102
16	Tokushukai Group	Tokushuen		79	5,886
17	<b>Sawayaka Club</b>	<b>Sawayaka</b>	1	95	5,556
18	VATI	Anshin Home, Furusato Home		150	5,553
19	Seirei Social Welfare Community	Eden no sono, Aikoen		34	5,065
20	Charm Care Corporation	Charm, Charm Suite, Charm Premier		72	4,957
23	<b>Solasto Group</b>	<b>Solasto, Nagoyaka, Gracemate, Ayame, Serabi</b>	1	157	4,589
26	<b>Care 21</b>	<b>Plaisant maison, Plaisant Grand, Tanoshii ie</b>	1	121	4,195
30	<b>TSUKUI</b>	<b>TSUKUI Sunshine, TSUKUI Sunforest</b>	2	84	3,584
38	<b>Excellent Care System</b>	<b>Excellent, Grand Home, Suite</b>	4	63	2,817
56	<b>Resorttrust Group</b>	<b>Trust Garden, Felio</b>	1	17	2,138
70	<b>Tsushima Health care &amp; Welfare Group</b>	NOTE	1	27	1,780
204	<b>Community Net</b>	<b>Yuimaru</b>	1	14	772
260	<b>Life Design co., Ltd.</b>	<b>Lifeship</b>	3	7	660

Source: Shukan Koreisha Jutaku Shimibun ("Weekly Senior Housing Newspaper"), August 3 and 10, 2022 (Issue 681)

Note1: : As of Mar. 15, 2023, including property scheduled to be acquired on Mar. 29, 2023

Note2: The number of facilities and capacities are based on information in Shukan Koreisha Jutaku Shimibun, August 3 and 10, 2022 (Issue 681). For corporate groups, the number of facilities and number of rooms are for all senior care facilities, such as private senior homes, serviced senior housings and special nursing homes for the elderly, of affiliated companies .



# Unitholder' Benefit Programs

- KDR has implemented a Unitholder Benefit Program with the cooperation of operators of healthcare facilities.
- The following is a summary of the unitholder benefit program for the fiscal period ended Jan. 31, 2023 (22nd FP)

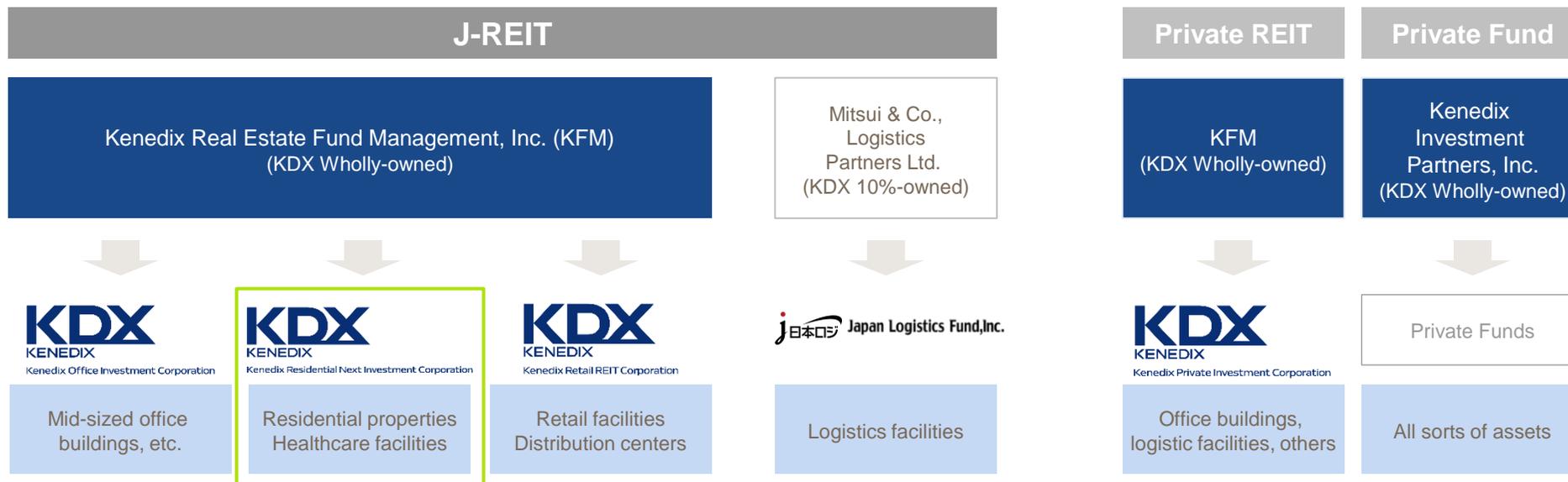
Operator		Benefit Plan
HASEKO SENIOR WELL DESIGN	 長谷工 シニアウェルデザイン	<ul style="list-style-type: none"> <li>• One-day facility site-visit(lunch included) free of charge</li> </ul>
SENIOR LIFE COMPANY		<ul style="list-style-type: none"> <li>• ≪Lump sum payment plan≫ Discount for the initial lump sum payment for resident (¥ 300,000 discount)</li> <li>• Trial residence free of charge (1-night, 2-day stay, with dinner and breakfast)</li> <li>• One-day facility site-visit (with lunch) free of charge</li> </ul>
Sompo Care Inc.	 SOMPOケア	<ul style="list-style-type: none"> <li>• ≪Lump sum payment plan≫ 3% discount from the initial lump sum payment for resident</li> <li>• ≪Monthly payment Plan≫ 3% discount of the amount equivalent to the rent out of the monthly payments (The rent for one month is free at some facilities)</li> </ul>
Nichii Carepalace Company	 ニチイ	<ul style="list-style-type: none"> <li>• Discount on initial move-in costs</li> <li>• Private senior homes: ¥ 100,000 and Services senior housing : ¥ 50,000 (tax included) operated by Nichi Carepalace as of Jan. 31, 2023</li> </ul>
Sawayaka Club Corporation	 株式会社 さわやか倶楽部 SAWAYA YAKA CLUB	<ul style="list-style-type: none"> <li>• 10% discount on usage charge for the first monthly payment.</li> <li>• Trial residence free of charge (1-night, 2-day stay, with dinner and breakfast)</li> <li>• One-day facility site-visit(with lunch) free of charge</li> </ul>
CARE TWENTYONE CORPORATION	 株式会社 ケア21	<ul style="list-style-type: none"> <li>• One-day facility site-visit(with lunch) free of charge</li> </ul>
Excellent Care System Co., Ltd.	 株式会社 エクセレントケアシステム EXCELLENT CARE SYSTEM Co.,Ltd.	<ul style="list-style-type: none"> <li>• One-day facility site-visit(with lunch) free of charge</li> </ul>
NM LIFE Co., Ltd.	 終の住処 ジョイスステージ八王子 介護付有料老人ホーム 公益社団法人全国有料老人ホーム協会会員	<ul style="list-style-type: none"> <li>• Discount on one-time payment for resident (¥ 200,000 discount)</li> <li>• Trial residence free of charge, up to three times (1-night, 2-day stay, with dinner and breakfast)</li> <li>• Same-day facility site-visit (with lunch) free of charge (within the three times)</li> </ul>

Note1: Facilities subject to the Unitholder Benefit Program are private nursing homes that above companies operate (limited to directly operated facilities only for Sompo Care Inc.) as of Jan. 31, 2023. Apartments for the elderly of Senior Life Company and Serviced housing for the elderly of Sompo Care Inc. are also subject to the program.

Note2: The implementation and the contents of the Unitholder Benefit Program are subject to the future changes as determined by KDR.

# Summary of Kenedix Group

## Main Funds Kenedix Group Involves in Operation

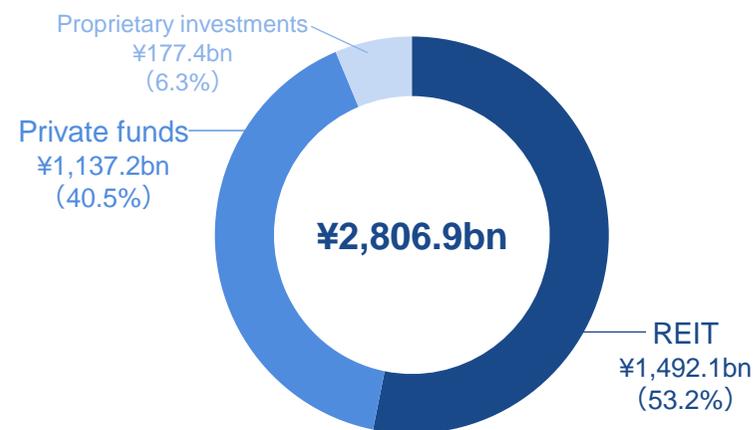


## Priority Rights of Consideration for Real Estate Sale Information in Asset Management Company

Property type	Total floor area per investment property (m <sup>2</sup> )	1st	2nd
Residential	All	KDR	KPI (Note)
Healthcare	All	KDR	—
Accommodation	All	KPI (Note)	KDR
Childcare facilities	All	KDR	—

Note: "KPI" refers to Kenedix Private Investment Corporation.

## Breakdown of AUM (as of the end of December 2022)



# Support by Sponsor and Support Companies

		Support for:						
		Residential facilities	Healthcare facilities	Accommodation				
		External growth support			Internal growth support		Finance support	Personnel support
		Information provision (1)	Development (2)	Warehousing	Renovations, maintenance	Backup operator (3)	Financing means for bridge funds, etc. provided	or provision of expertise
Sponsor								
Support Companies								

Note1: "Information provision" means support to provide, to KDR or KFM under certain conditions, information on sales of third parties' real properties, etc. that Sponsor or individual Support Companies obtain on their own or information on sales of real properties that Sponsor, individual Support Companies or their group companies, etc. possess (among other Support Companies, with respect to Sumitomo Mitsui Finance and Leasing Company, Limited and SMFL Mirai Partners, Company, Limited only information on sales of real properties, etc. owned by themselves or their group companies, etc. (including the SPCs). With respect to Shinsei Bank and Mitsubishi UFJ Trust and Banking Corporation, only information on sales of third parties' real properties, etc. that they obtain on their own).

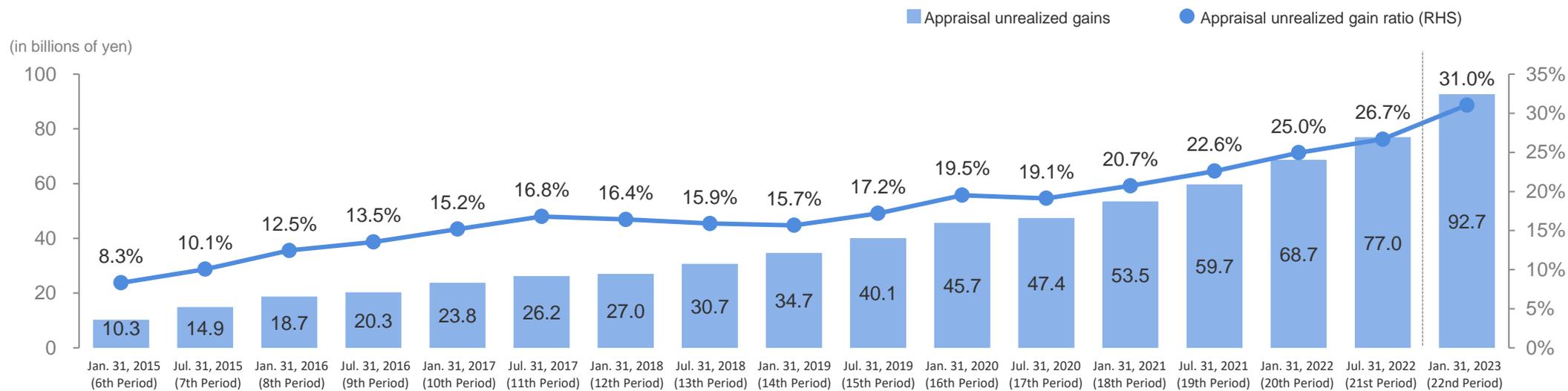
Note2: "Development" means support to provide cooperation to the extent practically reasonable and under practically reasonable conditions when KDR requests support for new development of investable assets or redevelopment of real properties, etc. that KDR possesses or considers to acquire.

Note3: "Backup operator" means support to consider to be backup operators for existing operators who are managing facilities which are located on real properties, etc. that KDR possesses or considers to acquire when KDR requests.

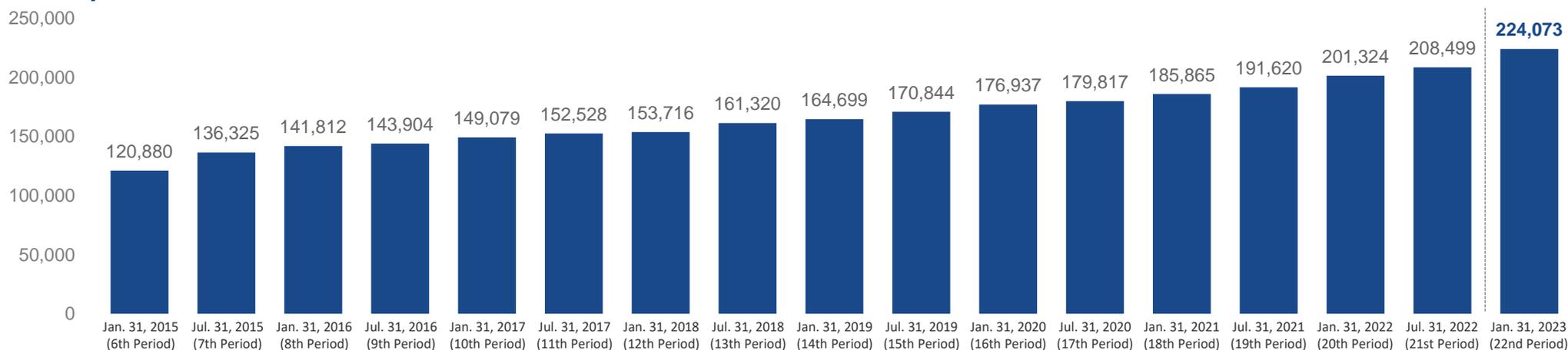
Note4: The chart above shows a summary of support set forth in each support agreement executed by and among Sponsor, Kenedix Investment Partners Inc. (KIP), each of the Support Companies and KDR/KFM or agreeing succession resulting from the merger. Neither the Sponsor nor the individual Support Companies are necessarily contractually obligated to provide the support above, and Sponsor, KIP and the individual Support Companies have not guaranteed or promised to provide the support above.

# Appraisal Unrealized Gains and NAV per Unit

## Appraisal Unrealized Gains and Appraisal Unrealized Gain Ratio<sup>(1)</sup>



## NAV per Unit (2)



Note1: "Appraisal Unrealized Gains" = Total Appraisal Value at the End of FP – Total Book Value at the End of FP. "Appraisal Unrealized Gain Ratio" = Total Appraisal Unrealized Gains at the End of FP / Total Book Value at the End of FP.

note2: "NAV per unit" has been changed as follows, including for past figures

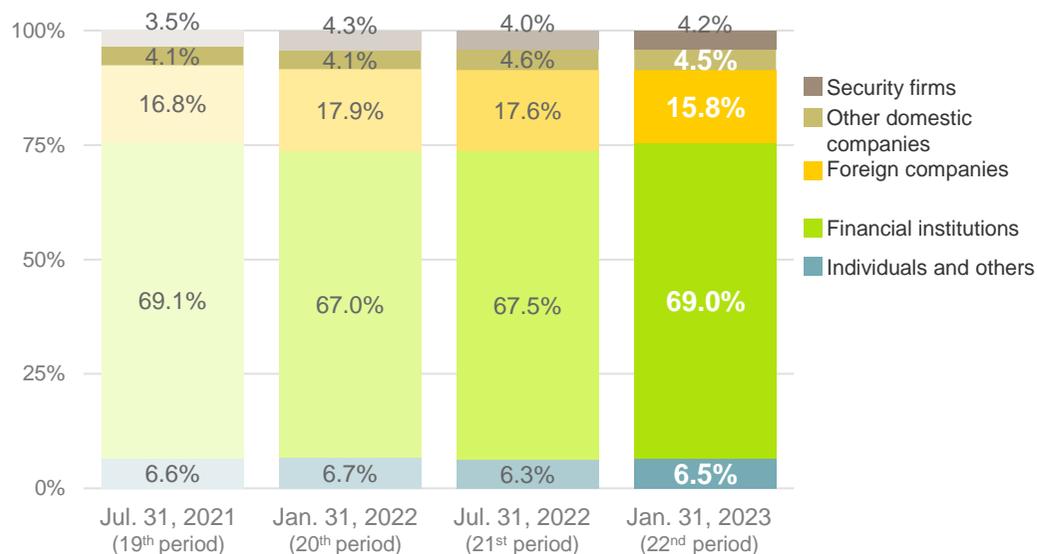
Calculation method up until the 11th fiscal period: NAV per unit = (end of period total assets - unappropriated retained earnings + end of period appraisal value - property, plant and equipment)/number of outstanding units

Calculation method from the 12th fiscal period: NAV per unit = (end of period total assets - total distribution amount + end of period appraisal value - property, plant and equipment – land leasehold in trust) / number of outstanding units

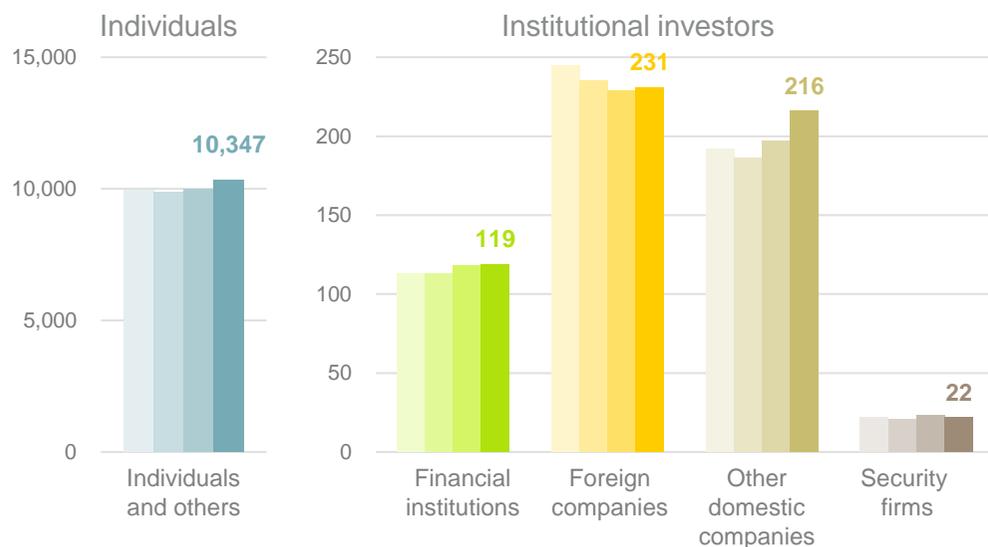
As the investment units were split in two on March 1, 2018, NAV per unit at the end of January 2018 (end of the 12th fiscal period) and prior periods are prorated by two to reflect the impact of the unit split.

# Unitholders

## Composition of Unitholders (based on number of units)



## Number of Unitholders (last 4 fiscal periods)



(Note) As of Jan. 31, 2023

## Major Unitholders (As of Jan. 31, 2023)

	Name	Units	Ratio <sup>(2)</sup>
1	Custody Bank of Japan, Ltd. (Trust Acct.)	318,148	29.72%
2	The Master Trust Bank of Japan Ltd. (Trust Acct.)	241,141	22.52%
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Acct.)	57,296	5.35%
4	Kenedix, Inc.	36,640	3.42%
5	SMBC Nikko Securities Inc.	19,740	1.84%
6	STATE STREET BANK WEST CLIENT-TREATY 505234	18,053	1.68%
7	STATE STREET BANK AND TRUST COMPANY 505103	14,706	1.37%
8	JP MORGAN CHASE BANK 385781	11,199	1.04%
9	SSBTC CLIENT OMNIBUS ACCOUNT	11,093	1.03%
10	Mitsubishi UFJ Trust and Banking Corporation	9,101	0.85%
<b>Total</b>		<b>737,117</b>	<b>68.86%</b>

Note 2: Ratio refers to the percentage for total units owned to total units issued, and rounded down to second decimal place.

## Financial Statements①

## Balance Sheets

(in thousands of yen)

	21 <sup>st</sup> fiscal period (as of Jul. 31, 2022)	22 <sup>nd</sup> fiscal period (as of Jan. 31, 2023)
<b>Assets</b>		
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
<b>Total current assets</b>	<b>¥25,595,814</b>	<b>¥25,621,956</b>
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
<b>Total property, plant and equipment, net</b>	<b>¥286,981,571</b>	<b>¥296,994,003</b>
Intangible assets		
Land leasehold in trust	1,851,176	1,849,451
Other	905	129
<b>Total intangible assets</b>	<b>¥1,852,082</b>	<b>¥1,849,581</b>
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
<b>Total investments and other assets</b>	<b>¥1,353,875</b>	<b>¥2,438,787</b>
<b>Total noncurrent assets</b>	<b>¥290,187,529</b>	<b>¥301,282,373</b>
Deferred assets		
Investment corporation bond issuance costs	44,100	40,131
Investment unit issuance costs	59,235	69,733
<b>Total deferred assets</b>	<b>¥103,335</b>	<b>¥109,864</b>
<b>Total assets</b>	<b>¥315,886,678</b>	<b>¥327,014,194</b>

(in thousands of yen)

	21 <sup>st</sup> fiscal period (as of Jul. 31, 2022)	22 <sup>nd</sup> fiscal period (as of Jan. 31, 2023)
<b>Liabilities</b>		
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
<b>Total current liabilities</b>	<b>¥21,170,239</b>	<b>¥30,151,545</b>
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	-
<b>Total noncurrent liabilities</b>	<b>¥149,458,269</b>	<b>¥145,230,141</b>
<b>Total liabilities</b>	<b>¥170,628,508</b>	<b>¥175,381,687</b>
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
<b>Total surplus</b>	<b>¥19,440,666</b>	<b>¥19,745,242</b>
<b>Total unitholders' equity</b>	<b>¥145,005,284</b>	<b>¥150,124,322</b>
Valuation and translation adjustments		
Deferred gains or losses on hedges	252,885	1,508,184
<b>Total valuation and translation adjustments</b>	<b>¥252,885</b>	<b>1,508,184</b>
<b>Total net assets</b>	<b>¥145,258,169</b>	<b>¥151,632,506</b>
<b>Total liabilities and net assets</b>	<b>¥315,886,678</b>	<b>¥327,014,194</b>

# Financial Statements②

## Statements of Income and Retained Earnings

(in thousands of yen)

	21st fiscal period from Feb. 1, 2022 to Jul. 31, 2022	22nd fiscal period from Aug. 1, 2022 to Jan 31, 2023
Operating revenues		
Rent revenues-real estate	8,790,331	9,064,123
Other lease business revenue	651,165	567,986
Gain on sales of real estate, etc.	—	304,729
Dividend received	6,207	—
<b>Total operating revenues</b>	<b>¥9,447,705</b>	<b>¥9,936,839</b>
Operating expenses		
Expenses related to rent business	3,549,451	3,517,747
Asset management fees	675,353	769,195
Asset custody fees	15,846	16,385
Administrative service fees	52,332	54,012
Directors' compensation	4,500	4,500
Other operating expenses	299,578	280,282
<b>Total operating expenses</b>	<b>¥4,597,062</b>	<b>¥4,642,123</b>
<b>Operating Income</b>	<b>¥4,850,642</b>	<b>¥5,294,715</b>
Non-operating income		
Interest income	46	46
Dividends and redemption-prescription	151	100
Interest on tax refund	—	16
<b>Total non-operating income</b>	<b>¥197</b>	<b>¥163</b>
Non-operating expenses		
Interest expenses	523,531	512,288
Interest expenses on Investment corporation bonds	26,386	26,853
Borrowing expenses	153,526	135,305
Investment corporation bond issuance costs	3,968	3,968
Amortization of investment unit issuance costs	20,728	22,627
<b>Total non-operating expenses</b>	<b>¥728,141</b>	<b>¥701,045</b>
<b>Ordinary Income</b>	<b>¥4,122,698</b>	<b>¥4,593,834</b>

(in thousands of yen)

	21st fiscal period from Feb. 1, 2022 to Jul. 31, 2022	22nd fiscal period from Aug. 1, 2022 to Jan 31, 2023
<b>Income before income taxes</b>	<b>¥4,122,698</b>	<b>¥4,593,834</b>
Income taxes-current	605	605
<b>Total income taxes</b>	<b>¥605</b>	<b>¥605</b>
<b>Net Income</b>	<b>¥4,122,093</b>	<b>¥4,593,229</b>
Retained earnings brought forward	271,473	124,913
<b>Unappropriated retained earnings (undisposed loss)</b>	<b>¥4,393,566</b>	<b>¥4,718,142</b>

## Distributions

	21st fiscal period from Feb. 1, 2022 to Jul. 31, 2022	22nd fiscal period from Aug. 1, 2022 to Jan 31, 2023
I. Retained earnings at the end of period	4,393,566,974 yen	4,718,142,642 yen
II. Reversal of voluntary retained earnings		
Reversal of reserve for temporary difference adjustments	20,000,000 yen	20,000,000 yen
III. Total distributions	4,288,653,558 yen	4,556,833,281 yen
(Distributions per unit)	(4,101 yen)	(4,257 yen)
IV. Retained earnings brought forward to the next period	124,913,416 yen	181,309,361 yen

## Statements of Cash Flows

(in thousands of yen)

	21st fiscal period from Feb. 1, 2022 to Jul. 31, 2022	22nd fiscal period from Aug. 1, 2022 to Jan 31, 2023
Net cash provided by (used in) operating activities	6,084,281	7,574,072
Net cash provided by (used in) investing activities	-14,488,536	-12,631,488
Net cash provided by (used in) financing activities	8,926,001	5,092,828
<b>Net increase (decrease) in Cash and Cash Equivalents</b>	<b>¥521,746</b>	<b>¥35,412</b>
Cash and cash equivalents at the beginning of period	24,982,604	25,504,350
<b>Cash and cash equivalents at the End of Period</b>	<b>¥25,504,350</b>	<b>¥25,539,762</b>

# Appraisal Values 1/7

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period				
			a	b	c [b-a]							d	e [b-d]	f	g [b-f]
T-1	KDX Daikanyama Residence	F	7,450	7,960	510	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	4,700	3,260	4,688	3,271
T-3	KDX Odemma Residence	F	2,690	2,870	180	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,775	1,095	1,652	1,217
T-4	KDX Iwamoto-cho Residence	F	1,220	1,290	70	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	822	468	759	530
T-5	KDX Bunkyo Sengoku Residence	F	2,120	2,270	150	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,488	782	1,532	737
T-6	KDX Azumabashi Residence	F	1,100	1,150	50	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	650	500	591	558
T-7	KDX Shimura Sakaue Residence	F	4,140	4,340	200	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	2,830	1,510	2,553	1,786
T-9	Cosmo Heim Motosumiyoshi	F	2,520	2,640	120	4.0%	3.8%	3.8%	3.6%	4.1%	3.9%	2,087	553	2,154	485
T-10	KDX Musashi Nakahara Residence	F	767	797	30	4.2%	4.0%	4.0%	3.8%	4.3%	4.1%	637	160	646	150
T-11	KDX Chiba Chuo Residence	D	1,890	1,940	50	4.6%	4.5%	4.4%	4.3%	4.8%	4.7%	1,480	460	1,291	648
T-12	KDX Kawaguchi Saiwai-cho Residence	F	1,790	1,880	90	4.0%	3.8%	3.8%	3.6%	4.1%	3.9%	1,150	730	1,159	720
T-13	KDX Residence Shirokane I	F	4,220	4,490	270	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	3,000	1,490	3,062	1,427
T-15	KDX Residence Shirokane II	F	4,150	4,380	230	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	2,800	1,580	2,841	1,538
T-16	KDX Residence Minami-aoyama	F	2,710	2,860	150	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	2,230	630	2,264	595
T-17	KDX Residence Minami-azabu	F	3,180	3,380	200	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	2,080	1,300	2,122	1,257
T-18	KDX Residence Shiba Koen	F	2,680	2,840	160	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	1,781	1,059	1,789	1,050
T-19	KDX Residence Azabu East	F	2,390	2,520	130	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,560	960	1,562	957
T-20	KDX Residence Takanawa	F	1,300	1,370	70	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	770	600	781	588
T-21	KDX Residence Nishihara	F	2,170	2,280	110	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	1,450	830	1,479	800
T-22	KDX Residence Daikanyama II	F	1,280	1,390	110	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	730	660	792	597
T-24	KDX Residence Nihombashi Suitengu	D	4,530	4,640	110	3.8%	3.7%	3.8%	3.7%	4.0%	3.9%	3,240	1,400	3,106	1,533
T-25	KDX Residence Nihombashi Hakozaeki	D	1,520	1,550	30	3.8%	3.7%	3.6%	3.5%	4.0%	3.9%	1,147	403	1,119	430
T-26	KDX Residence Higashi-shinjuku	F	4,820	5,120	300	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	3,270	1,850	3,170	1,949
T-27	KDX Residence Yotsuya	F	3,480	3,700	220	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	2,260	1,440	2,291	1,408
T-28	KDX Residence Nishi-shinjuku	F	1,630	1,700	70	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,000	700	1,004	695
T-29	KDX Residence Kagurazaka	F	1,100	1,160	60	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	720	440	694	465
T-30	KDX Residence Futako Tamagawa	F	1,730	1,820	90	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	1,250	570	1,264	555
T-31	KDX Residence Komazawa Koen	F	1,330	1,410	80	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	920	490	883	526
T-32	KDX Residence Misyuku	F	1,120	1,180	60	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	760	420	781	398
T-33	KDX Residence Yoga	F	1,020	1,080	60	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	700	380	712	367

Tokyo Metropolitan Area

# Appraisal Values 2/7

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period				
			a	b	c [b-a]							d	e [b-d]	f	g [b-f]
T-34	KDX Residence Shimouma	F	883	930	47	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	600	330	625	304
T-35	Raffine Minami-magome	F	1,560	1,640	80	4.4%	4.2%	4.2%	4.0%	4.5%	4.3%	1,250	390	1,228	411
T-36	KDX Residence Yukigaya Otsuka	F	1,510	1,590	80	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	1,050	540	1,032	557
T-37	KDX Residence Denen Chofu	D	1,380	1,420	40	4.1%	4.0%	3.9%	3.8%	4.3%	4.2%	1,000	420	1,051	368
T-38	KDX Residence Tamagawa	F	1,070	1,130	60	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	776	354	700	429
T-39	KDX Residence Monzennakacho	F	1,130	1,200	70	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	773	427	776	423
T-40	KDX Residence Okachimachi	F	1,240	1,310	70	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	850	460	857	452
T-41	KDX Residence Moto-asakusa	F	1,150	1,220	70	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	800	420	797	422
T-42	KDX Residence Itabashi Honcho	F	899	956	57	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	620	336	572	383
T-43	KDX Residence Azusawa	F	751	778	27	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	550	228	536	241
T-45	KDX Residence Yokohama Kannai	F	1,120	1,170	50	4.0%	3.8%	3.8%	3.6%	4.1%	3.9%	800	370	750	419
T-46	KDX Residence Miyamaedaira	F	1,290	1,360	70	3.9%	3.7%	3.7%	3.5%	4.0%	3.8%	999	361	985	374
T-47	KDX Residence Machida	F	2,400	2,570	170	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	1,800	770	1,693	876
T-48	KDX Residence Kinshicho	F	2,010	2,140	130	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	1,350	790	1,321	818
T-49	KDX Residence Nihombashi Hamacho	F	1,520	1,610	90	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	996	614	1,023	586
T-50	KDX Residence Nihombashi Ningyocho	F	777	819	42	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	530	289	553	265
T-51	KDX Residence Jiyugaoka	F	1,840	1,950	110	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	1,268	682	1,312	637
T-52	KDX Residence Togoshi	F	5,430	5,750	320	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	3,745	2,005	3,653	2,096
T-53	KDX Residence Shinagawa Seaside	F	3,620	3,720	100	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	2,593	1,127	2,577	1,142
T-54	KDX Residence Ojima	F	2,780	2,910	130	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	1,857	1,053	1,760	1,149
T-55	KDX Residence Oyama	F	3,760	3,970	210	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	2,679	1,291	2,542	1,427
T-56	KDX Residence Hanzomon	F	6,560	7,060	500	3.5%	3.2%	3.2%	3.0%	3.6%	3.3%	4,832	2,228	4,903	2,156
T-57	KDX Residence Akihabara II	F	1,260	1,320	60	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	850	470	893	426
T-58	KDX Residence Kagurazaka Dori	F	2,510	2,710	200	3.2%	3.0%	3.0%	2.8%	3.3%	3.1%	1,360	1,350	1,360	1,349
T-59	KDX Residence Sendagi	F	2,820	3,020	200	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	2,200	820	2,318	701
T-60	KDX Residence Seijo	F	1,800	1,910	110	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	1,400	510	1,439	470
T-61	KDX Residence Akihabara	F	1,810	1,940	130	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	1,250	690	1,216	723
T-62	KDX Residence Iriya	F	1,590	1,670	80	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	1,062	608	1,028	641

Tokyo Metropolitan Area

# Appraisal Values 3/7

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period				
			a	b	c [b-a]					d	e [b-d]				
T-63	KDX Residence Tachikawa	F	4,090	4,310	220	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	3,026	1,283	2,934	1,375
T-64	KDX Residence Tsurumi	F	1,720	1,810	90	4.3%	4.1%	4.1%	3.9%	4.4%	4.2%	1,050	760	1,138	671
T-65	KDX Residence Morishita Chitose	M	1,470	1,500	30	3.7%	3.6%	3.5%	3.4%	3.9%	3.8%	1,100	400	1,073	426
T-66	KDX Residence Akasaka	F	2,210	2,380	170	3.1%	2.9%	2.9%	2.7%	3.2%	3.0%	1,150	1,230	1,163	1,216
T-67	KDX Residence Kanda	F	1,280	1,340	60	3.3%	3.1%	3.1%	2.9%	3.4%	3.2%	700	640	697	642
T-68	KDX Residence Ebisu	F	5,150	5,500	350	3.1%	2.9%	2.9%	2.7%	3.2%	3.0%	2,845	2,655	2,862	2,637
T-69	KDX Residence Nishi-magome	F	1,400	1,460	60	3.5%	3.3%	3.3%	3.1%	3.6%	3.4%	1,130	330	1,136	323
T-70	KDX Residence Nishi-azabu	F	1,910	2,020	110	3.2%	3.0%	3.0%	2.8%	3.3%	3.1%	1,224	796	1,225	794
T-71	KDX Residence Azabu Sendaizaka	F	1,270	1,330	60	3.2%	3.0%	3.0%	2.8%	3.3%	3.1%	792	537	793	536
T-72	KDX Residence Waseda Tsurumaki	F	907	969	62	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	561	408	546	422
T-73	KDX Residence Bunkyo Yushima	F	1,050	1,090	40	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	695	395	690	399
T-74	KDX Residence Kamishakujii	F	911	939	28	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	648	291	641	297
T-75	KDX Residence Shin-otsuka	F	1,190	1,230	40	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	764	466	751	478
T-76	KDX Residence Sakurajosui	F	1,290	1,340	50	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	894	446	878	461
T-77	KDX Residence Ryogoku	F	1,350	1,430	80	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	842	588	824	605
T-78	KDX Residence Toyosu	T	7,920	8,070	150	3.6%	3.5%	3.8%	3.7%	3.8%	3.7%	7,500	570	7,538	531
T-79	KDX Residence Asagaya	F	2,460	2,610	150	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,930	680	1,960	649
T-80	KDX Residence Hiyoshi	F	3,070	3,160	90	3.9%	3.7%	3.7%	3.5%	4.0%	3.8%	2,635	524	2,662	497
T-81	KDX Residence Kamikitazawa	F	1,580	1,660	80	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	1,360	300	1,392	267
T-82	KDX Residence Kaminoge	F	1,390	1,460	70	3.4%	3.2%	3.2%	3.0%	3.5%	3.3%	1,111	349	1,122	337
T-83	KDX Residence Higashi-Asakusa	F	811	859	48	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	687	171	699	159
T-84	KDX Residence Nishi-Funabashi	F	1,120	1,180	60	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	975	204	1,001	178
T-85	KDX Residence Hatagaya	F	2,870	2,920	50	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	2,500	420	2,617	302
T-86	KDX Residence Asagaya II	F	1,060	1,110	50	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	939	170	970	139
T-87	KDX Residence Gakugeidaigaku	T	830	831	1	3.6%	3.5%	3.7%	3.6%	3.8%	3.7%	750	81	774	56
T-88	KDX Residence Kamata-minami	F	2,320	2,460	140	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	1,918	541	1,949	510
T-89	KDX Residence Kichijoji	T	650	650	-	3.9%	3.8%	4.0%	3.9%	4.1%	4.0%	621	29	648	1
T-90	KDX Residence Mitaka	F	3,130	3,280	150	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	2,530	750	2,662	617
T-91	KDX Residence Nakanobu	T	914	915	1	3.7%	3.7%	3.8%	3.8%	3.9%	3.9%	830	85	846	68

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# Appraisal Values 4/7

(in millions of yen)																
No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference	
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period					
			a	b	c [b-a]							d	e [b-d]	f	g [b-f]	
Tokyo Metropolitan Area	T-92	KDX Residence Ichikawa	D	916	940	24	3.9%	3.8%	3.7%	3.6%	4.1%	4.0%	840	100	872	67
	T-93	KDX Residence Hatchobori	T	3,650	3,680	30	3.5%	3.4%	3.6%	3.5%	3.7%	3.6%	3,000	680	3,192	487
	T-94	KDX Residence Nakaitabashi	F	1,940	2,030	90	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	1,736	293	1,842	187
	T-95	KDX Residence Shonandai	D	1,650	1,690	40	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	1,500	190	1,545	144
	T-96	KDX Residence Ikebukuro West	D	2,570	2,580	10	3.6%	3.5%	3.4%	3.3%	3.8%	3.7%	2,237	342	2,331	248
	T-97	KDX Residence Tennocho	D	915	922	7	3.9%	3.8%	3.7%	3.6%	4.1%	4.0%	843	78	898	23
	T-98	KDX Residence Kawasaki	D	1,030	1,040	10	3.9%	3.8%	3.5%	3.4%	4.1%	4.0%	910	130	943	96
	T-99	KDX Residence Kamata-minami II	F	887	939	52	3.6%	3.4%	3.4%	3.2%	3.7%	3.5%	780	159	807	131
	T-100	KDX Residence Kamishakujii II	T	3,380	3,480	100	3.8%	3.7%	3.9%	3.8%	4.0%	3.9%	3,087	392	3,200	279
	T-101	Hulic Residence Tsudanuma	D	1,320	1,360	40	4.4%	4.3%	4.1%	4.0%	4.5%	4.4%	1,150	210	1,207	152
	T-102	KDX Residence Yokohama Momijizaka	F	5,410	5,720	310	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	5,000	720	5,171	548
	T-103	KDX Residence Umejima	F	2,780	2,940	160	3.7%	3.5%	3.5%	3.3%	3.8%	3.6%	2,373	567	2,474	465
	T-104	KDX Residence Mizonokuchi	D	3,010	3,070	60	3.9%	3.8%	3.7%	3.6%	4.1%	4.0%	2,781	289	2,938	131
	T-105	KDX Residence Hachioji Otsuka	D	1,590	1,640	50	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	1,490	150	1,608	31
	T-106	KDX Residence Tsudanuma II	D	966	993	27	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	920	73	954	38
T-107	KDX Residence Oyamadai	F	-	3,690	-	-	3.5%	-	3.3%	-	3.6%	3,205	485	3,306	383	
T-108	KDX Residence Asakusa	F	-	1,160	-	-	3.3%	-	3.1%	-	3.4%	932	228	968	191	
	<b>Subtotal / Average</b>		-	<b>217,854</b>	<b>233,467</b>	<b>15,613</b>	<b>3.6%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>165,622</b>	<b>67,844</b>	<b>166,731</b>	<b>66,735</b>
Other Regional Areas	R-2	KDX Jozenji Dori Residence	D	1,390	1,420	30	4.8%	4.7%	4.6%	4.5%	5.0%	4.9%	1,015	405	868	551
	R-3	KDX Izumi Residence	F	1,590	1,660	70	4.0%	3.8%	3.8%	3.6%	4.1%	3.9%	1,120	540	996	663
	R-4	KDX Chihaya Residence	F	1,610	1,670	60	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	1,080	590	939	730
	R-5	KDX Sakaisuji Hommachi Residence	F	3,980	4,130	150	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	2,910	1,220	2,570	1,559
	R-7	KDX Takarazuka Residence	F	2,110	2,230	120	3.9%	3.7%	3.7%	3.5%	4.0%	3.8%	1,510	720	1,254	975
	R-8	KDX Shimizu Residence	F	2,270	2,400	130	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	1,680	720	1,477	922
	R-9	KDX Residence Odori Koen	F	1,110	1,140	30	4.3%	4.1%	4.1%	3.9%	4.4%	4.2%	765	375	739	400
	R-10	KDX Residence Kikusui Yojo	F	1,140	1,190	50	4.5%	4.3%	4.3%	4.1%	4.6%	4.4%	830	360	831	358
	R-11	KDX Residence Toyohira Koen	F	632	661	29	4.6%	4.4%	4.4%	4.2%	4.7%	4.5%	445	216	450	210
	R-13	KDX Residence Ichiban-cho	D	739	751	12	4.8%	4.7%	4.6%	4.5%	5.0%	4.9%	530	221	471	279
R-16	KDX Residence Higashi-sakura I	F	2,640	2,680	40	4.0%	3.8%	3.8%	3.6%	4.1%	3.9%	2,350	330	2,152	527	
R-18	KDX Residence Jingumae	F	1,090	1,120	30	4.3%	4.1%	4.1%	3.9%	4.4%	4.2%	840	280	766	353	

# Appraisal Values 5/7

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period				
			a	b	c [b-a]							d	e [b-d]	f	g [b-f]
R-19	KDX Residence Nishi-oji	D	958	974	16	4.5%	4.4%	4.3%	4.2%	4.7%	4.6%	813	161	753	220
R-20	KDX Residence Saiin	D	533	545	12	4.5%	4.4%	4.3%	4.2%	4.7%	4.6%	440	105	405	139
R-21	KDX Residence Namba	F	1,860	1,930	70	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	1,410	520	1,324	605
R-22	KDX Residence Namba-minami	F	1,750	1,790	40	4.2%	4.0%	4.0%	3.8%	4.3%	4.1%	1,350	440	1,212	577
R-24	KDX Residence Ibaraki I・II	F	1,557	1,628	71	4.4%	4.2%	4.2%	4.0%	4.5%	4.3%	1,275	353	1,293	334
R-25	KDX Residence Toyonaka-minami	F	1,030	1,070	40	4.3%	4.1%	4.1%	3.9%	4.4%	4.2%	740	330	633	436
R-26	KDX Residence Moriguchi	F	746	782	36	4.2%	4.0%	4.0%	3.8%	4.3%	4.1%	551	231	486	295
R-27	KDX Residence Sannomiya	F	1,350	1,410	60	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	1,080	330	1,037	372
R-28	Ashiya Royal Homes	F	2,090	2,370	280	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	1,360	1,010	1,619	750
R-29	KDX Residence Funairi Saiwai-cho	F	794	824	30	4.9%	4.7%	4.7%	4.5%	5.0%	4.8%	588	236	518	305
R-30	KDX Residence Tenjin-higashi II	F	1,030	1,090	60	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	680	410	624	465
R-32	KDX Residence Nishi Koen	F	1,010	1,080	70	4.1%	3.9%	3.9%	3.7%	4.2%	4.0%	763	317	699	380
R-33	KDX Residence Hirao Josui-machi	F	1,040	1,090	50	3.9%	3.7%	3.7%	3.5%	4.0%	3.8%	760	330	725	364
R-35	Leopalace Flat Shin-sakae	M	4,630	4,640	10	4.1%	4.0%	4.0%	3.9%	4.3%	4.2%	3,500	1,140	3,381	1,258
R-36	KDX Residence Konan Yamate	F	1,270	1,350	80	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	973	377	937	412
R-37	KDX Residence Hommachibashi	F	3,990	4,180	190	3.8%	3.6%	3.6%	3.4%	3.9%	3.7%	3,201	979	3,037	1,142
R-38	KDX Residence Minami-kusatsu	D	2,560	2,610	50	5.2%	5.1%	5.0%	4.9%	5.4%	5.3%	1,974	635	1,897	712
R-39	KDX Residence Ohori Harbor View Tower	D	5,220	5,240	20	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	4,606	633	4,280	959
R-40	KDX Residence Minami-sanjo	F	1,870	1,970	100	4.3%	4.1%	4.1%	3.9%	4.4%	4.2%	915	1,055	921	1,048
R-41	Serenite Kita-kyuhoji	M	1,720	1,740	20	3.8%	3.7%	3.6%	3.5%	4.0%	3.9%	1,290	449	1,208	531
R-42	Serenite Nishinomiya Hommachi	T	764	782	18	4.4%	4.3%	4.5%	4.4%	4.6%	4.5%	617	164	611	170
R-43	KDX Residence Nishijin	T	1,820	1,820	-	4.3%	4.2%	4.4%	4.3%	4.5%	4.4%	1,600	220	1,715	104
R-44	Serenite Kobe Motomachi	T	2,740	2,780	40	4.2%	4.1%	4.3%	4.2%	4.4%	4.3%	2,390	390	2,390	389
R-45	KDX Residence Shukugawa Hills	D	7,440	7,500	60	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	6,884	615	7,229	270
R-46	KDX Residence Sendai Station East	F	1,510	1,590	80	4.2%	4.0%	4.0%	3.8%	4.3%	4.1%	1,340	250	1,379	210
R-47	Serenite Kosihen Plie	T	840	845	5	4.4%	4.3%	4.5%	4.4%	4.6%	4.5%	770	75	819	25
<b>Subtotal / Average</b>		-	<b>72,423</b>	<b>74,682</b>	<b>2,259</b>	<b>4.2%</b>	<b>4.0%</b>	<b>4.0%</b>	<b>3.9%</b>	<b>4.3%</b>	<b>4.2%</b>	<b>56,947</b>	<b>17,734</b>	<b>54,663</b>	<b>20,018</b>
<b>Residential Properties total / Average</b>		-	<b>290,277</b>	<b>308,149</b>	<b>17,872</b>	<b>3.7%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>3.9%</b>	<b>3.7%</b>	<b>222,570</b>	<b>85,578</b>	<b>221,395</b>	<b>86,753</b>

Other Regional Areas

# Appraisal Values 6/7

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference	
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period					
			a	b	c [b-a]						d	e [b-d]	f	g [b-f]		
H-1	Irise Kamata/Yuseien	D	1,070	1,100	30	4.5%	4.4%	4.3%	4.2%	4.7%	4.6%	1,120	-20	1,060	39	
H-2	Nichii Home Nakano-Minamidai	D	2,020	2,070	50	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	1,780	290	1,751	318	
H-3	Joy Stage Hachioji	T	3,960	4,050	90	5.1%	5.0%	5.0%	4.9%	5.3%	5.2%	3,690	360	3,745	304	
H-4	Yuimaru Hijirigaoka	F	1,170	1,200	30	4.7%	4.6%	4.5%	4.4%	4.8%	4.7%	1,120	80	1,032	167	
H-5	Nichii Home Tama Plaza	D	3,050	3,110	60	5.0%	4.9%	4.8%	4.7%	5.2%	5.1%	2,940	170	2,688	421	
H-6	Ten	T	2,660	2,670	10	6.0%	6.0%	6.1%	6.1%	6.2%	6.2%	2,630	40	2,479	190	
H-7	Irise Nishioka	F	860	877	17	5.1%	5.0%	4.9%	4.8%	5.2%	5.1%	858	19	774	102	
H-8	Izarie Eniwa Building	F	1,770	1,810	40	5.5%	5.4%	5.3%	5.2%	5.6%	5.5%	1,660	150	1,483	326	
H-9	Sawayaka Sakura Nibankan	D	991	1,010	19	5.5%	5.4%	5.3%	5.2%	5.7%	5.6%	989	21	874	135	
H-10	Activa Biwa	T	6,490	6,510	20	5.7%	5.7%	5.8%	5.8%	5.9%	5.9%	6,560	-50	6,237	272	
H-11	Sompo Care LAVIERE Kobe Tarumi	T	2,150	2,200	50	4.8%	4.7%	4.8%	4.7%	5.0%	4.9%	2,110	90	2,007	192	
H-12	Rihabili-home Granda Mondo Yakujin	F	1,340	1,310	-30	4.4%	4.3%	4.1%	4.0%	4.5%	4.4%	1,253	57	1,160	149	
H-13	Excellent Nishinomiya	T	935	956	21	4.9%	4.8%	4.9%	4.8%	5.1%	5.0%	971	-15	886	69	
H-14	Gran Hills Ogawarako	T	1,340	1,360	20	7.2%	7.1%	7.1%	7.0%	7.4%	7.3%	1,380	-20	1,268	91	
H-15	Excellent Kitano	T	800	818	18	4.6%	4.5%	4.6%	4.5%	4.8%	4.7%	737	81	734	83	
H-16	Anesis Teradacho	D	3,640	3,690	50	5.0%	4.9%	4.7%	4.7%	5.2%	5.1%	3,490	200	3,340	349	
H-17	Rococo-riha	D	2,170	2,200	30	5.1%	5.0%	4.8%	4.8%	5.3%	5.2%	2,100	100	1,980	219	
H-18	Orage Suma	T	2,810	2,820	10	5.2%	5.2%	5.0%	5.0%	5.4%	5.4%	2,810	10	2,664	155	
H-19	Canadian Hill	T	1,870	1,880	10	4.7%	4.7%	4.6%	4.6%	4.9%	4.9%	1,830	50	1,811	68	
H-20	Anesis Hyogo	T	1,430	1,440	10	4.8%	4.8%	4.7%	4.7%	5.0%	5.0%	1,420	20	1,360	79	
H-21	Plaisant Grand Ota tamagawa	F	3,400	3,490	90	3.8%	3.7%	3.6%	3.5%	3.9%	3.8%	3,057	432	3,171	318	
H-22	Tsukui Sun-shine Machida	F	7,490	7,670	180	4.1%	4.0%	3.9%	3.8%	4.2%	4.1%	6,934	735	6,929	740	
H-23	Serabi Ebisu	M	1,700	1,740	40	4.0%	3.9%	3.8%	3.7%	4.2%	4.1%	1,690	50	1,707	32	
H-24	Arute Ishiyagawa	T	1,360	1,360	-	5.4%	5.4%	5.1%	5.1%	5.2%	5.2%	1,061	299	1,063	296	
H-25	Medical-home Granga Kurakuen	T	2,820	2,890	70	4.5%	4.4%	4.5%	4.4%	4.7%	4.6%	2,709	180	2,801	88	
H-26	Rihabili-home Granda Kobe Kitano	F	1,940	1,990	50	4.3%	4.2%	4.1%	4.0%	4.4%	4.3%	1,720	270	1,778	211	
H-27	Grapes Kawasaki Shimmachi	D	1,520	1,560	40	4.0%	3.9%	3.8%	3.7%	4.2%	4.1%	1,470	90	1,524	35	
H-28	SOMPO care Sompo no ie S Fujimino	D	1,550	1,590	40	4.2%	4.1%	4.0%	3.9%	4.4%	4.3%	1,520	70	1,582	7	
H-29	Irise Kobe Rokko	T	1,350	1,380	30	4.6%	4.5%	4.5%	4.4%	4.8%	4.7%	1,200	180	1,254	125	
H-30	Excellent Hanayashiki Garden Hills	T	1,400	1,440	40	4.6%	4.5%	4.6%	4.5%	4.8%	4.7%	1,287	153	1,363	76	
H-31	Excellent Takarazuka Garden Hills	T	2,490	2,540	50	4.5%	4.4%	4.5%	4.4%	4.7%	4.6%	2,340	200	2,464	75	
H-32	Tsukui Sun-shine Adachi	D	-	918	-	-	3.7%	-	3.5%	-	3.9%	830	88	865	52	
H-33	SOMPO Care LAVIERE Ichinoe	F	-	1,260	-	-	3.7%	-	3.5%	-	3.8%	1,184	76	1,226	33	
H-34	Nichii Home Hachimanyama	F	-	2,400	-	-	3.7%	-	3.5%	-	3.8%	2,065	335	2,217	182	
H-35	Lifeship Oasa	D	-	1,200	-	-	5.3%	-	5.1%	-	5.5%	1,088	112	1,172	27	
H-36	Lifeship Yunokawa	D	-	1,110	-	-	5.4%	-	5.2%	-	5.6%	1,020	90	1,095	14	
H-37	Lifeship Fukagawa	D	-	885	-	-	5.7%	-	5.5%	-	5.9%	758	127	839	45	
Subtotal / Average			-	69,546	78,504	8,958	4.8%	4.7%	4.7%	4.6%	5.0%	4.9%	73,382	5,121	72,403	6,100

Healthcare Facilities

# Appraisal Values 7/7

(in millions of yen)																
No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price	Difference	Book Value	Difference	
			Previous	End of the 22 <sup>nd</sup> Period	Difference	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period	Previous	End of the 22 <sup>nd</sup> Period					
			a	b	c [b-a]							d	e [b-d]	f	g [b-f]	
Accommodation	A-1	HOTEL LiVEMAX Tokyo-Otsuka-Ekimae	T	2,370	2,370	-	4.1%	4.1%	4.0%	4.0%	4.3%	4.3%	2,390	-20	2,430	-60
	A-2	HOTEL LiVEMAX Yokohamaeki-Nishiguchi	T	2,600	2,600	-	4.1%	4.1%	4.0%	4.0%	4.3%	4.3%	2,570	30	2,613	-13
	<b>Subtotal / Average</b>		-	<b>4,970</b>	<b>4,970</b>	-	<b>4.1%</b>	<b>4.1%</b>	<b>4.0%</b>	<b>4.0%</b>	<b>4.3%</b>	<b>4.3%</b>	<b>4,960</b>	<b>10</b>	<b>5,044</b>	<b>-74</b>
<b>Grand total</b>		-	<b>364,793</b>	<b>391,623</b>	<b>26,830</b>	-	-	-	-	-	-	<b>300,912</b>	<b>90,710</b>	<b>298,843</b>	<b>92,779</b>	

Note : Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd., "M" means JLL Morii Valuation & Advisory K.K. and "T" means The Tanizawa Sogo Appraisal Co., Ltd. Appraisal values are rounded down to the nearest ¥mln. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2022, 21<sup>st</sup> Period; July 31, 2022), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value. For properties for which multiple discount rates are set per fiscal period, the value for the first fiscal period in which a discount rate was applied is shown above.

# Summary of Portfolio Performance

## Trends in Portfolio Performance

	17 <sup>th</sup> fiscal period (as of Jul. 31, 2020)	18 <sup>th</sup> fiscal period (as of Jan. 31, 2021)	19 <sup>th</sup> fiscal period (as of Jul. 31, 2021)	20 <sup>th</sup> fiscal period (as of Jan. 31, 2022)	21 <sup>st</sup> fiscal period (as of Jul. 31, 2022)	22 <sup>nd</sup> fiscal period (as of Jan. 31, 2023)
Number of Properties	151 props	157 props	161 props	165 props	173 props	180 props
Properties Acquired during the period	8 props	6 props <sup>(3)</sup>	5 props	5 props	8 props	8 props
Properties Transferred during the period	1 prop	0 prop	1 prop	1 Prop	0 Prop	1 Prop
Total Acquisition Price	248,905 million	259,449 million	265,762 million	277,569 million	290,730 million	300,912 million
Total Book Value	248,229 million	258,384 million	264,204 million	275,695 million	288,832 million	298,843 million
Total Appraisal Value	295,688 million	311,926 million	323,918 million	344,484 million	365,903 million	391,623 million
Rentable Units <sup>(1)</sup>	8,709 units	9,285 units	9,389 units	9,640 units	10,039 units	10,046 units
Rentable Area <sup>(1)</sup>	344,419.86 m <sup>2</sup>	357,570.50 m <sup>2</sup>	360,067.69 m <sup>2</sup>	370,396.10 m <sup>2</sup>	383,810.01 m <sup>2</sup>	385,055.55 m <sup>2</sup>
Leasing Business Revenues	8,289 million	8,382 million	8,758 million	8,962 million	9,441 million	9,632 million
Leasing Business Expenses (ex. Depreciation)	1,538 million	1,556 million	1,787 million	1,667 million	1,883 million	1,796 million
NOI (Net Operating Income) <sup>(2)</sup>	6,551 million	6,825 million	6,971 million	7,295 million	7,557 million	7,835 million
NOI Cap Rate (per year)	5.5 %	5.4 % <sup>(4)</sup>	5.3 % <sup>(4)</sup>	5.3 % <sup>(4)</sup>	5.3 % <sup>(4)</sup>	5.3 % <sup>(4)</sup>
Capital Expenditure	515 million	478 million	625 million	639 million	812 million	850 million
Depreciation	1,467 million	1,504 million	1,546 million	1,589 million	1,665 million	1,721 million
Depreciation Rate (per acquisition price, year)	1.2 %	1.2 % <sup>(4)</sup>				
NOI Cap Rate after Depreciation (per year)	4.3 %	4.2 % <sup>(4)</sup>	4.2 % <sup>(4)</sup>	4.2 % <sup>(4)</sup>	4.2 % <sup>(4)</sup>	4.1 % <sup>(4)</sup>

Note 1: "Rentable Units" and "Rentable Area" don't include healthcare facilities.

Note 2: NOI=Operating Revenues – Operating Expenses(ex. Depreciation) (Rounded down to the nearest one decimal places)

Note 3: Cases in which a part of the property was additionally acquired are not included.

Note 4: Properties acquired or sold during each fiscal period are excluded from the calculation.

# Portfolio Performance in 22nd FP 1/7

(in thousands of yen)

No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type <sup>(1)</sup>	Rentable Units (unit)	Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenue a	Leasing Business Expense b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
T-1	KDX Daikanyama Residence	4,700,000	4,688,276	7,960,000	SF	86	5,338.99	5,044.28	94.5%	184	164,099	35,492	128,607	17,830	110,776	5.4%	4.7%
T-3	KDX Odemma Residence	1,775,000	1,652,996	2,870,000	SF	54	2,353.23	2,224.09	94.5%	184	60,573	11,535	49,037	11,399	37,637	5.5%	4.2%
T-4	KDX Iwamoto-cho Residence	822,000	759,078	1,290,000	SF	36	1,131.24	1,099.96	97.2%	184	28,198	5,729	22,469	5,447	17,021	5.4%	4.1%
T-5	KDX Bunkyo Sengoku Residence	1,488,000	1,532,069	2,270,000	S	77	2,054.10	2,028.40	98.7%	184	52,073	22,548	29,524	7,899	21,625	3.9%	2.9%
T-6	KDX Azumabashi Residence	650,000	591,382	1,150,000	S	41	1,054.83	983.61	93.2%	184	26,658	6,018	20,640	5,294	15,346	6.3%	4.7%
T-7	KDX Shimura Sakaue Residence	2,830,000	2,553,191	4,340,000	F	85	6,117.48	6,117.48	100.0%	184	109,155	18,313	90,842	22,374	68,467	6.4%	4.8%
T-9	Cosmo Heim Motosumiyoshi	2,087,000	2,154,679	2,640,000	S	180	4,538.04	4,143.61	91.3%	184	69,717	23,771	45,945	6,056	39,889	4.4%	3.8%
T-10	KDX Musashi Nakahara Residence	637,000	646,056	797,000	F	35	2,123.46	2,062.96	97.2%	184	28,075	8,054	20,020	3,227	16,793	6.2%	5.2%
T-11	KDX Chiba Chuo Residence	1,480,000	1,291,077	1,940,000	S	106	3,546.91	3,521.71	99.3%	184	62,440	14,720	47,720	18,784	28,935	6.4%	3.9%
T-12	KDX Kawaguchi Saiwai-cho Residence	1,150,000	1,159,097	1,880,000	SF	61	2,491.66	2,297.68	92.2%	184	49,928	9,755	40,172	8,567	31,605	6.9%	5.5%
T-13	KDX Residence Shirokane I	3,000,000	3,062,374	4,490,000	SF	50	3,617.32	3,509.49	97.0%	184	119,249	42,577	76,671	9,560	67,111	5.1%	4.4%
T-15	KDX Residence Shirokane II	2,800,000	2,841,743	4,380,000	S	85	2,889.66	2,853.78	98.8%	184	94,876	18,191	76,684	8,207	68,477	5.4%	4.9%
T-16	KDX Residence Minami-aoyama	2,230,000	2,264,151	2,860,000	SF	20	1,680.79	1,602.59	95.3%	184	60,577	12,387	48,190	3,983	44,206	4.3%	3.9%
T-17	KDX Residence Minami-azabu	2,080,000	2,122,145	3,380,000	SF	62	2,785.42	2,595.64	93.2%	184	75,925	13,329	62,595	8,439	54,155	6.0%	5.2%
T-18	KDX Residence Shiba Koen	1,781,000	1,789,321	2,840,000	SF	64	2,507.52	2,467.38	98.4%	184	65,295	12,195	53,099	6,687	46,412	5.9%	5.2%
T-19	KDX Residence Azabu East	1,560,000	1,562,535	2,520,000	S	76	1,849.00	1,827.99	98.9%	184	55,798	12,282	43,516	4,376	39,139	5.5%	5.0%
T-20	KDX Residence Takanawa	770,000	781,685	1,370,000	SF	27	1,034.27	967.73	93.6%	184	30,041	7,360	22,681	3,369	19,312	5.8%	5.0%
T-21	KDX Residence Nishihara	1,450,000	1,479,827	2,280,000	SF	39	2,310.08	2,255.78	97.6%	184	52,711	9,516	43,194	7,071	36,122	5.9%	4.9%
T-22	KDX Residence Daikanyama II	730,000	792,896	1,390,000	F	17	985.10	985.10	100.0%	184	31,660	5,736	25,924	1,831	24,093	7.0%	6.5%
T-24	KDX Residence Nihombashi Suitengu	3,240,000	3,106,862	4,640,000	F	79	5,534.86	5,534.86	100.0%	184	107,566	12,373	95,192	18,799	76,393	5.8%	4.7%
T-25	KDX Residence Nihombashi Hakozaeki	1,147,000	1,119,824	1,550,000	S	60	1,537.38	1,448.19	94.2%	184	40,163	10,757	29,406	7,188	22,217	5.1%	3.8%
T-26	KDX Residence Higashi-shinjuku	3,270,000	3,170,650	5,120,000	S	179	4,358.43	4,316.04	99.0%	184	113,574	19,196	94,377	12,065	82,312	5.7%	5.0%
T-27	KDX Residence Yotsuya	2,260,000	2,291,734	3,700,000	F	42	3,101.16	2,983.76	96.2%	184	80,268	17,009	63,258	8,821	54,436	5.6%	4.8%
T-28	KDX Residence Nishi-shinjuku	1,000,000	1,004,384	1,700,000	S	54	1,345.92	1,321.61	98.2%	184	37,379	7,662	29,716	4,447	25,269	5.9%	5.0%
T-29	KDX Residence Kagurazaka	720,000	694,023	1,160,000	S	34	890.93	816.35	91.6%	184	24,730	4,246	20,484	3,516	16,968	5.6%	4.7%
T-30	KDX Residence Futako Tamagawa	1,250,000	1,264,800	1,820,000	F	38	2,339.62	2,278.65	97.4%	184	44,667	7,550	37,117	5,197	31,919	5.9%	5.1%
T-31	KDX Residence Komazawa Koen	920,000	883,431	1,410,000	SF	32	1,020.18	1,020.18	100.0%	184	29,052	5,755	23,297	4,945	18,351	5.0%	4.0%
T-32	KDX Residence Misyuku	760,000	781,184	1,180,000	S	39	1,103.82	997.92	90.4%	184	26,137	7,011	19,126	3,809	15,317	5.0%	4.0%
T-33	KDX Residence Yoga	700,000	712,665	1,080,000	S	38	1,012.80	1,012.80	100.0%	184	24,214	5,721	18,492	3,046	15,446	5.2%	4.4%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)

Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m<sup>2</sup> and less than 30m<sup>2</sup> and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m<sup>2</sup> and less than 60m<sup>2</sup> and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [ footprint of equal or more than 60m<sup>2</sup> and more than 5 rentable units per property]

# Portfolio Performance in 22nd FP 2/7

(in thousands of yen)

No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type <sup>(1)</sup>	Rentable Units (unit)	Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenue a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
T-34	KDX Residence Shimouma	600,000	625,168	930,000	S	29	829.05	778.68	93.9%	184	20,530	6,753	13,777	2,796	10,980	4.6%	3.6%
T-35	Raffine Minami-magome	1,250,000	1,228,308	1,640,000	S	56	2,408.56	2,408.56	100.0%	184	41,292	3,681	37,610	2,614	34,995	6.0%	5.6%
T-36	KDX Residence Yukigaya Otsuka	1,050,000	1,032,604	1,590,000	S	72	1,526.98	1,482.82	97.1%	184	38,702	8,130	30,571	6,024	24,546	5.8%	4.6%
T-37	KDX Residence Denen Chofu	1,000,000	1,051,996	1,420,000	F	36	2,359.44	2,359.44	100.0%	184	39,435	5,216	34,219	4,301	29,917	6.8%	5.9%
T-38	KDX Residence Tamagawa	776,000	700,524	1,130,000	S	52	1,170.40	1,085.40	92.7%	184	26,989	7,160	19,828	5,980	13,848	5.1%	3.5%
T-39	KDX Residence Monzennakacho	773,000	776,665	1,200,000	S	49	1,171.41	1,127.21	96.2%	184	27,493	4,798	22,695	4,563	18,131	5.8%	4.7%
T-40	KDX Residence Okachimachi	850,000	857,411	1,310,000	S	51	1,329.79	1,329.79	100.0%	184	30,420	5,505	24,915	4,377	20,537	5.8%	4.8%
T-41	KDX Residence Moto-asakusa	800,000	797,815	1,220,000	SF	44	1,314.91	1,282.16	97.5%	184	29,977	6,121	23,855	5,078	18,777	5.9%	4.7%
T-42	KDX Residence Itabashi Honcho	620,000	572,618	956,000	S	46	1,127.58	1,127.58	100.0%	184	22,547	7,204	15,342	4,308	11,033	4.9%	3.5%
T-43	KDX Residence Azusawa	550,000	536,253	778,000	S	39	989.82	989.82	100.0%	184	20,777	4,491	16,285	3,525	12,759	5.9%	4.6%
T-45	KDX Residence Yokohama Kannai	800,000	750,357	1,170,000	S	72	1,602.16	1,513.98	94.5%	184	34,919	9,431	25,487	6,368	19,119	6.3%	4.7%
T-46	KDX Residence Miyamaedaira	999,000	985,240	1,360,000	F	40	2,448.27	2,393.94	97.8%	184	37,949	8,116	29,833	5,322	24,511	5.9%	4.9%
T-47	KDX Residence Machida	1,800,000	1,693,064	2,570,000	F	52	3,832.53	3,752.12	97.9%	184	70,320	11,996	58,324	16,074	42,249	6.4%	4.7%
T-48	KDX Residence Kinshicho	1,350,000	1,321,035	2,140,000	F	33	2,024.81	1,896.33	93.7%	184	46,616	6,956	39,659	7,728	31,930	5.8%	4.7%
T-49	KDX Residence Nihombashi Hamacho	996,000	1,023,161	1,610,000	F	28	1,756.27	1,651.37	94.0%	184	36,544	6,509	30,034	4,899	25,135	6.0%	5.0%
T-50	KDX Residence Nihombashi Ningyocho	530,000	553,711	819,000	S	27	877.14	877.14	100.0%	184	20,236	3,643	16,592	2,419	14,173	6.2%	5.3%
T-51	KDX Residence Jiyugaoka	1,268,000	1,312,164	1,950,000	SF	48	1,637.00	1,532.19	93.6%	184	40,610	7,450	33,160	4,758	28,401	5.2%	4.4%
T-52	KDX Residence Togoshi	3,745,000	3,653,599	5,750,000	SF	144	4,591.76	4,378.11	95.3%	184	120,288	23,946	96,341	18,670	77,671	5.1%	4.1%
T-53	KDX Residence Shinagawa Seaside	2,593,000	2,577,708	3,720,000	S	127	3,314.75	3,129.15	94.4%	184	83,425	19,640	63,785	13,997	49,788	4.9%	3.8%
T-54	KDX Residence Ojima	1,857,000	1,760,056	2,910,000	S	117	2,372.67	2,210.42	93.2%	184	63,466	15,122	48,344	11,248	37,096	5.2%	4.0%
T-55	KDX Residence Oyama	2,679,000	2,542,935	3,970,000	SF	145	4,009.07	3,901.77	97.3%	184	92,435	20,803	71,631	16,942	54,689	5.3%	4.0%
T-56	KDX Residence Hanzomon	4,832,000	4,903,439	7,060,000	F	85	4,854.23	4,657.11	95.9%	184	135,205	22,437	112,767	16,034	96,733	4.6%	4.0%
T-57	KDX Residence Akihabara II	850,000	893,930	1,320,000	S	52	1,254.50	1,254.50	100.0%	184	26,123	12,522	13,601	3,127	10,473	3.2%	2.4%
T-58	KDX Residence Kagurazaka Dori	1,360,000	1,360,740	2,710,000	S	70	1,809.84	1,738.62	96.1%	184	52,333	10,765	41,567	3,807	37,759	6.1%	5.5%
T-59	KDX Residence Sendagi	2,200,000	2,318,005	3,020,000	F	40	3,159.89	2,973.66	94.1%	184	69,286	14,618	54,668	9,110	45,557	4.9%	4.1%
T-60	KDX Residence Seijo	1,400,000	1,439,858	1,910,000	SF	38	2,198.56	2,198.56	100.0%	184	43,156	10,395	32,760	5,212	27,547	4.6%	3.9%
T-61	KDX Residence Akihabara	1,250,000	1,216,552	1,940,000	SF	32	1,929.61	1,929.61	100.0%	184	43,765	6,943	36,822	6,951	29,870	5.8%	4.7%
T-62	KDX Residence Iriya	1,062,000	1,028,707	1,670,000	S	57	1,899.29	1,873.31	98.6%	184	39,690	9,780	29,910	6,392	23,518	5.6%	4.4%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)

Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m<sup>2</sup> and less than 30m<sup>2</sup> and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m<sup>2</sup> and less than 60m<sup>2</sup> and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m<sup>2</sup> and more than 5 rentable units per property]

# Portfolio Performance in 22nd FP 3/7

(in thousands of yen)

No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type <sup>(1)</sup>	Rentable Units (unit)	Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenue a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
T-63	KDX Residence Tachikawa	3,026,200	2,934,266	4,310,000	S	174	4,314.87	4,121.59	95.5%	184	100,783	17,145	83,638	22,197	61,440	5.5%	4.0%
T-64	KDX Residence Tsurumi	1,050,000	1,138,088	1,810,000	SF	59	3,499.84	3,446.92	98.5%	184	56,671	10,438	46,232	6,718	39,514	8.7%	7.5%
T-65	KDX Residence Morishita Chitose	1,100,000	1,073,586	1,500,000	S	65	1,614.28	1,540.93	95.5%	184	38,600	7,828	30,772	5,849	24,922	5.5%	4.5%
T-66	KDX Residence Akasaka	1,150,000	1,163,284	2,380,000	SF	28	1,180.71	1,098.47	93.0%	184	41,598	8,784	32,814	4,231	28,583	5.7%	4.9%
T-67	KDX Residence Kanda	700,000	697,354	1,340,000	SF	30	1,031.09	952.59	92.4%	184	29,196	6,716	22,479	3,694	18,785	6.4%	5.3%
T-68	KDX Residence Ebisu	2,845,000	2,862,470	5,500,000	SF	65	2,659.66	2,371.22	89.2%	184	93,280	14,588	78,691	11,290	67,401	5.5%	4.7%
T-69	KDX Residence Nishi-magome	1,130,000	1,136,187	1,460,000	S	47	1,297.27	1,246.73	96.1%	184	31,012	5,899	25,113	4,893	20,219	4.4%	3.5%
T-70	KDX Residence Nishi-azabu	1,224,000	1,225,762	2,020,000	SF	33	1,357.88	1,206.66	88.9%	184	37,146	10,419	26,726	4,720	22,006	4.3%	3.6%
T-71	KDX Residence Azabu Sendaizaka	792,300	793,112	1,330,000	S	30	878.50	828.29	94.3%	184	28,419	6,138	22,280	3,028	19,251	5.6%	4.8%
T-72	KDX Residence Waseda Tsurumaki	561,000	546,537	969,000	S	39	808.54	808.54	100.0%	184	21,812	6,777	15,035	3,028	12,006	5.3%	4.2%
T-73	KDX Residence Bunkyo Yushima	695,000	690,130	1,090,000	S	38	939.89	939.89	100.0%	184	24,844	6,172	18,672	3,362	15,309	5.3%	4.4%
T-74	KDX Residence Kamishakujii	648,000	641,229	939,000	S	47	1,032.18	1,032.18	100.0%	184	23,798	5,615	18,182	4,315	13,867	5.6%	4.2%
T-75	KDX Residence Shin-otsuka	764,000	751,496	1,230,000	S	40	872.00	872.00	100.0%	184	25,600	2,295	23,304	3,433	19,870	6.1%	5.2%
T-76	KDX Residence Sakurajosui	894,000	878,078	1,340,000	S	43	1,227.16	1,201.96	97.9%	184	27,682	8,095	19,587	4,124	15,462	4.3%	3.4%
T-77	KDX Residence Ryogoku	842,000	824,281	1,430,000	S	36	1,190.53	1,045.60	87.8%	184	28,667	5,980	22,686	4,392	18,293	5.3%	4.3%
T-78	KDX Residence Toyosu	7,500,000	7,538,118	8,070,000	S	242	6,811.38	6,811.38	100.0%	184	181,473	17,051	164,421	28,320	136,101	4.3%	3.6%
T-79	KDX Residence Asagaya	1,930,000	1,960,105	2,610,000	SF	44	1,996.08	1,996.08	100.0%	184	52,973	7,645	45,327	4,252	41,074	4.7%	4.2%
T-80	KDX Residence Hiyoshi	2,635,300	2,662,664	3,160,000	F	92	6,131.93	6,015.05	98.1%	184	82,865	12,430	70,435	10,424	60,010	5.3%	4.5%
T-81	KDX Residence Kamikitazawa	1,360,000	1,392,262	1,660,000	SF	39	1,971.07	1,768.96	89.7%	184	37,664	9,844	27,819	2,725	25,094	4.1%	3.7%
T-82	KDX Residence Kaminoge	1,111,000	1,122,169	1,460,000	S	34	1,224.87	1,224.87	100.0%	184	26,190	4,382	21,807	2,721	19,086	3.9%	3.4%
T-83	KDX Residence Higashi-Asakusa	687,730	699,745	859,000	S	36	1,013.40	988.57	97.5%	184	20,534	4,437	16,097	2,577	13,520	4.6%	3.9%
T-84	KDX Residence Nishi-Funabashi	975,350	1,001,538	1,180,000	S	57	1,277.78	1,277.78	100.0%	184	28,236	4,918	23,317	4,796	18,520	4.7%	3.8%
T-85	KDX Residence Hatagaya	2,500,000	2,617,245	2,920,000	S	87	2,659.50	2,550.80	95.9%	184	60,685	17,477	43,208	6,590	36,617	3.4%	2.9%
T-86	KDX Residence Asagaya II	939,400	970,648	1,110,000	SF	32	957.67	897.29	93.7%	184	23,006	4,501	18,505	2,491	16,013	3.9%	3.4%
T-87	KDX Residence Gakugeidaigaku	750,000	774,241	831,000	SF	23	820.01	820.01	100.0%	184	17,870	4,821	13,049	2,108	10,941	3.5%	2.9%
T-88	KDX Residence Kamata-minami	1,918,300	1,949,217	2,460,000	S	80	2,203.87	2,203.87	100.0%	184	50,345	7,306	43,039	6,509	36,530	4.5%	3.8%
T-89	KDX Residence Kichijoji	621,000	648,635	650,000	SF	21	665.39	636.53	95.7%	184	15,427	3,644	11,783	2,243	9,539	3.8%	3.0%
T-90	KDX Residence Mitaka	2,530,000	2,662,567	3,280,000	SF	51	2,631.45	2,631.45	100.0%	184	71,552	9,021	62,531	8,436	54,094	4.9%	4.2%
T-91	KDX Residence Nakanobu	830,000	846,236	915,000	S	32	845.78	825.61	97.6%	184	23,159	4,190	18,968	2,203	16,764	4.5%	4.0%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)

Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m<sup>2</sup> and less than 30m<sup>2</sup> and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m<sup>2</sup> and less than 60m<sup>2</sup> and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m<sup>2</sup> and more than 5 rentable units per property]

# Portfolio Performance in 22nd FP 4/7

(in thousands of yen)

No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type <sup>(1)</sup>	Rentable Units (unit)	Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenues a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)	
T-92	KDX Residence Ichikawa	840,000	872,399	940,000	S	47	1,015.39	972.17	95.7%	184	22,436	5,754	16,682	2,675	14,007	3.9%	3.3%	
T-93	KDX Residence Hatchobori	3,000,000	3,192,239	3,680,000	F	46	2,821.15	2,679.62	95.0%	184	84,316	10,900	73,415	9,875	63,539	4.9%	4.2%	
T-94	KDX Residence Nakaitabashi	1,736,432	1,842,402	2,030,000	S	78	1,972.49	1,947.31	98.7%	184	43,544	10,187	33,356	6,237	27,119	3.8%	3.1%	
T-95	KDX Residence Shonandai	1,500,000	1,545,161	1,690,000	S	104	2,723.20	2,723.20	100.0%	184	48,268	9,121	39,146	7,397	31,749	5.2%	4.2%	
T-96	KDX Residence Ikebukuro West	2,237,796	2,331,187	2,580,000	S	89	2,274.70	2,274.70	100.0%	184	55,324	9,198	46,125	8,063	38,061	4.1%	3.4%	
T-97	KDX Residence Tennocho	843,836	898,859	922,000	S	29	1,185.08	1,159.08	97.8%	184	22,691	4,738	17,952	3,330	14,621	4.2%	3.4%	
T-98	KDX Residence Kawasaki	910,000	943,053	1,040,000	S	57	1,179.11	1,179.11	100.0%	184	25,478	5,466	20,011	3,660	16,351	4.4%	3.6%	
T-99	KDX Residence Kamata-minami II	780,000	807,296	939,000	S	34	881.96	856.77	97.1%	184	20,383	4,299	16,083	2,603	13,480	4.1%	3.4%	
T-100	KDX Residence Kamishakujii II	3,087,014	3,200,407	3,480,000	SF	114	3,988.06	3,917.60	98.2%	184	85,529	13,826	71,702	13,626	58,076	4.6%	3.7%	
T-101	Hulic Residence Tsudanuma	1,150,000	1,207,064	1,360,000	S	99	2,477.01	2,477.01	100.0%	184	19,432	4,313	15,119	4,766	10,352	2.6%	1.8%	
T-102	KDX Residence Yokohama Momijizaka	5,000,000	5,171,888	5,720,000	F	75	4,795.16	4,665.15	97.3%	184	123,805	16,590	107,215	18,031	89,184	4.3%	3.5%	
T-103	KDX Residence Umejima	2,373,000	2,474,084	2,940,000	SF	90	3,265.57	3,133.52	96.0%	184	64,789	5,304	59,485	9,949	49,536	5.0%	4.1%	
T-104	KDX Residence Mizonokuchi	2,781,000	2,938,686	3,070,000	S	98	4,103.23	4,004.53	97.6%	184	72,382	6,912	65,469	11,099	54,370	4.7%	3.9%	
T-105	KDX Residence Hachioji Otsuka	1,490,000	1,608,921	1,640,000	S	110	2,914.23	2,914.23	100.0%	184	39,000	720	38,279	7,340	30,939	5.1%	4.1%	
T-106	KDX Residence Tsudanuma II	920,000	954,314	993,000	SF	51	1,647.07	1,647.07	100.0%	184	25,053	1,784	23,268	3,181	20,087	5.0%	4.3%	
T-107	KDX Residence Oyamadai	3,205,000	3,306,371	3,690,000	F	46	2,993.65	2,927.52	97.8%	19	6,804	495	6,308	1,279	5,028	3.8%	3.0%	
T-108	KDX Residence Asakusa	932,000	968,465	1,160,000	S	27	907.20	881.10	97.1%	19	2,354	263	2,091	442	1,648	4.3%	3.4%	
<b>Subtotal / Average</b>		<b>165,622,658</b>	<b>166,731,855</b>	<b>233,467,000</b>	-	<b>6,315</b>	<b>228,713.33</b>	<b>221,874.48</b>	<b>97.0%</b>	-	<b>5,182,050</b>	<b>1,011,396</b>	<b>4,170,654</b>	<b>724,132</b>	<b>3,446,522</b>	<b>5.1%<sup>(2)</sup></b>	<b>4.2%<sup>(2)</sup></b>	
Other Regional Areas	R-2	KDX JozenjiDori Residence	1,015,000	868,803	1,420,000	S	92	3,330.15	3,330.15	100.0%	184	52,918	11,694	41,224	10,534	30,690	8.1%	6.0%
	R-3	KDX Izumi Residence	1,120,000	996,614	1,660,000	F	40	2,798.20	2,731.74	97.6%	184	43,343	7,794	35,548	9,423	26,124	6.3%	4.6%
	R-4	KDX Chihaya Residence	1,080,000	939,172	1,670,000	SF	92	2,936.40	2,806.44	95.6%	184	45,924	12,071	33,853	10,375	23,477	6.2%	4.3%
	R-5	KDX Sakaisuji Hommachi Residence	2,910,000	2,570,325	4,130,000	SF	160	6,385.70	6,131.08	96.0%	184	110,952	21,546	89,405	24,540	64,865	6.1%	4.4%
	R-7	KDX Takarazuka Residence	1,510,000	1,254,144	2,230,000	F	80	4,631.16	4,631.16	100.0%	184	60,545	10,829	49,715	16,975	32,740	6.5%	4.3%
	R-8	KDX Shimizu Residence	1,680,000	1,477,581	2,400,000	SF	148	6,255.16	6,186.19	98.9%	184	76,050	16,609	59,440	14,466	44,974	7.0%	5.3%
	R-9	KDX Residence Odori Koen	765,000	739,629	1,140,000	SF	78	2,762.76	2,762.76	100.0%	184	34,065	9,616	24,448	8,841	15,606	6.3%	4.0%
	R-10	KDX Residence Kikusui Yojo	830,000	831,486	1,190,000	SF	84	3,413.06	3,276.53	96.0%	184	39,065	10,350	28,714	8,666	20,047	6.9%	4.8%
	R-11	KDX Residence Toyohira Koen	445,000	450,940	661,000	SF	65	2,253.81	1,945.64	86.3%	184	23,529	7,395	16,134	5,132	11,001	7.2%	4.9%
	R-13	KDX Residence Ichiban-cho	530,000	471,417	751,000	SF	45	1,818.09	1,818.09	100.0%	184	27,832	6,062	21,770	5,167	16,603	8.1%	6.2%
	R-16	KDX Residence Higashi-sakura I	2,350,000	2,152,081	2,680,000	SF	187	6,221.83	5,756.09	92.5%	184	86,963	27,452	59,511	18,449	41,061	5.0%	3.5%
R-17	KDX Residence Higashi-sakura II	-	-	-	-	-	-	-	-	142	25,879	8,884	16,995	6,143	10,852	-	-	
R-18	KDX Residence Jingumae	840,000	766,016	1,120,000	SF	95	2,724.19	2,616.53	96.0%	184	37,627	13,450	24,177	7,713	16,463	5.7%	3.9%	
R-19	KDX Residence Nishi-oji	813,000	753,260	974,000	S	76	2,353.55	2,305.95	98.0%	184	34,619	8,082	26,537	6,668	19,868	6.5%	4.8%	

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)

Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m<sup>2</sup> and less than 30m<sup>2</sup> and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m<sup>2</sup> and less than 60m<sup>2</sup> and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [ footprint of equal or more than 60m<sup>2</sup> and more than 5 rentable units per property]

Note2: Properties acquired during the 22<sup>nd</sup> fiscal period (T-107, T-108) and disposed (R-17) are excluded from the calculation.

# Portfolio Performance in 22nd FP 5/7

(in thousands of yen)																	
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type <sup>(1)</sup>	Rentable Units	Rentable Area	Rented Area	Occupancy Rate	Operating Days	Leasing Business Revenues	Leasing Business Expenses	NOI	Depreciation	Leasing Business Income	NOI Cap Rate	NOI Cap Rate after Depreciation
						(unit)	(m <sup>2</sup> )	(m <sup>2</sup> )	(%)	(days)	a	b	c [a-b]	d	e [c-d]	(per year)	(per year)
R-20	KDX Residence Saiin	440,000	405,121	545,000	S	49	1,094.81	1,051.78	96.1%	184	18,828	5,170	13,658	4,028	9,629	6.2%	4.3%
R-21	KDX Residence Namba	1,410,000	1,324,653	1,930,000	S	118	3,387.30	3,258.95	96.2%	184	53,248	15,059	38,188	10,642	27,546	5.4%	3.9%
R-22	KDX Residence Namba-minami	1,350,000	1,212,962	1,790,000	S	131	3,813.31	3,788.11	99.3%	184	55,029	12,581	42,447	12,145	30,302	6.2%	4.5%
R-24	KDX Residence Ibaraki I・II	1,275,000	1,293,403	1,628,000	F	61	4,701.87	4,701.87	100.0%	184	56,586	14,334	42,251	5,916	36,335	6.6%	5.7%
R-25	KDX Residence Toyonaka-minami	740,000	633,554	1,070,000	SF	70	2,024.50	1,881.80	93.0%	184	28,099	8,404	19,694	8,470	11,224	5.3%	3.0%
R-26	KDX Residence Moriguchi	551,000	486,302	782,000	F	28	1,942.78	1,942.78	100.0%	184	24,554	5,454	19,100	5,596	13,503	6.9%	4.9%
R-27	KDX Residence Sannomiya	1,080,000	1,037,872	1,410,000	S	86	2,292.72	2,242.18	97.8%	184	37,892	11,197	26,694	8,255	18,438	4.9%	3.4%
R-28	Ashiya Royal Homes	1,360,000	1,619,106	2,370,000	F	22	4,044.46	3,119.82	77.1%	184	56,630	16,660	39,970	8,087	31,882	5.8%	4.7%
R-29	KDX Residence Funairi Saiwai-cho	588,000	518,058	824,000	S	64	1,889.53	1,889.53	100.0%	184	27,847	6,035	21,812	5,423	16,388	7.4%	5.5%
R-30	KDX Residence Tenjin-higashi II	680,000	624,391	1,090,000	SF	63	2,602.53	2,519.91	96.8%	184	31,264	6,523	24,741	6,639	18,101	7.2%	5.3%
R-32	KDX Residence Nishi Koen	763,000	699,692	1,080,000	F	36	2,522.16	2,522.16	100.0%	184	32,651	7,874	24,777	6,651	18,126	6.4%	4.7%
R-33	KDX Residence Hirao Josui-machi	760,000	725,693	1,090,000	F	24	2,098.68	2,098.68	100.0%	184	29,561	6,288	23,273	5,158	18,115	6.1%	4.7%
R-35	Leopalace Flat Shin-sakae	3,500,000	3,381,605	4,640,000	S	274	11,589.95	11,589.95	100.0%	184	121,557	24,576	96,981	34,088	62,892	5.5%	3.6%
R-36	KDX Residence Konan Yamate	973,000	937,833	1,350,000	SF	55	1,923.22	1,833.61	95.3%	184	32,693	8,687	24,005	5,026	18,979	4.9%	3.9%
R-37	KDX Residence Hommachibashi	3,201,000	3,037,692	4,180,000	SF	134	6,511.88	6,304.98	96.8%	184	105,556	24,557	80,999	22,885	58,114	5.0%	3.6%
R-38	KDX Residence Minami-kusatsu	1,974,666	1,897,157	2,610,000	S	170	5,735.96	5,592.74	97.5%	184	104,234	27,339	76,894	19,017	57,877	7.7%	5.8%
R-39	KDX Residence Ohori Harbor View Tower	4,606,296	4,280,644	5,240,000	SF	212	11,855.63	11,373.13	95.9%	184	187,507	46,785	140,721	43,103	97,618	6.1%	4.2%
R-40	KDX Residence Minami-sanjo	915,000	921,411	1,970,000	SF	114	5,269.39	5,121.66	97.2%	184	56,221	26,330	29,891	11,930	17,960	6.5%	3.9%
R-41	Serenite Kita-kyuhoji	1,290,740	1,208,442	1,740,000	S	85	2,277.14	2,203.17	96.8%	184	43,486	10,241	33,244	10,179	23,065	5.1%	3.5%
R-42	Serenite Nishinomiya Hommachi	617,048	611,062	782,000	S	51	1,351.68	1,326.33	98.1%	184	22,259	7,239	15,019	4,775	10,244	4.8%	3.3%
R-43	KDX Residence Nishijin	1,600,000	1,715,845	1,820,000	SF	128	4,472.72	4,331.38	96.8%	184	56,702	13,042	43,660	7,009	36,651	5.4%	4.5%
R-44	Serenite Kobe Motomachi	2,390,000	2,390,323	2,780,000	S	138	3,787.85	3,712.06	98.0%	184	75,772	14,602	61,170	14,607	46,563	5.1%	3.9%
R-45	KDX Residence Shukugawa Hills	6,884,800	7,229,674	7,500,000	F	239	17,575.39	16,772.78	95.4%	184	217,420	49,473	167,947	31,076	136,870	4.8%	3.9%
R-46	KDX Residence Sendai Station East	1,340,000	1,379,392	1,590,000	S	88	2,254.34	2,203.12	97.7%	184	40,871	7,954	32,917	7,839	25,077	4.9%	3.7%
R-47	Serenite Koshien Plie	770,000	819,923	845,000	SF	49	1,438.36	1,438.36	100.0%	184	25,999	3,820	22,179	5,415	16,763	5.7%	4.3%
<b>Subtotal / Average</b>		<b>56,947,551</b>	<b>54,663,295</b>	<b>74,682,000</b>	<b>-</b>	<b>3,731</b>	<b>156,342.22</b>	<b>151,119.19</b>	<b>96.7%</b>	<b>-</b>	<b>2,241,799</b>	<b>552,078</b>	<b>1,689,721</b>	<b>457,067</b>	<b>1,232,653</b>	<b>5.8%<sup>(2)</sup></b>	<b>4.3%<sup>(2)</sup></b>
<b>Residential facilities total / Average</b>		<b>222,570,209</b>	<b>221,395,151</b>	<b>308,149,000</b>	<b>-</b>	<b>10,046</b>	<b>385,055.55</b>	<b>372,993.67</b>	<b>96.9%</b>	<b>-</b>	<b>7,423,849</b>	<b>1,563,474</b>	<b>5,860,375</b>	<b>1,181,199</b>	<b>4,679,175</b>	<b>5.3%<sup>(2)</sup></b>	<b>4.2%<sup>(2)</sup></b>

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)

Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m<sup>2</sup> and less than 30m<sup>2</sup> and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m<sup>2</sup> and less than 60m<sup>2</sup> and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m<sup>2</sup> and more than 5 rentable units per property]

Note 2: Properties acquired during the 22<sup>nd</sup> fiscal period (T-107, T-108) and disposed (R-17) are excluded from the calculation.

# Portfolio Performance in 22nd FP 6/7

(in thousands of yen)

No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Facility Type <sup>(1)</sup>	Rentable Area (m <sup>2</sup> )	Rentable Units (unit)	Capacity (people)	Occupancy Rate	Actual Occupancy Rate <sup>(2)</sup>	Operating Days (days)	NOI a	Depreciation b	Leasing Business Income c [a-b]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
										Utilization Rate <sup>(3)</sup> 2022.06						
H-1	Irise Kamata/Yuseien	1,120,000	1,060,429	1,100,000	Nursing care	2,086.40	48	55	100.0%	85.5%	184	26,225	11,333	14,892	4.6%	2.6%
H-2	Nichii Home Nakano-Minamidai	1,780,000	1,751,438	2,070,000	Nursing care	3,339.00	83	83	100.0%	56.6%	184	44,637	3,533	41,103	5.0%	4.6%
H-3	Joy Stage Hachioji	3,690,000	3,745,862	4,050,000	Nursing care	13,812.27	232	263	100.0%	76.4%	184	109,737	31,081	78,656	5.9%	4.2%
H-4	Yuimaru Hijirigaoka	1,120,000	1,032,632	1,200,000	Residential	4,385.53	70	109	100.0%	67.9%	184	30,134	9,104	21,030	5.3%	3.7%
H-5	Nichii Home Tama Plaza	2,940,000	2,688,858	3,110,000	Nursing care	8,208.65	154	158	100.0%	77.2%	184	81,935	30,951	50,983	5.5%	3.4%
H-6	Ten	2,630,000	2,479,107	2,670,000	Nursing care	6,473.60	85	89	100.0%	65.2%	184	84,614	29,321	55,293	6.4%	4.2%
H-7	Irise Nishioka	858,000	774,127	877,000	Residential	3,140.27	83	83	100.0%	100.0%	184	23,103	9,204	13,899	5.3%	3.2%
H-8	Izarie Eniwa Building	1,660,000	1,483,702	1,810,000	Nursing care	5,343.39	73	73	100.0%	100.0%	184	48,024	18,287	29,737	5.7%	3.6%
H-9	Sawayaka Sakura Nibankan	989,000	874,899	1,010,000	Nursing care	3,628.51	92	92	100.0%	100.0%	184	28,180	12,454	15,725	5.7%	3.2%
H-10	Activa Biwa	6,560,000	6,237,509	6,510,000	Nursing care	39,649.84	384	445	100.0%	82.9%	184	225,656	65,263	160,392	6.8%	4.9%
H-11	Sompo Care LAVIERE Kobe Tarumi	2,110,000	2,007,021	2,200,000	Nursing care	4,493.35	100	100	100.0%	89.0%	184	53,012	12,047	40,965	5.0%	3.9%
H-12	Rihabili-home Granda Mondo Yakujin	1,253,000	1,160,573	1,310,000	Residential	3,287.80	62	63	100.0%	Not disclosed	184	30,477	10,007	20,470	4.8%	3.2%
H-13	Excellent Nishinomiya	971,000	886,269	956,000	Nursing care	2,685.48	67	70	100.0%	95.7%	184	25,220	9,746	15,474	5.2%	3.2%
H-14	Gran Hills Ogawarako	1,380,000	1,268,919	1,360,000	Serviced housing	4,180.28	103	107	100.0%	100.0%	184	49,760	18,510	31,250	7.2%	4.5%
H-15	Excellent Kitano	737,000	734,167	818,000	Residential	1,339.58	41	41	100.0%	100.0%	184	18,457	4,209	14,247	5.0%	3.8%
H-16	Anesis Teradacho	3,490,000	3,340,359	3,690,000	Nursing & health (with Nursing care)	7,856.64	45	150	100.0%	95.8%	184	92,495	32,041	60,453	5.3%	3.4%
H-17	Rococo-riha	2,100,000	1,980,829	2,200,000	Nursing & health	3,860.29	52	100	100.0%	88.7%	184	55,529	16,603	38,925	5.2%	3.7%
H-18	Orage Suma	2,810,000	2,664,880	2,820,000	Nursing & health (with Serviced housing)	5,995.74	100	100	100.0%	83.8%	184	76,691	23,919	52,771	5.4%	3.7%
H-19	Canadian Hill	1,830,000	1,811,975	1,880,000	Nursing & health	3,731.26	40	115	100.0%	91.2%	184	47,256	7,153	40,103	5.1%	4.3%
H-20	Anesis Hyogo	1,420,000	1,360,680	1,440,000	Nursing & health	4,415.16	58	100	100.0%	93.2%	184	37,899	10,647	27,251	5.3%	3.8%
H-21	Plaisant Grand Ota tamagawa	3,057,630	3,171,495	3,490,000	Nursing care	3,175.15	80	80	100.0%	86.3%	184	65,949	9,932	56,017	4.3%	3.6%
H-22	Tsukui Sun-shine Machida	6,934,600	6,929,903	7,670,000	Nursing care	15,553.33	348	348	100.0%	94.8%	184	159,235	38,383	120,851	4.6%	3.5%
H-23	Serabi Ebisu	1,690,000	1,707,625	1,740,000	Nursing care	1,557.73	34	34	100.0%	94.1%	184	35,774	3,001	32,773	4.2%	3.8%
H-24	Arute Ishiyagawa	1,061,000	1,063,979	1,360,000	Nursing care (with Group Home)	3,444.81	54	64	100.0%	85.9%	184	39,937	20,049	19,888	7.5%	3.7%
H-25	Medical-home Granga Kurakuen	2,709,440	2,801,833	2,890,000	Nursing care	3,900.59	68	73	100.0%	Not disclosed	184	65,166	13,420	51,746	4.8%	3.8%
H-26	Rihabili-home Granda Kobe Kitano	1,720,000	1,778,839	1,990,000	Nursing care	2,725.53	59	60	100.0%	Not disclosed	184	42,741	8,867	33,874	4.9%	3.9%
H-27	Grapes Kawasaki Shimmachi	1,470,000	1,524,478	1,560,000	Serviced housing	3,455.79	69	83	100.0%	81.9%	184	32,218	7,563	24,655	4.3%	3.3%
H-28	SOMPO care Sompo no ie S Fujimino	1,520,000	1,582,159	1,590,000	Serviced housing	3,693.83	86	118	100.0%	75.4%	184	34,492	9,433	25,058	4.5%	3.3%
H-29	Irise Kobe Rokko	1,200,000	1,254,743	1,380,000	Nursing care	2,278.43	53	53	100.0%	84.9%	184	32,825	6,846	25,979	5.4%	4.3%
H-30	Excellent Hanayashiki Garden Hills	1,287,000	1,363,227	1,440,000	Nursing care	3,469.84	87	87	100.0%	98.9%	184	37,122	10,009	27,113	5.7%	4.2%
H-31	Excellent Takarazuka Garden Hills	2,340,000	2,464,232	2,540,000	Nursing care	5,414.02	130	130	100.0%	96.9%	184	63,035	13,747	49,287	5.3%	4.2%
H-32	Tsukui Sun-shine Adachi	830,000	865,742	918,000	Nursing care	2,204.45	54	54	100.0%	90.7%	138	15,229	3,024	12,205	4.9%	3.9%
H-33	SOMPO Care LAVIERE Ichinoe	1,184,000	1,226,883	1,260,000	Nursing care	2,306.95	60	60	100.0%	93.3%	126	18,185	3,661	14,524	4.4%	3.6%
H-34	Nichii Home Hachimanyama	2,065,000	2,217,343	2,400,000	Nursing care	2,739.47	62	66	100.0%	92.4%	50	12,574	2,865	9,708	4.4%	3.4%
H-35	Lifeship Oasa	1,088,000	1,172,856	1,200,000	Serviced housing	3,406.41	99	99	100.0%	98.0%	50	9,565	3,525	6,039	6.4%	4.1%
H-36	Lifeship Yunokawa	1,020,000	1,095,094	1,110,000	Serviced housing	3,413.76	98	98	100.0%	96.9%	50	9,028	3,086	5,942	6.5%	4.3%
H-37	Lifeship Fukagawa	758,000	839,006	885,000	Serviced housing	3,397.74	100	100	100.0%	97.0%	50	7,767	3,674	4,092	7.5%	3.9%
<b>Subtotal / Average</b>		<b>73,382,670</b>	<b>72,403,688</b>	<b>78,504,000</b>	-	<b>198,050.87</b>	<b>3,648</b>	<b>4,143</b>	<b>100.00%</b>	<b>87.3%<sup>(4)</sup></b>	-	<b>1,869,901</b>	<b>526,515</b>	<b>1,343,386</b>	<b>5.4%<sup>(5)</sup></b>	<b>3.9%<sup>(5)</sup></b>

Note 1: About "Facility Type", "Nursing care" shows Private Senior homes for the elderly (with nursing care), "Residential" shows Private Senior homes for the elderly (residential) and "Serviced housing" shows Serviced housing for the elderly.  
 Note 2: "Actual Occupancy Rate (based on end-tenants)" = The number of residents / the number of Capacity. "Actual Occupancy Rate" is based on documents from operators but that of H-12, H-24(GH), H-25, H-26 isn't disclosed because KDR isn't admitted to disclose from the operator.  
 Note 3: "Utilization Rate" = Total amount of users / Extended number of capacity in Dec. 2022. "Utilization Rate" is based on documents from operators  
 Note 4: The figure is the average actual occupancy.  
 Note 5: Properties acquired during the 22<sup>nd</sup> fiscal period (H-32-H-37) are excluded from the calculation

# Portfolio Performance in 22nd FP 7/7

(in thousands of yen)														
	No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Rentable Area (m <sup>2</sup> )	Rented Area (m <sup>2</sup> )	Occupancy Rate	Operating Days (days)	NOI a	Depreciation b	Leasing Business Income c [a-b]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
Accommodation	A-1	HOTEL LIVEMAX Tokyo-Otsuka-Ekimae	2,390,000	2,430,675	2,370,000	1,660.21	1,660.21	100.0%	184	50,156	6,020	44,136	4.2%	3.7%
	A-2	HOTEL LIVEMAX Yokohamaeki-Nishiguchi	2,570,000	2,613,941	2,600,000	1,997.18	1,997.18	100.0%	184	55,111	7,447	47,663	4.3%	3.7%
	<b>Subtotal / Average</b>			<b>4,960,000</b>	<b>5,044,616</b>	<b>4,970,000</b>	<b>3,657.39</b>	<b>3,657.39</b>	<b>100.0%</b>	<b>-</b>	<b>105,267</b>	<b>13,468</b>	<b>91,799</b>	<b>4.2%</b>
<b>Grand total / Average</b>			<b>300,912,879</b>	<b>298,843,455</b>	<b>391,623,000</b>	<b>586,763.81</b>	<b>574,701.93</b>	<b>97.9%</b>	<b>-</b>	<b>7,835,545</b>	<b>1,721,183</b>	<b>6,114,362</b>	<b>5.3%<sup>(1)</sup></b>	<b>4.1%<sup>(1)</sup></b>

Note 1: Properties acquired during the 22<sup>nd</sup> fiscal period (T-107, T-108 and H-32~H-37) and disposed (R-17) are excluded from the calculation