

Translation Purpose Only

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2009 (REIT)

(May 1, 2009 to October 31, 2009)

December 14, 2009

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

Representative: Taisuke Miyajima, Executive Director

Asset Management Company: Kenedix REIT Management, Inc.

Representative: Taisuke Miyajima, CEO and President

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Planned submission of semiannual security report: January 28, 2010

Planned start of distribution payments: January 19, 2010

1. PERFORMANCE FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2009 (NINTH FISCAL PERIOD)

(1) Business Results

(The amount is rounded down to the nearest ¥million.)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)
Ninth Fiscal Period	7,921 (△3.4%)	3,213 (△7.2%)	2,103 (△13.6%)	2,102 (△13.6%)
Eighth Fiscal Period	8,204 (△3.0%)	3,463 (△16.4%)	2,435 (△22.1%)	2,434 (△22.1%)

	Net Income per Unit (Yen)	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Ninth Fiscal Period	10,510	1.7%	0.9%	26.5%
Eighth Fiscal Period	12,171	1.9%	1.0%	29.7%

(2) Distribution

(The total distribution is rounded down to the nearest ¥million.)

	Distributions per Unit (Yen) Excluding Excess of Earnings	Total Distribution (Millions of Yen)	Distributions in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
Ninth Fiscal Period	10,511	2,102	0	0	100.0%	1.7%
Eighth Fiscal Period	12,172	2,434	0	0	100.0%	1.9%

Note: The payout ratio is round to the nearest first decimal place.

(3) Financial Position

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

	Total Assets (Millions of Yen)	Unitholders' Equity (Millions of Yen)	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
Ninth Fiscal Period	236,320	127,067	53.8%	635,335
Eighth Fiscal Period	238,745	127,398	53.4%	636,990

(Reference) Total net assets

Ninth fiscal period: ¥127,067 million

Eighth fiscal period: ¥127,398 million

(4) Cash Flow Position

(The amount are rounded down to the nearest ¥million.)

	Cash Flows from Operating Activities (Millions of Yen)	Cash Flows from Investing Activities (Millions of Yen)	Cash Flows from Financing Activities (Millions of Yen)	Cash and Cash Equivalents at End of Period (Millions of Yen)
Ninth Fiscal Period	5,415	△ 4,204	△ 3,964	10,957
Eighth Fiscal Period	6,961	△ 1,831	△ 3,121	13,711

2. FORECAST OF RESULTS FOR THE TENTH FISCAL PERIOD (November 1, 2009 to April 30, 2010)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Distribution per Unit(Yen)Excluding Excess of Earnings (Yen)	Distribution in Excess of Earnings per Unit (Yen)
Tenth Fiscal Period	7,965 (+0.6%)	3,521 (+9.6%)	2,408 (+14.5%)	2,407 (+14.5%)	10,300	0

(Reference) Estimated net income per unit for the tenth fiscal period: ¥10,300

Forecasted number of investment units issued and outstanding as of April 30, 2010: 233,550 units

3. OTHER

(1) Changes in Accounting Policies

(a) Changes accompanying amendments to accounting standards: No

(b) Changes other than (a): No

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

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

Ninth fiscal period: 200,000 units Eighth fiscal period: 200,000 units

(b) Number of treasury units at end of period

Ninth fiscal period: 0 units Eighth fiscal period: 0 units

Note: Please refer to page 35 "Notes to the Information per Unit" for the calculation for the net income per unit.

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

The forecast of results for the tenth fiscal period ending April 30, 2010 are calculated as of December 14, 2009 based on the assumptions presented on page 17 "Preconditions and Assumptions for the Fiscal Period Ending April 30, 2010". Readers are advised that actual operating revenues, operating income, ordinary income, net income, distribution per unit may differ significantly from forecasts due to a variety of factors. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution per unit.

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

There were no major changes to the “Structure of the Investment Corporation” from the most recent securities report (submitted on July 27, 2009), and so it has been omitted from this document.

2. Management Policy and Operating Conditions

(1) Management Policy

There were no major changes to the “Investment Policy,” “Investment Strategy” and “Distribution Policy” from the most recent securities report (submitted on July 27, 2009), and so it has been omitted from this document.

(2) Operating Conditions

(1) Operating Conditions for the Ninth Fiscal Period

A. The Investment Corporation

The Investment Corporation was established on May 6, 2005 in accordance with the Investment Trust and Investment Corporation Law (“the Investment Trust Law”). On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange with a total of 75,400 investment units issued and outstanding. (Securities Code: 8972). Subsequently, the Investment Corporation raised funds through public offerings including two global offerings. Consequently, as of October 31, 2009, the end of the ninth fiscal period, the number of investment units issued and outstanding totaled 200,000 units.

The Investment Corporation appointed Kenedix REIT Management, Inc. as its asset management company. In concert with the Asset Management Company, the Investment Corporation strives to maximize cash distribution to investors by securing stable earnings and sustainable investment growth. To this end, the Investment Corporation adopts a dynamic and flexible investment stance that accurately reflects its environment and market trends, and endeavors to ensure a timely response to each and every opportunity. The Investment Corporation endeavors to develop a diversified investment portfolio named “KENEDIX Selection,” adopting a three-point investment criteria based on property type, area and size.

B. Investment Environment and Management Performance

(a) Investment Environment

During the fiscal period under review, the Japanese economy was affected by the global financial market crisis. The economy experienced difficult conditions as evident by sudden deterioration of employment conditions, decrease of personal consumption, etc. However, trends of recovery were observed in some areas due to improvements in the external economic environment, a round of inventory adjustments and effects of economic measures have taken place.

As for the real estate market, according to the land price survey by prefectural governments as of July 1, 2009, the change in average land prices in Japan for the one year period from July 2008 decreased by 5.9% for commercial land and by 4.0% for residential land. There was an increase in the degree of decrease for all uses. In the Tokyo Area, the average decreased by 8.9% for commercial land and 6.5% for residential land, both changing from a year-on-year increase in the previous year to a decrease. Furthermore, for the three major metropolitan areas, the average decreased by 8.2% for commercial land and 5.6% for residential land. Both commercial land and residential land changed to a decrease from an increase, for the first time in four consecutive years since 2005.

(b) Management Performance

As of the end of the eighth fiscal period, the Investment Corporation owned 67 properties with a total acquisition price of ¥218,999 million. In the fiscal period under review, the Investment Corporation acquired the building portion (acquisition price of ¥3,550 million) of the KDX Nagoya Sakae Building (office building in Other Regional Areas). In addition, the Investment Corporation sold 2 residential properties (total acquisition price of ¥2,390 million) in Tokyo Metropolitan Area. As a result, the number of properties owned as of October 31, 2009 stood at 65, with a total acquisition price of ¥220,159 million.

Looking at the portfolio as a whole, 89.6% was comprised of office buildings, 5.6% of central urban retail properties and 4.6% of residential properties on an acquisition price basis. The occupancy ratio as of the end of the ninth fiscal period was 94.7% reflecting stable investment and asset management.

On October 29, 2009, the Investment Corporation made a decision to acquire “Koishikawa TG Building,” “Gotanda TG Building,” “KDX Nihonbashi 216 Building” and “KDX Shin-Yokohama 381 Building Annex Tower” (total of 4 properties, total acquisition price of 8,810 million yen) to raise the investment ratio of office buildings in the Tokyo Metropolitan Area, and

to further enhance and stabilize the Investment Corporation's overall investment portfolio, in accordance with its Articles of Incorporation and fundamental investment policies.

<Changes in Asset Size after Fifth Fiscal Period>

		Fifth Fiscal Period (as of October 31, 2007)		Sixth Fiscal Period (as of April 30, 2008)		Seventh Fiscal Period (as of October 31, 2008)		Eighth Fiscal Period (as of April 30, 2009)		Ninth Fiscal Period (as of October 31, 2009)	
		Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)
Type of Use	Office Buildings	137,979	70.0	184,080	86.4	196,965	88.7	193,911	88.5	197,461	89.6
	Central Urban Retail Properties	16,059	8.1	16,059	7.5	12,379	5.5	12,379	5.6	12,379	5.6
	Residential Properties	43,052	21.8	12,709	5.9	12,709	5.7	12,709	5.8	10,319	4.6
	Total	197,090	100.0	212,848	100.0	222,053	100.0	218,999	100.0	220,159	100.0
Area	Tokyo Metropolitan Area	162,514	82.4	174,923	82.1	189,238	85.2	188,534	86.0	186,144	84.5
	Other Regional Areas	34,576	17.5	37,925	17.8	32,815	14.7	30,465	13.9	34,015	15.4
	Total	197,090	100.0	212,848	100.0	222,053	100.0	218,999	100.0	220,159	100.0

Notes:

1. Total acquisition price is the total of acquisition price for each property classified by type and area.
2. Total acquisition price is rounded down to the nearest million yen. Percentages are rounded down to the nearest first decimal place.

Make Diversified Acquisitions

As of October 31, 2009, the Investment Corporation owned 65 properties for a total acquisition price of ¥220,159 million with 94.7% occupancy ratio. Supported by this asset base along with the management know-how of mid-sized office building accumulated by the Asset Management Company, the Investment Corporation has acquired properties based on its diversified property acquisition strategy. The Investment Corporation has also expanded the asset size of the portfolio based on a diverse range of property acquisition strategies.

In particular, the Investment Corporation has realized various types of property acquisition, from the acquisition of properties with a low occupancy ratio and lease-up in a short period of time (KDX Nishi-Gotanda Building and KDX Toranomom Building which were acquired during the fourth fiscal period and KDX Jimbocho Building which was acquired during the sixth fiscal period), acquisition of property at the stage when construction of the building was yet to be completed (KDX Nagoya Sakae Building, which land was acquired during the sixth fiscal period) and acquisition of property which Kenedix, Inc. was involved in the development (KDX Harumi Building which was acquired during the seventh fiscal period), etc.

Selling of Properties

The Investment Corporation succeeded in selling 2 residential properties during the third fiscal period, 2 residential properties during the fourth fiscal period, 23 residential properties during the sixth fiscal period, 1 office building and 1 central urban retail property during the seventh fiscal period and 2 office buildings during the eighth fiscal period. In the fiscal period under review, the Investment Corporation sold 2 residential properties (total acquisition price of ¥2,390 million) located in Tokyo Metropolitan Area. Details are as follows.

(Unit: Millions of Yen)

	Sold Properties		Total Initial Acquisition Price	Total Profit / Loss from Property Sale
	Type (Number of Properties)	Area (Number of Properties)		
Third Fiscal Period	Residential Property (2 properties)	Tokyo Metropolitan Area (2 properties)	1,708	157
Fourth Fiscal Period	Residential Property (2 properties)	Tokyo Metropolitan Area (2 properties)	1,407	130
Sixth Fiscal Period	Residential Property (23 properties)	Tokyo Metropolitan Area (16 properties) Other Regional Areas (7 properties)	30,343	512
Seventh Fiscal Period	Office Building (1 property) Central Urban Retail Property (1 property)	Other Regional Areas (2 properties)	5,110	299
Eighth Fiscal Period	Office Building (2 properties)	Tokyo Metropolitan Area (1 property) Other Regional Areas (1 property)	3,054	△492
Ninth Fiscal Period	Residential Property (2 properties)	Tokyo Metropolitan Area (2 properties)	2,390	△440

Operation and Management of Existing Properties

The Investment Corporation has appointed the Asset Management Company as its property management company for its entire portfolio. In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation strives to secure consistent policies, specifications and procedures along with ensuring swift and quality service. As of October 31, 2009, the investment portfolio is being managed generally at a high occupancy ratio and the occupancy ratio as of the end of the fiscal period under review was maintained at 94.7. The Investment Corporation is satisfied with the quality of property management.

Stable Management due to Number of Tenants and Tenant Diversification by Sector

The number of end-tenants for office buildings was 580 as of the end of the fiscal period under review (October 31, 2009). Floor area leased to each end-tenant as a proportion of total leased floor area of the total portfolio was at most 2.2% for tenants of office buildings, and 5.6% for the total top 3 tenants of office buildings. This indicates that diversification in the number of tenants has been realized. Furthermore, tenants of office buildings are comprised of various sectors, such as the service sector, wholesalers, retailers, manufacturers, etc. As a result, the impact by a certain end-tenant vacating the property or the economic recession impacting a certain sector has little effect. Therefore, the Investment Corporation believes that it will achieve stable portfolio management.

Actual Results of Tenant Turnover

Tenants for office buildings that the Investment Corporation owns are comprised of many medium and small-sized tenants, and there is a large number of tenants representing a diversified scope of sectors. Therefore, regardless of the environment surrounding the leasing market, around 10% of tenants tend to move out annually on a consistent basis. This trend has continued until now, even during this phase of sudden deterioration of the leasing market since the autumn of 2008.

Furthermore, as for the moving in of new tenants in office buildings that the Investment Corporation owns, the Investment Corporation has been able to continue realizing a certain level of tenants moving in both in terms of floor area and number of new tenants. This was achieved despite the sudden deterioration of the leasing market since the autumn of 2008.

< Actual Results of Tenant Turnover for Office Buildings that the Investment Corporation Owns >

		Floor Area of New Tenants (m ²) (Note 1)	Floor Area of Moving Out Tenants (m ²) (Note 2)	Differences of Floor Area of New / Moving Out Tenants (m ²)	No. of Tenants Moving In (Note 3)	No. of Tenants Moving Out (Note 3)	No. of Differences for Tenants Moving In / Out (m ²)
Sixth Fiscal Period	November 1, 2007 to January 31, 2008	2,652	2,443	210	18	13	5
	February 1, 2008 to April 30, 2008	3,592	4,758	△1,165	16	22	△6
Seventh Fiscal Period	May 1, 2008 To July 31, 2008	2,772	2,756	16	19	20	△1
	August 1, 2008 to October 31, 2008	9,903	5,000	4,903	30	24	6
Eighth Fiscal Period	November 1, 2008 to January 31, 2009	3,670	4,429	△760	17	18	△1
	February 1, 2009 to April 30, 2009	6,523	5,561	962	34	29	5
Ninth Fiscal Period	May 1, 2009 to July 31, 2009	4,208	6,238	△2,030	23	33	△10
	August 1, 2009 to October 31, 2009	10,556	4,774	5,782	43	25	18

Notes:

1. The floor area of new tenants is the total leased floor area leased to new tenants whose lease agreements or sub-lease agreements became effective after November 2007 and was calculated every 3 months.
2. The floor area of moving out tenants is the total leased floor area leased to moving out tenants whose lease agreements or sub-lease agreements terminated after November 2007 and was calculated every 3 months.
3. The number of tenants moving in and number of tenants moving out were calculated based on the number of floors, meaning that even if the same tenant moved in/moved out from several floors, each floor was counted as 1 move in/move out.

Leasing Management in View of the Leasing Market Environment

The Investment Corporation believes that the mid-sized office building market tends to stably maintain the number of tenants at a certain level even amidst the phase of a weakening leasing market. This is because the market has a broad base of potential tenants as well as diversified business sectors, bringing a variety of tenant needs for lease that include demands for increased floor spaces, requirements by companies to transfer offices from higher-rent buildings and needs to transfer offices as a result of corporate restructuring.

Of all others, “mid-sized office buildings in Tokyo Metropolitan Area,” which is an area that the Investment Corporation is mainly investing in is the largest market in terms of demand due to the economic scale of the Tokyo Metropolitan Area and there are many middle-market and small- and medium-sized enterprises that are candidates for tenancy.

Since the listing in 2005, the Investment Corporation had conducted negotiations to increase rents while maintaining favorable relationships with tenants in cases where market rents greatly exceeded contracted rents. These activities to match the contracted rent with the market rents had realized increases in rental revenue.

On the other hand, in view of the sudden deterioration of the economy since autumn 2008 and the accompanying trends of the leasing market, at the beginning of the eighth fiscal period (fiscal period ended April 30, 2009) the Investment Corporation switched to the management policy of placing priority on maintaining occupancy ratios without, in principle, negotiating to raise rents during forthcoming negotiations on rent.

One reason why it was able to swiftly switch policies was because the Investment Corporation entrusts all its property management duties to the Asset Management Company, and that it has an established structure that enables it to take into account future trends of the leasing market in advance and swiftly respond to market changes.

Change in Occupancy Ratio

The occupancy ratio of office buildings that the Investment Corporation owns was stably maintained in the 95% level during the eighth fiscal period (fiscal period ended April 30, 2009), despite the significant deterioration of the leasing market. This was made possible because it adopted a flexible leasing policy to swiftly respond to the abovementioned market trends. During the ninth fiscal period (fiscal period ended October 31, 2009), the occupancy ratio for office buildings dropped to 91.7% as of July 31, 2009 because of the extended period of vacancy and impacts of acquiring KDX Nagoya Sakae Building, which had a low occupancy ratio at the time of acquisition (Note1). However, as of the end of the fiscal period under review (October 31, 2009), the occupancy ratio rose 2.7% to 94.4% compared to the ratio as of July 31, 2009, in reflection of the favorable leasing situation at KDX Nagoya Sakae Building, etc. Furthermore, the Investment Corporation achieved 100% occupancy ratios for 36 out of 58 office buildings as of October 31, 2009. These and other results indicate that it is maintaining a stable occupancy ratio.

<Changes in Occupancy Ratio (Note 2) for Office Buildings and Portfolio>

	Office Buildings	Portfolio
Sixth Fiscal Period (As of April 30, 2008)	95.8%	95.9%
Seventh Fiscal Period (As of October 31, 2008)	95.7%	95.6%
Eighth Fiscal Period (As of April 30, 2009)	95.6%	95.7%
Ninth Fiscal Period (As of October 31, 2009)	94.4%	94.7%

Note 1: Occupancy ratio for KDX Nagoya Sakae Building was 30.4% as of July 31, 2009, and 72.3% as of October 31, 2009.

Note 2: Occupancy ratios are rounded to the nearest first decimal place.

Average Rent Level

As of the end of the fiscal period under review (October 31, 2009), the average rent level of office buildings was 17,300 yen (Note 3), whereas it was 17,500 yen (Note 3) as of the end of the eighth fiscal period (April 30, 2009). This means that it has dropped 1.2% compared to the end of the eighth fiscal period, but the Investment Corporation believes that the rents are stable even amidst this phase of the weakening leasing market.

Note 3: The average rent level covers the offices primarily on the second floor and above, excluding those on the first floor and those used as shops, warehouses or for special purposes, etc., of the 57 properties (60 office buildings the Investment Corporation owned as of the end of the seventh fiscal period (October 31, 2008) minus 2 properties that were sold and KDX Nagoya Sakae Building which was acquired after the eighth fiscal period (fiscal period ended April 30, 2009)). The average rent level of each property is the value obtained by dividing the

sum of the monthly rent (including common area charges) per each property by the total leased area of each property, and is rounded down to 100 yen.

C. Capital Acquisition

(a) Overview of Refinance

The Investment Corporation undertook borrowings of ¥8 billion (¥3 billion in long-term borrowings and ¥5 billion in short-term borrowings (Note 1)). In addition, the Investment Corporation has repaid Series 32-L (Citibank Japan, Ltd.: ¥1.5 billion) with a repayment date of October 30, 2009 using cash on hand. Details are provided as follows.

Note 1: Short-term borrowings refer to borrowings with a period of less than or equal to one year from the drawdown date to the repayment date.

Long-term borrowings refer to borrowings with a period of more than one year from the drawdown date to the repayment date. Same applies below.

Borrowings During the Ninth Fiscal Period

Lender	Classification	Borrowing Amount (¥ Billions)	Drawdown Date	Last Repayment Date	Borrowing Period
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Series 39-A	1.5	October 26, 2009	October 26, 2010	1.0 year
Sumitomo Mitsui Banking Corporation	Series 39-B	1.0	October 26, 2009	October 26, 2013	4.0 years (Note 2)
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation	Series 40-A	3.5	October 30, 2009	October 30, 2010	1.0 year
Sumitomo Mitsui Banking Corporation	Series 40-B	2.0	October 30, 2009	October 30, 2013	4.0 years (Note 3)

Note 2: Repayment Method: February 26, 2010 to August 31, 2013: repayment of ¥20 million every 6 months, and October 26, 2013: repayment of ¥840 million

Note 3: Repayment Method: January 29, 2010 to July 31, 2013: repayment of ¥40 million every 6 months, and October 30, 2013: repayment of ¥1,680 million

As a result, the balance of interest-bearing debt stood at ¥97.22 billion as of October 31, 2009, comprising ¥85.22 billion in borrowings (¥75.22 billion in long-term borrowings and ¥10 billion in short-term borrowings) and ¥12 billion in investment corporation bonds.

As of October 31, 2009, ¥29.5 billion out of ¥35 billion of long-term borrowings which have floating interest rates have been fixed by utilizing interest-swap agreements. In addition, the long-term debt ratio (Note 4) was 89.7% and the long-term fixed interest debt ratio (Note 5) was 84.1%.

Note 5: Long-term debt ratio = (Balance of long-term borrowings + Balance of investment corporation bonds) ÷ (Total borrowings + Balance of investment corporation bonds) Long-term debt ratio is rounded to the nearest first decimal place.

Note 6: Long-term fixed interest debt ratio = (Balance of long-term fixed interest rate borrowings + Balance of investment corporation bonds) ÷ (Total borrowings + Balance of investment corporation bonds) The balance of long-term fixed interest rate borrowings includes borrowings with floating interest rates effectively fixed by utilizing interest-rate swap agreements. Long-term fixed interest debt ratio is rounded to the nearest first decimal place.

The balance of borrowings according to financial institution as of October 31, 2009 is as follows.

(Unit: Billions of Yen)

Lender	Ninth Fiscal Period (as of October 31, 2009)	Ratio (%)
Sumitomo Mitsui Banking Corporation	194.4	22.8
The Chuo Mitsui Trust and Banking Co., Ltd.	145.0	17.0
Aozora Bank, Ltd.	120.0	14.1
Development Bank of Japan Inc.	119.8	14.1
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	98.0	11.5
Mitsubishi UFJ Trust and Banking Corporation	72.0	8.4
Resona Bank, Ltd.	43.0	5.0

The Norinchukin Bank	40.0	4.7
Citibank Japan, Ltd.	10.0	1.2
Mitsui Sumitomo Insurance Co., Ltd.	10.0	1.2
Total	852.2	-

(b) Overview of Posted Collateral

The status of the posted collateral as of October 31, 2009 are as follows.

(Unit: Millions of Yen)

Type	Collateralized Assets (Secured)		Uncollateralized Assets (Unsecured)	
	Number of Properties	Appraisal Value at the End of Ninth Fiscal Period	Number of Properties	Appraisal Value at the End of Ninth Fiscal Period
Office Buildings	37 properties	132,020	21 properties	51,197
Central Urban Retail Properties	1 property	10,300	1 property	1,940
Residential Properties	2 properties	5,790	3 properties	2,689
Total	40 properties	148,110	25 properties	55,826

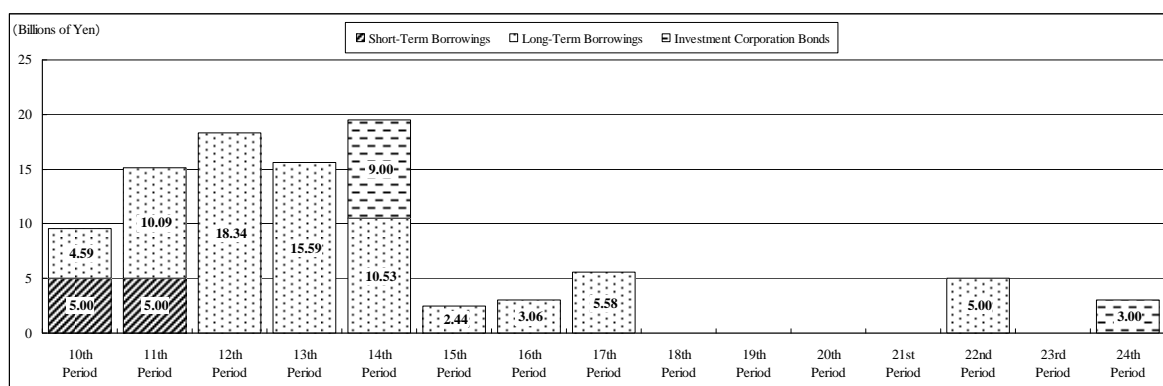
In addition, the outstanding balance of secured borrowings as of the end of the fiscal period under review (October 31, 2009) is 85.22 billion yen.

Note: As of December 14, 2009, the outstanding balance of secured borrowings are 84.22 billion yen.

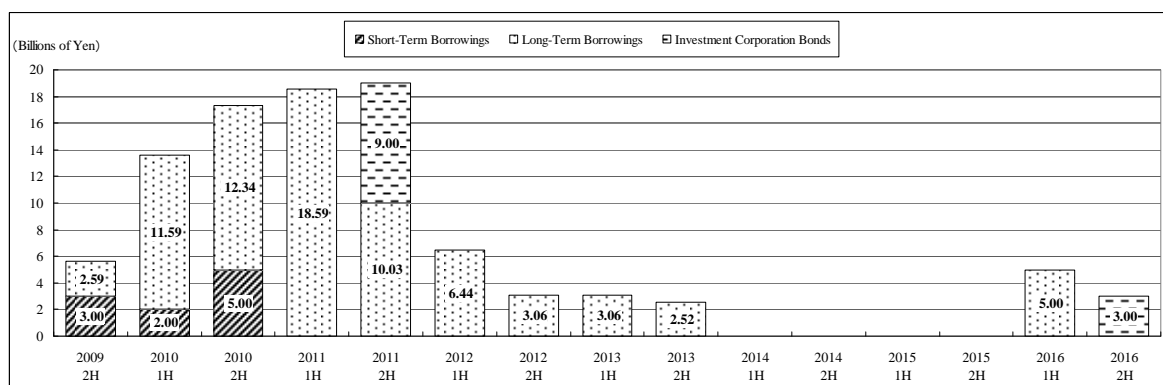
(c) Diversification of Debt Maturities

The Investment Corporation will continue to strive to reduce refinancing risk by diversifying repayment dates for its interest-bearing debt. Moreover, the total balance of interest-bearing debt as of the end of the ninth fiscal period (October 31, 2009) maturing in each fiscal period is as follows.

Balance of Interest-Bearing Debt Maturing in Each Fiscal Period of the Investment Corporation



(Reference) Balance of Interest-Bearing Debt Maturing in Each Half-Year Period ending on March 31 and September 30



Note: 1H is from April 1 to September 30, 2H is from October 1 to March 31 of the following year and are not identical with the fiscal period of the Investment Corporation (e.g. 2009, 2H is from October 1, 2009 to March 31, 2010)

(d) Status of Credit Rating

The Investment Corporation acquired a credit rating from Moody's Investors Services, Inc. in February 2006, and credit rating from Japan Credit Rating Agency, Ltd. in December 2006. Details of the credit ratings as of October 31, 2009 are as follows.

Credit Rating Agency	Details of the Ratings	
Moody's Investors Service	Issuer Credit Rating	Ba1
	Senior Unsecured Long-Term Debt Rating	
Japan Credit Rating Agency, Ltd.	Outlook	Negative
	Senior Debts	A+
	Outlook	Negative

(e) Status of Shelf Registration

The Investment Corporation filed a debt shelf registration statement in February 2007, and on February 14, 2009, the issuance period has matured. Therefore, the Investment Corporation once again filed a debt shelf registration statement on February 6, 2009. Details are as follows.

	Investment Corporation Bond
Planned Issue Amount	¥100,000,000,000
Planned Issuance Period	February 15, 2009 to February 14, 2011
Use of Funds	Acquisition funds for specified assets, repayment of borrowings, repayment of investment corporation bonds, refund of lease and guarantee deposits, funds to pay for repairs and maintenance, working capital, etc

First Series Unsecured Investment Corporation Bonds of ¥9,000,000,000 and Second Series Unsecured Investment Corporation Bonds of ¥3,000,000,000 have been issued in March 2007 based on the debt shelf registration statement filed in February 2007.

In addition, the Investment Corporation filed an equity shelf registration statement to conduct equity financing in April 2007, and on May 6, 2009, the issuance period has matured. Therefore, the Investment Corporation once again filed equity shelf registration statements on April 27, 2009. Details are as follows.

	Investment Unit Certificate	
	Primary Offering	Secondary Offering
Planned Issue Amount	¥100,000,000,000	¥15,000,000,000
Planned Issuance Period	May 8, 2009 to May 7, 2011	May 14, 2009 to May 7, 2011
Use of Funds	Acquisition funds for specified assets, repayment of borrowings, repayment of investment corporation bonds, refund of lease and guarantee deposits, funds to pay for repairs and maintenance, working capital, etc.	Not applicable

There is no issuance based on the abovementioned investment unit certificate shelf registration.

(f) Status of Commitment Line Agreement

The status of the commitment line agreements during the fiscal period under review (October 31, 2009) are as follows.

Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Citibank Japan, Ltd.
Borrowings Available	¥2,500 million (Note 1)	¥2,500 million (Note 2)
Borrowings Balance	¥2,500 million	¥1,000 million (Note 2)
Commitment Period	March 21, 2008 to March 19, 2009	January 11, 2008 to January 8, 2009

Notes:

1. The commitment period of the commitment line agreement concluded with The Bank of Tokyo-Mitsubishi UFJ, Ltd. has already expired. Furthermore, the expiration date of the commitment line agreement is March 31, 2011, set in the memorandum of understanding executed on September 26, 2008. However, since the commitment period has already expired, the Investment Corporation may not undertake new borrowings.
2. Since, the commitment period and the expiration date of the commitment line agreement concluded with Citibank Japan, Ltd has already expired, the Investment Corporation may not undertake new borrowings.

As of October 31, 2009, borrowings based on the commitment line agreement are as follows.

Classification	Lender	Balance (Billions of Yen)	Drawdown Date	Repayment Date
Series 33-L (Short-Term) (Note 1)	Citibank Japan, Ltd.	1.0	November 4, 2008	November 2, 2009
Series 36-L (Short-Term)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	0.5	February 27, 2009	February 26, 2010
Series 31-L (Long-Term) (Note 2)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2.0	September 30, 2008	March 31, 2011

Notes:

1. The Investment Corporation has repaid the Series 33-L (¥10 billion) on November 2, 2009 using cash on hands.
2. Concerning Series 31-L (¥2.0 billion), the Investment Corporation executed a memorandum of understanding on September 26, 2008 that sets March 31, 2011 as the expiration date of the commitment line agreement.

D. Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥7,921 million, operating income of ¥3,213 million, ordinary income of ¥2,103 million and net income of ¥2,102 million for its ninth fiscal period. In accordance with Article 67.15 of the Special Taxation Measures Law, the Investment Corporation distributes the total amount of its unappropriated retained earnings for each period. Cash distribution for the ninth fiscal period was ¥10,511 per unit

(2) Outlook

A. Investment Environment

The Japanese economy is still in a state of difficulty, with such factors as the unemployment rate remaining at a high level. For the moment it is necessary to keep a careful eye on the risks that might push down the economy, including the worsening employment situation, concerns over weakening overseas economies, and the impact of deflation and the fluctuations in the financial capital market. On the other hand, given the completion of inventory adjustments, the government's economic measures taking effect and the improvement in the external economic environment, it is expected that the recovering trend of the economy will continue.

As for the real estate market, the land price changes announced on November 27, 2009 by the Ministry of Land, Infrastructure, Transport and Tourism (covering July 1 to October 1, 2009) showed that land prices of the high urbanization zones in major cities continued on a decreasing trend against the background of low land demands that reflect the stagnant economy, increased vacancy rates in offices and other properties, and lowered profitability due to drops in rents. Meanwhile, the rate of decrease has decelerated in general due to expectations for an economic recovery, progress in inventory and price adjustments, and other factors.

In the office building leasing market, downward adjustments of rents are expected to continue for a while. Nevertheless, decreases in demand for office spaces and quantitative reductions in offices due to worsened corporate performance and other causes seem to be gradually waning, and there is a growing expectation for a bottoming due to the heightening in the view that the brakes will be put on vacancy rates of office buildings, which have continued to rise to date.

B. Future Management Policies

The Investment Corporation adopts the basic policy of conducting dynamic and flexible investment that accurately reflects the trends and ensures a timely response, and developing a diversified investment portfolio focused on a three-point investment criterion based on property type, area and size. From this standpoint and in light of the investment environment described above (the Japanese economy, land price trends, leasing market for office buildings, etc.), the Investment Corporation creates a property investment strategy, existing property management strategy, and financial strategy in a dynamic and flexible manner as set forth below.

(a) New Property Investment Strategy and Sales Policy

The Investment Corporation aims to "build a strong portfolio primarily comprising mid-sized office buildings" by making investments in a flexible and dynamic way that does not miss "trends" and the "timing."

Given the global credit crunch, the Investment Corporation has put priorities on improving its financial standing and selling its properties since the eighth fiscal period (fiscal period ended April 30, 2009). However, it now believes that it is time to start shifting its approach and pursue portfolio growth over a medium to long term, a natural position of a listed J-REIT.

Looking at the market, financial institutions continue to take a stringent attitude to provide loans to real estate companies and real estate funds, and there is a possibility that the sale of properties as collateral to non-recourse loans and CMBSs will increase. In addition, although there do exist investors and other parties that seek opportunities to buy domestic real estate, not many are actually making acquisitions. Thus, the present conditions also represent a good opportunity in terms of competition. Under these circumstances, the Investment Corporation occupies an advantageous position in the transaction market for mid-sized office buildings, as it holds a portfolio surpassing 200 billion yen and has an abundant track-record in investing in and managing mid-sized office buildings, as well as a good prospect of improving its financial standing and proven financial stability.

Against such a backdrop, the Investment Corporation considers the present situation as "the arrival of a good opportunity to work to seek stable growth of its portfolio through newly acquiring mid-sized office buildings." With this perspective, the Investment Corporation intends to re-start acquiring mid-sized office buildings ahead of the recovery of the market, without waiting for deals in the overall office building transaction market to become active.

The Investment Corporation aims to acquire properties that should contribute to increased profitability of its portfolio, fully considering the rental NOI yield (Note) of the portfolio it owns, the weighted average costs and the significance and impact of the properties on its growth strategies.

Moreover, the Investment Corporation will examine the sale of properties individually in accordance with the necessity to enhance financial soundness or with the room for replacement of assets that assumes property acquisitions.

Of this, concerning central urban retail properties and residential properties, the Investment Corporation will not only refrain from conducting new investments, but will also place such properties on the top of the list of properties to sell while taking into consideration the market environment, asset size and other factors. In addition, in light of the characteristic features of individual properties and

depending on the sales terms and conditions, the Investment Corporation will not exclude office buildings either from the list of properties that could be sold. Moreover, the Investment Corporation will not exclude assets whose cash flow shows no signs of improvement for the short-term from the list of properties that could be sold.

Note: The leasing NOI yield is a weighted-average figure of the annualized yield of leasing NOI (= Rental revenues - Rental expenses + Depreciation expenses for the period) against the acquisition price, in accordance with the operating period.

(b) Existing property management strategy

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

- Identify satisfaction through use of tenant surveys
- Reduction of Construction Budget
- Measures to Maintain and Raise Competitiveness of Properties
- Leasing management according to the market environment
- Careful control of management and operating costs by taking advantage of portfolio size
- Appropriate responses to relevant laws and regulations

Identify tenant satisfaction through use of tenant surveys

The Investment Corporation recognizes each tenant as a key customer and strives to enhance customer satisfaction and raise the competitiveness of its properties as the means to maintain and increase earnings.

The Investment Corporation conducted a customer satisfaction survey (“CS Survey”) through J.D. Power Asia Pacific, Inc., an internationally recognized company that engages in customer satisfaction evaluation, to better understand the needs of its tenants and take steps to respond to their preferences. As a part of this survey the administration officers of each tenant and tenant employees were asked to respond to many questions concerning buildings and facilities as well as operating and management services. The Investment Corporation conducted the first CS Survey, which covered 20 of its properties, during the second fiscal period, the second CS Survey, which covered 44 of its properties, during the fifth fiscal period and the third CS Survey, which covers 58 properties during the fiscal period ending October 31, 2009.

Details of the Third CS Survey

Target respondent for the survey: The administration officers of each tenant and tenant employees of the 57 office buildings and one central urban retail property.

Survey population / Response rate: 477 administration officers / 392 collected (response rate of 82%)
2,950 tenant employees / 2,449 collected (response rate of 83%)

Examples of questions: Building location and environment, external façade, lease space areas (air conditioning system, lighting, ventilation, OA compliant etc.), common use area (elevators, etc. facilities), the service of property manager and person in charge of the building maintenance company, status of cleaning, security, fire prevention and construction conducted during the period

The comprehensive satisfaction rating results for the 2nd and 3rd CS Survey are as follows.

<Comprehensive Satisfaction Rating >

	Satisfied	Slightly Satisfied	Neither	Slightly Dissatisfied	Dissatisfied	Unknown
3 rd CS Survey	19%	49%	22%	6%	1%	3%
2 nd CS Survey	16%	48%	25%	9%	1%	1%

Note 1: Target respondent for the survey are the administration officers of each tenant and tenant employees.

Note 2: Ratios are rounded down to the nearest first decimal place.

Based on the results of the first survey conducted in December 2005 and the second survey conducted in July 2007, the Investment Corporation has strived to maintain and enhance customer satisfaction by, in terms of hardware (buildings and facilities), implementing

construction for maintenance and construction in response to the CS Survey (renovations to enhance value and for other purposes) for respective properties in a way to meet tenant needs and, in terms of software (operating and management services), by changing building maintenance companies for properties with low satisfaction on building management, and conducting improvement activities individually based on the feedback to questionnaires to administration officers on the site.

The third survey showed enhanced satisfaction in most items, resulting in the reflection of the improvement activities the Investment Corporation has taken to date. Given the results of the latest survey, the Investment Corporation will establish a guideline centering on improvement measures to reflect issues of dissatisfaction in terms of software, etc., including cleaning.

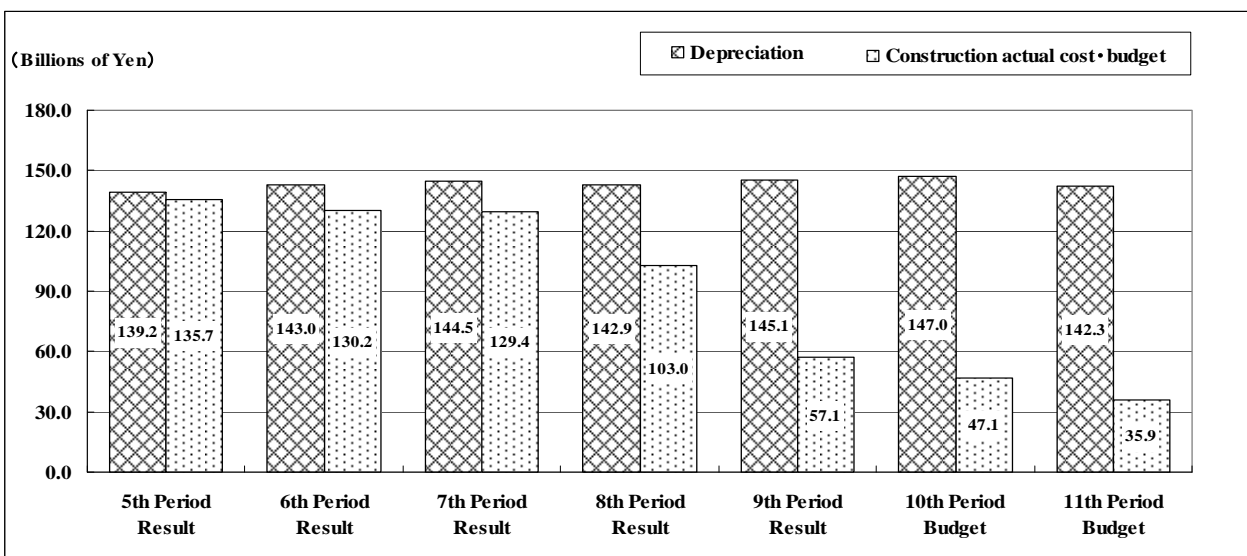
The Investment Corporation will continue to listen to the voices of tenants, its customers, and will endeavor to conduct improvement activities after grasping its strengths and problems both in terms of hardware and software for each property, in pursuit of maintaining and enhancing tenant satisfaction.

By continuously conducting such surveys, the Investment Corporation will aim to increase customer satisfaction, generate improvements in rent levels and asset values, promote enhanced earnings and aim to maintain and increase cash flow.

Reduction of the Construction Budget

Backed by the favorable leasing market for office buildings in the past, the Investment Corporation had thus far been proactively conducting construction to enhance value under the objective of maintaining and improving rent levels and asset values. However, the budget for major construction to enhance value has been reduced starting from the eighth fiscal period (fiscal period ended April 30, 2009), due to having completed the bulk of construction measures at many of its portfolio properties. For the tenth fiscal period and onwards, the Investment Corporation continues to conduct management under the policy of keeping construction expenditures to the scope necessary.

Moreover, the following are changes in the actual costs and budgets of the repairs, maintenance and renovation plans (construction budget) and changes in depreciation expenses.



Measures to Maintain and Raise Competitiveness of Properties

The Investment Corporation aims to provide attractive mid-sized office buildings in order to enhance portfolio value and rental revenues. The Investment Corporation believes that the quality of mid-sized office buildings in Japan vary considerably depending on the nature of the owner. For example, a building owned by an individual or small company that owns only one or a few buildings may not have the resources to provide high-quality maintenance. Furthermore, when a building is owned by a large company, property management is often dictated by that company’s priorities and does not necessarily correspond to tenant needs or satisfaction.

Based on the results of the CS Survey, the Investment Corporation will consolidate its building maintenance companies by taking utmost advantage of the portfolio size, and then will implement operation and management in close contact with the actual properties in order to further enhance the management quality and services. Moreover, the Investment Corporation will work to reduce construction budgets by focusing on construction for renovations that are useful for lease-up, in addition to appropriate construction for repairs and maintenance. The Investment Corporation will set unified standards in regards to specifications and services that tend to differ by property, and implement measures to enhance the value by carrying out property management based on these unified standards. By doing so, the Investment Corporation aims to maintain rent levels and asset values.

Leasing management according to the market environment

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

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

On the other hand, the Investment Corporation will endeavor to conduct property management so as to increase customer satisfaction by adopting the basic policy of maintaining current conditions in serving existing tenants.

Careful control of management and operating costs by taking advantage of portfolio size

The Investment Corporation utilizes the scale merits of owning many properties and the negotiating strength acquired through its past management performance to reduce building maintenance costs. The Investment Corporation has managed to reduce building maintenance expenses for office buildings, trust fees and electricity costs at some properties by reviewing the content of building maintenance. In addition, the Investment Corporation has managed to improve the efficiency of content of maintenance and also managed to reduce costs by consolidating the building maintenance company for office buildings in Tokyo.

The Investment Corporation will continue to carefully control management and operating costs by periodically reviewing its property management standards to ensure that they remain relevant and appropriate for each property.

Appropriate responses to relevant laws and regulations

The Investment Corporation will swiftly collect information with regard to the laws to be revised, including the Energy Saving Act, as well as present laws and regulations, to appropriately make the required responses.

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

(c) Financial Strategy

The Investment Corporation will seek to diversify its debt repayment period to reduce refinancing risk. Furthermore, the Investment Corporation will pursue stable financial management through such measures as continuing to maintain long-term debt ratios above prudent levels. Furthermore, through prepayment of borrowings (mainly borrowings whose repayment dates will arrive within 1 year) by refinancing them as long-term borrowings and other measures, the Investment Corporation will aim to extend the average life of its debts.

To date, the Investment Corporation has aimed to keep the ratio of interest-bearing debt to total assets at less than 50% as a rule. In order to realize even more stable financial operations, it has changed the target to less than 45% and carry out conservative leverage control in preparation for property acquisitions.

Moreover, the Investment Corporation will undertake stable fund procurement based on existing favorable relations with financial institutions, especially mega-banks, trust banks and Development Bank of Japan, Inc., as well as aim for more conservative financial management than ever before.

(d) Information Disclosure

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

(3) Important Subsequent Events

Important subsequent events after the closing of the fiscal period ended on October 31, 2009 are as follows.

Primary Offering of the Issue of New Investment Units

On October 29, 2009 and November 9, 2009, the Board of Directors of the Investment Corporation resolved to issue new investment units as detailed below. The payments were completed on November 16, 2009 through public offering. As a result of the issuance of additional investment units, the Investment Corporation had total unitholders' capital of ¥133,129,755,470 with 233,550 investment units outstanding as of November 16, 2009.

① Issuance of New Investment Units through Public Offering

Total Number of Units Issued :	33,550units
Issue Price (Offer Price):	¥252,200 per unit
Total Amount of the Issue Price (Offer Price):	¥8,461,310,000
Paid-in Value (Issue Value):	¥243,100 per unit
Gross Proceeds:	¥8,156,005,000
Payment date:	November 16, 2009
Starting date of the computation of cash distribution:	November 1, 2009

② Use of Funds

The Investment Corporation has applied the net proceeds from the public offering of new investment units to acquire the following properties.

(Reference)

① Acquisition of Properties

On November 18, 2009, the Investment Corporation acquired Koishikawa TG Building, Gotanda TG Building and KDX Shin-Yokohama 381 Building Annex Tower and KDX Nihonbashi 216 Building on December 1, 2009 (trust beneficiary interests in 4 properties for a total acquisition price of ¥8,810 million) utilizing net proceeds from the public offering of new investment units.

Property Name	Koishikawa TG Building (Office Building)
Type of Specified Asset	Trust beneficiary interest in real estate
Location (Address)	1-12-16 Koishikawa, Bunkyo-ku, Tokyo
Type of Structure	B1 F8
Site Area	5,862.02 m ²
Completion Date	November 1989
Acquisition Price	3,080 million yen

Property Name	Gotanda TG Building (Office Building)
Type of Specified Asset	Trust beneficiary interest in real estate
Location (Address)	7-9-2 Nishi-Gotanda, Shinagawa-ku, Tokyo
Type of Structure	B1 F9
Site Area	4,440.61 m ²
Completion Date	April 1988
Acquisition Price	2,620 million yen

Property Name	KDX Nihonbashi 216 Building (Office Building)
Type of Specified Asset	Trust beneficiary interest in real estate
Location (Address)	2-16-2 Nihonbashi, Chuo-ku, Tokyo
Type of Structure	9F
Site Area	1,871.62 m ²
Completion Date	October 2006
Acquisition Price	2,010 million yen

Property Name	KDX Shin-Yokohama 381 Building Annex Tower (Office Building)
Type of Specified Asset	Trust beneficiary interest in real estate
Location (Address)	3-8-11 Shin-Yokohama, Kouhoku-ku, Yokohama-shi, Kanagawa
Type of Structure	B1 F10 (Note)
Site Area	10,290.30 m ² (Note)
Completion Date	April 2009
Acquisition Price	1,100 million yen

Note: The entire building is comprised of 5 units for exclusive use, 1 unit for common use under the agreement and other common use portions. The property refers to the office and retail shop portions on floors 1 through 9 (1 unit for exclusive use). Moreover, of the total portion of all 5 exclusive use units of the entire building (total of 8,527.48m²), the Property's exclusive use portion totals 2,406.74m² (approximately 28.223%). Furthermore, the ratio of shared compartmentalized ownership of the common use area of the Property is 28.223%

②Debt Financing

The Investment Corporation has executed the following debt financing on December 8, 2009.

Series 41 (Note)

Lender : Resona Bank, Ltd.
Amount : ¥500 million
Interest Rate : 1.67125% fixed rate of interest
Repayment Method : Principal repayment in full on maturity
Repayment Date : December 10, 2012
Collateral : Secured, unguaranteed

Note: The Investment Corporation has applied the funds toward the repayment of Series 34 (total of ¥500 million) with a repayment date of December 8, 2009.

③Repayment of Debt Financing

The Investment Corporation repaid the following debt financing on November 2, 2009 using cash on hands.

Series 33-L

Lender : Citibank Japan, Ltd.
Amount : ¥1,000 million
Drawdown Date : November 4, 2008
Repayment Method : Principal repayment in full on maturity
Repayment Date : November 2, 2009

(4) Outlook

Forecasts for the tenth fiscal period (November 1, 2009 to April 30, 2010) are presented as follows. Please refer to the “Preconditions and Assumptions for the Fiscal Period Ending April 30, 2010” below for factors that underpin forecasts.

Operating Revenues	¥7,965 million
Operating Income	¥3,521 million
Ordinary Income	¥2,408 million
Net Income	¥2,407 million
Distribution per Unit	¥10,300
Distribution in Excess of Earnings per Unit	¥0

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

“Preconditions and Assumptions for the Fiscal Period Ending April 30, 2010”

	Preconditions and Assumptions
Calculation Period	<ul style="list-style-type: none"> The tenth fiscal period: November 1, 2009 to April 30, 2010 (181 days)
Property Portfolio	<ul style="list-style-type: none"> Forecasts are based on the 69 properties held as of December 14, 2009. This will remain unchanged (no new properties will be acquired and no existing properties will be sold) up to and including the end of the tenth fiscal period. The property portfolio may change due to a variety of factors.
Operating Revenues	<ul style="list-style-type: none"> Rental revenues from the current properties held as of December 14, 2009 are estimated based on historical performance and a variety of factors including leasing market conditions. Rental revenues from the anticipated property acquisitions are estimated based on valid lease agreements as of the day nearest to the present day, information from existing property owners regarding leasing conditions etc., and a variety of factors including each property’s competitive standing and market conditions.
Operating Expenses	<ul style="list-style-type: none"> Property-related expenses other than depreciation are estimated based on historic expenses, adjusted to reflect the expenses variables. For the tenth fiscal period, an amount of ¥780 million has been estimated for property management and building maintenance fees. For the tenth fiscal period, an amount of ¥637 million has been estimated for taxes and public dues (property tax and city-planning tax, etc.). For the tenth fiscal period, an amount of ¥1,470 million has been estimated for depreciation expense. For the tenth fiscal period, an amount of ¥105 million has been estimated for repairs and maintenance expense. In general, property tax and city planning tax are allocated to the seller and purchaser on a pro rata basis at the time of acquisition settlement. In the case of the Investment Corporation, an amount equivalent to the portion allocated to the purchaser is included in the acquisition price of the property. Repairs, maintenance and renovation expenses are estimated based on the amounts budgeted by the asset management company for each property and amounts considered essential for each period. Actual repairs, maintenance and renovation expenses for each fiscal period may, however, differ significantly from estimated amounts due to unforeseen circumstances or emergencies.
Non-Operating Expenses	<ul style="list-style-type: none"> A temporary expense of approximately ¥45 million is estimated for the Investment Corporation’s issuance of new investment units. The Investment Corporation is amortizing unit issuance costs over a period of three years using the straight-line method. Interest payable (including financing related expenses etc.) of ¥1,071 million is forecasted for the tenth fiscal period.
Debt Financing and Investment	<ul style="list-style-type: none"> The balance of the borrowings and the investment corporation bonds as of December 14, 2009 are

Corporation Bonds	¥84.22 billion and ¥12.0 billion, respectively, and the balance will remain unchanged up to and including the end of the tenth fiscal period, excluding the following. Forecasts are based on the assumption that all borrowings that will mature up until the end of the tenth fiscal period will be refinanced.
Investment Units Issued and Outstanding	<ul style="list-style-type: none"> The number of investment units issued and outstanding as of December 14, 2009 is 233,550 units. Forecasts are based on the assumption that the number of investment units issued and outstanding shall remain unchanged for the tenth fiscal period.
Distributions per Unit	<ul style="list-style-type: none"> Distributions per unit are calculated in accordance with the distribution policy outlined in the Investment Corporation's Articles of Incorporation. Actual distributions per unit may differ significantly from forecasted figures due to a variety of reasons including movements in investment assets, rental revenues impacted by tenant movements or the incidence of major unforeseen renovation expense.
Distributions in Excess of Earnings per Unit	<ul style="list-style-type: none"> The Investment Corporation does not currently anticipate distributions in excess of earnings per unit.
Other	<ul style="list-style-type: none"> Forecasts are based on the assumption that any revisions to regulatory requirements, taxation, accounting standards, public listing regulations or requirements of the Investment Trusts Association, Japan will not impact forecast figures. Forecasts are based on the assumption that there will be no major unforeseen changes to economic trends and in real estate and other markets.

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

(Thousands of Yen)

	Eighth Fiscal Period (As of April 30, 2009)	Ninth Fiscal Period (As of October 31, 2009)
ASSETS		
Current assets		
Cash and deposits	9,981,142	7,256,449
Cash and deposits in trust	5,626,942	5,613,980
Accounts receivable-trade	260,568	184,068
Prepaid expenses	59,595	91,624
Consumption taxes receivable	-	136,064
Other	13,727	7,671
Total current assets	15,941,976	13,289,859
Noncurrent assets		
Property, plant and equipment		
Buildings	11,230,049	14,618,085
Accumulated depreciation	△696,022	△935,923
Buildings, net	10,534,027	13,682,162
Structures	9,402	18,435
Accumulated depreciation	△2,078	△2,892
Structures, net	7,323	15,542
Machinery and equipment	37,885	339,167
Accumulated depreciation	△23,222	△35,049
Machinery and equipment, net	14,663	304,118
Tools, furniture and fixtures	39,653	69,192
Accumulated depreciation	△5,367	△8,057
Tools, furniture and fixtures, net	34,286	61,134
Land	29,104,205	29,104,205
Buildings in trust	62,890,727	62,107,732
Accumulated depreciation	△6,378,641	△7,195,211
Buildings in trust, net	56,512,085	54,912,521
Structures in trust	198,761	186,000
Accumulated depreciation	△56,034	△57,274
Structures in trust, net	142,726	128,725
Machinery and equipment in trust	863,259	888,915
Accumulated depreciation	△267,320	△306,257
Machinery and equipment in trust, net	595,938	582,658
Tools, furniture and fixtures in trust	340,194	258,519
Accumulated depreciation	△115,256	△109,553
Tools, furniture and fixtures in trust, net	224,937	148,966
Land in trust	124,725,632	123,222,811
Total property, plant and equipment	221,895,828	222,162,846
Intangible assets		
Leasehold right	285,350	285,350
Right of using water facilities in trust	1,382	1,264
Total intangible assets	286,732	286,614
Investments and other assets		

KENEDIX REALTY INVESTMENT CORPORATION (8972)

	Eighth Fiscal Period (As of April 30, 2009)	Ninth Fiscal Period (As of October 31, 2009)
Lease and guarantee deposits	11,982	11,982
Long-term prepaid expenses	498,863	494,974
Deferred tax assets	6,554	5,724
Total investments and other assets	517,400	512,681
Total noncurrent assets	222,699,960	222,962,141
Deferred assets		
Business commencement expenses	10,179	5,089
Investment corporation bond issuance costs	45,524	39,646
Investment unit issuance expenses	47,368	23,684
Total deferred assets	103,072	68,420
Total assets	238,745,009	236,320,421
		(Thousands of Yen)
	Eighth Fiscal Period (As of April 30, 2009)	Ninth Fiscal Period (As of October 31, 2009)
Liabilities		
Current Liabilities		
Accounts payable	304,660	288,251
Short-term loans payable	10,000,000	10,000,000
Current portion of long-term loans payable	9,000,000	14,500,000
Accounts payable-other	310,173	181,652
Accrued expenses	127,475	122,646
Income taxes payable	649	752
Accrued consumption taxes	288,058	48,009
Advances received	1,173,618	1,133,737
Deposits received	68,644	15,105
Total current liabilities	21,273,278	26,290,155
Noncurrent liabilities		
Investment corporation bond	12,000,000	12,000,000
Long-term loans payable	67,750,000	60,720,000
Tenant leasehold and security deposits	1,536,640	1,624,183
Tenant leasehold and security deposits in trust	8,770,327	8,604,358
Derivatives liabilities	16,665	14,554
Total noncurrent liabilities	90,073,632	82,963,096
Total liabilities	111,346,911	109,253,252
Net assets		
Unitholders' equity		
Unitholders' capital	124,973,750	124,973,750
Surplus		
Unappropriated retained earnings (undisposed loss)	2,434,458	2,102,248
Total surplus	2,434,458	2,102,248
Total unitholders' equity	127,408,208	127,075,999
Valuation and translation adjustments		
Deferred gains or losses on hedges	△10,110	△8,830
Total valuation and translation adjustments	△10,110	△8,830
Total net assets	127,398,097	127,067,169
Total liabilities and net assets	238,745,009	236,320,421

(2) Statements of Income

(Thousands of Yen)

	Eighth Fiscal Period November 1, 2008 to April 30, 2009	Ninth Fiscal Period May 1, 2009 to October 31, 2009
Operating revenue		
Rent revenue-real estate	7,232,621	6,906,124
Other lease business revenue	971,500	1,015,736
Total operating revenue	8,204,121	7,921,861
Operating expenses		
Expenses related to rent business	3,603,207	3,652,104
Loss on sales of real estate properties	492,462	440,771
Asset management fee	434,810	423,182
Directors' compensation	5,400	5,400
Asset custody fee	24,077	24,018
Administrative service fees	54,354	52,708
Audit fee	10,800	10,800
Other operating expenses	115,822	99,522
Total operating expenses	4,740,935	4,708,508
Operating income	3,463,186	3,213,353
Non-operating income		
Interest income	8,280	2,697
Dividends and redemption-prescription	-	2,690
Other	3,657	612
Total non-operating income	11,938	5,999
Non-operating expenses		
Interest expenses	745,040	793,503
Interest expenses on investment corporation bonds	113,378	114,321
Borrowing related expenses	107,827	147,898
Amortization of investment corporation bond issuance costs	5,781	5,877
Amortization of investment unit issuance expenses	41,468	23,684
Amortization of business commencement expenses	5,089	5,089
Other	21,208	25,729
Total non-operating expenses	1,039,795	1,116,104
Ordinary income	2,435,329	2,103,248
Income before income taxes	2,435,329	2,103,248
Income taxes-current	959	1,255
Income taxes-deferred	10	△197
Total income taxes	969	1,057
Net income	2,434,359	2,102,190
Retained earnings brought forward	98	58
Unappropriated retained earnings (undisposed loss)	2,434,458	2,102,248

(3) Statements of Unitholders' Equity

(Thousands of Yen)

	Eighth Fiscal Period November 1, 2008 to April 30, 2009	Ninth Fiscal Period May 1, 2009 to October 31, 2009
Unitholders' equity		
Unitholders' capital		
Balance at the end of previous period	124,973,750	124,973,750
Changes of items during the period		
Total changes of items during the period	-	-
Balance at the end of current period	124,973,750	124,973,750
Unappropriated retained earnings (undisposed loss)		
Balance at the end of previous period	3,123,698	2,434,458
Changes of items during the period		
Distribution from surplus	△3,123,600	△2,434,400
Net income	2,434,359	2,102,190
Total changes of items during the period	△689,240	△332,209
Balance at the end of current period	2,434,458	2,102,248
Total unitholders' equity		
Balance at the end of previous period	128,097,449	127,408,208
Changes of items during the period		
Distribution from surplus	△3,123,600	△2,434,400
Net income	2,434,359	2,102,190
Total changes of items during the period	△689,240	△332,209
Balance at the end of current period	127,408,208	127,075,999
Valuation and translation adjustments		
Deferred gains or losses on hedges		
Balance at the end of previous period	△9,872	△10,110
Changes of items during the period		
Net change of items other than owners' equity	△238	1,280
Total changes of items during the period	△238	1,280
Balance at the end of current period	△10,110	△8,830
Total valuation and translation adjustments		
Balance at the end of previous period	△9,872	△10,110
Changes of items during the period		
Net change of items other than owners' equity	△238	1,280
Total changes of items during the period	△238	1,280
Balance at the end of current period	△10,110	△8,830
Total net assets		
Balance at the end of previous period	128,087,577	127,398,097
Changes of items during the period		
Distribution from surplus	△3,123,600	△2,434,400
Net income	2,434,359	2,102,190
Net change of items other than owners' equity	△238	1,280
Total changes of items during the period	△689,479	△330,928
Balance at the end of current period	127,398,097	127,067,169

(4) Basis for Calculating Cash Distribution

(Unit: Yen)

	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
I. Retained earnings at the end of period	2,434,458,226	2,102,248,920
II. Total Distribution	2,434,400,000	2,102,200,000
(Distribution per Unit)	(12,172)	(10,511)
III. Retained Earnings bring to next period	58,226	48,920
Method of calculating the distribution amount	<p>The Investment Corporation determines the amount of distribution in accordance with Article 35-1 of its Articles of Incorporation, which must exceed 90% of its distributable income as stipulated in Article 67-15 of the Special Taxation Measures Law. The Investment Corporation has therefore decided to distribute the maximum amount of retained earnings at the period-end of period, namely totaling ¥2,434,400,000 to 200,000 units issued and outstanding. Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable income.</p>	<p>In accordance with the policy depicted in Article 35-1 of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided to distribute the maximum amount of retained earnings at the period-end, namely totaling ¥2,102,200,000 to 200,000 units issued and outstanding.</p> <p>Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>

(5) Statements of Cash Flows

(Thousands of Yen)

	Eighth Fiscal Period November 1, 2008 to April 30, 2009	Ninth Fiscal Period May 1, 2009 to October 31, 2009
Net cash provided by (used in) operating activities		
Income before income taxes	2,435,329	2,103,248
Depreciation and amortization	1,429,328	1,451,832
Amortization of long-term prepaid expenses	90,327	127,148
Interest income	△8,280	△2,697
Interest expenses	858,418	907,825
Amortization of deferred organization expenses	5,089	5,089
Amortization of investment unit issuance expenses	41,468	23,684
Amortization of investment corporation bond issuance expenses	5,781	5,877
Decrease (increase) in accounts receivable-trade	△73,289	76,500
Decrease (increase) in consumption taxes refund receivable	180,365	△136,064
Decrease (increase) in prepaid expenses	21,185	△17,239
Increase (decrease) in accounts payable	△102,410	△10,184
Increase (decrease) in accounts payable-other	△12,573	△126,228
Increase (decrease) in accrued consumption taxes	252,054	△240,048
Increase (decrease) in advances received	△64,576	△39,880
Increase (decrease) in deposits received	62,233	△53,538
Loss on retirement of noncurrent assets	-	23,394
Changes in net property, plant and equipment held in trust from sale	3,108,889	2,348,605
Decrease (increase) in long-term prepaid expenses	△401,369	△138,049
Other, net	△2,317	16,671
Subtotal	7,825,654	6,325,947
Interest income received	8,280	2,697
Interest expenses paid	△872,143	△912,655
Income taxes paid	△605	△649
Net cash provided by (used in) operating activities	6,961,186	5,415,340
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	△239,340	△3,742,226
Purchase of property, plant and equipment in trust	△684,277	△368,340
Purchase of intangible assets in trust	△1,422	-
Proceeds from collection of lease and guarantee deposits	244	-
Payments of tenant leasehold and security deposits	△58,660	△97,127
Proceeds from tenant leasehold and security deposits	80,142	184,669
Payments of tenant leasehold and security deposits in trust	△719,185	△595,087
Proceeds from tenant leasehold and security deposits in trust	361,048	429,119
Payments of bank deposits in trust	△1,390,000	-
Payments of restricted bank deposits in trust	△562	△16,918
Proceeds from restricted bank deposits in trust	820,124	1,034
Net cash provided by (used in) investment activities	△1,831,889	△4,204,877
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	12,000,000	5,000,000
Decrease in short-term loans payable	△7,000,000	△5,000,000
Proceeds from long-term loans payable	9,500,000	3,000,000

KENEDIX REALTY INVESTMENT CORPORATION (8972)

	Eighth Fiscal Period November 1, 2008 to April 30, 2009	Ninth Fiscal Period May 1, 2009 to October 31, 2009
Repayment of long-term loans payable	△14,500,000	△4,530,000
Dividends paid	△3,121,450	△2,434,002
Net cash provided by (used in) financing activities	△3,121,450	△3,964,002
Net increase (decrease) in cash and cash equivalents	2,007,845	△2,753,538
Cash and cash equivalents at beginning of period	11,703,649	13,711,494
Cash and cash equivalents at end of period	※ 13,711,494	10,957,955

(6) Notes**【Going Concern】**

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
None	Same applies as left.

【Important Accounting Standards】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
1. Depreciation of fixed assets	<p>(1) Property, plant and equipment (includes trust assets) The straight-line method is applied. Useful lives of the assets ranging are as follows: Buildings: 2 to 49 years Structures: 2 to 45 years Machinery and equipment: 3 to 17 years Tools, furniture and fixtures: 3 to 20 years</p> <p>(2) Intangible assets (includes trust assets) The straight-line method is applied. Right of using water facilities: 6 years</p> <p>(3) Long-term prepaid expenses The straight-line method is applied.</p>
2. Accounting policies for deferred assets	<p>(1) Deferred organization expenses Organization costs are amortized over a period of 5 years.</p> <p>(2) Investment unit issuance costs Unit issuance costs are amortized over a period of 3 years.</p> <p>(3) Investment corporation bond issuance costs Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.</p>
3. Accounting standards for revenues and expenses	<p>Accounting method for property tax Property-related taxes including property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally charged to rental expenses for the period, for which the payment was made during the said period.</p> <p>In connection with the acquisition of real estate including trust beneficiary interests in real estate during the fiscal period under review, the Investment Corporation included its pro rata property portion for the year in each property acquisition price and not as rental expense. There are no property taxes included in acquisition prices for the fiscal period under review.</p>

	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
4. Accounting for hedges	<p>(1) Hedge accounting method The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap agreements that meet the criteria.</p> <p>(2) Hedging instruments and risks hedged Hedge instruments The Investment Corporation enters into interest-rate swap transactions. Risks hedged Interest rates on debt.</p> <p>(3) Hedging policy The Investment Corporation enters into derivative transactions based on its risk management policies with the objective of hedging risks in accordance with its Articles of Incorporation.</p> <p>(4) Method of evaluating the effectiveness of hedging During the period from the commencement of hedging to the point at which effectiveness is assessed, the Investment Corporation compares the cumulative total of market changes in the targeted objects of hedging or cash flow changes with the cumulative total of market changes in the hedging instruments or cash flow changes. The Investment Corporation then makes a decision based on the changes and other factors of the two. However, the interest-rate swap agreements that meet the criteria for special treatment, the evaluation of effectiveness are omitted.</p>	<p>(1) Hedge accounting method Same applies as left.</p> <p>(2) Hedging instruments and risks hedged Hedge instruments Same applies as left. Risks hedged Same applies as left.</p> <p>(3) Hedging policy Same applies as left.</p> <p>(4) Method of evaluating the effectiveness of hedging Same applies as left.</p>
5. The scope of cash and cash equivalents on statements of cash flows	For the purpose of cash flow statements, cash and cash equivalents consist of cash on hand, deposits received that can be withdrawn on demand, and short-term investments with original maturities of three months or less, that are readily convertible to known amounts of cash and present insignificant risk of a change in value	Same applies as left.
6. Other significant accounting policies utilized in the preparation of financial statements	<p>(1) Accounting method for trust beneficiary interests in real estate and other assets The assets and liabilities as well as revenues and expenses of financial assets held in the form of trust beneficiary interests in real estate and other assets are recorded in full in the Investment Corporation's balance sheets and statements of income. Important line items included in accounting for financial assets in the Investment Corporation's balance sheet are as follows: 1. Cash and deposits in trust 2. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust,</p>	<p>(1) Accounting method for trust beneficiary interests in real estate and other assets Same applies as left.</p>

	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
	and land in trust 3. Right of using water facilities in trust 4. Tenant leasehold and security deposits in trust (2) Accounting method for consumption tax Consumption taxes are separately recorded. Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset.	(2) Accounting method for consumption tax Same applies as left.

[Notes on Changes in Presentation or Classification]

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
_____	“Dividends and redemption-prescription,” which was included in “Other” under “Non-operating income” in the eighth fiscal period and before, has been separately presented as the amount exceeded 10% of non-operating income. The amount of “Dividends and redemption-prescription” in the eighth fiscal period was ¥1,041 thousand.

【Notes to the Balance Sheets】

(Thousands of Yen, otherwise stated)

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
*1. Minimum unitholders' equity pursuant to Article 67-4 of the Law Concerning Investment Trusts and Investment Corporations Law ¥50,000	*1. Minimum unitholders' equity pursuant to Article 67-4 of the Law Concerning Investment Trusts and Investment Corporations Law ¥50,000
*2. Balance of undrawn credit facility The Investment Corporation established credit facilities with financial institutions. (Note) Total credit facility 5,000,000 Drawn credit facility 5,000,000 Balance of Undrawn credit facility —	*2. Balance of undrawn credit facility The Investment Corporation established credit facilities with financial institutions. (Note) Total credit facility 5,000,000 Drawn credit facility 3,500,000 Balance of Undrawn credit facility —
Note: The commitment period of the commitment line agreement (total commitment line amount ¥2,500,000 thousand) concluded with The Bank of Tokyo-Mitsubishi UFJ, Ltd. has already expired. Furthermore, the expiration date of the commitment line agreement is March 31, 2011, set in the memorandum of understanding executed on September 26, 2008. However, since the commitment period has already expired, the Investment Corporation may not undertake new borrowings. The commitment period and the expiration date of the commitment line agreement (total commitment line amount ¥2,500,000 thousand) concluded with Citibank Japan, Ltd has already expired. Furthermore, the agreement has not been renewed.	Note: The commitment period of the commitment line agreement (total commitment line amount ¥2,500,000 thousand) concluded with The Bank of Tokyo-Mitsubishi UFJ, Ltd. has already expired. Furthermore, the expiration date of the commitment line agreement is March 31, 2011, set in the memorandum of understanding executed on September 26, 2008. However, since the commitment period has already expired, the Investment Corporation may not undertake new borrowings. Since the commitment period and the expiration date of the commitment line agreement (total commitment line amount ¥2,500,000 thousand) concluded with Citibank Japan, Ltd has already expired, the Investment Corporation may not undertake new borrowings.
*3. Assets pledged as collateral and secured loans payable Assets pledged as collateral Cash and deposits 390,000 Cash and deposits in trust 4,431,045 Buildings 7,387,644 Structures 2,412 Machinery and equipment 14,201 Tools, furniture and fixtures 6,939 Land 12,547,562 Buildings in trust 42,420,405 Structures in trust 103,259 Machinery and equipment in trust 534,194 Tools, furniture and fixtures in trust 131,686 Land in trust 93,412,175 Right of using water facilities in trust 1,382 Total 161,382,910 Secured loans payable Short-term loans payable 10,000,000 Current portion of long-term loans payable 9,000,000 Long-term loans payable 67,750,000 Total 86,750,000	*3. Assets pledged as collateral and secured loans payable Assets pledged as collateral Cash and deposits 390,000 Cash and deposits in trust 4,425,093 Buildings 7,239,662 Structures 2,152 Machinery and equipment 17,402 Tools, furniture and fixtures 6,191 Land 12,547,562 Buildings in trust 41,810,670 Structures in trust 98,360 Machinery and equipment in trust 538,468 Tools, furniture and fixtures in trust 119,609 Land in trust 93,412,175 Right of using water facilities in trust 1,264 Total 160,608,612 Secured loans payable Short-term loans payable 10,000,000 Current portion of long-term loans payable 14,500,000 Long-term loans payable 60,720,000 Total 85,220,000

【Notes to the Statements of Income】

(Thousands of Yen)

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
*1. Breakdown of real estate rental business profit and loss	*1. Breakdown of real estate rental business profit and loss
A. Rental and other operating revenues	A. Rental and other operating revenues
Rental revenues	Rental revenues
Leasing income	Leasing income
5,985,835	5,711,052
Common area charges	Common area charges
1,246,786	1,195,071
Total	Total
7,232,621	6,906,124
Others	Others
Parking space rental revenues	Parking space rental revenues
241,961	231,982
Utility charge reimbursement	Utility charge reimbursement
559,130	617,328
Miscellaneous	Miscellaneous
170,408	166,426
Subtotal	Subtotal
971,500	1,015,736
Total rental and operating revenues	Total rental and operating revenues
8,204,121	7,921,861
B. Rental and other operating expenses	B. Rental and other operating expenses
Rental expenses	Rental expenses
Property management fees and facility management fees	Property management fees and facility management fees
799,004	764,051
Utilities	Utilities
578,388	529,105
Taxes	Taxes
494,866	536,723
Repairs and maintenance costs	Repairs and maintenance costs
138,370	171,074
Insurance	Insurance
16,532	16,098
Trust fees	Trust fees
45,274	38,191
Others	Others
101,440	121,632
Depreciation	Depreciation
1,429,328	1,451,832
Total property-related expenses	Loss on retirement of fixed assets
3,603,207	23,394
C. Rental business profit (A – B)	Total property-related expenses
4,600,914	3,652,104
	C. Rental business profit (A – B)
	4,269,756
*2. Loss on sale of real estate	*2. Loss on sale of real estate
KDX Koishikawa Building	Apartments Motoazabu
Revenue from sale of the investment property	Revenue from sale of the investment property
670,000	1,052,000
Costs of the investment property	Costs of the investment property
678,062	1,204,474
Other sales' expenses	Other sales' expenses
16,368	58,253
Loss on sale of real estate	Loss on sale of real estate
24,431	210,727
KDX Hakata Building	Apartments Wakamatsu-Kawada
Revenue from sale of the investment property	Revenue from sale of the investment property
2,000,000	930,000
Costs of the investment property	Costs of the investment property
2,430,829	1,144,131
Other sales' expenses	Other sales' expenses
37,202	15,912
Loss on sale of real estate	Loss on sale of real estate
468,031	230,043

【Notes to the Statements of Changes in Unitholders' Equity】

	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
Total number of authorized investment units and total number of investment units issued and outstanding		
• Total number of authorized investment units	2,000,000 units	2,000,000 units
• Total number of investment units issued and outstanding	200,000 units	200,000 units

【Notes to the Statements of Cash Flow】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements. (As of April 30, 2009) (Thousands of Yen)	*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements. (As of October 31, 2009) (Thousands of Yen)
Cash and bank deposits 9,981,142	Cash and bank deposits 7,256,449
Cash and deposits in trust 5,626,942	Cash and deposits in trust 5,613,980
Restricted bank deposits held in trust (Note 1) △506,590	Restricted bank deposits held in trust (Note 1) △522,474
More than 3 months fixed deposits (Note 2) △1,390,000	More than 3 months fixed deposits (Note 2) △1,390,000
Cash and cash equivalents <u>13,711,494</u>	Cash and cash equivalents <u>10,957,955</u>
Note 1: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.	Note 1: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.
Note 2: More than 3 months fixed deposits are fixed deposit which has deposit term of more than 3 months.	Note 2: More than 3 months fixed deposits are fixed deposit which has deposit term of more than 3 months.

【Notes to the Lease Transactions】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
Operating lease transactions (Lessor) (Thousands of Yen)	Operating lease transactions (Lessor) (Thousands of Yen)
Unearned lease payments	Unearned lease payments
Due within one year 1,314,069	Due within one year 1,059,032
Due after one year 7,930,499	Due after one year 7,538,785
Total <u>9,244,568</u>	Total <u>8,597,817</u>

【Notes to the Marketable Securities】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
The Investment Corporation has not undertaken transactions in marketable securities. Accordingly, there is no information to report.	Same applies as left.

【Notes to the Derivative Transactions】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
<p>(1) Details of the transaction The Investment Corporation entering into interest-rate swap transactions uses derivatives as hedging instruments</p> <p>(2) Transaction policies Derivatives are used by the Investment Corporation to manage its exposure to the risk of future interest rate fluctuation. Derivative transactions are not used for speculative purposes.</p> <p>(3) Purpose of the transaction In interest-related transactions, derivative transaction is used to maintain earnings stability by managing exposure to the risk of interest rate hikes in the interest rate market on borrowings. Hedge accounting is applied to the use of derivative transactions.</p> <p>① Hedge accounting method The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap agreements that meet the criteria.</p> <p>② Hedging instruments and risks hedged</p> <ul style="list-style-type: none"> • Hedge instruments The Investment Corporation enters into interest-rate swap transactions. • Risks hedged Interest rates on debt <p>③ Hedging policy The Investment Corporation enters into derivative transactions based on its risk management policies with the objective of hedging risks in accordance with its Articles of Incorporation.</p> <p>④ Method of evaluating the effectiveness of hedging During the period from the commencement of hedging to the point at which effectiveness is assessed, the Investment Corporation compares the cumulative total of market changes in the targeted objects of hedging or cash flow changes with the cumulative total of market changes in the hedging instruments or cash flow changes. The Investment Corporation then makes a decision based on the changes and other factors of the two. However, the interest-rate swap agreements that meet the criteria for special treatment, the evaluation of effectiveness are omitted.</p> <p>(4) Risks related to derivative transaction Interest-rate swap transactions are subject to risks stemming from fluctuations in the interest rate market.</p> <p>(5) Risks management system for derivative transaction Risks management is based on the management procedures of the Asset Management Company.</p>	<p>(1) Details of the transaction Same applies as left.</p> <p>(2) Transaction policies Same applies as left.</p> <p>(3) Purpose of the transaction Same applies as left.</p> <p>① Hedge accounting method Same applies as left.</p> <p>② Hedging instruments and risks hedged Same applies as left.</p> <p>③ Hedging policy Same applies as left.</p> <p>④ Method of evaluating the effectiveness of hedging Same applies as left.</p> <p>(4) Risks related to derivative transaction Same applies as left.</p> <p>(5) Risks management system for derivative transaction Same applies as left.</p>

【Notes to the Retirement Payment】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
The Investment Corporation does not maintain a retirement payment system. Accordingly, there is no information to report.	Same applies as left.

【Tax-Effect Accounting】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
1.Principal deferred tax assets and liabilities (Thousands of Yen) (Deferred tax assets)	1.Principal deferred tax assets and liabilities (Thousands of Yen) (Deferred tax assets)
Enterprise tax payable not included in expenses 17	Enterprise tax payable not included in expenses 31
Bad debts loss 22	Bad debts loss 246
Unrealized loss from deferred hedge transactions 6,554	Unrealized loss from deferred hedge transactions 5,724
Total deferred tax assets 6,594	Subtotal deferred tax assets 6,002
	Valuation allowance Δ 40
	Total deferred tax assets 5,962
2. Significant difference between statutory income tax rate and the effective tax rate (%)	2. Significant difference between statutory income tax rate and the effective tax rate (%)
Statutory tax rate 39.33	Statutory tax rate 39.33
(Adjustments)	(Adjustments)
Deductible cash distributions Δ 39.31	Deductible cash distributions Δ 39.31
Others 0.02	Others 0.03
Effective tax rate 0.04	Effective tax rate 0.05

【Equity-Method Income and Retained Earnings】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
The Investment Corporation has no affiliated companies accounted for under the equity-method. Accordingly, there is no information to report.	Same applies as left.

【Related-Party Transactions】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)

1. Parent Company, corporate shareholders and other: None

2. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	448,160 (Note 2) (Note 4)	Accounts Payable -other	82,622 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note 3)	6,500 (Note 4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note 5)	323,675	Accounts Payable	75,069

Notes:

1. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥13,350 thousand sales fee related to the sale of property.
3. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Operating Agency Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.
4. Consumption taxes are not included in a deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Property Management Agreement" between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥29,712 thousand related to the acquisition of property that count in book value for individual real estate.

3. Subsidiary companies and other: None

4. Fellow subsidiary companies and other: None

Ninth Fiscal Period (May 1, 2009 to October 31, 2009)

1. Parent Company, corporate shareholders and other: None

2. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	450,842 (Note 2) (Note 4)	Accounts Payable -other	68,318 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note 3)	1,500 (Note 4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note 5)	298,666	Accounts Payable	56,225

Notes:

1. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥9,910 thousand sales fee related to the sale of property and ¥17,750 thousand management fee related to the acquisition of property that count in book value for individual real estate.
3. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Operating Agency Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.

4. Consumption taxes are not included in a deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, "Property Management Agreement" between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥14,676 thousand related to the acquisition of property that count in book value for individual real estate.
3. Subsidiary companies and other: None
4. Fellow subsidiary companies and other: None

【Notes to the Information per Unit】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)		Ninth Fiscal Period (May 1, 2009 to October 31, 2009)	
Unitholders' Equity per Unit	¥636,990	Unitholders' Equity per Unit	¥635,335
Net Income per Unit	¥ 12,171	Net Income per Unit	¥ 10,510
Net income per unit after adjusting for residual units is not included because there were no residual investment units.		Net income per unit after adjusting for residual units is not included because there were no residual investment units.	

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

	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)
Net Income (¥ thousand)	2,434,359	2,102,190
Amount vested in ordinary investors (¥ thousand)	—	—
Net income for ordinary units (¥ thousand)	2,434,359	2,102,190
Average number of units during the period (unit)	200,000	200,000

【Important Subsequent Events】

Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)														
None	<p>Primary Offering of the Issue of New Investment Units</p> <p>On October 29, 2009 and November 9, 2009, the Board of Directors of the Investment Corporation resolved to issue new investment units as detailed below. The payments were completed on November 16, 2009 through public offering. As a result of the issuance of additional investment units, the Investment Corporation had total unitholders' capital of ¥133,129,755,470 with 233,550 investment units outstanding as of November 16, 2009.</p> <p>① Issuance of New Investment Units through Public Offering</p> <table> <tr> <td>Total Number of Units Issued :</td> <td>33,550units</td> </tr> <tr> <td>Issue Price (Offer Price):</td> <td>¥252,200 per unit</td> </tr> <tr> <td>Total Amount of the Issue Price (Offer Price):</td> <td>¥8,461,310,000</td> </tr> <tr> <td>Paid-in Value (Issue Value):</td> <td>¥243,100 per unit</td> </tr> <tr> <td>Gross Proceeds:</td> <td>¥8,156,005,000</td> </tr> <tr> <td>Payment date:</td> <td>November 16, 2009</td> </tr> <tr> <td>Starting date of the computation of cash distribution:</td> <td>November 1, 2009</td> </tr> </table> <p>② Use of Funds</p> <p>The Investment Corporation has applied the net proceeds from the public offering of new investment units to acquire the properties.</p>	Total Number of Units Issued :	33,550units	Issue Price (Offer Price):	¥252,200 per unit	Total Amount of the Issue Price (Offer Price):	¥8,461,310,000	Paid-in Value (Issue Value):	¥243,100 per unit	Gross Proceeds:	¥8,156,005,000	Payment date:	November 16, 2009	Starting date of the computation of cash distribution:	November 1, 2009
Total Number of Units Issued :	33,550units														
Issue Price (Offer Price):	¥252,200 per unit														
Total Amount of the Issue Price (Offer Price):	¥8,461,310,000														
Paid-in Value (Issue Value):	¥243,100 per unit														
Gross Proceeds:	¥8,156,005,000														
Payment date:	November 16, 2009														
Starting date of the computation of cash distribution:	November 1, 2009														

(7) Movements in Investment Units Issued and Outstanding

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

Settlement Date	Particulars	Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of Yen)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
May 6, 2005	Private placement	400	400	200	200	(Note 1)
July 20, 2005	Public offering	75,000	75,400	41,868	42,068	(Note 2)
August 16, 2005	Third-party allocation	3,970	79,370	2,216	44,285	(Note 3)
May 1, 2006	Public offering	73,660	153,030	42,171	86,456	(Note 4)
May 26, 2006	Third-party allocation	3,970	157,000	2,272	88,729	(Note 5)
May 22, 2007	Public offering	40,900	197,900	34,474	123,203	(Note 6)
June 19, 2007	Third-party allocation	2,100	200,000	1,770	124,973	(Note 7)

Notes:

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

4. Transfer of the Directors

During the ninth fiscal period, there was no transfer for the Directors.

5. Reference Information

(1) Component of Assets

Type of Specified Asset	Type	Area	Eighth Fiscal Period (As of April 30, 2009)		Ninth Fiscal Period (As of October 31, 2009)	
			Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)	Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)
Real Estate	Office Buildings	Tokyo Metropolitan Area	30,897	12.9	30,741	13.0
		Other Regional Areas	9,082	3.8	12,711	5.4
Total for Real Estate			39,979	16.7	43,452	18.4
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	137,456	57.6	136,915	57.9
		Other Regional Areas	19,498	8.2	19,307	8.2
Total for Office Buildings			156,955	65.7	156,223	66.1
Trust Beneficiary Interest in Real Estate	Residential Properties	Tokyo Metropolitan Area	10,750	4.5	8,317	3.5
		Other Regional Areas	1,876	0.8	1,899	0.8
Total for Residential Properties			12,627	5.3	10,216	4.3
	Central Urban Retail Properties	Tokyo Metropolitan Area	12,620	5.3	12,557	5.3
Total of Trust Beneficiary Interests in Real Estate			182,202	76.3	178,996	75.7
Bank Deposits and Other Assets			16,562	6.9	13,870	5.9
Total Assets			238,745	100.0	236,320	100.0

Notes:

1. "Total Amount Held" is the amount allocated in the balance sheets at the end of the period (figures are on a net book value basis after deducting depreciation), and is rounded down to the nearest million yen.
2. "Ratio" is the ratio of the amount allocated in the balance sheets to the total assets rounded to the first decimal place.

	Eighth Fiscal Period (As of April 30, 2009)		Ninth Fiscal Period (As of October 31, 2009)	
	Price (Millions of Yen)	Ratio (%)	Price (Millions of Yen)	Ratio (%)
Total of Liabilities	111,346	46.6	109,253	46.2
Total Unitholders' Equity	127,398	53.4	127,067	53.8
Total of Assets	238,745	100.0	236,320	100.0

(2) Properties Roster

① The Price of the Investment Properties and the Investment Ratio

(Millions of Yen)

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Ninth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						(Note 3)	Direct Capitalization Method		Discounted Cash Flow Method				
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)			Terminal Capitalization Rate (%)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	10,250	10,075	10,600	10,700	4.8	10,500	4.6	5.0	A	4.6
		A-40	Toranomon Toyo Building	9,850	9,891	9,910	10,000	4.8	9,820	4.5	5.0	A	4.4
		A-46	Hiei Kudan-Kita Building	7,600	7,636	7,900	8,070	4.8	7,830	4.6	5.0	B	3.4
		A-37	KDX Ochanomizu Building	6,400	6,711	6,760	6,840	4.9	6,670	4.7	5.1	A	2.9
		A-32	KDX Shiba-Daimon Building	6,090	6,312	5,030	5,100	5.4	5,010	5.2	5.5	C	2.7
		A-13	KDX Kojimachi Building	5,950	5,773	4,420	4,420	5.0	4,420	4.8	5.1	C	2.7
		A-1	KDX Nihonbashi 313 Building	5,940	6,231	7,400	7,510	4.9	7,350	4.7	5.1	B	2.6
		A-16	Toshin-24 Building	5,300	5,203	4,970	5,020	5.7	4,910	5.5	5.9	A	2.4
		A-2	KDX Hirakawacho Building	5,180	5,198	5,250	5,380	4.8	5,190	4.6	5.0	B	2.3
		A-47	KDX Shin-Yokohama 381 Building	4,700	4,868	3,050	3,060	5.9	3,030	5.6	6.1	A	2.1
		A-17	Ebisu East 438 Building	4,640	4,543	4,280	4,310	5.2	4,250	4.9	5.4	A	2.1
		A-3	Higashi-Kayabacho Yuraku Building	4,450	4,466	5,560	5,620	5.1	5,490	4.9	5.3	A	2.0
		A-39	KDX Toranomon Building	4,400	4,855	3,620	3,650	4.6	3,580	4.4	4.8	A	1.9
		A-30	KDX Nishi-Gotanda Building	4,200	4,178	3,710	3,670	5.4	3,720	5.2	5.5	C	1.9
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	3,760	3,900	3,320	3,320	6.3	3,320	5.9	6.5	A	1.7
		A-4	KDX Hatchobori Building	3,680	3,458	3,440	3,500	5.1	3,420	4.9	5.3	B	1.6
		A-18	KDX Omori Building	3,500	3,452	3,900	3,930	5.4	3,860	5.2	5.6	A	1.5
		A-19	KDX Hamamatsucho Building	3,460	3,344	3,510	3,610	4.8	3,470	4.6	5.0	B	1.5
		A-45	KDX Roppongi 228 Building	3,300	3,452	2,240	2,280	4.9	2,200	4.7	5.1	A	1.4
		A-29	KDX Higashi-Shinjuku Building	2,950	3,199	3,240	3,320	5.3	3,200	5.1	5.5	B	1.3
		A-20	KDX Kayabacho Building	2,780	2,877	2,870	2,840	5.4	2,880	5.2	5.5	C	1.2
		A-56	KDX Jimbocho Building	2,760	2,947	2,450	2,460	5.4	2,430	5.2	5.7	A	1.2
		A-49	Nissou Dai-17 Building	2,710	2,690	1,720	1,730	5.8	1,700	5.6	6.0	A	1.2
		A-21	KDX Shinbashi Building	2,690	2,672	2,790	2,810	4.7	2,770	4.3	4.9	A	1.2
		A-5	KDX Nakano Sakae Building	2,533	2,488	2,400	2,410	5.5	2,400	5.3	5.7	B	1.1
		A-22	KDX Shin-Yokohama Building	2,520	2,470	2,550	2,560	5.9	2,530	5.7	6.1	A	1.1
		A-6	Harajuku F.F. Building	2,450	2,476	2,920	2,940	5.7	2,890	5.5	5.9	A	1.1
		A-50	Ikejiri-Oohashi Building	2,400	2,492	1,700	1,710	6.2	1,690	6.0	6.4	A	1.0
		A-27	KDX Kajicho Building	2,350	2,435	2,300	2,330	5.2	2,290	5.0	5.4	B	1.0
		A-51	KDX Hamacho Nakanohashi Building	2,310	2,388	1,950	1,970	5.6	1,930	5.4	5.8	A	1.0
		A-15	KDX Hamacho Building	2,300	2,276	2,220	2,240	5.5	2,220	5.3	5.6	C	1.0
		A-41	KDX Shinjuku 286 Building	2,300	2,356	2,050	2,070	5.3	2,020	5.1	5.5	A	1.0
A-7	FIK Minami Aoyama	2,270	2,272	2,780	2,810	5.0	2,750	4.8	5.2	A	1.0		
A-14	KDX Funabashi Building	2,252	2,453	1,890	1,900	6.2	1,890	6.0	6.4	C	1.0		
A-61	KDX Hamamatsucho Dai-2 Building	2,200	2,269	2,010	2,060	4.7	1,990	4.5	4.9	B	0.9		
A-55	Shin-toshin Maruzen Building	2,110	2,174	1,680	1,690	5.5	1,670	5.1	5.7	A	0.9		
A-33	KDX Okachimachi Building	2,000	2,140	1,830	1,880	5.2	1,810	5.1	5.4	B	0.9		
A-57	KDX Gobancho Building	1,951	2,017	1,510	1,520	5.2	1,490	5.0	5.4	A	0.8		
A-8	Kanda Kihara Building	1,950	1,863	1,870	1,900	5.1	1,850	4.9	5.3	B	0.8		
A-23	KDX Yotsuya Building	1,950	1,963	2,370	2,390	5.6	2,350	5.4	5.8	A	0.8		

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Ninth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						(Note 3)	Direct Capitalization Method		Discounted Cash Flow Method				
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)			Terminal Capitalization Rate (%)
Office Buildings	Tokyo Metropolitan Area	A-59	KDX Iwamoto-cho Building	1,864	1,860	1,470	1,480	5.7	1,460	5.5	5.9	A	0.8
		A-9	KDX Shinjuku-Gyoen Building	1,610	1,581	2,030	2,050	5.2	2,010	5.0	5.4	A	0.7
		A-26	KDX Kiba Building	1,580	1,623	1,450	1,440	5.7	1,450	5.5	5.8	C	0.7
		A-38	KDX Nishi-Shinjuku Building	1,500	1,550	1,330	1,330	5.3	1,330	5.1	5.4	C	0.6
		A-31	KDX Monzen-Nakacho Building	1,400	1,443	1,280	1,290	5.6	1,270	5.4	5.8	B	0.6
		A-52	KDX Kanda Misaki-cho Building	1,380	1,392	1,040	1,050	5.5	1,020	5.3	5.7	A	0.6
		A-34	KDX Hon-Atsugi Building	1,305	1,266	1,090	1,070	6.3	1,100	6.1	6.5	B	0.5
		A-35	KDX Hachioji Building	1,155	1,321	821	836	5.9	814	5.7	6.1	B	0.5
		A-28	KDX Nogizaka Building	1,065	1,133	872	882	5.2	869	5.0	5.3	C	0.4
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	7,550	7,822	5,100	5,330	5.2	5,000	5.0	5.4	B	3.4
		A-12	Portus Center Building	5,570	4,941	4,860	4,920	6.4	4,840	6.2	6.6	B	2.5
		A-42	Karasuma Building	5,400	5,499	5,400	5,510	5.6	5,350	5.4	5.8	B	2.4
		A-53	KDX Hakata-Minami Building	4,900	4,888	4,180	4,200	6.5	4,150	6.3	6.7	A	2.2
		A-54	KDX Kitahama Building	2,220	2,219	1,740	1,740	6.0	1,730	5.6	6.2	A	1.0
		A-44	KDX Sendai Building	2,100	2,216	1,510	1,460	6.1	1,530	5.9	6.3	B	0.9
		A-24	KDX Minami Sembai Dai-1 Building	1,610	1,518	1,110	1,150	5.6	1,100	5.4	5.8	C	0.7
		A-25	KDX Minami Sembai Dai-2 Building	1,560	1,424	1,140	1,210	5.6	1,120	5.4	5.8	C	0.7
		A-36	KDX Niigata Building	1,305	1,486	824	836	7.3	812	7.1	7.5	A	0.5
Subtotal of Office Buildings (58 properties)				197,461	199,675	183,217	185,314	-	181,745	-	-	-	89.6
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Chamante Tsukishima	5,353	5,201	4,420	4,480	5.5	4,410	5.3	5.7	C	2.4
		B-3	Court Mejiro	1,250	1,216	962	970	5.6	954	5.4	5.8	A	0.5
		B-34	Gradito Kawaguchi	1,038	1,044	951	969	5.8	947	5.5	6.1	C	0.4
		B-25	Court Shin-Okachimachi	878	855	776	790	5.6	770	5.4	5.8	B	0.3
	Other Regional Areas	B-18	Venus Hibarigaoka	1,800	1,899	1,370	1,370	6.7	1,370	6.3	6.9	C	0.8
Subtotal of Residential Properties (5 properties)				10,319	10,216	8,479	8,579	-	8,451	-	-	-	4.6
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	9,900	10,017	10,300	10,300	4.7	10,200	4.4	4.8	A	4.4
		C-2	KDX Yoyogi Building	2,479	2,539	1,940	1,970	5.1	1,930	4.9	5.2	C	1.1
Subtotal of Central Urban Retail Properties (2 properties)				12,379	12,557	12,240	12,270	-	12,130	-	-	-	5.6
Total of 65 properties				220,159	222,449	203,936	206,163	-	202,326	-	-	-	100.0

Notes:

- Acquisition price is the purchase price for trust beneficiary interests or properties acquired by the Investment Corporation (excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc., rounded down to the nearest million yen.)
- Figures of less than 1 million are rounded down from the amounts on the balance sheet.
- Appraisal values (end of the ninth fiscal period) are based on the asset valuation method and standards outlined in the Investment Corporation's Articles of Incorporation and regulations formulated by the Investment Trusts Association, Japan. Appraisal values are drawn from valuation reports prepared by the Japan Real Estate Institute, Daiwa Real Estate Appraisal Corporation, and Nippon Tochi-Tatemono Limited.
- The appraisers for the properties are Japan Real Estate Institute (A), Daiwa Real Estate Appraisal Corporation (B) and Nippon Tochi-Tatemono Limited (C).
- Figures are the acquisition price of each asset as a percentage of the total acquisition prices for the portfolio rounded down to the nearest first decimal place. The figures entered in the subtotal and total columns are those obtained by dividing the subtotal (total) of acquisition prices of properties corresponding to each subtotal and total column by the total acquisition price of the entire assets (65 properties).

② Property Distribution

Property Types

Type	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Office Buildings	58	197,461	89.6
Residential Properties	5	10,319	4.6
Central Urban Retail Properties	2	12,379	5.6
Total	65	220,159	100.0

Geographic Distribution

Area	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Tokyo Metropolitan Area	55	186,144	84.5
Other Regional Areas	10	34,015	15.4
Total	65	220,159	100.0

Property Distribution by Acquisition Price

Acquisition Price (Millions of Yen)	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Less than 1,000	1	878	0.3
1,000 - 2,500	32	59,015	26.8
2,500 - 5,000	18	63,933	29.0
5,000 - 7,500	9	51,183	23.2
7,500 - 10,000	4	34,900	15.8
10,000 - 12,500	1	10,250	4.6
Total	65	220,159	100.0

Note: "Ratio" refers to the percentage of the acquisition price by each category to the acquisition prices of the entire portfolio. Figures are rounded down to the nearest first decimal place.

③ Details of Investment Real Estate and Trust Real Estate

A. Overview of Investment Real Estate Properties and Trust Real Estate

Type	Area	No.	Property Name	Site Area (㎡)(Note1)	Usage (Note 2)	Total Floor Area (㎡)(Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	2,230.69	Offices, Retail Shops	12,694.32	S・SRC B1F11	February 2008	5.60
		A-40	Toranomon Toyo Building	869.01	Bank, Offices Retail Shops, Storage	8,346.83	RC B2F9	August 1962	13.06
		A-46	Hiei Kudan-Kita Building	1,844.83	Retail Shops, Office Room Parking, Storage, Offices	11,425.31	SRC・S B1F11	March 1988	3.14
		A-37	KDX Ochanomizu Building	1,515.28	Offices, Storage, Retail Shops Parking, Mechanical Room	7,720.08	SRC B1F7	August 1982	2.97
		A-32	KDX Shiba-Daimon Building	1,188.28	Offices	7,824.03	SRC B1F9	July 1986	7.60
		A-13	KDX Kojimachi Building	612.17	Offices Retail Shops	5,323.81	SRC B2F9	May 1994	3.60
		A-1	KDX Nihonbashi 313 Building	1,047.72	Offices	8,613.09	SRC B2F9	April 1974	9.50
		A-16	Toshin-24 Building	1,287.16	Offices, Retail Shops Parking	8,483.17	SRC B1F8	September 1984	8.75
		A-2	KDX Hirakawacho Building	1,013.85	Offices, Retail Shops Residential Complex	8,002.97	SRC B3F10	March 1988	7.25
		A-47	KDX Shin-Yokohama 381 Building	1,229.24 (Note 6)	Offices, Retail Shops, Garbage Room, Parking	10,290.30	SRC・RC B1F10	March 1988	11.64
		A-17	Ebisu East 438 Building	724.22	Offices Retail Shops	4,394.58	SRC B1F7	January 1992	4.16
		A-3	Higashi-Kayabacho Yuraku Building	773.43	Offices	5,916.48	SRC B1F9	January 1987	7.01
		A-39	KDX Toranomon Building	288.20	Retail Shops Offices	2,277.38	SRC B1F9	April 1988	8.07
		A-30	KDX Nishi-Gotanda Building	684.41	Offices, Parking	5,192.87	SRC B1F8	November 1992	8.28
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	1,968.13	Offices	7,420.87	SRC B1F9	February 1985	8.34
		A-4	KDX Hatchobori Building	992.20	Offices	4,800.43	SRC・RC B1F8	June 1993	6.42
		A-18	KDX Omori Building	1,123.93	Offices, Retail Shops Parking	7,334.77	RC・SRC B1F9	October 1990	0.71
		A-19	KDX Hamamatsucho Building	504.26	Offices, Retail Shops Parking	3,592.38	S F9	September 1999	6.13
		A-45	KDX Roppongi 228 Building	408.86	Offices, Retail Shops	2,235.30	SRC B1F9	April 1989	8.95
		A-29	KDX Higashi-Shinjuku Building	1,340.97	Offices, Storage Parking	7,885.40	SRC B1F9	January 1990	3.63
A-20	KDX Kayabacho Building	617.17	Offices, Parking	3,804.86	SRC F8	October 1987	7.90		
A-56	KDX Jimbocho Building	465.92	Offices	3,292.13	SRC B1F8	May 1994	7.25		

Type	Area	No.	Property Name	Site Area (㎡) (Note1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)
Office Buildings	Tokyo Metropolitan Area	A-49	Nissou Dai-17 Building	629.00	Offices, Parking	4,016.61	SRC B1F8	July 1991	13.23
		A-21	KDX Shinbashi Building	536.11	Offices, Retail Shops Parking	3,960.22	SRC · S B1F8	February 1992	6.84
		A-5	KDX Nakano Sakaue Building	1,235.16	Offices, Retail Shop Residential, Parking Storage	6,399.42	SRC B1F11	August 1992	5.20
		A-22	KDX Shin-Yokohama Building	705.00	Offices, Retail Shops Parking	6,180.51	S B1F9	September 1990	10.36
		A-6	Harajuku F.F. Building	699.67	Retail Shops Offices, Parking	3,812.44	SRC F11	November 1985	5.66
		A-50	Ikejiri-Oohashi Building	834.79	Offices	3,482.96	RC B2F9	September 1988	3.02
		A-27	KDX Kajicho Building	526.43	Offices, Retail Shops	3,147.70	SRC B1F8	March 1990	6.05
		A-51	KDX Hamacho Nakanohashi Building	462.29	Offices	3,280.41	SRC F9	September 1988	6.17
		A-15	KDX Hamacho Building	554.80	Retail Shops, Offices Parking	4,133.47	SRC B2F10	September 1993	6.76
		A-41	KDX Shinjuku 286 Building	421.70	Offices, Parking	3,432.04	SRC · RC B1F9	August 1989	8.71
		A-7	FIK Minami Aoyama	369.47	Offices, Retail Shops Residential	1,926.98	SRC B1F9	November 1988	4.92
		A-14	KDX Funabashi Building	1,180.41	Offices Retail Shops	5,970.12	SRC B1F8	April 1989	2.76
		A-61	KDX Hamamatsucho Dai-2 Building	368.28	Offices	2,478.90	S · SRC B1F8	April 1992	2.01
		A-55	Shin-toshin Maruzen Building	457.64	Offices, Retail Shops Parking	3,439.37	SRC B1F8	July 1990	4.87
		A-33	KDX Okachimachi Building	239.72	Offices	1,882.00	S F10	June 1988	2.23
		A-57	KDX Gobancho Building	335.70	Offices, Parking	1,893.11	S F8	August 2000	9.06
		A-8	Kanda Kihara Building	410.18	Offices	2,393.94	SRC · RC · S B1F8	May 1993	7.77
		A-23	KDX Yotsuya Building	996.65	Offices, Retail Shops Parking	3,329.68	RC B2F4	October 1989	9.79
		A-59	KDX Iwamoto-cho Building	266.86	Offices Residential Complex	1,618.65	S F9	March 2008	7.15
		A-9	KDX Shinjuku-Gyoen Building	383.63	Offices, Retail Shops Residential	2,594.88	S · SRC F9	June 1992	6.05
A-26	KDX Kiba Building	922.77	Offices, Parking	2,820.64	RC F5	October 1992	7.79		
A-38	KDX Nishi-Shinjuku Building	626.06	Offices, Parking	2,017.63	RC F5	October 1992	9.02		
A-31	KDX Monzen-Nakacho Building	580.99	Offices Retail Shops	2,668.91	SRC F8	September 1986	5.72		

Type	Area	No.	Property Name	Site Area (㎡) (Note1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)
Office Buildings	Tokyo Metropolitan Area	A-52	KDX Kanda Misaki-cho Building	314.54	Offices	1,536.60	SRC B1F7	October 1992	9.41
		A-34	KDX Hon-Atsugi Building	724.62	Offices Retail Shops	3,603.63	SRC F8	May 1995	11.12
		A-35	KDX Hachioji Building	460.62	Offices, Parking Retail Shops	2,821.21	SRC F9	December 1985	13.00
		A-28	KDX Nogizaka Building	409.36	Offices, Retail Shops Residential	1,695.07	RC B1F5	May 1991	9.48
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	1,192.22	Offices, Retail Shops	9,594.00	S F11	April 2009	2.87
		A-12	Portus Center Building	13,936.63	Offices, Retail Shops, Storage, Parking	79,827.08	SRC · S B2F25	September 1993	3.48
		A-42	Karasuma Building	1,788.67	Offices	12,632.68	SRC B1F8	October 1982	8.37
		A-53	KDX Hakata-Minami Building	1,826.25	Offices, Retail Shops, Parking	13,238.16	SRC B1F9	June 1973	1.48
		A-54	KDX Kitahama Building	751.92	Offices, Storage, Parking	4,652.96	S F10	July 1994	9.79
		A-44	KDX Sendai Building	987.78	Offices	5,918.30	SRC B1F10	February 1984	1.93
		A-24	KDX Minami Semba Dai-1 Building	715.44	Offices, Parking	4,236.59	SRC · RC · S B1F9	March 1993	9.04
		A-25	KDX Minami Semba Dai-2 Building	606.45	Parking, Retail Shops Offices, Residential	3,315.93	SRC · S B1F9	September 1993	10.59
	A-36	KDX Niigata Building	1,110.56	Offices Retail Shops	6,810.29	RC B2F13	July 1983	4.39	
	Subtotal of Office Buildings (58 properties)				-	-	-	-	Average of 20.3 yrs
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	4,252.86	Residential Complex Offices	18,115.39	SRC B1F10	January 2004	9.88
		B-3	Court Mejiro	1,581.91	Residential Complex	3,326.07	RC B1F3	March 1997	7.11
		B-34	Gradito Kawaguchi	423.94	Residential Complex Retail Shops	1,705.38	RC F12	February 2006	6.46
		B-25	Court Shin-Okachimachi	311.22	Residential Complex	1,494.55	RC F11	October 2005	4.09
Residential Properties	Other Regional Areas	B-18	Venus Hibiyaoka	8,595.00	Residential Complex	14,976.25	①RC F6 ②RC F5 ③RC F6	March 1989	5.20
Subtotal of Residential Properties (5 properties)				-	-	-	-	Average of 8.8 yrs	-
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	1,240.51	Retail Shops	6,302.58	S · RC · SRC B2F7	March 2005	8.02
		C-2	KDX Yoyogi Building	228.74	Retail Shops Offices	1,269.06	SRC F8	August 1991	8.17
Subtotal of Central Urban Retail Properties (2 properties)				-	-	-	-	Average of 7.3 yrs	-
Total of 65 properties				-	-	-	-	Average of 19.1 yrs	5.24 (Note 7)

Notes:

1. Site area data is based on figures recorded in the land register (including relevant figures for leasehold land, if any). Data may not match with the actual current status. In the case of buildings with compartmentalized ownership, the figure indicates the site area of the entire land subject to site rights.
2. Usage is based on data recorded in the land register. For buildings with compartmentalized ownership, the usage type of areas covered by the relevant ownership is shown.
3. Total floor space is based on figures recorded in the land register and does not include related structures. The total floor area for the entire buildings is reported for compartmentalized ownership.
4. Type of structure data is based on data recorded in the land register. For buildings with compartmentalized ownership, the structure and the number of floors of the entire building that includes the compartmentalized ownership is shown. The following abbreviations are used to report data relating to structure and the number of floors:
SRC: Steel-Reinforced Concrete; RC: Reinforced Concrete; S: Steel Frame; B: Below Ground Level; F: Above Ground Level.
For example: B2F9: Two floors below ground level and nine floors above ground level.
5. Completion date is the date of construction completion recorded in the land register. Average age subtotal and total data is calculated using the weighted-average based on acquisition prices as of October 31, 2009, and is rounded down to the nearest first decimal place.
6. The figure is the area of the entire site on which there is a single building combined with the KDX Shin-Yokohama 381 Building Annex Tower (A-65) that was acquired on November 18, 2009.
7. Probable Maximum Loss (PML) data is based on a survey provided by Sompo Japan Risk Management, Inc. as of August 2009. The Portfolio PML is the data based on 65 properties.

B. Capital Expenditure

(a) Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds for the tenth fiscal period (November 1, 2009 to April 30, 2010) are as follows. Planned capital expenditure includes portions classified into expenses for accounting purposes.

Property Name (Location)	Purpose	Schedule	Planned Amount of Capital Expenditure (Millions of Yen)		
			Total	Paid in the Fiscal Period Under Review	Total Amount Previously Paid
KDX Ochanomizu Building (Chiyoda-ku, Tokyo)	Upgrade of external walls	November 2009 to April 2010	68	-	-
KDX Kitahama Building (Osaka, Osaka)	Air conditioning system construction	As above	65	-	-

(b) Capital Expenditures During the Fiscal Period Under Review

The Investment Corporation undertook the following major capital expenditures as follows. In the fiscal period under review, the Investment Corporation completed work across its entire portfolio totaling ¥571 million. This total comprised of ¥400 million in capital expenditures and ¥171 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
KDX Ochanomizu Building (Chiyoda-ku, Tokyo)	Upgrade of air conditioning system, other	May 2009 to October 2009	117
Venus Hibirigaoka (Sapporo, Hokkaido)	Roof waterproofing construction	As above	44
KDX Niigata Building (Niigata, Niigata)	OA floors construction	As above	17
Others			220
Portfolio Total			400

Note: The money amount of the capital expenditures are rounded to the nearest ¥1 million.

(c) Reserved Amount for Long-Term Repairs, Maintenance and Renovation Plans

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

(Millions of Yen)

Fiscal period	Fifth Fiscal Period	Sixth Fiscal Period	Seventh Fiscal Period	Eighth Fiscal Period	Ninth Fiscal Period
Reserve for the end of the previous period	406	777	432	552	477
Reserve for the fiscal period under review	370	14	128	93	71
Reversal of reserve for the fiscal period under review	—	359	8	167	79
Reserve bring to the next period	777	432	552	477	469

C. Details of the Tenants

(As of October 31, 2009)

Type	Area	No.	Property Name	Total Leasable Floor Area (㎡)(Note 1)	Total Leased Floor Area (㎡)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues(¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	9,294.00	9,294.00	-	-	6	100.0	409,772	574,468
		A-40	Toranomon Toyo Building	6,339.73	6,048.78	-	-	12	95.4	316,404	509,487
		A-46	Hiei Kudan-Kita Building	6,902.72	6,902.72	-	-	16	100.0	303,694	442,507
		A-37	KDX Ochanomizu Building	5,880.88	5,880.88	-	-	5	100.0	215,426	251,079
		A-32	KDX Shiba-Daimon Building	6,028.34	6,028.34	-	-	8	100.0	201,548	247,877
		A-13	KDX Kojimachi Building	3,809.74	3,302.07	-	-	9	86.7	151,019	283,500
		A-1	KDX Nihonbashi 313 Building	5,899.56	5,899.56	-	-	9	100.0	266,876	356,566
		A-16	Toshin-24 Building	6,610.22	6,165.92	-	-	12	93.3	210,692	244,524
		A-2	KDX Hirakawacho Building	4,447.08	4,447.08	4	4	18	100.0	182,583	243,279
		A-47	KDX Shin-Yokohama 381 Building	5,727.46	5,727.46	-	-	27	100.0	130,131	213,572
		A-17	Ebisu East 438 Building	3,079.74	3,079.74	-	-	7	100.0	138,837	270,030
		A-3	Higashi-Kayabacho Yuraku Building	4,413.17	4,413.17	-	-	7	100.0	187,061	246,519
		A-39	KDX Toranomon Building	1,966.56	1,755.93	-	-	6	89.3	102,772	188,287
		A-30	KDX Nishi-Gotanda Building	3,881.28	3,881.28	-	-	5	100.0	159,784	214,823
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98	5,124.98	-	-	1	100.0	171,306	155,091
		A-4	KDX Hatchobori Building	3,325.04	3,096.28	-	-	5	93.1	135,599	141,595
		A-18	KDX Omori Building	4,948.63	4,948.63	-	-	11	100.0	162,296	227,505
		A-19	KDX Hamamatsucho Building	2,726.77	2,726.77	-	-	8	100.0	108,855	160,995
		A-45	KDX Roppongi 228 Building	1,914.60	1,003.01	-	-	5	52.4	62,125	55,254
		A-29	KDX Higashi-Shinjuku Building	5,926.75	5,926.75	-	-	8	100.0	149,082	165,798
		A-20	KDX Kayabacho Building	3,019.95	3,019.95	-	-	5	100.0	120,966	190,503
		A-56	KDX Jimbocho Building	2,320.69	2,320.69	-	-	4	100.0	94,463	141,319
		A-49	Nissou Dai-17 Building	2,739.62	2,739.62	-	-	7	100.0	79,163	76,348
		A-21	KDX Shinbashi Building	1,704.65	1,704.65	-	-	5	100.0	93,822	128,028
		A-5	KDX Nakano Sakaue Building	4,389.65	4,008.26	18	14	23	91.3	99,464	97,949
		A-22	KDX Shin-Yokohama Building	4,810.89	4,480.93	-	-	19	93.1	114,912	169,597
		A-6	Harajuku F.F. Building	3,068.36	3,068.36	-	-	3	100.0	115,560	169,103
		A-50	Ikejiri-Oohashi Building	2,449.11	2,236.55	-	-	7	91.3	78,715	110,692
		A-27	KDX Kajicho Building	2,562.32	2,417.15	-	-	8	94.3	86,415	115,629
		A-51	KDX Hamacho Nakanohashi Building	2,245.69	2,245.69	-	-	7	100.0	80,517	100,723
		A-15	KDX Hamacho Building	3,102.43	3,102.43	-	-	9	100.0	100,478	133,969
		A-41	KDX Shinjuku 286 Building	2,447.80	2,447.80	-	-	9	100.0	84,992	105,335
		A-7	FIK Minami Aoyama	1,823.64	1,823.64	-	-	5	100.0	103,286	115,141
		A-14	KDX Funabashi Building	3,874.21	3,874.21	-	-	18	100.0	108,848	144,557
		A-61	KDX Hamamatsucho Dai-2 Building	1,953.50	1,953.50	-	-	8	100.0	73,048	105,524
		A-55	Shin-toshin Maruzen Building	1,938.10	1,938.10	-	-	5	100.0	48,273	92,798
		A-33	KDX Okachimachi Building	1,792.54	1,792.54	-	-	4	100.0	72,543	114,836
		A-57	KDX Gobancho Building	1,651.48	1,415.52	-	-	6	85.7	47,039	49,299
		A-8	Kanda Kihara Building	1,945.55	1,945.55	-	-	8	100.0	71,988	137,482
		A-23	KDX Yotsuya Building	2,536.53	2,536.53	-	-	3	100.0	97,025	147,498
A-59	KDX Iwamoto-cho Building	1,524.68	1,143.32	3	3	7	75.0	57,735	40,683		
A-9	KDX Shinjuku-Gyoen Building	2,105.18	2,105.18	-	-	1	100.0	73,066	109,676		
A-26	KDX Kiba Building	2,450.90	2,450.90	-	-	7	100.0	67,678	80,358		
A-38	KDX Nishi-Shinjuku Building	1,605.72	1,605.72	-	-	8	100.0	57,315	69,412		
A-31	KDX Monzen-Nakacho Building	2,010.62	2,010.62	-	-	5	100.0	57,849	65,930		

Type	Area	No.	Property Name	Total Leasable Floor Area (㎡)(Note 1)	Total Leased Floor Area (㎡)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues(¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-52	KDX Kanda Misaki-cho Building	1,339.46	1,339.46	-	-	8	100.0	40,599	48,985
		A-34	KDX Hon-Atsugi Building	2,747.28	2,747.28	-	-	10	100.0	65,857	87,259
		A-35	KDX Hachioji Building	2,179.88	1,866.07	-	-	6	85.6	45,972	43,392
		A-28	KDX Nogizaka Building	1,250.12	1,250.12	1	1	6	100.0	36,283	43,719
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	6,923.12	5,008.86	-	-	12	72.3	36,540	129,201
		A-12	Portus Center Building	11,569.19	10,243.02	-	-	27	88.5	292,351	353,542
		A-42	Karasuma Building	8,551.97	7,363.41	-	-	30	86.1	211,921	249,800
		A-53	KDX Hakata-Minami Building	10,123.99	9,555.00	-	-	43	94.4	207,077	245,543
		A-54	KDX Kitahama Building	3,993.81	3,850.54	-	-	8	96.4	91,082	83,420
		A-44	KDX Sendai Building	3,955.44	3,821.44	-	-	28	96.6	96,479	209,663
		A-24	KDX Minami Sembai Dai-1 Building	3,108.16	2,622.96	-	-	9	84.4	64,812	68,070
		A-25	KDX Minami Sembai Dai-2 Building	2,699.27	2,214.81	-	-	21	82.1	56,107	41,504
		A-36	KDX Niigata Building	4,046.42	2,516.45	-	-	19	62.2	67,189	55,002
Subtotal of Office Buildings (58 properties)				222,809.17	210,440.18	26	22	603	94.4	7,163,317	9,664,275
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Chamante Tsukishima	7,711.14	7,711.14	140	140	1 (Note 9)	100.0	167,762	50,580
		B-3	Court Mejiro	2,046.79	1,745.62	20	17	17	85.3	39,437	15,377
		B-34	Gradito Kawaguchi	1,619.34	1,619.34	66	66	2 (Note 10)	100.0	32,927	10,028
		B-25	Court Shin-Okachimachi	1,377.87	1,219.18	41	36	36	88.5	27,821	8,289
	Other Regional Areas	B-18	Venus Hibarigaoka	12,829.64	12,376.91	159	153	114	96.5	94,480	26,596
Subtotal of Residential Properties (5 properties)				25,584.78	24,672.19	426	412	170	96.4	362,428	110,870
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	4,655.71	4,356.61	-	-	11	93.6	299,292	329,893
		C-2	KDX Yoyogi Building	1,175.38	1,175.38	-	-	10	100.0	64,347	123,502
Subtotal of Central Urban Retail Properties (2 properties)				5,831.09	5,531.99			21	94.9	363,640	453,396
Total of 65 properties				254,225.04	240,644.36	452	434	794 (Note 11)	94.7	7,889,386	10,228,541
Occupancy Ratio over the Past Five Years											
				October 31, 2005	96.6%						
				April 30, 2006	94.9%						
				October 31, 2006	95.3%						
				April 30, 2007	95.9%						
				October 31, 2007	96.9%						
				April 30, 2008	95.9%						
				October 31, 2008	95.6%						
				April 30, 2009	95.7%						
				October 31, 2009	94.7%						

Notes:

- Total leasable floor area refers to the leasable floor area for each Property including the building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
- Total leased floor area refers to the area identified in lease agreements with end tenants or sub-lease agreements.
- The total number of leasable residential units and the number of leased residential units refers to the portion of the building used for residential purposes.
- The total number of leased residential units refers to the number of residential units among leasable residential units for which lease agreements with end tenants or sub-lease agreements are signed.
- The total number of tenants refers to the actual number of end tenants for each property. However, for Residence Chamante Tsukishima, please refer to Note 9, and for Gradito Kawaguchi, please refer to Note 10.
- The occupancy ratio is calculated by dividing leased floor area by total leasable floor area. Figures are rounded to the nearest first decimal place.
- Total rental and other operating revenues cover all income, including that from rental revenue, common charges, and parking space rental revenues, rounded to the nearest one thousand yen. Total real estate business rental revenues refers to the total amount of revenues generated during the fiscal period under review

from real estate rental operations including leasing revenues, common charges and parking revenues rounded down to the nearest thousand yen.

8. Guarantee and security deposits refers to the total of the balances of security deposits held (including net security deposits in the case of discount) and guarantee deposits, both identified in lease agreements or sub-lease agreements, with the figure rounded down to the nearest thousand yen.
9. Residence Charmante Tsukishima: Because we have concluded a rental guarantee (fixed-term lease: until January 30, 2011) fixed-term building lease contract (term of contract: to January 30, 2029) with Sekiwa Real Estate, Ltd., a master lessor, the total number of tenants is indicated 1.
10. Gradito Kawaguchi: Because the master lessor and Haseko Livenet Inc. have concluded a rental guarantee (fixed-term lease: until March 31, 2010) building lease contract for dwelling units (excluding first-floor shops), the total number of tenants is indicated as 2.
11. The number presented does not reflect the adjustment for end-tenants who are overlapping in multiple properties.

(Reference) Total rental and other revenues for the residential properties sold during the Ninth Fiscal Period

(Unit: Thousands of Yen)

Property No.	Property Name	Total Rental and Other Operating Revenues
B-4	Apartments Motoazabu	10,488
B-5	Apartments Wakamatsu-Kawada	21,986
Total		32,474

D. Information concerning major real estate properties

There were no major real estate properties with real estate business rental revenues exceeding 10% of total real estate business rental revenues for the ninth fiscal period.

E. Information concerning major tenants

(a) Tenant which holds more than 10% of the total leased area: None

(b) Reference: Major end tenants

(As of October 31, 2009)

	Name of End Tenant	Property Name	Leased Floor Area	Percentage of Total Leased Floor Area (Note 1)
1	Sekiwa Real Estate, Ltd.	Residence Charamante Tsukishima	7,711.14 m ²	3.2%
2	NTT Data Corporation	KDX Harumi Building, KDX Higashi-Shinjuku Building	5,185.96 m ²	2.2%
3	N / A (Note 2)	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98 m ²	2.1%
4	Kodak Japan Ltd.	KDX Monzen Nakacho Building, KDX Ochanomizu Building	3,121.83 m ²	1.3%
5	Five Foxes Co., Ltd.	Harajuku FF. Building	2,855.05 m ²	1.2%
Subtotal			23,998.96 m ²	10.0%
Portfolio Total			240,644.36 m ²	100.0%

Notes:

1. Percentage of total leased floor area refers to the floor area leased to each end tenant as a proportion of total leased floor area. Figures are rounded to the nearest first decimal place.
2. Not disclosed due to the tenants' request.

F. Status of the Posted Collateral

No.	Property Name	Status of Collateral (Secured • Unsecured)		Type of Collateral	Appraisal Value at the End of Ninth Fiscal Period (Millions of Yen)	
					Collateralized	Uncollateralized
A-60	KDX Harumi Building	Secured		Fixed pledge	10,600	-
A-40	Toranomon Toyo Building	Secured		Fixed pledge	9,910	-
A-46	Hiei Kudan-Kita Building	Secured		Fixed pledge	7,900	-
A-37	KDX Ochanomizu Building	Secured		Fixed pledge	6,760	-
A-32	KDX Shiba-Daimon Building	Secured		Fixed pledge	5,030	-
A-13	KDX Kojimachi Building		Unsecured	-	-	4,420
A-1	KDX Nihonbashi 313 Building	Secured		Fixed pledge	7,400	-
A-16	Toshin-24 Building	Secured		Fixed pledge	4,970	-
A-2	KDX Hirakawacho Building		Unsecured	-	-	5,250
A-47	KDX Shin-Yokohama 381 Building		Unsecured	-	-	3,050
A-17	Ebisu East 438 Building		Unsecured	-	-	4,280
A-3	Higashi-Kayabacho Yuraku Building	Secured		Fixed pledge	5,560	-
A-39	KDX Toranomon Building	Secured		Fixed pledge	3,620	-
A-30	KDX Nishi-Gotanda Building	Secured		Fixed mortgage	3,710	-
A-48	KDX Kawasaki-Ekimae Hon-cho Building	Secured		Fixed mortgage	3,320	-
A-4	KDX Hatchobori Building		Unsecured	-	-	3,440
A-18	KDX Omori Building	Secured		Fixed pledge	3,900	-
A-19	KDX Hamamatsucho Building	Secured		Fixed pledge	3,510	-
A-45	KDX Roppongi 228 Building		Unsecured	-	-	2,240
A-29	KDX Higashi-Shinjuku Building	Secured		Fixed pledge	3,240	-
A-20	KDX Kayabacho Building	Secured		Fixed pledge	2,870	-
A-56	KDX Jimbocho Building	Secured		Fixed mortgage	2,450	-
A-49	Nissou Dai-17 Building	Secured		Fixed pledge	1,720	-
A-21	KDX Shinbashi Building		Unsecured	-	-	2,790
A-5	KDX Nakano Sakaue Building	Secured		Fixed pledge	2,400	-
A-22	KDX Shin-Yokohama Building	Secured		Fixed pledge	2,550	-
A-6	Harajuku F.F. Building	Secured		Fixed pledge	2,920	-
A-50	Ikejiri-Oohashi Building	Secured		Fixed pledge	1,700	-
A-27	KDX Kajicho Building	Secured		Fixed pledge	2,300	-
A-51	KDX Hamacho Nakanohashi Building	Secured		Fixed pledge	1,950	-
A-15	KDX Hamacho Building	Secured		Fixed pledge	2,220	-
A-41	KDX Shinjuku 286 Building	Secured		Fixed pledge	2,050	-
A-7	FIK Minami Aoyama		Unsecured	-	-	2,780
A-14	KDX Funabashi Building	Secured		Fixed mortgage	1,890	-
A-61	KDX Hamamatsucho Dai-2 Building		Unsecured	-	-	2,010
A-55	Shin-toshin Maruzen Building	Secured		Fixed pledge	1,680	-
A-33	KDX Okachimachi Building		Unsecured	-	-	1,830
A-57	KDX Gobancho Building		Unsecured	-	-	1,510
A-8	Kanda Kihara Building	Secured		Fixed pledge	1,870	-
A-23	KDX Yotsuya Building		Unsecured	-	-	2,370
A-59	KDX Iwamoto-cho Building		Unsecured	-	-	1,470
A-9	KDX Shinjuku-Gyoen Building		Unsecured	-	-	2,030
A-26	KDX Kiba Building	Secured		Fixed pledge	1,450	-
A-38	KDX Nishi-Shinjuku Building		Unsecured	-	-	1,330
A-31	KDX Monzen-Nakacho Building	Secured		Fixed mortgage	1,280	-

No.	Property Name	Status of Collateral (Secured • Unsecured)		Type of Collateral	Appraisal Value at the End of Ninth Fiscal Period (Millions of Yen)	
					Collateralized	Uncollateralized
A-52	KDX Kanda Misaki-cho Building		Unsecured	-	-	1,040
A-34	KDX Hon-Atsugi Building	Secured		Fixed pledge	1,090	-
A-35	KDX Hachioji Building		Unsecured	-	-	821
A-28	KDX Nogizaka Building		Unsecured	-	-	872
A-58	KDX Nagoya Sakae Building		Unsecured	-	-	5,100
A-12	Portus Center Building	Secured		Fixed pledge	4,860	-
A-42	Karasuma Building	Secured		Fixed pledge	5,400	-
A-53	KDX Hakata-Minami Building	Secured		Fixed mortgage	4,180	-
A-54	KDX Kitahama Building		Unsecured	-	-	1,740
A-44	KDX Sendai Building	Secured		Fixed pledge	1,510	-
A-24	KDX Minami Semba Dai-1 Building	Secured		Fixed pledge	1,110	-
A-25	KDX Minami Semba Dai-2 Building	Secured		Fixed pledge	1,140	-
A-36	KDX Niigata Building		Unsecured	-	-	824
B-19	Residence Charmante Tsukishima	Secured		Fixed pledge	4,420	-
B-3	Court Mejiro		Unsecured	-	-	962
B-34	Gradito Kawaguchi		Unsecured	-	-	951
B-25	Court Shin-Okachimachi		Unsecured	-	-	776
B-18	Venus Hibarigaoka	Secured		Fixed pledge	1,370	-
C-1	Frame Jinnan-zaka	Secured		Fixed pledge	10,300	-
C-2	KDX Yoyogi Building		Unsecured	-	-	1,940
Total					148,110	55,826

Notes:

1. Collateral right holders (including fixed pledge holders and fixed mortgage holders) for all of the collateralized properties are as follows:

Sumitomo Mitsui Banking Corporation, The Chuo Mitsui Trust and Banking Co., Ltd., Aozora Bank, Ltd., Development Bank of Japan Inc., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Resona Bank, Ltd., The Norinchukin Bank, Citibank Japan, Ltd., Mitsui Sumitomo Insurance Co., Ltd.

2. The outstanding balance of secured borrowings as of the end of the fiscal period under review (October 31, 2009) is 85.22 billion yen. In addition, as of December 14, 2009, the outstanding balance of secured borrowings is 84.22 billion yen.

[Reference] Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days ※As of October 31, 2009

Type		Office Buildings													
Location		Tokyo Metropolitan Area													
Property Name		KDX Harumi Building	Toranomon Toyo Building	Hiei Kudan-Kita Building	KDX Ochanomizu Building	KDX Shiba-Daimon Building	KDX Kojimachi Building	KDX Nihonbashi 313 Building	Toshin 24 Building	KDX Hirakawacho Building	KDX Shin-Yokohama 381 Building	Ebisu East 438 Building	Higashi-Kayabacho Yuraku Building	KDX Toranomon Building	KDX Nishi-Gotanda Building
Acquisition Date		June 30, 2008	June 1, 2007	February 1, 2008	April 2, 2007	March 1, 2007	November 1, 2005	August 1, 2005	May 1, 2006	August 1, 2005	February 1, 2008	May 1, 2006	August 1, 2005	April 17, 2007	December 1, 2006
Price Information	Acquisition price (¥ Millions)	10,250	9,850	7,600	6,400	6,090	5,950	5,940	5,300	5,180	4,700	4,640	4,450	4,400	4,200
	Percentage of total portfolio	4.7%	4.5%	3.5%	2.9%	2.8%	2.7%	2.7%	2.4%	2.4%	2.1%	2.1%	2.0%	2.0%	1.9%
	Net book value (¥ Millions)	10,075	9,891	7,636	6,711	6,312	5,773	6,231	5,203	5,198	4,868	4,543	4,466	4,855	4,178
	Appraisal value at the end of period (¥ Millions)	10,600	9,910	7,900	6,760	5,030	4,420	7,400	4,970	5,250	3,050	4,280	5,560	3,620	3,710
	Percentage of total appraisal value	5.2%	4.9%	3.9%	3.3%	2.5%	2.2%	3.6%	2.4%	2.6%	1.5%	2.1%	2.7%	1.8%	1.8%
Lease Information	Total of end tenants	6	12	16	5	8	9	9	12	18	27	7	7	6	5
	Leasable floor area (㎡)	9,294.00	6,339.73	6,902.72	5,880.88	6,028.34	3,809.74	5,899.56	6,610.22	4,447.08	5,727.46	3,079.74	4,413.17	1,966.56	3,881.28
	Leased floor area (㎡)	9,294.00	6,048.78	6,902.72	5,880.88	6,028.34	3,302.07	5,899.56	6,165.92	4,447.08	5,727.46	3,079.74	4,413.17	1,755.93	3,881.28
	Occupancy ratio														
	As of October 31, 2009	100.0%	95.4%	100.0%	100.0%	100.0%	86.7%	100.0%	93.3%	100.0%	100.0%	100.0%	100.0%	89.3%	100.0%
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%	100.0%	92.1%	83.4%	100.0%	78.6%	91.9%
	As of October 31, 2008	100.0%	100.0%	100.0%	90.2%	100.0%	98.2%	100.0%	100.0%	100.0%	97.5%	100.0%	100.0%	78.6%	100.0%
	As of April 30, 2008	-	99.1%	100.0%	100.0%	100.0%	98.2%	100.0%	100.0%	100.0%	94.6%	100.0%	100.0%	100.0%	100.0%
	As of October 31, 2007	-	97.5%	-	100.0%	100.0%	97.1%	100.0%	100.0%	100.0%	-	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2007	-	-	-	100.0%	93.0%	97.1%	98.9%	100.0%	100.0%	-	100.0%	89.1%	-	73.7%
As of October 31, 2006	-	-	-	-	-	97.1%	100.0%	100.0%	100.0%	-	100.0%	100.0%	-	-	
As of April 30, 2006	-	-	-	-	-	80.5%	100.0%	100.0%	-	100.0%	-	-	-	-	
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	409,772	316,404	303,694	215,426	201,548	151,019	266,876	210,692	182,583	130,131	138,837	187,061	102,772	159,784
	Rental revenues	352,148	296,460	275,768	201,055	179,860	120,817	250,768	181,658	163,435	107,884	123,405	168,571	96,405	135,432
	Other operating revenues	57,624	19,943	27,925	14,371	21,687	30,201	16,108	29,033	19,147	22,247	15,431	18,490	6,366	24,351
	②Property-related expenses (¥ Thousands)	101,601	72,045	90,755	46,765	47,945	44,256	54,409	45,224	48,413	35,320	37,870	38,209	32,142	33,190
	Property management fees	40,834	21,449	32,231	13,003	17,164	10,634	18,943	21,305	17,076	10,977	11,113	14,838	6,135	12,475
	Taxes	19,672	30,444	24,708	15,583	11,671	16,876	18,509	6,231	15,352	5,048	10,498	9,528	10,265	9,172
	Utilities	38,006	16,727	20,466	11,174	13,666	8,998	12,682	15,441	10,540	10,354	8,375	9,045	3,575	8,407
	Repairs and maintenance costs	643	412	4,926	1,403	820	6,637	1,021	852	977	2,643	807	1,259	9,386	1,554
	Insurance	552	400	502	332	303	248	362	377	325	319	194	245	107	227
Trust fees and other expenses	1,892	2,611	7,921	5,267	4,319	860	2,891	1,015	4,143	5,976	6,880	3,292	2,672	1,353	
③NOI (=①-②) (¥ Thousands)	308,170	244,359	212,938	168,661	153,602	106,763	212,467	165,467	134,169	94,811	100,966	148,852	70,629	126,594	
④Depreciation (¥ Thousands)	76,970	11,743	14,397	25,764	28,477	40,256	28,750	32,903	25,384	34,945	20,872	26,989	13,134	50,466	
⑤Rental operating income (=③-④) (¥ Thousands)	231,199	232,615	198,540	142,897	125,125	66,506	183,716	132,563	108,784	59,866	80,093	121,862	57,495	76,128	
⑥Capital expenditures (¥ Thousands)	-	1,358	14,913	117,279	1,155	6,616	7,486	12,319	2,635	11,950	4,867	11,995	700	8,578	
⑦NCF (=⑤-⑥) (¥ Thousands)	308,170	243,001	198,024	51,381	152,447	100,147	204,981	153,148	131,533	82,860	96,099	136,857	69,929	118,016	
Reference	Expense ratio (=②/①)	24.8%	22.8%	29.9%	21.7%	23.8%	29.3%	20.4%	21.5%	26.5%	27.1%	27.3%	20.4%	31.3%	20.8%
	Property tax for the year 2009 (¥ Thousands)	39,343	60,888	49,415	31,031	23,339	33,753	37,018	24,921	30,703	20,168	20,995	19,056	20,530	18,337
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	14,651	11,444	10,543	7,838	7,247	5,260	9,782	7,676	6,464	4,590	4,893	6,855	3,538	5,844
	Reference: Percentage of rental and other operating revenues	3.58%	3.62%	3.47%	3.64%	3.60%	3.48%	3.67%	3.64%	3.54%	3.53%	3.52%	3.66%	3.44%	3.66%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yrs (¥ Thousands)	110,320	260,050	347,270	323,470	242,590	180,970	214,340	176,760	210,660	192,390	144,400	107,050	70,400	136,230
Reference: Amount of yearly avg.	9,193	21,670	28,939	26,955	20,215	15,080	17,861	14,730	17,555	16,032	12,033	8,920	5,866	11,352	
Assets pledged as collateral		◆	◆	◆	◆	◆	-	◆	◆	-	-	-	◆	◆	◆

[Reference] **Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days** ※As of October 31, 2009

Type		Office Buildings													
Location		Tokyo Metropolitan Area													
Property Name		KDX Kawasaki-Ekimae Hon-cho Building	KDX Hatchobori Building	KDX Omori Building	KDX Hamamatsucho Building	KDX Roppongi 228 Building	KDX Higashi-Shinjuku Building	KDX Kayabacho Building	KDX Jimbocho Building	Nissou Dai-17 Building	KDX Shinbashi Building	KDX Nakano-Sakaue Building	KDX Shin-Yokohama Building	Harajuku F.F. Building	Ikejiri-Oohashi Building
Acquisition Date		February 1, 2008	August 1, 2005	May 1, 2006	May 1, 2006	January 10, 2008	September 1, 2006	May 1, 2006	March 31, 2008	February 1, 2008	May 1, 2006	August 1, 2005	May 1, 2006	August 1, 2005	February 1, 2008
Price Information	Acquisition price (¥ Millions)	3,760	3,680	3,500	3,460	3,300	2,950	2,780	2,760	2,710	2,690	2,533	2,520	2,450	2,400
	Percentage of total portfolio	1.7%	1.7%	1.6%	1.6%	1.5%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.1%	1.1%	1.1%
	Net book value (¥ Millions)	3,900	3,458	3,452	3,344	3,452	3,199	2,877	2,947	2,690	2,672	2,488	2,470	2,476	2,492
	Appraisal value at the end of period (¥ Millions)	3,320	3,440	3,900	3,510	2,240	3,240	2,870	2,450	1,720	2,790	2,400	2,550	2,920	1,700
	Percentage of total appraisal value	1.6%	1.7%	1.9%	1.7%	1.1%	1.6%	1.4%	1.2%	0.8%	1.4%	1.2%	1.3%	1.4%	0.8%
Lease Information	Total of end tenants	1	5	11	8	5	8	5	4	7	5	23	19	3	7
	Leasable floor area (㎡)	5,124.98	3,325.04	4,948.63	2,726.77	1,914.60	5,926.75	3,019.95	2,320.69	2,739.62	1,704.65	4,389.65	4,810.89	3,068.36	2,449.11
	Leased floor area (㎡)	5,124.98	3,096.28	4,948.63	2,726.77	1,003.01	5,926.75	3,019.95	2,320.69	2,739.62	1,704.65	4,008.26	4,480.93	3,068.36	2,236.55
	Occupancy ratio														
	As of October 31, 2009	100.0%	93.1%	100.0%	100.0%	52.4%	100.0%	100.0%	100.0%	100.0%	100.0%	91.3%	93.1%	100.0%	91.3%
	As of April 30, 2009	100.0%	100.0%	94.5%	87.7%	65.2%	97.0%	100.0%	100.0%	100.0%	100.0%	92.3%	93.1%	100.0%	82.6%
	As of October 31, 2008	100.0%	100.0%	100.0%	75.4%	78.0%	86.2%	100.0%	59.8%	100.0%	100.0%	96.5%	83.2%	100.0%	100.0%
	As of April 30, 2008	100.0%	100.0%	100.0%	100.0%	80.4%	82.2%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	91.3%
	As of October 31, 2007	-	100.0%	100.0%	100.0%	-	92.6%	100.0%	-	-	100.0%	100.0%	99.6%	100.0%	-
	As of April 30, 2007	-	100.0%	100.0%	100.0%	-	100.0%	84.9%	-	-	100.0%	100.0%	100.0%	100.0%	-
As of October 31, 2006	-	100.0%	100.0%	100.0%	-	100.0%	100.0%	-	-	100.0%	97.0%	99.6%	100.0%	-	
As of April 30, 2006	-	100.0%	-	-	-	-	-	-	-	-	98.8%	-	100.0%	-	
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	171,306	135,599	162,296	108,855	62,125	149,082	120,966	94,463	79,163	93,822	99,464	114,912	115,560	78,715
	Rental revenues	134,066	112,203	142,237	93,063	39,597	124,965	109,760	87,493	69,825	87,449	86,439	101,764	104,287	65,189
	Other operating revenues	37,240	23,396	20,058	15,792	22,527	24,117	11,205	6,969	9,338	6,372	13,024	13,147	11,273	13,526
	②Property-related expenses (¥ Thousands)	51,704	37,352	49,138	34,997	29,691	48,218	25,919	19,324	20,842	24,208	35,819	27,436	28,247	19,827
	Property management fees	21,315	13,012	17,074	7,888	5,405	14,187	9,340	6,454	8,613	7,181	9,719	13,599	10,036	6,677
	Taxes	3,828	9,254	12,452	8,964	7,077	14,263	7,185	7,285	2,788	10,686	8,065	3,527	7,932	6,152
	Utilities	25,137	9,386	16,149	5,598	4,594	14,178	5,960	4,123	6,732	4,175	5,362	7,911	6,591	4,264
	Repairs and maintenance costs	785	3,082	403	6,289	11,890	3,228	378	1,198	1,537	358	3,371	1,370	814	426
	Insurance	268	215	320	148	97	330	163	118	170	125	282	239	163	146
Trust fees and other expenses	368	2,401	2,739	6,108	626	2,030	2,891	145	1,000	1,680	9,018	789	2,710	2,160	
③NOI (=①-②) (¥ Thousands)	119,602	98,247	113,157	73,858	32,433	100,863	95,046	75,138	58,321	69,613	63,644	87,475	87,313	58,887	
④Depreciation (¥ Thousands)	29,834	37,322	25,991	22,046	4,811	18,439	15,705	14,513	15,937	7,759	31,867	21,387	11,700	10,630	
⑤Rental operating income (=③-④) (¥ Thousands)	89,767	60,924	87,166	51,811	27,621	82,423	79,341	60,625	42,384	61,853	31,777	66,088	75,612	48,256	
⑥Capital expenditures (¥ Thousands)	360	-	600	643	2,492	12,293	4,133	697	-	-	4,323	1,470	1,740	3,475	
⑦NCF (=⑤-⑥) (¥ Thousands)	119,242	98,247	112,557	73,215	29,941	88,570	90,913	74,441	58,321	69,613	59,320	86,005	85,573	55,412	
Reference	Expense ratio (=②/①)	30.2%	27.5%	30.3%	32.2%	47.8%	32.3%	21.4%	20.5%	26.3%	25.8%	36.0%	23.9%	24.4%	25.2%
	Property tax for the year 2009 (¥ Thousands)	15,298	18,509	24,902	17,927	14,142	28,525	14,369	14,410	11,149	21,375	16,129	14,109	15,864	12,302
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	5,936	4,772	5,621	3,728	1,929	5,100	4,408	3,461	2,805	3,335	3,328	4,130	4,140	2,808
	Reference: Percentage of rental and other operating revenues	3.47%	3.52%	3.46%	3.43%	3.11%	3.42%	3.64%	3.66%	3.54%	3.56%	3.35%	3.59%	3.58%	3.57%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yrs (¥ Thousands)	446,967	158,190	276,530	68,180	54,680	200,740	114,840	112,870	88,480	102,789	141,400	194,390	160,510	158,270
Reference: Amount of yearly avg.	37,247	13,182	23,044	5,681	4,556	16,728	9,570	9,405	7,373	8,565	11,783	16,199	13,375	13,189	
Assets pledged as collateral		◆	-	◆	◆	-	◆	◆	◆	◆	-	◆	◆	◆	◆

[Reference] Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days ※As of October 31, 2009

Type		Office Buildings													
Location		Tokyo Metropolitan Area													
Property Name		KDX Kajicho Building	KDX Hamacho Nakanohashi Building	KDX Hamacho Building	KDX Shinjuku 286 Building	FIK Minami Aoyama	KDX Funabashi Building	KDX Hamamatsucho Dai-2 Building	Shin-toshin Maruzen Building	KDX Okachimachi Building	KDX Gobancho Building	Kanda Kihara Building	KDX Yotsuya Building	KDX Iwamoto-cho Building	KDX Shinjuku-Gyoen Building
Acquisition Date		July 3, 2006	February 1, 2008	March 16, 2006	June 1, 2007	August 1, 2005	March 1, 2006	September 1, 2008	February 29, 2008	March 1, 2007	March 31, 2008	August 1, 2005	May 1, 2006	May 1, 2008	August 1, 2005
Price Information	Acquisition price (¥ Millions)	2,350	2,310	2,300	2,300	2,270	2,252	2,200	2,110	2,000	1,951	1,950	1,950	1,864	1,610
	Percentage of total portfolio	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.9%	0.8%	0.7%
	Net book value (¥ Millions)	2,435	2,388	2,276	2,356	2,272	2,453	2,269	2,174	2,140	2,017	1,863	1,963	1,860	1,581
	Appraisal value at the end of period (¥ Millions)	2,300	1,950	2,220	2,050	2,780	1,890	2,010	1,680	1,830	1,510	1,870	2,370	1,470	2,030
	Percentage of total appraisal value	1.1%	1.0%	1.1%	1.0%	1.4%	0.9%	1.0%	0.8%	0.9%	0.7%	0.9%	1.2%	0.7%	1.0%
Lease Information	Total of end tenants	8	7	9	9	5	18	8	5	4	6	8	3	7	1
	Leasable floor area (㎡)	2,562.32	2,245.69	3,102.43	2,447.80	1,823.64	3,874.21	1,953.50	1,938.10	1,792.54	1,651.48	1,945.55	2,536.53	1,524.68	2,105.18
	Leased floor area (㎡)	2,417.15	2,245.69	3,102.43	2,447.80	1,823.64	3,874.21	1,953.50	1,938.10	1,792.54	1,415.52	1,945.55	2,536.53	1,143.32	2,105.18
	Occupancy ratio														
	As of October 31, 2009	94.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.7%	100.0%	100.0%	75.0%	100.0%
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	64.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of October 31, 2008	100.0%	100.0%	100.0%	100.0%	100.0%	98.4%	100.0%	100.0%	100.0%	85.7%	100.0%	100.0%	92.7%	100.0%
	As of April 30, 2008	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	100.0%	89.7%	100.0%	100.0%	100.0%	-	100.0%
	As of October 31, 2007	85.8%	-	100.0%	100.0%	100.0%	100.0%	-	-	100.0%	-	100.0%	100.0%	-	100.0%
	As of April 30, 2007	100.0%	-	100.0%	-	100.0%	100.0%	-	-	100.0%	-	100.0%	100.0%	-	100.0%
As of October 31, 2006	100.0%	-	65.3%	-	100.0%	97.9%	-	-	-	-	100.0%	100.0%	-	100.0%	
As of April 30, 2006	-	-	87.3%	-	100.0%	91.9%	-	-	-	-	100.0%	-	-	100.0%	
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	86,415	80,517	100,478	84,992	103,286	108,848	73,048	48,273	72,543	47,039	71,988	97,025	57,735	73,066
	Rental revenues	79,553	69,328	89,505	65,553	86,547	93,347	65,531	39,231	63,463	42,114	65,908	88,617	54,678	67,277
	Other operating revenues	6,862	11,189	10,973	19,438	16,738	15,500	7,516	9,041	9,080	4,924	6,079	8,408	3,056	5,788
	②Property-related expenses (¥ Thousands)	21,538	19,346	25,969	30,198	24,591	32,393	17,865	17,708	15,246	11,982	19,700	23,325	9,665	16,028
	Property management fees	7,295	7,656	9,465	7,144	6,456	13,470	5,267	5,695	6,032	4,698	6,316	9,424	4,233	5,424
	Taxes	5,696	5,525	7,289	8,841	5,418	3,916	7,948	4,872	3,217	4,203	4,389	6,502	3,141	6,017
	Utilities	4,173	4,420	6,073	6,791	4,314	8,019	4,318	3,690	3,852	2,565	4,799	5,428	2,114	3,534
	Repairs and maintenance costs	330	885	1,310	5,176	384	4,611	76	525	536	410	1,702	1,034	-	382
	Insurance	133	151	187	155	93	234	100	105	80	79	97	139	71	107
Trust fees and other expenses	3,907	707	1,643	2,088	7,924	2,141	155	2,818	1,526	24	2,396	796	104	563	
③NOI (=①-②) (¥ Thousands)	64,877	61,171	74,509	54,793	78,695	76,455	55,182	30,564	57,296	35,057	52,287	73,700	48,069	57,037	
④Depreciation (¥ Thousands)	12,634	11,655	38,449	7,426	7,172	18,708	4,129	7,293	7,604	9,873	16,116	8,451	13,071	13,411	
⑤Rental operating income (=③-④) (¥ Thousands)	52,242	49,516	36,060	47,367	71,522	57,747	51,053	23,270	49,692	25,183	36,171	65,249	34,997	43,626	
⑥Capital expenditures (¥ Thousands)	1,341	4,069	1,611	1,911	-	3,047	4,970	3,344	695	590	14,570	7,746	-	350	
⑦NCF (=⑤-⑥) (¥ Thousands)	63,536	57,102	72,898	52,882	78,695	73,407	50,212	27,219	56,601	34,467	37,717	65,954	48,069	56,687	
Reference	Expense ratio (=②/①)	24.9%	24.0%	25.8%	35.5%	23.8%	29.8%	24.5%	36.7%	21.0%	25.5%	27.4%	24.0%	16.7%	21.9%
	Property tax for the year 2009 (¥ Thousands)	11,393	11,051	14,578	17,682	10,835	15,664	15,895	12,842	6,431	8,214	8,778	12,982	5,823	12,034
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,087	2,891	3,571	2,852	3,713	3,781	2,616	1,608	2,649	1,675	2,536	3,484	2,159	2,655
	Reference: Percentage of rental and other operating revenues	3.57%	3.59%	3.55%	3.36%	3.60%	3.47%	3.58%	3.33%	3.65%	3.56%	3.52%	3.59%	3.74%	3.63%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yrs (¥ Thousands)	96,450	130,030	133,950	169,080	71,790	173,340	81,710	98,710	64,400	55,230	80,430	106,330	19,680	105,730
Reference: Amount of yearly avg.	8,037	10,835	11,162	14,090	5,982	14,445	6,809	8,225	5,366	4,602	6,702	8,860	1,640	8,810	
Assets pledged as collateral		◆	◆	◆	◆	-	◆	-	◆	-	-	◆	-	-	-

[Reference] **Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days** ※As of October 31, 2009

Type		Office Buildings											
Location		Tokyo Metropolitan Area							Other Regional Areas				
Property Name		KDX Kiba Building	KDX Nishi-Shinjuku Building	KDX Monzen-Nakacho Building	KDX Kanda Misaki-cho Building	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Nogizaka Building	KDX Nagoya Sakae Building	Portus Center Building	Karasuma Building	KDX Hakata-Minami Building	KDX Kitahama Building
Acquisition Date		June 20, 2006	April 2, 2007	January 19, 2007	February 1, 2008	March 1, 2007	March 1, 2007	July 14, 2006	July 1, 2009	September 21, 2005	June 1, 2007	February 1, 2008	February 1, 2008
Price Information	Acquisition price (¥ Millions)	1,580	1,500	1,400	1,380	1,305	1,155	1,065	7,550	5,570	5,400	4,900	2,220
	Percentage of total portfolio	0.7%	0.7%	0.6%	0.6%	0.6%	0.5%	0.5%	3.4%	2.5%	2.5%	2.2%	1.0%
	Net book value (¥ Millions)	1,623	1,550	1,443	1,392	1,266	1,321	1,133	7,822	4,941	5,499	4,888	2,219
	Appraisal value at the end of period (¥ Millions)	1,450	1,330	1,280	1,040	1,090	821	872	5,100	4,860	5,400	4,180	1,740
	Percentage of total appraisal value	0.7%	0.7%	0.6%	0.5%	0.5%	0.4%	0.4%	2.5%	2.4%	2.6%	2.0%	0.9%
Lease Information	Total of end tenants	7	8	5	8	10	6	6	12	27	30	43	8
	Leasable floor area (㎡)	2,450.90	1,605.72	2,010.62	1,339.46	2,747.28	2,179.88	1,250.12	6,923.12	11,569.19	8,551.97	10,123.99	3,993.81
	Leased floor area (㎡)	2,450.90	1,605.72	2,010.62	1,339.46	2,747.28	1,866.07	1,250.12	5,008.86	10,243.02	7,363.41	9,555.00	3,850.54
	Occupancy ratio												
	As of October 31, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	100.0%	72.3%	88.5%	86.1%	94.4%	96.4%
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	87.7%	-	93.4%	93.0%	95.8%	100.0%
	As of October 31, 2008	100.0%	100.0%	100.0%	100.0%	88.6%	85.6%	100.0%	-	100.0%	98.1%	95.4%	88.1%
	As of April 30, 2008	88.0%	100.0%	100.0%	86.9%	100.0%	85.6%	100.0%	-	100.0%	98.6%	95.4%	88.1%
	As of October 31, 2007	100.0%	100.0%	84.4%	-	100.0%	85.6%	87.7%	-	94.6%	100.0%	-	-
	As of April 30, 2007	100.0%	100.0%	100.0%	-	100.0%	96.4%	100.0%	-	97.1%	-	-	-
As of October 31, 2006	69.1%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	
As of April 30, 2006	-	-	-	-	-	-	-	-	100.0%	-	-	-	
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	123days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	67,678	57,315	57,849	40,599	65,857	45,972	36,283	36,540	292,351	211,921	207,077	91,082
	Rental revenues	60,242	50,988	46,999	37,454	55,841	39,313	29,025	31,390	239,735	179,692	179,860	71,604
	Other operating revenues	7,435	6,327	10,850	3,144	10,015	6,659	7,258	5,149	52,616	32,228	27,216	19,477
	②Property-related expenses (¥ Thousands)	17,359	17,883	14,587	12,173	18,363	19,614	14,026	40,673	136,397	56,792	53,422	29,685
	Property management fees	6,158	4,984	5,162	4,025	6,636	10,137	3,827	4,814	75,778	21,618	17,598	8,203
	Taxes	5,040	4,642	3,317	2,816	3,989	4,257	3,255	3,421	25,433	10,117	10,082	2,618
	Utilities	4,072	3,428	4,806	2,279	4,827	3,793	2,617	6,300	20,454	18,991	21,607	10,705
	Repairs and maintenance costs	371	4,737	114	2,895	1,476	524	2,722	2,408	10,984	2,619	1,774	2,104
	Insurance	120	90	115	70	161	108	69	271	2,476	470	513	195
Trust fees and other expenses	1,595	-	1,070	86	1,271	792	1,532	23,456	1,269	2,975	1,847	5,857	
③NOI (=①-②) (¥ Thousands)	50,318	39,432	43,262	28,426	47,493	26,358	22,257	△4,133	155,954	155,128	153,654	61,397	
④Depreciation (¥ Thousands)	22,213	9,098	9,364	4,376	24,046	9,994	6,310	47,209	104,524	28,775	32,309	19,555	
⑤Rental operating income (=③-④) (¥ Thousands)	28,105	30,333	33,898	24,049	23,446	16,364	15,946	△51,342	51,429	126,353	121,345	41,841	
⑥Capital expenditures (¥ Thousands)	1,417	2,275	-	-	3,129	-	8,962	5,890	-	1,724	3,472	340	
⑦NCF (=⑤-⑥) (¥ Thousands)	48,900	37,157	43,262	28,426	44,364	26,358	13,295	△10,023	155,954	153,404	150,182	61,057	
Reference	Expense ratio (=②/①)	25.7%	31.2%	25.2%	30.0%	27.9%	42.7%	38.7%	111.3%	46.7%	26.8%	25.8%	32.6%
	Property tax for the year 2009 (¥ Thousands)	10,081	9,281	6,631	5,585	7,979	8,514	6,495	13,670	50,863	40,454	20,160	10,472
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,408	1,974	2,063	1,408	2,313	1,476	1,194	730	9,149	7,490	7,361	3,111
	Reference: Percentage of rental and other operating revenues	3.56%	3.44%	3.57%	3.47%	3.51%	3.21%	3.29%	2.00%	3.13%	3.53%	3.56%	3.42%
	Long-term repairs, maintenance and renovation												
	Estimated amount of 1st yr to 12th yrs (¥ Thousands)	85,850	69,950	61,470	46,140	141,590	109,860	50,870	94,270	527,650	229,180	140,450	167,760
Reference: Amount of yearly avg.	7,154	5,829	5,122	3,845	11,799	9,155	4,239	7,855	43,970	19,098	11,704	13,980	
Assets pledged as collateral		◆	-	◆	-	◆	-	-	◆	◆	◆	-	

Note: The land portion of KDX Nagoya Sakae Building was acquired on April 25, 2008. In addition, the rental revenues includes the 2 months land rents of 16,666 thousand yen.

[Reference] **Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days** ※As of October 31, 2009

Type	Office Buildings				Residential Properties				Central Urban Retail Properties				Total of 65 Properties
Location	Other Regional Areas				Tokyo Metropolitan Area				Other Regional Areas	Tokyo Metropolitan Area			
Property Name	KDX Sendai Building	KDX Minami Sembai Dai-1 Building	KDX Minami Sembai Dai-2 Building	KDX Niigata Building	Residence Charmante Tsukushima	Court Mejiro	Gradito Kawaguchi	Court Shin-Okachimachi	Venus Hibarigaoka	Frame Jinnan-zaka	KDX Yoyogi Building		
Acquisition Date	June 1, 2007	May 1, 2006	May 1, 2006	March 1, 2007	May 1, 2006	August 1, 2005	June 30, 2006	May 1, 2006	December 8, 2005	August 1, 2005	September 30, 2005		
Price Information	Acquisition price (¥ Millions)	2,100	1,610	1,560	1,305	5,353	1,250	1,038	878	1,800	9,900	2,479	220,159
	Percentage of total portfolio	1.0%	0.7%	0.7%	0.6%	2.4%	0.6%	0.5%	0.4%	0.8%	4.5%	1.1%	100.0%
	Net book value (¥ Millions)	2,216	1,518	1,424	1,486	5,201	1,216	1,044	855	1,899	10,017	2,539	222,449
	Appraisal value at the end of period (¥ Millions)	1,510	1,110	1,140	824	4,420	962	951	776	1,370	10,300	1,940	203,936
	Percentage of total appraisal value	0.7%	0.5%	0.6%	0.4%	2.2%	0.5%	0.4%	0.7%	5.1%	1.0%	1.0%	100.0%
Lease Information	Total of end tenants	28	9	21	19	1	17	2	36	114	11	10	794
	Leasable floor area (㎡)	3,955.44	3,108.16	2,699.27	4,046.42	7,711.14	2,046.79	1,619.34	1,377.87	12,829.64	4,655.71	1,175.38	254,225.04
	Leased floor area (㎡)	3,821.44	2,622.96	2,214.81	2,516.45	7,711.14	1,745.62	1,619.34	1,219.18	12,376.91	4,356.61	1,175.38	240,644.36
	Occupancy ratio												
	As of October 31, 2009	96.6%	84.4%	82.1%	62.2%	100.0%	85.3%	100.0%	88.5%	96.5%	93.6%	100.0%	94.7%
	As of April 30, 2009	91.2%	96.9%	88.1%	73.2%	100.0%	96.1%	100.0%	96.5%	98.9%	96.0%	75.9%	95.7%
	As of October 31, 2008	86.2%	91.6%	91.2%	76.2%	100.0%	100.0%	100.0%	100.0%	88.7%	97.9%	91.7%	95.6%
	As of April 30, 2008	93.7%	87.2%	94.1%	61.0%	100.0%	95.1%	100.0%	95.4%	93.0%	97.9%	100.0%	95.9%
	As of October 31, 2007	97.1%	100.0%	93.6%	71.2%	100.0%	100.0%	100.0%	90.7%	94.4%	100.0%	100.0%	96.9%
	As of April 30, 2007	-	100.0%	93.6%	83.9%	100.0%	95.0%	100.0%	91.6%	98.7%	91.7%	100.0%	95.9%
As of October 31, 2006	-	100.0%	90.0%	-	100.0%	100.0%	100.0%	100.0%	84.6%	100.0%	100.0%	95.3%	
As of April 30, 2006	-	-	-	-	-	85.1%	-	-	82.7%	100.0%	87.1%	94.9%	
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	182days
	①Rental and other operating revenues (¥ Thousands)	96,479	64,812	56,107	67,189	167,762	39,437	32,927	27,821	94,480	299,292	64,347	7,889,386
	Rental revenues	82,125	51,000	41,246	50,455	146,882	36,397	32,809	26,316	84,789	263,441	55,906	6,876,196
	Other operating revenues	14,354	13,811	14,860	16,733	20,879	3,039	117	1,504	9,691	35,851	8,441	1,013,190
	②Property-related expenses (¥ Thousands)	49,248	21,643	16,523	29,901	33,372	12,151	5,778	5,451	42,850	57,734	17,287	2,189,363
	Property management fees	11,872	7,288	5,834	13,366	17,173	2,780	2,439	2,125	8,200	19,844	4,304	761,449
	Taxes	7,452	3,538	2,889	8,546	7,363	3,135	1,571	1,118	8,448	15,645	4,051	532,759
	Utilities	8,222	7,068	5,626	4,988	1,138	806	355	347	1,922	18,844	3,837	528,772
	Repairs and maintenance costs	19,530	1,384	1,047	1,317	4,738	2,132	523	612	16,460	1,213	2,143	169,675
	Insurance	233	177	157	261	455	106	70	59	482	267	63	16,029
Trust fees and other expenses	1,936	2,184	968	1,420	2,503	3,190	818	1,188	7,336	1,919	2,887	180,677	
③NOI (=①-②) (¥ Thousands)	47,230	43,169	39,584	37,288	134,389	27,286	27,148	22,369	51,630	241,558	47,060	5,700,022	
④Depreciation (¥ Thousands)	17,893	25,087	29,591	12,180	45,522	11,253	10,026	9,431	22,339	56,797	9,016	1,441,923	
⑤Rental operating income (=③-④) (¥ Thousands)	29,337	18,081	9,992	25,108	88,867	16,032	17,121	12,937	29,291	184,760	38,043	4,258,099	
⑥Capital expenditures (¥ Thousands)	13,272	9,281	5,393	17,934	-	1,462	-	-	44,952	600	1,970	400,404	
⑦NCF (=⑤-⑥) (¥ Thousands)	33,958	33,887	34,191	19,354	134,389	25,823	27,148	22,369	6,678	240,958	45,090	5,299,618	
Reference	Expense ratio (=②/①)	51.0%	33.4%	29.4%	44.5%	19.9%	30.8%	17.5%	19.6%	45.4%	19.3%	26.9%	27.8%
	Property tax for the year 2009 (¥ Thousands)	14,629	14,154	11,556	17,093	14,727	6,270	3,076	2,236	16,899	30,940	8,102	1,162,607
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,932	2,203	1,952	2,132	5,314	1,361	1,226	1,024	2,981	11,037	2,273	276,552
	Reference: Percentage of rental and other operating revenues	3.04%	3.40%	3.48%	3.17%	3.17%	3.45%	3.72%	3.68%	3.16%	3.69%	3.53%	3.51%
	Long-term repairs, maintenance and renovation Estimated amount of 1st yr to 12th yrs (¥ Thousands)	192,400	139,600	104,160	249,590	126,753	74,650	24,690	22,120	339,440	82,330	39,160	9,502,529
Reference: Amount of yearly avg.	16,033	11,633	8,680	20,799	10,562	6,220	2,057	1,843	28,286	6,860	3,263	791,877	
Assets pledged as collateral	◆	◆	◆	-	◆	-	-	-	◆	◆	-	-	

*Percentage are rounded to the first decimal place.

【Reference】 **Earnings Performance for the Individual Properties for the 9th Fiscal Period (May 1, 2009 to October 31, 2009) : 184days** ※As of October 31, 2009

Type	Residential Properties		Total of 2 sold Properties	Total of 67 Properties	
Location	Tokyo Metropolitan Area				
Property Name	Apartments Motoazabu	Apartments Wakamatsu-Kawada			
Acquisition Date	August 1, 2005	August 1, 2005			
Price Information	Acquisition price (¥ Millions)	1,210	1,180	2,390	-
	Percentage of total portfolio	50.6%	49.4%	100.0%	-
	Revenue from sale of the investment property	1,052	930	1,982	-
	Costs of the investment property	1,204	1,144	2,348	-
	Loss on sale of real estate	210	230	440	-
Lease Information	Total of end tenants	-	-	-	-
	Leasable floor area (㎡)	-	-	-	-
	Leased floor area (㎡)	-	-	-	-
	Occupancy ratio	-	-	-	-
	As of October 31, 2009	-	-	-	-
	As of April 30, 2009	84.6%	85.1%	-	-
	As of October 31, 2008	94.6%	100.0%	-	-
	As of April 30, 2008	90.5%	92.0%	-	-
	As of October 31, 2007	97.4%	94.6%	-	-
	As of April 30, 2007	91.7%	97.8%	-	-
Income and Retained Earnings Information for the 9th Fiscal Period	Operating periods	53days	119days	86days	180days
	①Rental and other operating revenues (¥ Thousands)	10,488	21,986	32,474	7,921,861
	Rental revenues	9,311	20,617	29,928	6,906,124
	Other operating revenues	1,177	1,369	2,546	1,015,736
	②Property-related expenses (¥ Thousands)	3,316	7,592	10,908	2,200,272
	Property management fees	923	1,679	2,602	764,051
	Taxes	1,530	2,433	3,963	536,723
	Utilities	123	210	333	529,105
	Repairs and maintenance costs	479	919	1,398	171,074
	Insurance	20	48	68	16,098
	Trust fees and other expenses	239	2,301	2,541	183,218
	③NOI (=①-②) (¥ Thousands)	7,172	14,393	21,566	5,721,589
	④Depreciation (¥ Thousands)	2,217	7,691	9,908	1,451,832
⑤Rental operating income (=③-④) (¥ Thousands)	4,955	6,702	11,657	4,269,756	
⑥Capital expenditures (¥ Thousands)	-	-	-	400,404	
⑦NCF (=③-⑥) (¥ Thousands)	7,172	14,393	21,566	5,321,184	
Expense ratio (=②/①)	31.6%	34.5%	33.6%	27.8%	
Property tax for the year 2009 (¥ Thousands)	-	-	-	-	
Among ② of property management fee (Leasing management fees)(¥Thousands)	360	742	1,102	277,654	
Reference: Percentage of rental and other operating revenues	3.44%	3.38%	3.40%	3.50%	
Long-term repairs, maintenance and renovation	-	-	-	-	
Estimated amount of 1st yr to 12th yrs (¥ Thousands)	-	-	-	-	
Reference : Amount of yearly avg.	-	-	-	-	
Assets pledged as collateral	-	-	-	-	

Note:The Investment Corporation has sold Apartments Motoazabu on June 23, 2009 and Apartments Wakamatsu-Kawada on August 27, 2009.

(Reference) Borrowings

Borrowings on a financial institution basis as of October 31, 2009 are as follows.

Classification	Lender	Drawdown Date	Balance at the End of Previous Period (¥Millions)	Balance at the End of Period (¥Millions)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks	
Short-Term Payable	Citibank Japan, Ltd.	October 31, 2008	1,500	-	0.936	October 30, 2009	Full on maturity	(Note 2)	Secured/ Unguaranteed	
	Mitsubishi UFJ Trust and Banking Corporation	October 31, 2008	1,000	-	1.309	October 31, 2009				
	Citibank Japan, Ltd.	November 4, 2008	1,000	1,000	0.937	November 2, 2009				
	Resona Bank, Ltd.	December 8, 2008	500	500	1.293	December 8, 2009				
	The Chuo Mitsui Trust and Banking Co., Ltd.	January 13, 2009	1,000	1,000	1.285	January 13, 2010				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 27, 2009	500	500	0.993	February 26, 2010				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 30, 2009	2,500	-	1.886	October 30, 2009				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 30, 2009	1,000	1,000	1.885	April 30, 2010				
	Mitsubishi UFJ Trust and Banking Corporation		1,000	1,000						
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 26, 2009	-	1,500	1.836	October 26, 2010				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 30, 2009	-	2,500	1.835	October 30, 2010				
	Mitsubishi UFJ Trust and Banking Corporation		-	1,000						
	Sub Total		10,000	10,000						
Current Portion of Long-Term Payable	Sumitomo Mitsui Banking Corporation	October 31, 2007	2,000	-	1.339	October 31, 2009	Full on maturity	(Note 2)	Secured/ Unguaranteed	
	Sumitomo Mitsui Banking Corporation	April 25, 2008	1,000	-	1.563	October 25, 2009				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,500	-	1.463					
	Sumitomo Mitsui Banking Corporation	April 2, 2007	2,000	2,000	1.574	April 2, 2010				
	Sumitomo Mitsui Banking Corporation	July 31, 2008	1,200	1,200	1.681	January 31, 2010				
	Mitsubishi UFJ Trust and Banking Corporation		1,300	1,300						
	The Chuo Mitsui Trust and Banking Co., Ltd. (Note 3)	August 1, 2005	3,750	3,750	1.288	July 31, 2010				
	Sumitomo Mitsui Banking Corporation (Note 3)		3,750	3,750						
	Mitsubishi UFJ Trust and Banking Corporation (Note 3)		1,500	1,500						
	Resona Bank, Ltd. (Note 3)		500	500						
Resona Bank, Ltd. (Note 3)	October 31, 2008	500	500	1.565	October 31, 2010					
	Sub Total		19,000	14,500						
Long-Term Payable	Aozora Bank, Ltd.	May 1, 2006	1,500	1,500	2.199	April 30, 2011	Full on maturity	(Note 2)	Secured/ Unguaranteed	
	Mitsui Sumitomo Insurance Co., Ltd.		1,000	1,000						
	Development Bank of Japan Inc.		5,000	5,000						2.731
	Mitsubishi UFJ Trust and Banking Corporation	July 14, 2006	1,000	1,000	2.149	July 13, 2011				
	Development Bank of Japan Inc.	September 1, 2006	3,000	3,000	2.124	August 31, 2013				
	The Norinchukin Bank	December 1, 2006	2,500	2,500	1.964	November 30, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd.	April 2, 2007	2,000	2,000	1.875	April 2, 2012				
	The Norinchukin Bank	April 17, 2007	1,500	1,500	1.646	April 16, 2011				
	Sumitomo Mitsui Banking Corporation	January 10, 2008	2,500	2,500	1.503	January 10, 2012				
	Aozora Bank, Ltd.	February 29, 2008	2,000	2,000	1.366	February 28, 2011				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,500	1,500	1.429	August 31, 2011				
	Sumitomo Mitsui Banking Corporation	March 31, 2008	3,000	3,000	1.609	September 30, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd.		2,000	2,000	1.559					
	The Chuo Mitsui Trust and Banking Co., Ltd.	May 1, 2008	1,000	1,000	1.905	November 1, 2011				
	Aozora Bank, Ltd.		1,000	1,000	1.987	February 28, 2011				
	Resona Bank, Ltd.	June 30, 2008	1,500	1,500	2.150	June 30, 2012				
	Development Bank of Japan Inc.		3,000	3,000	2.263	December 28, 2012				
	Aozora Bank, Ltd.	July 15, 2008	2,000	2,000	1.867	March 31, 2011				
	Sumitomo Mitsui Banking Corporation	July 31, 2008	1,300	1,300	1.870	January 31, 2011				
	Mitsubishi UFJ Trust and Banking Corporation		1,400	1,400						
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		800	800						
	Sumitomo Mitsui Banking Corporation		2,200	2,200						
	The Chuo Mitsui Trust and Banking Co., Ltd.		1,000	1,000						
	Resona Bank, Ltd.		300	300						
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 1, 2008	1,000	1,000	1.775	September 1, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 22, 2008	1,250	1,250	1.713	March 22, 2011				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 30, 2008	2,000	2,000	1.818	March 31, 2011				
	Sumitomo Mitsui Banking Corporation	February 27, 2009	500	490	2.071	February 29, 2012				(Note 4)
	Development Bank of Japan Inc.		1,000	980	2.040	August 31, 2012				(Note 5)
	The Chuo Mitsui Trust and Banking Co., Ltd.	April 30, 2009	1,500	1,500	2.225	April 28, 2011				Full on maturity
	Resona Bank, Ltd.		1,000	1,000	2.230					
	Aozora Bank, Ltd.		3,500	3,500	2.458	October 31, 2011				
	Aozora Bank, Ltd.		2,000	2,000	2.458	April 27, 2012				
Sumitomo Mitsui Banking Corporation	October 26, 2009	-	1,000	2.424	October 26, 2013	(Note 6)				
Sumitomo Mitsui Banking Corporation	October 30, 2009	-	2,000	2.445	October 30, 2013	(Note 7)				
	Sub Total		57,750	60,720						
	Total		86,750	85,220						

Notes:

- The average interest rate is the weighted-average interest rate for the fiscal period. The Investment Corporation entered into interest-rate swap transactions with the aim of minimizing the risk of future increase in interest rates. The effect of interest-rate swap transactions has been incorporated into calculations for the weighted-average interest rate.
- Funds procured through borrowings were used to acquire real estate or trust beneficiary interests in real estate and to repay borrowings.
- Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.
- Repayment Method: August 31, 2009 to August 31, 2011: repayment of 10 million yen every 6 months, and February 29, 2012: repayment of 450 million yen
- Repayment Method: August 31, 2009 to February 29, 2012: repayment of 20 million yen every 6 months, and August 31, 2012: repayment of 880 million yen
- Repayment Method: February 26, 2010 to August 31, 2013: repayment of 20 million yen every 6 months, and October 26, 2013: repayment of 840 million yen
- Repayment Method: January 29, 2010 to July 31, 2013: repayment of 40 million yen every 6 months, and October 30, 2013: repayment of 1,680 million yen