

Translation of Japanese Original

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED April 30, 2016 (REIT)

(November 1, 2015 to April 30, 2016)

June 13, 2016

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

Representative: Naokatsu Uchida, Executive Director

Asset Management Company: Kenedix Real Estate Fund Management, Inc.

Representative: Ryosuke Homma, CEO and President

Inquiries: Hikaru Teramoto, General Manager of Planning Department, Office REIT Division

TEL +81-3-5623-8979

Planned submission of semiannual securities report: July 28, 2016 Planned start of distribution payments: July 13, 2016

Preparing presentation material: Yes · NoHold a financial brief meeting: Yes · No (for institutional investors and analysts)

1. PERFORMANCE FOR THE FISCAL PERIOD ENDED April 30, 2016 (November 1, 2015 to April 30, 2016)

(1) Business Results

(Amounts are rounded down to the nearest one million yen.)

(% indications are increase-decrease rate of period-over-period.)

For the six months ended	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%	Millions of Yen	%
April 30, 2016	14,362	4.5	6,102	2.7	4,816	5.5	4,815	5.5
October 31, 2015	13,740	(2.8)	5,940	(9.1)	4,565	(10.7)	4,564	(10.7)

For the six months ended	Net Income per unit	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	Yen	%	%	%
April 30, 2016	11,892	2.3	1.2	33.5
October 31, 2015	11,273	2.2	1.1	33.2

(2) Distribution

(Total distributions are rounded down to the nearest one million yen.)

For the six months ended	Distributions per Unit (Excluding Excess of Earnings)	Total Distributions (Excluding Excess of Earnings)	Distributions in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distribution Ratio to Unitholders' Equity
	Yen	Millions of Yen	Yen	Millions of Yen	%	%
April 30, 2016	10,707	4,335	0	0	90.0	2.0
October 31, 2015	10,300	4,170	0	0	91.4	2.0

Note 1: Distributions per unit for the fiscal period ended October 31, 2015 is calculated by dividing the amount remaining after deducting provision of reserve for reduction entry (¥394 million) from unappropriated retained earnings by the number of investment units issued and outstanding. The main difference between distributions per unit and net income per unit is due to this calculation.

Note 2: Distributions per unit for the fiscal period ended April 30, 2016 is calculated by dividing the amount remaining after deducting provision of reserve for reduction entry (¥480 million) from unappropriated retained earnings by the number of investment units issued and outstanding. The main difference between distributions per unit and net income per unit is due to this calculation.

(3) Financial Position

(Total assets and unitholders' equity are rounded down to the nearest one million yen.)

For the six months ended	Total Assets	Unitholders' Equity	Unitholders' Equity to Total Assets	Unitholders' Equity per Unit
	Millions of Yen	Millions of Yen	%	Yen
April 30, 2016	408,813	212,555	52.0	524,977
October 31, 2015	407,217	211,914	52.0	523,394

(4) Cash Flow Position

(Amounts are rounded down to the nearest one million yen.)

For the six months ended	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at Period End
	Millions of Yen	Millions of Yen	Millions of Yen	Millions of Yen
April 30, 2016	21,248	(20,654)	(3,179)	19,175
October 31, 2015	12,244	(9,109)	(5,099)	21,760

This notice is an English-language translation of the original Japanese announcement on our web site released on June 13, 2016. However, no assurance or warranties are given with respect to the accuracy or completeness of this English-language translation. The Japanese original shall prevail in the case of discrepancies between this translation and the Japanese original.

2. FORECAST OF RESULTS FOR THE FISCAL PERIOD ENDING October 31, 2016 (May 1, 2016 to October 31, 2016)

(% change from the previous fiscal period)

For the six months ending October 31, 2016	Operating Revenues (Millions of Yen)		Operating Income (Millions of Yen)		Ordinary Income (Millions of Yen)		Net Income (Millions of Yen)		Distributions per Unit (Excluding Excess of Earnings)	Distributions in Excess of Earnings per Unit
	Yen	%	Yen	%	Yen	%	Yen	%	Yen	Yen
	13,280	(7.5)	5,491	(10.0)	4,286	(11.0)	4,285	(11.0)	10,920	0

(Reference) Estimated net income per unit for the fiscal period ending October 31, 2016: ¥10,583

Forecasted number of investment units issued and outstanding as of October 31, 2016: 404,885 units

Forecasted average number of investment units during the fiscal period ending October 31, 2016: 404,885 units

Note: Distributions per unit for the fiscal period ending October 31, 2016 is calculated based on distributions of the amount of the reversal of reserve for reduction entry (¥136 million) added Net Income.

*OTHER

(1) Changes in Accounting Policies • Changes in Accounting Estimate • Retrospective Restatement

(a) Changes concerning accounting policy accompanying amendments to accounting standards: No

(b) Changes other than (a): No

(c) Changes in accounting estimate: No

(d) Retrospective restatement: No

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

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

As of April 30, 2016: 404,885 units

As of October 31, 2015: 404,885 units

(b) Number of treasury units at period end

As of April 30, 2016: 0 units

As of October 31, 2015: 0 units

Note: Please refer to page 25 "Notes on the Information per Unit" for the calculation of net income per unit.

*Details concerning actual status of auditing procedures

As of the disclosure of this financial report, auditing procedures for financial statements based on the Financial Instruments and Exchange Law are underway.

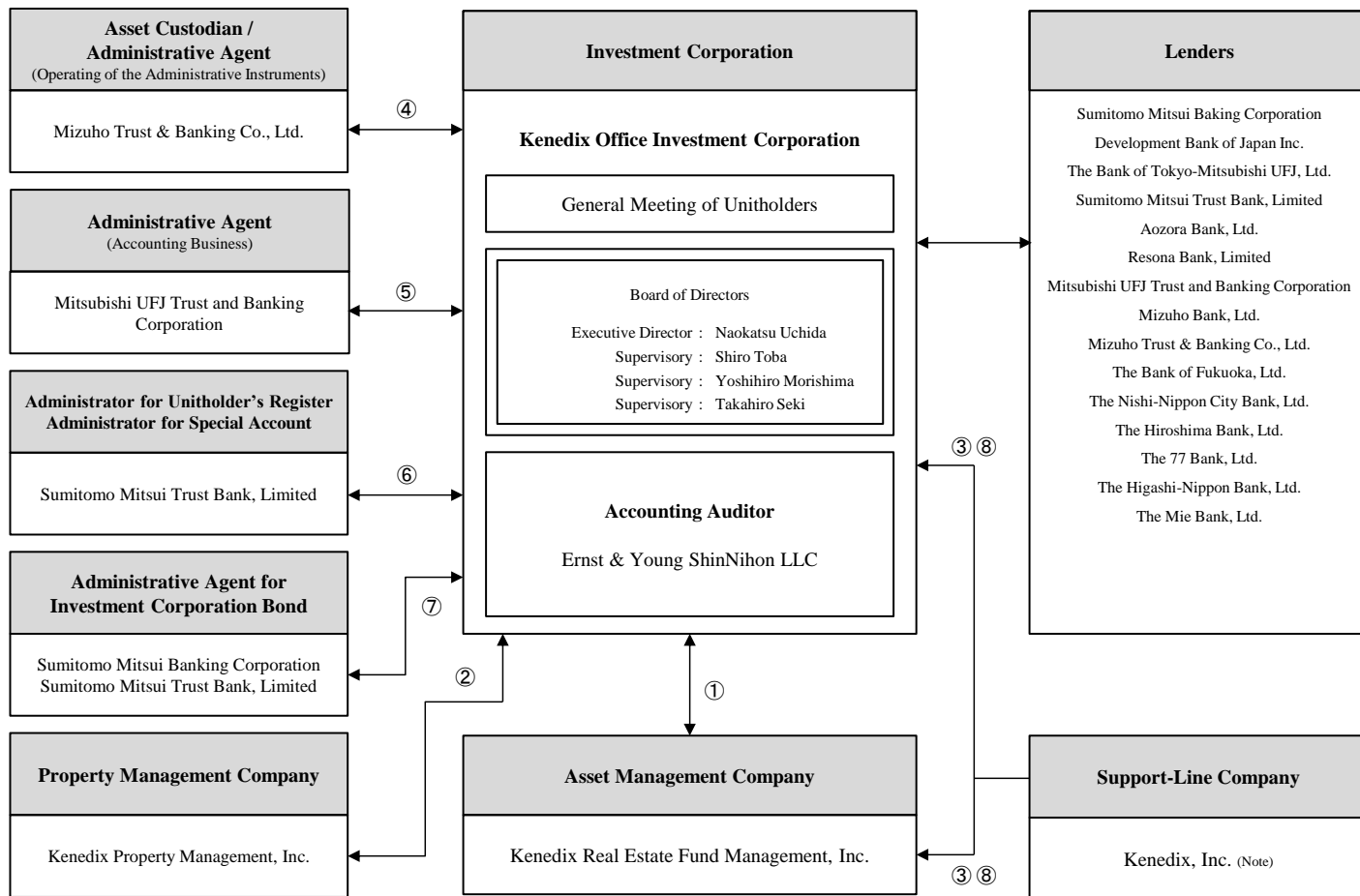
*Explanation on the appropriate use of the forecast of results and other matters of special consideration

Readers are advised that actual operating revenues, operating income, ordinary income, net income and distributions per unit may differ significantly from forecasts due to a variety of factors. Accordingly, the Investment Corporation does not guarantee payment of the forecast distributions per unit. Please refer to page 10 "Preconditions and Assumptions for the Twenty-third Fiscal Period Ending October 31, 2016" for the precondition of forecast for the twenty-third fiscal period ending October 31, 2016.

This notice is an English-language translation of the original Japanese announcement on our web site released on June 13, 2016. However, no assurance or warranties are given with respect to the accuracy or completeness of this English-language translation. The Japanese original shall prevail in the case of discrepancies between this translation and the Japanese original.

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

Basic structure as of June 13, 2016 is as follows.



- ① Asset Management Agreement
- ② Property Management Agreement
- ③ Support-Line Memorandum of Understanding
- ④ Asset Custodian Agreement / Administrative Agency Agreement (Operating of the Administrative Instruments)
- ⑤ Administrative Agency Agreement (Accounting Business)
- ⑥ Unitholder Register Administrative Agency Agreement / Special Account Administrative Agency Agreement
- ⑦ Fiscal Agency Agreement
- ⑧ Trademark License Agreement

(Note) The specified related company of the Investment Corporation (referring to the specified related company stipulated in Article 12, paragraph 3 of the Cabinet Office Ordinance on Disclosure of Information, etc. on Specified Securities (Ordinance of the Ministry of Finance No. 22 of the year 1993, including amendments thereafter)) is Kenedix, Inc. Kenedix, Inc. is the parent company (referring to the parent company stipulated in Article 8, paragraph 3 of Ordinance on Terminology, Forms, and Preparation Methods of Financial Statements, etc. (Ordinance of the Ministry of Finance No.59 of the year 1963, including amendments thereafter)) of the Asset Management Company.

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 January 29, 2016), and accordingly this information has been omitted from this document.

(2) Operating Conditions

① Operating Conditions for the Twenty-second Fiscal Period (fiscal period ended April 30, 2016)

A. The Investment Corporation

Kenedix Office Investment Corporation (“the Investment Corporation”) was established on May 6, 2005 in accordance with the Investment Trust and Investment Corporation Law (Law No. 198 of the year 1951, including amendments thereafter). On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange, Inc. (“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 and including seven global offerings. As a result, as of April 30, 2016, the end of the twenty-second fiscal period, the number of investment units issued and outstanding totaled 404,885 units.

The Investment Corporation appointed Kenedix Real Estate Fund Management, Inc. (“the Asset management Company”) as our asset manager. In collaboration 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 the basic policy of conducting flexible and dynamic investment stance that seeks to respond to its environment and market trends, and endeavors to ensure a timely response to opportunities.

B. Investment Environment and Management Performance

(a) Investment Environment

During the fiscal period under review (fiscal period ended April 30, 2016), the Japanese economy continued to be on a mild recovery trend although individual consumption lacked strength as corporations took a cautious stance towards capital investment against the backdrop of the ongoing appreciation of the yen, etc.

Concerning the office leasing market, demand for relocations for expanded floor area and better location choice continued to be strong in the five central wards of Tokyo, leading to the steady improvement of the average vacancy rate and the rent level. Moreover, the average vacancy rate of major cities across Japan continued to show an improving trend.

In the office building transaction market, domestic investors such as listed J-REITs and real estate companies, overseas investors and such continued to show a strong appetite for property acquisitions. Due partially to such intensifying competition, a decrease in cap rates and an increase in transaction prices further progressed.

(b) Management Performance

As of the end of the previous fiscal period (fiscal period ended October 31, 2015), the Investment Corporation owned 97 properties (with a total acquisition price of ¥388,371 million) and equity interest in a Japanese silent partnership (tokumei kumiai) (“TK”) (acquisition price of ¥1,107 million). During the fiscal period under review (fiscal period ended April 30, 2016), the Investment Corporation acquired two office buildings (Nichigin-mae KD Building: acquisition price of ¥3,500 million, Nittochi Toranomom Building: acquisition price of ¥15,550 million) and, sold KDX Toranomom Building (initial acquisition price of ¥4,400 million), Toranomom Toyo Building (initial acquisition price of ¥9,850 million) (with a total disposition price of ¥15,420 million).

As a result, the number of properties owned as of April 30, 2016 (excluding the TK interest, same applies below.) amounts to 97 (with a total acquisition price of ¥393,171 million). Looking at the portfolio as a whole, 92.3% was comprised of office buildings, 5.6% of central urban retail properties, 1.4% of residential properties and 0.7% of other property on an acquisition price basis. The occupancy ratio as of the end of the twenty-second fiscal period (fiscal period ended April 30, 2016) considerably increased by 2.0 point to 96.9%.

Operation and Management of Existing Properties

The Investment Corporation entrusts property management services (“PM Services”) for its entire portfolio as of the end of the fiscal period under review (fiscal period ended April 30, 2016) (excluding Shinjuku 6-chome Building (Land)) to Kenedix Property Management, Inc. By doing so, the Investment Corporation has strived to unify policies, specifications, procedures, points of contact, etc. for the provision of swift and quality services in the operation and management of properties.

In terms of leasing, in light of the recovery trends of the economy and real estate market, the Investment Corporation sought out potential demand by maintaining close relationships with brokers. Moreover, in order to maintain and raise the competitiveness of office buildings, upgrading of air conditioning systems and repair of common areas, etc. were implemented according to plan.

Consequently, as of the end of the period under review (fiscal period ended April 30, 2016), the occupancy ratio of the Investment Corporation’s owned office buildings in the Tokyo Metropolitan Area stood at 96.4% and for the Investment Corporation’s office buildings overall stood at 96.8%, a significant increase of 2.1 point from the end of the previous fiscal period (fiscal period ended October 31, 2015).

The Investment Corporation proactively negotiated with the tenants that pay rents lower than market rent level among tenants reaching rent

revision period for upward rent revisions, achieved performances in terms of the number of cases and the difference in amounts of upward rent revisions more than the previous fiscal period.

Stable Management through Large Number of Tenants and Tenant Diversification by Sector

The number of end-tenants for our office buildings was 1,105 (Note 1) (Note 2) as of the end of the fiscal period (fiscal period ended April 30, 2016) and diversifying tenant's stratum further. Furthermore, floor area leased to the top 10 office end-tenants as a proportion of total leased floor area of the total portfolio was 8.5%. In addition, tenants of office buildings are in various sectors. As a result, we believe the impact by a certain end-tenant vacating the property or sluggish performance in certain sectors would have a relatively limited effect and will be able to maintain stable revenue.

Note 1: When a tenant is leasing more than one property, it is counted as one tenant and the number of tenants is indicated accordingly.

Note 2: The number of end-tenants for entire portfolio is 1,132 as of the end of the fiscal period (fiscal period ended April 30, 2016).

C. Capital Financing

(a) Investment Corporation Bonds

The Investment Corporation issued the Seventh Series Unsecured Investment Corporation Bonds (totaling ¥1,000 million and maturing in twelve years) on April 28, 2016, and used as a source of funds for the repayment of a portion of borrowings with repayment date of April 28, 2016. As a result, the outstanding investment corporation bonds as of the end of the fiscal period under review (fiscal period ended April 30, 2016) totaled ¥9,300 million.

(b) Status of Borrowings

The Investment Corporation will continue to strive to reduce refinancing risk by diversifying repayment dates for its interest-bearing debt. During the fiscal period under review (fiscal period ended April 30, 2016), the Investment Corporation undertook new borrowings of ¥18,800 million and issued the Seventh Series Unsecured Investment Corporation Bonds (totaling ¥1,000 million) for the funds to repay borrowings of ¥19,800 million that matured during the fiscal period. Also, the Investment Corporation undertook new borrowings of ¥1,000 million at the time of the property acquisition. As a result, the balance of interest-bearing debt as of April 30, 2016 is comprising ¥165,800 million in borrowings (¥2,500 million in short-term borrowings (Note 1) and ¥163,300 million in long-term borrowings (Note 1)) and ¥9,300 million in investment corporation bonds, and interest-bearing debt ratio is 42.8%. (Note 2)

Furthermore, as of the end of fiscal period under review (fiscal period ended April 30, 2016), ¥110,350 million out of ¥114,350 million of long-term borrowings, which have floating interest rates, have been hedged and practically fixed by utilizing interest-rate swap agreements, etc. In addition, the long-term debt ratio (Note 3) was 98.6% and the long-term fixed interest debt ratio (Note 4) was 96.3%.

In addition, the Investment Corporation lengthened the average remaining term of its interest-bearing debt (Note 5), the weighted average based on the balance of interest-bearing debt at the end of each period, from 3.1 years at the end of the eighteenth fiscal period (fiscal period ended April 30, 2014) to 4.7 years at the end of the fiscal period under review (fiscal period ended April 30, 2016). Furthermore, the average interest rate (Note 5) was reduced from 1.65% to 1.25% during the same period, demonstrating a steady reduction of financial costs.

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. However, the borrowings whose period until repayment date have surpassed one year because the repayment date one year from the drawdown date is not a business day and for which the repayment date has been moved to the following business day are included in short-term borrowings. Long-term borrowings refer to borrowings with a period of more than one year from the drawdown date to the repayment date. The same classification criteria apply to other borrowings listed below.

Note 2: Interest-bearing debt ratio = Balance of Interest-bearing debt at the end of fiscal period / Total assets at the end of fiscal period × 100

Note 3: Long-term debt ratio = (Balance of long-term borrowings + Balance of investment corporation bonds) / (Total borrowings + Balance of investment corporation bonds) × 100

Long-term debt ratio is rounded to the nearest first decimal place.

Note 4: 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) × 100

The balance of long-term fixed interest rate borrowings includes long-term borrowings with floating interest rates effectively fixed by utilizing interest-rate swap agreements and excludes long-term borrowings hedged by interest-rate cap agreements. Long-term fixed interest debt ratio is rounded to the nearest first decimal place.

Note 5: Average remaining terms and average interest rates are the weighted average of the period-end remaining terms and interest rates including upfront fees based on the balance of interest-bearing debt. Average remaining terms are rounded to the nearest first decimal place and average interest rates are rounded to the nearest second decimal place respectively.

The balances of borrowings according to financial institutions as of October 31, 2015 and April 30, 2016 are as follows:

Lender	End of Twenty-first Fiscal Period (as of October 31, 2015) (Millions of Yen)	End of Twenty-second Fiscal Period (as of April 30, 2016) (Millions of Yen)	Ratio as of the End of Twenty-second Fiscal Period (%) (Note 6)
Sumitomo Mitsui Banking Corporation	44,300.0	44,300.0	26.7%
Development Bank of Japan Inc.	29,050.0	28,050.0	16.9%
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	22,800.0	22,800.0	13.8%
Sumitomo Mitsui Trust Bank, Limited	18,100.0	19,100.0	11.5%
Aozora Bank, Ltd.	15,600.0	14,600.0	8.8%
Resona Bank, Limited	9,250.0	10,250.0	6.2%
Mitsubishi UFJ Trust and Banking Corporation	10,200.0	10,200.0	6.2%
Mizuho Bank, Ltd.	6,200.0	6,200.0	3.7%
Mizuho Trust & Banking Co., Ltd.	2,800.0	2,800.0	1.7%
The Bank of Fukuoka, Ltd.	2,500.0	2,500.0	1.5%
The Nishi-Nippon City Bank, Ltd.	1,700.0	1,700.0	1.0%
The Hiroshima Bank, Ltd.	1,000.0	1,000.0	0.6%
The 77 Bank, Ltd.	1,000.0	1,000.0	0.6%
The Higashi-Nippon Bank, Limited	800.0	800.0	0.5%
The Mie Bank, Ltd.	500.0	500.0	0.3%
Total	165,800.0	165,800.0	100.0%

Note 6: Percentages as of the end of the fiscal period under review are rounded to the first decimal place.

(c) Status of Credit Rating

The status of the credit ratings as of April 30, 2016 is as follows:

Credit Rating Agency	Details of the Ratings	
Japan Credit Rating Agency, Ltd. (JCR)	Long-Term Issuer Rating	A+ (Outlook: Positive)
	Ratings on Bonds	A+
	Preliminary Rating of Shelf Registration	

(d) Status of Shelf Registration

The Investment Corporation filed a shelf registration statement for investment corporation bonds on February 6, 2015.

Details are as follows.

Planned Issue Amount	¥100,000,000,000
Planned Issuance Period	February 15, 2015 to February 14, 2017
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.

The Seventh Series Unsecured Investment Corporation Bonds of ¥1,000 million was issued based on the above shelf registration on April 28, 2016.

D. Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥14,362 million, operating income of ¥6,102 million, ordinary income of ¥4,816 million and net income of ¥4,815 million for its twenty-second fiscal period (fiscal period ended April 30, 2016).

Cash distributions are paid out to the application of Article 67-15 of the Special Taxation Measures Law (Law No. 26 of the year 1957, including amendments thereafter). In addition, the Investment Corporation has decided to book a portion of its unappropriated retained earnings to internal reserve as a reserve for reduction entry based on application of the "Special Provisions for Taxation in the Event of Advance Acquisition of Land, etc. in 2009 and 2010" (Article 66-2 of the Special Taxation Measures Law) in the fiscal period under review. In accordance with this policy, the Investment Corporation deducted ¥480 million from net income to be set aside as a reserve for reduction entry, the posting of which falls within the scope in application of provisions in Article 66-2 and Article 67-15 of the Special Taxation Measures Law. Subsequently, the distributions per unit resulted in ¥10,707.

② Outlook for next fiscal period

A. Investment Environment

Regarding the outlook for the Japanese economy, a mild recovery trend is expected to continue as the real GDP for January to March 2016 (The First Preliminary Estimates) turned positive growth.

Concerning the office building leasing market, the average vacancy rate in Tokyo's five central wards at the end of April 2016 announced by Miki Shoji Co., Ltd. was 4.23%, down 1.11 point year-on-year. Down 0.23 point compared with the end of the previous fiscal period (fiscal period ended October 31, 2015), improvement in the average vacancy rate continues. In addition, the average rent in Tokyo's five central wards (including newly-built office buildings) has maintained an increasing trend.

In the office building transaction market, although some point out the overheated state, transaction prices are forecasted to continue increasing with investors such as listed J-REITs, domestic real estate companies and foreign investors bearing yet a strong appetite for acquisition, backed by the introduction of the negative interest rate, the robust leasing market and the favorable financing environment.

B. Future Management Policies and Pending Issues

The Investment Corporation adopts the basic policy of conducting flexible and dynamic investment stance that seeks to respond to its environment and market trends, and endeavors to ensure a timely response to opportunities. Based on this policy, the Investment Corporation creates a property investment strategy, management strategy for existing properties, and financial strategy as set forth below and implements them in a flexible and dynamic manner.

(a) Investment Strategy for New Properties and Sales Policy

The Investment Corporation aims for further expansion of its asset size, with the goal of "forming a firm portfolio focusing on mid-sized office buildings" and to become the "No. 1 J-REIT for mid-sized office buildings." The Investment Corporation will keep mid-sized office buildings in the Tokyo Metropolitan Area as its focus, and with regard to central urban retail properties, invest only in those that have rare value as an alternative to office buildings, are located in busy commercial areas and offer a certain amount of office space. In addition, the Investment Corporation believes that maintaining an investment strategy which aims for a certain degree of regional diversification, will be a foundation for constructing a superior portfolio and differentiating the Investment Corporation from others in the business.

Moreover, when acquiring assets, the Investment Corporation will aim for the stable growth of the portfolio, by securing continuous opportunities for acquiring properties and flexible acquisition methods by utilizing the Asset Management Company's own networks and the sponsor company's support line through building multiple pipelines. Also, based on the premises of that the Investment Corporation able to obtain opportunities for property acquisitions in the future, the Investment Corporation might invest in TK interests etc. with the sponsor company on a conjoint basis. In addition, in order to seek diversifying acquisition methods (direct acquisition, equity investment and co-acquisition with the sponsor company), with consideration to the timing or the consistency of the investment principles and to secure mobilizing acquisition of properties, the investment company invests in warehousing related TMK etc. with the sponsor company cooperation. In selling properties, the Investment Corporation will examine the sale of properties individually in considering the use of funds for replacement of assets through new property acquisition or fund-type investments. Of this, concerning residential properties, the Investment Corporation will not only refrain from conducting new investments in principle, 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. On the other hand, the Investment Corporation will decide on the sale of office buildings and central urban retail properties individually by considering the current profitability, revenue projections that take into account future market trends, building age, area and property size, among other factors, and also in light of the significance of the property's presence in the portfolio.

(b) Management Strategy for Existing Properties

Taking into consideration economic and real estate market trends, the Investment Corporation adopts "a tenant-oriented approach which will lead to revenue" for its leasing activities with aims of ensuring a timely and flexible response as well as optimizing tenant satisfaction. Accordingly, the Investment Corporation seeks to aim to maintain / increase cash flow by offering office environments with high tenant satisfaction. Based on the aforementioned in aim to become "the mid-sized office building of the choice," the Asset Management Company undertakes asset management activities as follows:

- Take measures to maintain and raise competitiveness of properties
- Tailor leasing management according to the market environment
- Apply careful control of management and operating costs by taking advantage of portfolio size
- Ensure appropriate response to relevant laws and regulations
- Develop a proactive response to environmental issues

Take measures to maintain and raise competitiveness of properties

The Investment Corporation will implement operation and management in close contact with the actual properties and further enhance the management level. Some specific examples of the operation and management are the installation of automated external defibrillators (AEDs) and service delivery of public wireless LAN in consideration of business continuity plans (BCP) and its corporate social

responsibilities (CSR).

Furthermore, tenants at properties are positioned as important “customers” and the perspective of customer satisfaction (CS) is applied to the management of properties. The Investment Corporation has conducted CS surveys targeting the tenants of its office buildings six times in cooperation with J.D. Power Asia Pacific, Inc., an internationally recognized company that engages in customer satisfaction evaluation (requesting those in charge of general affairs and employees of tenants to complete a questionnaire on the hard aspects such as the building and facilities as well as on the soft aspects such as management and operation, consisting of multiple items for evaluation and open-ended questions). The comprehensive satisfaction rating results for the Sixth CS survey conducted in August 2015 is as follows.

The response of “Satisfied”, “Slightly Satisfied” remains high level nearly equivalent to the Fifth CS Survey conducted in August 2013.

< Comprehensive Satisfaction Rating > (Note 1) (Note 2)

	Satisfied	Slightly Satisfied	Neither	Slightly Dissatisfied	Dissatisfied	Unknown
Sixth CS Survey	24%	51%	18%	6%	1%	1%
Fifth CS Survey	26%	51%	18%	4%	1%	1%

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

Note 2: Ratios are rounded to the nearest unit.

By conducting such surveys continuously and meeting tenant needs, the Investment Corporation is aiming to improve customer satisfaction while also maintaining and improving the competitiveness and asset value of its properties, and to further enhance profitability.

Tailor leasing management according to the market environment

The characteristics of mid-sized office buildings, which are the primary investment target of the Investment Corporation, are that tenant 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 flexible and dynamic leasing activities through sharing information closely with leasing brokers, holding of previews, marketing directly to corporations, utilizing guarantee companies and other measures while closely watching market conditions and timing of changes going forward.

Apply careful control of management and operating costs by taking advantage of portfolio size

The Investment Corporation will carefully control the quality of property management and reduce building maintenance and operating costs by taking advantage of the portfolio size in building maintenance costs, construction bidding and procurement of facilities and equipments, etc. via bulk orders.

Ensure appropriate responses to relevant laws and regulations

The Investment Corporation will gather information on the Building Standards Law (Law No. 201 of the year 1950, including amendments thereafter) and other relevant laws and regulations and any future revisions, in a timely manner and will respond as necessary while considering compliance.

Develop a proactive response to environmental issues

The Investment Corporation is designated as a specified corporation pursuant to the Act on the Rational Use of Energy. The Investment Corporation will research on energy saving and environmental friendliness of mid-sized office buildings, develop medium- to long-term energy saving plans and reduction targets, and proactively institute measures in terms of both hardware (buildings and facilities) and soft services (operating and management services) in an aim to ensure the simultaneous pursuit of return on investment and social benefits. Furthermore, the Investment Corporation will proactively participate in GRESB Survey and engage in efforts for various certification and rating systems such as DBJ Green Building Certification.

(c) Financial Strategy (Debt Financing)

As the environment for procuring interest-bearing debt remains favorable, the Investment Corporation continuously strives to improve the terms and conditions of existing borrowings.

In addition, by taking the following measures, etc., the Investment Corporation aims for stable financial management.

- Reduce refinance risks by diversifying maturities of interest-bearing debts
- Have the procurement ratio of long-term fixed interest borrowings above a certain level
- Control the interest-bearing debt ratio (Note) in a conservative manner (the Investment Corporation will aim to keep the interest-bearing debt ratio to total assets (LTV) at less than 45% level as a rule. However, it will also remain open to the option of increasing LTV to the

upper 40% level in the event of debt financing conducted for the purpose of acquiring competitive properties or otherwise.)

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. In addition, the Investment Corporation aspires to pay attention to the share of each bank and consider as appropriate the introduction of transactions with new banks based on comparison with the conditions with currently transacting banks.

Note: Interest-bearing debt ratio = Balance of interest-bearing debt at the end of fiscal period / Total assets at the end of fiscal period × 100

(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, and make revisions to the information disclosure system when needed. 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.kdo-reit.com/en/>).

(3) Important Subsequent Events

Not applicable

(4) Risk Factors

There are no significant changes to the “Investment Risks” as described in the Securities Report (including any amendments thereto) submitted January 29, 2016.

(5) Outlook

Forecasts for the twenty-third fiscal period (May 1, 2016 to October 31, 2016) are presented as follows.

Operating Revenues	¥13,280 million
Operating Income	¥5,491 million
Ordinary Income	¥4,286 million
Net Income	¥4,285 million
Distributions per Unit	¥10,920

For preconditions and assumptions of the outlook, please see following “Preconditions and Assumptions for the Twenty-third Fiscal Period Ending October 31, 2016”.

Note: Forecast figures above 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 forecasted distribution per unit.

Preconditions and Assumptions for the Twenty-third Fiscal Period Ending October 31, 2016

	Preconditions and Assumptions
Calculation Period	<ul style="list-style-type: none"> The twenty-third fiscal period: May 1, 2016 to October 31, 2016 (184 days)
Property Portfolio	<ul style="list-style-type: none"> The number of real estate and trust beneficiary interests in real estate held by the Investment Corporation as of June 13, 2016 is 97 properties. Forecasts are based on the assumption that the number of properties will remain unchanged (no sale or acquisition of new properties, etc.) until the end of the twenty-third fiscal period. The Investment Corporation also holds the TK equity other than above. It assumes the refund of the TK equity will not occur by the end of the twenty-third fiscal period. The actual results may fluctuate due to changes in the property portfolio.
Operating Revenues	<ul style="list-style-type: none"> Rental revenues are estimated based on valid leasing agreements as of June 13, 2016 and by considering variable factors, such as seasonal factors against the backdrop of historical performance, as well as leasing conditions, such as the recent real estate market conditions, in addition to the difference in number of operating days due to movements in existing investment assets. Dividends received of ¥48 million have been assumed with regard to the TK equity stated in the above “Property Portfolio”. Forecasts are based on the assumption that there will be no rent in arrears or non-payments from tenants.
Operating Expenses	<ul style="list-style-type: none"> Expenses related to rent business other than depreciation are based on the historic expenses, adjusted to reflect expense variables including seasonal factors. An amount of ¥1,269 million has been assumed for property management fees and facility management fees (property management and building maintenance fees, etc.). An amount of ¥1,111 million has been assumed for taxes and public dues (property tax and city-planning tax, etc.). An amount of ¥2,268 million has been assumed for depreciation expense. An amount of ¥484 million has been assumed for repairs, maintenance and renovation expenses. 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 the period. Actual repairs, maintenance and renovation expenses for the fiscal period may, however, differ significantly from estimated amounts due to unforeseen circumstances or emergencies. 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.
Non-Operating Expenses	<ul style="list-style-type: none"> Interest payable (including financing related expenses etc.) of ¥1,128 million is assumed. Amortization of investment unit issuance expenses of ¥56 million is assumed.
Extraordinary Profit/Loss	<ul style="list-style-type: none"> Extraordinary profit/loss is not assumed.
Borrowings and Investment Corporation Bonds	<ul style="list-style-type: none"> The balance of the borrowings and the investment corporation bonds as of June 13, 2016 is ¥165,800 million and ¥9,300 million, respectively. Of the borrowings as of June 13, 2016, a total of ¥13,500 million in borrowings is due for repayment during the twenty-third fiscal period. However, it is assumed that all borrowings will be refinanced. Forecasts are based on the assumption that there will be no maturity for investment corporation bonds during the twenty-third fiscal period.
Investment Units Issued and Outstanding	<ul style="list-style-type: none"> Forecasts are based on the assumption that the number of investment units issued and outstanding as of April 30, 2016 is 404,885 units. Forecasts are based on the assumption that the number of investment units issued and outstanding shall remain unchanged until the end of the twenty-third 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. Distributions per unit are calculated based on the assumption that the amount of the reversal of reserve for reduction entry (¥136 million) added net income is distributed. 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)

	Twenty-first Fiscal Period (As of October 31, 2015)	Twenty-second Fiscal Period (As of April 30, 2016)
Assets		
Current assets		
Cash and deposits	13,556,590	11,235,762
Cash and deposits in trust	9,031,182	9,367,233
Accounts receivable-trade	338,286	341,786
Prepaid expenses	89,218	41,985
Consumption taxes receivable	-	53,578
Other	7,993	17,758
Total current assets	23,023,272	21,058,104
Noncurrent assets		
Property, plant and equipment		
Buildings	18,820,078	19,417,134
Accumulated depreciation	(3,965,311)	(4,278,789)
Buildings, net	14,854,767	15,138,344
Structures	25,235	37,639
Accumulated depreciation	(11,503)	(12,345)
Structures, net	13,731	25,294
Machinery and equipment	366,100	371,786
Accumulated depreciation	(168,934)	(179,333)
Machinery and equipment, net	197,165	192,452
Tools, furniture and fixtures	80,080	84,191
Accumulated depreciation	(44,234)	(47,061)
Tools, furniture and fixtures, net	35,845	37,129
Land	36,424,212	36,424,212
Buildings in trust	113,470,785	116,588,541
Accumulated depreciation	(20,315,884)	(21,695,828)
Buildings in trust, net	93,154,901	94,892,713
Structures in trust	372,063	379,259
Accumulated depreciation	(135,791)	(146,980)
Structures in trust, net	236,271	232,279
Machinery and equipment in trust	1,538,904	1,670,106
Accumulated depreciation	(665,597)	(715,244)
Machinery and equipment in trust, net	873,307	954,862
Tools, furniture and fixtures in trust	423,844	429,890
Accumulated depreciation	(214,392)	(219,426)
Tools, furniture and fixtures in trust, net	209,452	210,464
Land in trust	235,113,750	236,625,041
Total property, plant and equipment	381,113,406	384,732,794
Intangible assets		
Leasehold right	285,350	285,350
Leasehold right in trust	67,884	67,109
Other	-	5,716
Total intangible assets	353,234	358,176
Investments and other assets		
Investment securities	1,100,234	1,089,760
Lease and guarantee deposits	10,000	10,000
Lease and guarantee deposits in trust	122,889	122,889
Long-term prepaid expenses	1,283,764	1,283,195
Other	9,436	5,513
Total investments and other assets	2,526,324	2,511,359

*2

(Thousands of Yen)

	Twenty-first Fiscal Period (As of October 31, 2015)	Twenty-second Fiscal Period (As of April 30, 2016)
Total noncurrent assets	383,992,965	387,602,330
Deferred assets		
Investment corporation bond issuance costs	34,102	42,377
Investment unit issuance expenses	167,122	110,640
Total deferred assets	201,224	153,018
Total assets	407,217,462	408,813,454
Liabilities		
Current Liabilities		
Accounts payable	1,104,158	913,869
Short-term loans payable	2,500,000	2,500,000
Current portion of investment corporation bonds	-	3,000,000
Current portion of long-term loans payable	30,800,000	19,700,000
Accounts payable-other	268,006	257,024
Accrued expenses	89,618	90,456
Income taxes payable	762	799
Accrued consumption taxes	407,556	-
Advances received	1,958,661	2,115,824
Deposits received	46,840	54,160
Total current liabilities	37,175,603	28,632,136
Noncurrent liabilities		
Investment corporation bonds	8,300,000	6,300,000
Long-term loans payable	132,500,000	143,600,000
Tenant leasehold and security deposits	1,857,217	1,938,465
Tenant leasehold and security deposits in trust	15,469,859	15,783,129
Other	-	4,328
Total noncurrent liabilities	158,127,076	167,625,923
Total liabilities	195,302,679	196,258,059
Net assets		
Unitholders' equity		
Unitholders' capital	206,199,945	206,199,945
Surplus		
Voluntary reserve		
Reserve for reduction entry	1,150,494	1,544,521
Total voluntary reserve	1,150,494	1,544,521
Unappropriated retained earnings (undisposed loss)	4,564,342	4,815,255
Total surplus	5,714,837	6,359,776
Total unitholders' equity	211,914,782	212,559,722
Valuation and translation adjustments		
Deferred gains or losses on hedges	-	(4,328)
Total valuation and translation adjustments	-	(4,328)
Total net assets	*1 211,914,782	212,555,394
Total liabilities and net assets	407,217,462	408,813,454

(2) Statements of Income

(Thousands of Yen)

		Twenty-first Fiscal Period	Twenty-second Fiscal Period
		May 1, 2015 to October 31, 2015	November 1, 2015 to April 30, 2016
Operating revenues			
Rental revenues	*1	11,106,553	11,048,079
Other rental revenues	*1	2,119,478	1,763,949
Gain on sales of real estate property	*2	461,366	1,510,168
Dividends income		53,278	40,015
Total operating revenue		13,740,676	14,362,213
Operating expenses			
Property related expenses	*1	6,668,991	6,533,202
Loss on sales of real estate property, etc.	*2	165,690	766,004
Asset management fee		753,003	759,989
Directors' compensation		8,400	8,400
Asset custody fee		22,272	22,177
Administrative service fees		56,265	56,235
Audit fee		11,800	11,800
Other operating expenses		114,023	102,321
Total operating expenses		7,800,447	8,260,131
Operating income		5,940,228	6,102,081
Non-operating income			
Interest income		738	697
Dividends and redemption-prescription		876	1,133
Interest on refund		41	4
Total non-operating income		1,656	1,835
Non-operating expenses			
Interest expenses		986,564	922,754
Interest expenses on investment corporation bonds		71,547	71,137
Borrowing related expenses		220,018	183,756
Amortization of investment corporation bond issuance costs		5,311	5,262
Amortization of investment unit issuance expenses		56,481	56,481
Other		36,357	48,005
Total non-operating expenses		1,376,279	1,287,398
Ordinary income		4,565,604	4,816,518
Income before income taxes		4,565,604	4,816,518
Income taxes-current		1,261	1,262
Income taxes-deferred		1	0
Total income taxes		1,262	1,263
Net income		4,564,342	4,815,255
Unappropriated retained earnings (undisposed loss)		4,564,342	4,815,255

(3) Statements of Unitholders' Equity

Twenty-first fiscal period (May 1, 2015 to October 31, 2015)

(Thousands of Yen)

	Unitholders' equity					Total unitholders' equity	Total net assets
	Unitholders' capital	Surplus			Total surplus		
		Voluntary reserve		Unappropriated retained earnings (undisposed loss)			
		Reserve for reduction entry	Total voluntary reserve				
Balance at the start of current period	206,199,945	640,810	640,810	5,110,392	5,751,203	211,951,148	211,951,148
Changes of items during the period							
Provision of reserve for reduction entry		509,684	509,684	(509,684)	-	-	-
Distribution from surplus				(4,600,708)	(4,600,708)	(4,600,708)	(4,600,708)
Net income				4,564,342	4,564,342	4,564,342	4,564,342
Total changes of items during the period	-	509,684	509,684	(546,049)	(36,365)	(36,365)	(36,365)
Balance at the end of current period	* 206,199,945	1,150,494	1,150,494	4,564,342	5,714,837	211,914,782	211,914,782

Twenty-second fiscal period (November 1, 2015 to April 30, 2016)

(Thousands of Yen)

	Unitholders' equity					Valuation and translation adjustments		Total net assets	
	Unitholders' capital	Surplus			Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments		
		Voluntary reserve		Unappropriated retained earnings (undisposed loss)					
		Reserve for reduction entry	Total voluntary reserve						
Balance at the start of current period	206,199,945	1,150,494	1,150,494	4,564,342	5,714,837	211,914,782	-	-	211,914,782
Changes of items during the period									
Provision of reserve for reduction entry		394,026	394,026	(394,026)	-	-			-
Distribution from surplus				(4,170,315)	(4,170,315)	(4,170,315)			(4,170,315)
Net income				4,815,255	4,815,255	4,815,255			4,815,255
Items other than unitholders' equity, net							(4,328)	(4,328)	(4,328)
Total changes of items during the period	-	394,026	394,026	250,912	644,939	644,939	(4,328)	(4,328)	640,611
Balance at the end of current period	* 206,199,945	1,544,521	1,544,521	4,815,255	6,359,776	212,559,722	(4,328)	(4,328)	212,555,394

(4) Basis for Calculating Cash Distribution

(Unit: Yen)

	Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015)	Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016)
I. Retained earnings at the end of period	4,564,342,368	4,815,255,316
II. Total Distribution (Distribution per Unit)	4,170,315,500 (10,300)	4,335,103,695 (10,707)
III. Voluntary retained earnings (Provision) Provision for reserve for reduction entry	394,026,868	480,151,621
IV. Retained Earnings brought forward to the next period	-	-
Method of calculating the distribution amount	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 that, of the amount remaining after the reserve for reduction entry as stipulated in Article 66-2 of the Special Taxation Measures Law is deducted from unappropriated retained earnings, it shall distribute the maximum amount of retained earnings at the period-end, namely totaling ¥4,170,315,500 to 404,885 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 profit.	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 that, of the amount remaining after the reserve for reduction entry as stipulated in Article 66-2 of the Special Taxation Measures Law is deducted from unappropriated retained earnings, it shall distribute the maximum amount of retained earnings at the period-end, namely totaling ¥4,335,103,695 to 404,885 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 profit.

(5) Statements of Cash Flows

(Thousands of Yen)

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Net cash provided by (used in) operating activities		
Income before income taxes	4,565,604	4,816,518
Depreciation	2,218,870	2,230,944
Amortization of long-term prepaid expenses	214,141	178,006
Interest income	(738)	(697)
Interest expenses	1,058,111	993,892
Amortization of investment unit issuance expenses	56,481	56,481
Amortization of investment corporation bond issuance expenses	5,311	5,262
Decrease (increase) in accounts receivable-trade	(16,371)	(3,499)
Decrease (increase) in consumption taxes refund receivable	-	(53,578)
Decrease (increase) in prepaid expenses	(38,770)	47,233
Increase (decrease) in accounts payable	36,194	(188,896)
Increase (decrease) in accounts payable-other	4,857	(14,635)
Increase (decrease) in accrued consumption taxes	159,195	(407,556)
Increase (decrease) in advances received	(149,339)	157,163
Increase (decrease) in deposits received	(10,631)	7,320
Changes in net property, plant and equipment from sale	1,094,481	-
Changes in net property, plant and equipment held in trust from sale	4,214,660	14,591,895
Decrease (increase) in long-term prepaid expenses	(189,669)	(177,437)
Other	93,403	(781)
Subtotal	13,315,793	22,237,636
Interest income received	738	697
Interest expenses paid	(1,070,730)	(989,130)
Income taxes paid	(925)	(868)
Net cash provided by (used in) operating activities	12,244,875	21,248,334
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	(82,971)	(600,760)
Purchase of property, plant and equipment in trust	(8,995,501)	(19,802,481)
Purchase of intangible assets	-	(5,913)
Payments of tenant leasehold and security deposits	(308,147)	(408,289)
Proceeds from tenant leasehold and security deposits	103,099	317,786
Payments of tenant leasehold and security deposits in trust	(872,701)	(1,087,808)
Proceeds from tenant leasehold and security deposits in trust	997,551	1,533,423
Payments of restricted bank deposits in trust	(59,129)	(600,261)
Proceeds from restricted bank deposits in trust	108,410	-
Net cash provided by (used in) investment activities	(9,109,388)	(20,654,305)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	1,000,000	1,500,000
Decrease in short-term loans payable	(1,500,000)	(1,500,000)
Proceeds from long-term loans payable	14,500,000	18,300,000
Repayment of long-term loans payable	(14,500,000)	(18,300,000)
Proceeds from issuance of investment corporation bond	-	990,471
Dividends paid	(4,599,589)	(4,169,538)
Net cash provided by (used in) financing activities	(5,099,589)	(3,179,066)
Net increase (decrease) in cash and cash equivalents	(1,964,102)	(2,585,038)
Cash and cash equivalents at beginning of period	23,724,684	21,760,581
Cash and cash equivalents at end of period	* 21,760,581	19,175,542

(6) Notes on the Going Concern

Not applicable

(7) Important Accounting Standards

1. Evaluation standards and evaluation method of assets	<p>Securities</p> <p>Other securities</p> <p>Those with no fair value</p> <p>Cost method through moving-average method</p> <p>Concerning silent partnership (tokumei kumiai) (TK) interests, the method of incorporating the amount of equity equivalent to the portion that corresponds to the net gain or loss of TK is added.</p>
2. Depreciation of fixed assets	<p>(1) Property, plant and equipment (includes trust assets)</p> <p>The straight-line method is applied.</p> <p>Useful lives of the assets ranging are as follows:</p> <p>Buildings: 2 to 49 years</p> <p>Structures: 2 to 45 years</p> <p>Machinery and equipment: 3 to 17 years</p> <p>Tools, furniture and fixtures: 3 to 20 years</p> <p>(2) Intangible assets (includes trust assets)</p> <p>The straight-line method is applied.</p> <p>Leasehold rights: Fixed term leasehold is amortized over a contractual period of 48 years and 9 months under the straight-line method.</p> <p>(3) Long-term prepaid expenses</p> <p>The straight-line method is applied.</p>
3. Accounting policies for deferred assets	<p>(1) Investment unit issuance costs</p> <p>Unit issuance costs are amortized over a period of 3 years.</p> <p>(2) Investment corporation bond issuance costs</p> <p>Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.</p>
4. Accounting standards for revenues and expenses	<p>Accounting method for property tax</p> <p>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 the portion of such taxes corresponding to 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. The amount of property taxes included in acquisition prices for the previous fiscal period amounted to ¥13,307 thousand and for the fiscal period under review amounted to ¥83,801 thousand.</p>
5. Accounting for hedges	<p>(1) Hedge accounting method</p> <p>The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap and interest-rate cap agreements that meet the criteria.</p> <p>(2) Hedging instruments and risks hedged</p> <p>Hedge instruments</p> <p>The Investment Corporation enters into interest-rate swap transactions.</p> <p>The Investment Corporation enters into interest-rate cap transactions.</p> <p>Risks hedged</p> <p>Interest rates on debt.</p> <p>(3) Hedging policy</p> <p>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</p> <p>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.</p> <p>However, the interest-rate swap and interest-rate cap agreements that meet the criteria for special treatment, the evaluation of effectiveness are omitted.</p>

6. 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 3 months or less, that are readily convertible to known amounts of cash and present insignificant risk of a change in value.
7. 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</p> <p>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.</p> <p>Important line items included in accounting for financial assets and liabilities in the Investment Corporation's balance sheet are as follows:</p> <ol style="list-style-type: none"> 1. Cash and deposits in trust 2. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust 3. Leasehold rights in trust 4. Lease and guarantee deposits in trust 5. Tenant leasehold and security deposits in trust <p>(2) Accounting method for consumption tax</p> <p>Consumption taxes are separately recorded. Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset.</p>

(8) Notes to the Financial Statements

(Notes to the Balance Sheets)

*1. Minimum unitholders' equity pursuant to Article 67, paragraph 4 of the Act on Investment Trusts and Investment Corporations

	(Thousands of Yen)	
	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
	50,000	50,000

*2. The amount of advanced depreciation of property, plant and equipment acquired by government subsidy

	(Thousands of Yen)	
	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
Buildings in trust	26,230	26,230

(Notes to the Statements of Income)

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

	(Thousands of Yen)	
	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
A. Rental and other operating revenues		
Rental revenues		
Leasing income	9,124,877	9,117,585
Common area charges	1,981,676	1,930,493
Subtotal	11,106,553	11,048,079
Other rental revenues		
Parking space rental revenues	472,738	471,916
Utility charge reimbursement	1,131,095	990,851
Miscellaneous	515,644	301,181
Subtotal	2,119,478	1,763,949
Total rental and other operating revenues	13,226,032	12,812,028
B. Rental and other operating expenses		
Property-related expenses		
Property management fees and facility management fees	1,261,503	1,251,482
Utilities	1,232,969	1,071,934
Taxes	1,097,079	1,112,600
Repairs and maintenance costs	497,904	451,262
Insurance	18,325	17,492
Trust fees	52,439	32,130
Others	289,901	365,553
Depreciation	2,218,870	2,230,747
Total rental and other operating expenses	6,668,991	6,533,202
C. Rental business profit (A – B)	6,557,040	6,278,825

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

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015)

(Thousands of Yen)

(1) Nagoya Nikko Shoken Building	
Revenue from sale of the investment property	4,800,000
Costs of the investment property	4,214,660
Other sales expenses	123,973
Gain on sale of real estate property	461,366

(Thousands of Yen)

(2) KDX Nogizaka Building	
Revenue from sale of the investment property	960,000
Costs of the investment property	1,094,481
Other sales expenses	31,209
Loss on sale of real estate property	165,690

Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016)

(Thousands of Yen)

(1) Toranomon Toyo Building	
Revenue from sale of the investment property	11,470,000
Costs of the investment property	9,899,061
Other sales expenses	60,770
Gain on sale of real estate property	1,510,168

(Thousands of Yen)

(2) KDX Toranomon Building	
Revenue from sale of the investment property	3,950,000
Costs of the investment property	4,692,834
Other sales expenses	23,170
Loss on sale of real estate property	766,004

(Notes to the Statements of Changes in Unitholders' Equity)

*Total number of authorized investment units and total number of investment units issued and outstanding

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Total number of authorized investment units	2,000,000 units	2,000,000 units
Total number of investment units issued and outstanding	404,885 units	404,885 units

(Notes to the Statements of Cash Flow)

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

(Thousands of Yen)

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Cash and deposits	13,556,590	11,235,762
Cash and deposits in trust	9,031,182	9,367,233
Restricted bank deposits held in trust (Note)	(827,191)	(1,427,453)
Cash and cash equivalents	21,760,581	19,175,542

Note: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.

(Notes on the Lease Transactions)

Operating lease transactions

(Lessor)

(Thousands of Yen)

	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
Unearned lease payments		
Due within one year	1,759,328	1,486,303
Due after one year	9,540,265	9,544,085
Total	11,299,593	11,030,389

(Notes on the Financial Instruments)

1. Items with Regard to the current status of Financial Instruments

(1) Action Policy with Regard to Financial Instruments

The Investment Corporation procures essential funds for acquiring properties and undertaking the repayment of loans primarily through bank loans and the issuance of investment corporation bonds and new investment units. The Investment Corporation makes use of derivative instruments primarily as a risk hedge against interest rate fluctuations and to lessen interest-rate payments. In addition, it is company policy to not conduct speculative derivative transactions. Management of surplus funds is undertaken in a prudent manner that considers fully such factors as safety, liquidity, interest rate conditions and cash flows.

(2) Financial Instruments and Respective Risks

Investment securities are TK interests, which are exposed to credit risk of the issuer and risk of fluctuation of value of real estate, etc.

Loans and investment corporation bonds are used primarily for procuring funds necessary for the acquisition of properties and have a redemption date of a maximum of about 12 years following the closing date. Although a certain portion of said liabilities are subject to interest rate fluctuation risks, the Investment Corporation utilizes derivative instruments (interest-rate swap transactions, etc.) in order to hedge against such risks.

Derivative instruments are interest-rate swap and interest-rate cap transactions that are used to hedge against interest rate fluctuation risks. Utilizing interest-rate swap transactions, the Investment Corporation fixed its interest payments for funds procured on a floating interest rate basis or minimizing the risk of interest rate increase. With regard to hedge accounting methods, hedging instruments and hedged items, hedge policy, and the method of evaluation of hedge effectiveness, please see "5. Hedge Accounting Method in notes concerning Important Accounting Standards".

(3) Risk Management Structure with Regard to Financial Instruments

A. Management of Market Risk (Risk Associated with Fluctuations in Interest Rates and Others)

The Investment Corporation uses interest-rate swap etc., in order to minimize risks associated with interest payment rate fluctuations on funds procured.

The Investment Corporation will periodically grasp the value of real estate, etc. and financial condition, etc. of the issuer with regard to investment securities.

B. Management of Liquidity Risk (Risk of Defaulting on Payments by the Due Date) Associated with Funds Procurement

Although loans and other liabilities are subject to liquidity risks, the Investment Corporation reduces such risks by spreading out payment due dates and by using diversified fund procurement methods. Liquidity risk is also managed by such means as regularly checking the balance of cash reserves.

(4) Supplemental Explanation of Items with Regard to Fair Value of Financial Instruments

Included in the fair value of financial products are market prices, or, in the event market prices are not available, prices that are calculated on a rational basis.

Because the factors incorporated into the calculation of these prices are subject to change, differing assumptions are adopted which may alter fair value.

Moreover, the contract amounts, etc. of derivative transactions in "2. Items with Regard to Fair Value of Financial Instruments" do not indicate the market risk of derivative transactions.

2. Items with Regard to Fair Value of Financial Instruments

The book value per the balance sheet, fair values, as well as their difference are as follows. Furthermore, items whose fair values are recognized to be extremely difficult to grasp are not included in the following table (Refer to Note 2).

Twenty-first Fiscal Period (as of October 31, 2015)

(Thousands of Yen)

	Book Value	Fair Value	Difference
(1) Cash and deposits	13,556,590	13,556,590	-
(2) Cash and deposits in trust	9,031,182	9,031,182	-
Total	22,587,772	22,587,772	-
(1) Short-term loans payable	2,500,000	2,500,000	-
(2) Investment corporation bonds	8,300,000	8,474,360	174,360
(3) Long-term loans payable	163,300,000	163,761,383	461,383
Total	174,100,000	174,735,743	635,743
Derivative Transaction	-	-	-

Twenty-second Fiscal Period (as of April 30, 2016)

(Thousands of Yen)

	Book Value	Fair Value	Difference
(1) Cash and deposits	11,235,762	11,235,762	-
(2) Cash and deposits in trust	9,367,233	9,367,233	-
Total	20,602,996	20,602,996	-
(1) Short-term loans payable	2,500,000	2,500,000	-
(2) Investment corporation bonds	9,300,000	9,486,050	186,050
(3) Long-term loans payable	163,300,000	165,889,327	2,589,327
Total	175,100,000	177,875,377	2,775,377
Derivative Transaction	(4,328)	(4,328)	-

Note 1: Items with regard to the calculation method of financial instrument fair value, investment securities and derivative transactions.

Assets

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

Because these are settled in the short-term, the fair value can be considered as equivalent to the book value; therefore, the book value is used to determine fair value.

Liabilities

- (1) Short-term loans payable

Because these are settled in the short-term, the fair value can be considered as equivalent to the book value; therefore, the book value is used to determine fair value.

- (2) Investment corporation bonds

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

- (3) Long-term loans payable

The fair value of long-term borrowings is calculated based on the present value that discounts the total amount of principal and interest by using the estimated interest rate in the event that the Investment Corporation conducts new borrowings of the same type. Among long-term borrowings with floating interest rates, the said borrowings, which are subject to special treatment of interest-rate swaps or caps, are calculated by discounting the total amount of principal and interest, which is handled together with applicable interest-rate swaps or caps, by the rationally estimated interest rate in the case that the same type of borrowings are undertaken.

Derivative Transactions

Please refer to the following "Notes on the Derivative Transactions".

Note 2: Book value of financial instruments for which it is extremely difficult to determine the fair value

(Thousands of Yen)

Classification	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
Investment securities *	1,100,234	1,089,760

*Because no quoted market price is available and it is extremely difficult to determine the fair value, the above TK interests are not included in the preceding table.

Note 3: Redemption schedule of monetary claims after the closing date

Twenty-first Fiscal Period (as of October 31, 2015)

(Thousands of Yen)

	Due within 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Cash and deposits	13,556,590	-	-	-	-	-
Cash and deposits in trust	9,031,182	-	-	-	-	-
Total	22,587,772	-	-	-	-	-

Twenty-second Fiscal Period (as of April 30, 2016)

(Thousands of Yen)

	Due within 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Cash and deposits	11,235,762	-	-	-	-	-
Cash and deposits in trust	9,367,233	-	-	-	-	-
Total	20,602,996	-	-	-	-	-

Note 4: Redemption schedule of investment corporation bonds and repayment schedule of loans after the closing date

Twenty-first Fiscal Period (as of October 31, 2015)

(Thousands of Yen)

	Due within 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Short-term loans payable	2,500,000	-	-	-	-	-
Investment corporation bonds	-	4,500,000	1,800,000	-	-	2,000,000
Long-term loans payable	30,800,000	16,200,000	16,750,000	12,750,000	18,600,000	68,200,000

Twenty-second Fiscal Period (as of April 30, 2016)

(Thousands of Yen)

	Due within 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	More than 5 yrs.
Short-term loans payable	2,500,000	-	-	-	-	-
Investment corporation bonds	3,000,000	1,500,000	1,800,000	-	-	3,000,000
Long-term loans payable	19,700,000	19,250,000	16,050,000	14,700,000	19,600,000	74,000,000

(Notes on the Marketable Securities)

Twenty-first Fiscal Period (as of October 31, 2015) and Twenty-second Fiscal Period (as of April 30, 2016): Not applicable

(Notes on the Derivative Transactions)

(1) Items that do not apply hedge accounting

Twenty-first Fiscal Period (as of October 31, 2015) and Twenty-second Fiscal Period (as of April 30, 2016): Not applicable

(2) Items that apply hedge accounting

Twentieth Fiscal Period (as of April 30, 2015)

(Thousands of Yen)

Hedge accounting method	Type of derivative transactions	Main target of risk hedge	Contracted amount		Fair value	Calculation method for applicable fair value
				More than 1 yr.		
Special treatment of interest-rate swaps	Interest-rate swap transactions Fixed rate payable・Floating rate receivable	Long-term loans payable	98,050,000	92,050,000	*	-
Special treatment of interest-rate caps	Interest-rate cap transactions	Long-term loans payable	3,000,000	500,000	*	-
Total			101,050,000	92,550,000		-

Twenty-first Fiscal Period (as of October 31, 2015)

(Thousands of Yen)

Hedge accounting method	Type of derivative transactions	Main target of risk hedge	Contracted amount		Fair value	Calculation method for applicable fair value
				More than 1 yr.		
Principle method	Interest-rate swap transactions Fixed rate payable・Floating rate receivable	Long-term loans payable	1,000,000	1,000,000	(4,328)	Based on the quoted price obtained from counterparty financial institutions.
Special treatment of interest-rate swaps	Interest-rate swap transactions Fixed rate payable・Floating rate receivable	Long-term loans payable	109,350,000	102,150,000	*	-
Special treatment of interest-rate caps	Interest-rate cap transactions	Long-term loans payable	2,000,000	500,000	*	-
Total			112,350,000	103,650,000	(4,328)	-

* Special treatment of interest-rate swaps or the interest-rate caps is reported at the fair value of applicable long-term loans payable. This is because such swaps or caps are handled together with hedged long-term loans payable.

(Notes on the Retirement Payment)

Twenty-first Fiscal Period (as of October 31, 2015) and Twenty-second Fiscal Period (as of April 30, 2016): Not applicable

(Notes on the Asset Retirement Obligations)

Twenty-first Fiscal Period (as of October 31, 2015) and Twenty-second Fiscal Period (as of April 30, 2016): Not applicable

(Notes on the Segment and Related Information)

1. Segment Information

Disclosure is omitted because the Investment Corporation has been engaged in the real estate leasing business as a sole business and it has no reportable segment subject to disclosure.

2. Related Information

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015)

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the statement of income.

(2) Information about each geographic area

① Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the statement of income.

② Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenues on the statement of income.

Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016)

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the statement of income.

(2) Information about each geographic area

① Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the statement of income.

② Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenues on the statement of income.

(Notes on the Tax-Effect Accounting)

1. Significant components of deferred tax assets and liabilities

(Thousands of Yen)

	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
Deferred tax assets		
Enterprise tax payable not included in expenses	31	31
Deferred gains or losses on hedges	-	1,373
Amortization of leasehold rights in trust	2,460	2,662
Subtotal deferred tax assets	2,492	4,067
Valuation allowance	(2,460)	(4,036)
Total deferred tax assets	31	31

2. Significant components causing difference between statutory income tax rate and the effective tax rate after tax effect accounting

(Unit: %)

	Twenty-first Fiscal Period (as of October 31, 2015)	Twenty-second Fiscal Period (as of April 30, 2016)
Statutory income tax rate	32.31	32.31
(Adjustments)		
Deductible cash distributions	(29.51)	(29.08)
Provision of reserve for reduction entry	(2.79)	(3.22)
Others	0.02	0.02
Effective tax rate after tax effect accounting	0.03	0.03

3. Revision of amount of deferred tax assets and deferred tax liabilities due to change in the tax rate of income taxes

The Act on Partial Revision of the Income Tax Act, etc. (Act No. 15 of 2016) and the Act on Partial Revision of the Local Tax Act, etc. (Act No. 13 of 2016) were enacted in the Diet session on March 29, 2016, which include lowering of the tax rate of income taxes, starting from accounting periods starting on or after April 1, 2016. In accordance with this, the statutory tax rate used to calculate deferred tax assets and deferred tax liabilities is changed from the previous 32.31% to 31.74%. The impact from the tax rate change is minimal.

(Notes on the Gains and Losses on Equity-method, etc.)

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015) and Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016): Not applicable

(Notes on the Related-Party Transactions)

1. Parent Company, major corporate unitholders and other

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015) and Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016): Not applicable

2. Affiliated companies and other

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015) and Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016): Not applicable

3. Fellow subsidiary companies and other

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015) and Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016): Not applicable

4. Directors, major individual unitholders and other

Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015) and Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016): Not applicable

(Notes on the Fair Value of Real Estate for Rental Purposes)

The Investment Corporation owns real estate for rental purposes mainly in the Tokyo Metropolitan Area for the purpose of generating rental revenue.

The book value per balance sheet for the fiscal period under review and fair value concerning the above real estate for rental purposes are as follows.

(Thousands of Yen)

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Book value (Thousands of Yen)		
Balance at the beginning of the period	379,905,813	381,466,640
Changes during the period	1,560,827	3,618,614
Balance at the end of the period	381,466,640	385,085,254
Fair value at the end of period	392,422,000	402,555,000

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

Note 2: Fair value at the end of the fiscal period under review is the appraisal value determined by outside appraisers.

Note 3: Among changes in the amount of real estate for rental purposes that occurred during the twenty-first fiscal period, principal increases were the acquisition of real estate trust beneficiary interests in 2 properties totaling ¥8,621,306 thousand, the sale of real estate in 1 property and real estate trust beneficiary interest in 1 property amounting ¥5,309,141 thousand and depreciation amounting in ¥2,218,870 thousand. For the fiscal period under review, principal increases were the acquisition of real estate trust beneficiary interests in 2 properties totaling ¥19,321,018 thousand, the sale of real estate trust beneficiary interests in 2 properties amounting ¥14,591,895 thousand and depreciation amounting in ¥2,230,747 thousand.

Income and loss for real estate for rental purposes are listed in "Notes to the Statements of Income".

(Notes on the Information per Unit)

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Unitholders' equity per unit	¥523,394	¥524,977
Net income per unit	¥11,273	¥11,892

Note 1: Net income per unit is calculated by dividing net income by the weighted average (based on number of days) number of units. Net income per unit after adjusting for diluted investment units is not included because there were no dilutive investment units.

Note 2: The basis of calculation for the net income per unit is as follow.

	Twenty-first Fiscal Period May 1, 2015 to October 31, 2015	Twenty-second Fiscal Period November 1, 2015 to April 30, 2016
Net income (Thousands of Yen)	4,564,342	4,815,255
Amount not vested in ordinary unitholders (Thousands of Yen)	-	-
Net income for ordinary investment units (Thousands of Yen)	4,564,342	4,815,255
Average number of investment units during the period (unit)	404,885	404,885

(Important Subsequent Events)

Not applicable.

(9) Changes in the number of Investment Units Issued and Outstanding

Changes in the number of investment units issued and outstanding and unitholders' capital in the last 5 years are summarized in the following table.

Settlement Date	Particulars	Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of Yen) (Note 9)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
July 20, 2011	Public offering	51,400	284,950	13,600	146,730	(Note 1)
August 8, 2011	Third-party allotment	1,600	286,550	423	147,153	(Note 2)
November 13, 2013	Public offering	43,800	330,350	18,198	165,351	(Note 3)
December 10, 2013	Third-party allotment	2,190	332,540	909	166,261	(Note 4)
May 27, 2014	Public offering	21,400	353,940	9,876	176,138	(Note 5)
June 24, 2014	Third-party allotment	1,070	355,010	493	176,632	(Note 6)
November 27, 2014	Public offering	47,685	402,695	28,269	204,901	(Note 7)
December 24, 2014	Third-party allotment	2,190	404,885	1,298	206,199	(Note 8)

Note 1: The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of new properties and repayment of borrowings. The offer price was ¥274,510 per unit with an issue price of ¥264,605 per unit.

Note 2: 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 repayment of borrowings. The issue price was ¥264,605 per unit.

Note 3: The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of new properties and repayment of borrowings. The offer price was ¥430,950 per unit with an issue price of ¥415,480 per unit.

Note 4: The Investment Corporation undertook an additional issue of new investment units with an issue price of ¥415,480 per unit by way of third-party allotment because cash on hand was allocated as a portion of the funds for the acquisition of new properties, the funds from the issuance of new Investment Units by third-party allotment are allocated as proceeds to compensate for the decrease of cash on hand.

Note 5: The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of new properties. The offer price was ¥478,725 per unit with an issue price of ¥461,540 per unit.

Note 6: The Investment Corporation undertook an additional issue of new investment units with an issue price of ¥461,540 per unit by way of third-party allotment for the purpose of using as funds for the future acquisition of specified assets or a portion of funds for the repayment of borrowings.

Note 7: The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of new properties and a portion of funds for the repayment of borrowings. The offer price was ¥614,250 per unit with an issue price of ¥592,830 per unit.

Note 8: The Investment Corporation undertook an additional issue of new investment units with an issue price of ¥592,830 per unit by way of third-party allotment for the purpose of using as funds for the future acquisition of specified assets or a portion of funds for the repayment of borrowings.

Note 9: The amounts stated in ¥1 million unit are truncated at less than ¥1 million.

4. Resignation/Appointment of the Director**(1) Resignation/Appointment of the Director of the Investment Corporation**

Not applicable

(2) Resignation/Appointment of the Director of the Asset Management Company

Not applicable

5. Reference Information

(1) Component of Assets

Type of Specified Asset	Type	Area	Twenty-first Fiscal Period (as of October 31, 2015)		Twenty-second Fiscal Period (as of April 30, 2016)	
			Total Amount Held (Millions of Yen) (Note 1)	Ratio (%) (Note 2)	Total Amount Held (Millions of Yen) (Note 1)	Ratio (%) (Note 2)
Real Estate	Office Buildings	Tokyo Metropolitan Area	38,792	9.5	39,179	9.6
		Other Regional Areas	13,018	3.2	12,922	3.2
	Total for Office Buildings		51,811	12.7	52,102	12.7
Total for Real Estate			51,811	12.7	52,102	12.7
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	243,589	59.8	243,794	59.6
		Other Regional Areas	56,770	13.9	60,034	14.7
	Total for Office Buildings		300,359	73.8	303,829	74.3
	Residential Properties	Tokyo Metropolitan Area	4,669	1.1	4,623	1.1
	Total for Residential Properties		4,669	1.1	4,623	1.1
	Central Urban Retail Properties	Tokyo Metropolitan Area	21,652	5.3	21,555	5.3
	Total for Central Urban Retail Properties		21,652	5.3	21,555	5.3
	Others	Tokyo Metropolitan Area	2,973	0.7	2,973	0.7
	Total for Others		2,973	0.7	2,973	0.7
Total of Trust Beneficiary Interests in Real Estate			329,655	81.0	332,982	81.5
Investment Securities (Note 3)			1,100	0.3	1,089	0.3
Bank Deposits and Other Assets			24,650	6.1	22,638	5.5
Total Assets			407,217	100.0	408,813	100.0

Note 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 ¥1 million.

Note 2: "Ratio" is the ratio of the amount allocated in the balance sheets to the total assets rounded to the first decimal place.

Note 3: Interests in a silent partnership operated by G.K. KRF 43 are indicated.

	Twenty-first Fiscal Period (as of October 31, 2015)		Twenty-second Fiscal Period (as of April 30, 2016)	
	Amount (Millions of Yen)	Ratio (%)	Amount (Millions of Yen)	Ratio (%)
Total of Liabilities	195,302	48.0	196,258	48.0
Total Unitholders' Equity	211,914	52.0	212,555	52.0
Total of Assets	407,217	100.0	408,813	100.0

(2) Details of Investment Assets

① Major components of investment securities

Type of Assets	Name	Number of Units	Book Value (Millions of Yen)	Evaluation Value (Note 1) (Millions of Yen)	Ratio (%) (Note 2)
Silent Partnership Equity Interest	G.K. KRF43 Silent Partnership Equity Interest (Note 3)	-	1,089	1,089	0.3

Note 1: Book value is stated for the evaluation value.

Note 2: "Ratio" is the ratio of the amount allocated in the balance sheets to the total assets rounded to the first decimal place.

Note 3: The asset under management is the trust beneficiary interest in real estate of Shinjuku Sanei Building.

②. Properties Roster

A. The Price of the Investment Properties and the Investment Ratio

(Unit: 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 Twenty-first 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-1	KDX Nihonbashi 313 Building	5,940	5,905	6,710	6,940	4.1	6,610	3.9	4.3	B	1.5
		A-3	Higashi-Kayabacho Yuraku Building	4,450	4,152	4,920	4,990	4.5	4,850	4.2	4.6	A	1.1
		A-4	KDX Hatchobori Building	3,680	3,329	3,230	3,330	4.4	3,180	4.2	4.6	B	0.9
		A-5	KDX Nakano-Sakaue Building	2,533	2,373	2,340	2,420	4.6	2,310	4.4	4.8	B	0.6
		A-6	Harajuku F.F. Building	2,450	2,388	3,040	3,060	4.9	3,020	4.6	5.0	A	0.6
		A-7	KDX Minami Aoyama Building	2,270	2,211	2,460	2,480	4.2	2,440	3.9	4.3	A	0.5
		A-8	Kanda Kihara Building	1,950	1,804	1,620	1,680	4.4	1,600	4.2	4.6	B	0.4
		A-13	KDX Kojimachi Building	5,950	5,584	4,610	4,650	4.0	4,560	3.7	4.1	A	1.5
		A-14	KDX Funabashi Building	2,252	2,261	2,060	2,060	5.7	2,050	5.4	5.8	A	0.5
		A-16	Toshin 24 Building	5,300	4,877	4,760	4,790	5.0	4,730	4.7	5.1	A	1.3
		A-17	KDX Ebisu Building	4,640	4,449	4,720	4,740	4.3	4,690	3.9	4.4	A	1.1
		A-19	KDX Hamamatsucho Building	3,460	3,090	3,360	3,480	4.0	3,310	3.8	4.2	B	0.8
		A-20	KDX Kayabacho Building	2,780	2,751	2,530	2,550	4.6	2,500	4.2	4.7	A	0.7
		A-21	KDX Shinbashi Building	3,728	3,772	4,470	4,510	4.0	4,420	3.7	4.1	A	0.9
		A-22	KDX Shin-Yokohama Building	2,520	2,294	2,340	2,360	5.4	2,310	5.1	5.5	A	0.6
		A-26	KDX Kiba Building	1,580	1,475	1,270	1,290	5.3	1,240	4.8	5.3	A	0.4
		A-27	KDX Kajicho Building	2,350	2,294	2,240	2,300	4.4	2,210	4.2	4.6	B	0.5
		A-29	KDX Higashi-Shinjuku Building	2,950	3,073	3,700	3,800	4.5	3,650	4.3	4.7	B	0.7
		A-30	KDX Nishi-Gotanda Building	4,200	3,914	3,690	3,760	4.6	3,620	4.4	4.8	A	1.0
		A-31	KDX Monzen-Nakacho Building	1,400	1,334	1,110	1,160	5.0	1,090	4.8	5.2	B	0.3
		A-32	KDX Shiba-Daimon Building	6,090	6,049	4,970	5,010	4.5	4,920	4.2	4.6	A	1.5
		A-33	KDX Okachimachi Building	2,000	2,060	1,980	2,030	4.5	1,960	4.4	4.7	B	0.5
		A-34	KDX Hon-Atsugi Building	1,305	1,176	1,150	1,190	5.7	1,130	5.5	5.9	B	0.3
		A-35	KDX Hachioji Building	1,155	1,223	1,050	1,040	5.4	1,050	5.2	5.6	B	0.2
		A-37	KDX Ochanomizu Building	6,400	6,450	6,830	6,900	4.3	6,760	4.0	4.4	A	1.6
		A-38	KDX Nishi-Shinjuku Building	1,500	1,537	1,200	1,200	4.7	1,190	4.4	4.8	A	0.3
		A-41	KDX Shinjuku 286 Building	2,300	2,329	2,430	2,440	4.3	2,410	4.0	4.4	A	0.5
		A-45	KDX Roppongi 228 Building	3,300	3,404	2,120	2,150	4.3	2,090	4.0	4.4	A	0.8
		A-46	Hiei Kudan-Kita Building	7,600	7,512	7,910	8,150	4.1	7,810	3.9	4.3	B	1.9
		A-47	KDX Shin-Yokohama 381 Building	5,800	5,540	4,280	4,310	5.4	4,250	5.1	5.5	A	1.4
		A-48	KDX Kawasaki-Ekimaie Hon-cho Building	3,760	3,612	3,060	3,060	5.4	3,060	4.8	5.4	A	0.9
		A-50	KDX Ikejiri-Oohashi Building	2,400	2,379	1,710	1,720	5.1	1,700	4.8	5.2	A	0.6
		A-51	KDX Hamacho Nakanohashi Building	2,310	2,258	1,900	1,920	4.7	1,880	4.4	4.8	A	0.5
		A-52	KDX Kanda Misaki-cho Building	1,380	1,347	961	980	4.6	942	4.3	4.7	A	0.3
		A-55	Shin-toshin Maruzen Building	2,110	2,103	1,650	1,660	4.7	1,640	4.3	4.9	A	0.5
		A-56	KDX Jimbocho Building	2,760	2,885	2,080	2,100	4.6	2,060	4.2	4.7	A	0.7
A-57	KDX Gobancho Building	1,951	1,907	1,420	1,430	4.3	1,410	4.0	4.4	A	0.4		
A-59	KDX Iwamoto-cho Building	1,864	1,700	1,490	1,500	4.8	1,480	4.5	4.9	A	0.4		
A-60	KDX Hatumi Building	10,250	9,110	8,470	8,570	4.4	8,370	4.0	4.4	A	2.6		
A-61	KDX Hamamatsucho Dai-2 Building	2,200	2,250	2,080	2,140	4.0	2,050	3.8	4.2	B	0.5		
A-62	Koishikawa TG Building	3,080	3,034	3,360	3,390	4.5	3,330	4.2	4.6	A	0.7		
A-63	Gotanda TG Building	2,620	2,726	3,020	3,040	4.6	2,990	4.3	4.7	A	0.6		
A-64	KDX Nihonbashi 216 Building	2,010	1,884	1,980	1,990	4.2	1,960	3.9	4.3	A	0.5		
A-66	KDX Shinjuku Building	6,800	6,890	8,010	8,050	4.0	7,970	3.7	4.1	A	1.7		
A-67	KDX Ginza Ichome Building	4,300	4,220	5,480	5,630	3.8	5,420	3.6	4.0	B	1.0		
A-68	KDX Nihonbashi Honcho Building	4,000	3,951	4,530	4,670	4.2	4,470	4.0	4.4	B	1.0		

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Twenty-first 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-71	KDX Iidabashi Building	4,670	4,577	5,370	5,550	4.2	5,290	4.0	4.4	B	1.1	
		A-72	KDX Higashi-Shinagawa Building	4,590	4,779	4,300	4,430	4.4	4,250	4.2	4.6	B	1.1	
		A-73	KDX Hakozaki Building	2,710	2,764	3,180	3,250	4.6	3,150	4.4	4.8	B	0.6	
		A-74	KDX Shin-Nihonbashi Building	2,300	2,139	2,710	2,770	4.0	2,680	3.8	4.2	B	0.5	
		A-75	KDX Nihonbashi Kabutocho Building	11,270	11,164	12,100	12,200	4.3	12,000	3.9	4.3	A	2.8	
		A-78	KDX Tachikawa Ekimae Building	1,267	1,304	1,490	1,490	5.4	1,480	5.1	5.5	A	0.3	
		A-83	KDX Fuchu Building	6,120	5,968	7,170	7,230	5.0	7,150	4.8	5.2	B	1.5	
		A-84	KDX Kasuga Building	2,800	2,781	3,580	3,600	4.5	3,550	4.2	4.6	A	0.7	
		A-85	KDX Nakameguro Building	1,880	1,873	2,490	2,550	4.6	2,470	4.4	4.8	B	0.4	
		A-86	KDX Oniya Building	2,020	2,199	2,720	2,730	5.2	2,720	5.0	5.4	B	0.5	
		A-87	Itoya Nihonbashi SA Building	2,200	2,247	2,460	2,460	4.5	2,460	4.3	4.7	B	0.5	
		A-88	KDX Shinjuku 6-chome Building	1,900	1,893	2,660	2,710	4.4	2,640	4.2	4.6	B	0.4	
		A-89	KDX Takanawadai Building	5,250	5,284	5,980	6,030	4.5	5,930	4.2	4.6	A	1.3	
		A-90	KDX Ikebukuro Building	3,900	3,787	4,680	4,770	4.1	4,640	3.9	4.3	B	0.9	
		A-91	KDX Mita Building	3,180	3,165	3,360	3,380	4.4	3,330	4.1	4.5	A	0.8	
		A-92	KDX Akihabara Building	2,600	2,572	2,980	3,000	4.3	2,950	4.0	4.4	A	0.6	
		A-93	KDX Iidabashi Square	4,350	5,020	4,890	5,050	4.2	4,820	4.0	4.4	B	1.1	
		A-94	KDX Musashi-Kosugi Building	12,000	11,637	13,900	14,000	4.6	13,800	4.3	4.7	A	3.0	
		A-95	KDX Toyosu Grand Square	8,666	8,412	9,030	9,330	4.8	8,900	4.6	5.0	B	2.2	
		A-96	KDX Takadanobaba Building	3,650	3,651	4,170	4,230	4.6	4,150	4.3	4.8	B	0.9	
		A-99	KDX Ikebukuro West Building	1,934	1,992	2,000	2,060	4.5	1,980	4.3	4.7	B	0.4	
		A-101	KDX Yokohama Building	7,210	7,237	8,070	8,360	4.6	7,950	4.4	4.8	B	1.8	
	A-102	KDX Yokohama Nishiguchi Building	2,750	2,757	2,980	3,050	4.7	2,950	4.5	4.9	B	0.6		
	A-103	KDX Shin-Yokohama 214 Building	2,200	2,219	2,290	2,310	5.3	2,260	5.0	5.4	A	0.5		
	A-105	BUREX Toranomon	1,750	1,750	2,380	2,400	3.9	2,350	3.6	4.0	A	0.4		
	A-107	KDX Ginza East Building (Note 6)	3,600	3,613	3,650	3,670	4.4	3,620	4.1	4.5	A	0.9		
	A-108	Pentel Building	3,350	3,567	3,594	3,687	4.1	3,552	3.9	4.3	B	0.8		
	A-109	KDX Hamamatsucho Center Building (Note 6)	3,950	4,003	4,140	4,340	4.0	4,050	3.8	4.2	B	1.0		
	A-112	Nittochi Toranomon Building	15,550	15,713	16,300	16,400	3.7	16,100	3.4	3.8	A	3.9		
	Other Regional Areas	A-12	Portus Center Building	5,570	4,196	5,140	5,190	5.8	5,120	5.6	6.0	B	1.4	
		A-42	KDX Karasuma Building (Note 6)	5,400	5,203	5,270	5,370	5.0	5,230	4.8	5.2	B	1.3	
		A-44	KDX Sendai Building	2,100	2,027	1,660	1,670	5.6	1,660	5.6	5.8	B	0.5	
A-53		KDX Hakata-Minami Building	4,900	4,603	3,730	3,740	6.2	3,710	5.9	6.3	A	1.2		
A-54		KDX Kitahama Building	2,220	2,101	1,610	1,610	5.6	1,610	5.1	5.7	A	0.5		
A-58		KDX Nagoya Sakae Building	7,550	6,934	5,250	5,380	4.6	5,190	4.4	4.8	B	1.9		
A-69		KDX Kobayashi-Doshomachi Building	2,870	2,332	2,570	2,600	6.5	2,540	4.7	6.7	A	0.7		
A-70		KDX Sapporo Building	2,005	1,974	2,080	2,140	5.2	2,060	5.0	5.4	B	0.5		
A-79		KDX Nagoya Ekimae Building	7,327	8,002	8,250	8,340	4.6	8,160	4.3	4.7	A	1.8		
A-82		KDX Higashi Umeda Building	2,770	2,607	3,690	3,770	4.5	3,660	4.3	4.7	B	0.7		
A-97		KDX Utsunomiya Building	2,350	2,364	2,480	2,470	5.8	2,480	5.6	6.0	B	0.5		
A-98		KDX Hiroshima Building	1,300	1,384	1,480	1,490	5.9	1,470	5.6	6.0	A	0.3		
A-100		Senri Life Science Center Building	13,000	12,858	13,100	13,300	4.8	13,000	4.6	5.0	B	3.3		
A-104		KDX Minami-Honmachi Building	2,200	2,151	2,690	2,690	4.8	2,680	4.5	4.9	A	0.5		
A-106		KDX Sakura-dori Building	5,900	6,023	7,450	7,590	4.8	7,390	4.6	5.0	B	1.5		
A-110		KDX Shin-Osaka Building (Note 6)	4,550	4,606	4,830	5,030	4.3	4,750	4.1	4.5	B	1.1		
A-111		Nichigin-mae KD Building	3,500	3,582	3,750	3,800	4.7	3,700	4.4	4.8	A	0.8		
Subtotal of Office Buildings (92 properties)				362,758	355,932	369,955	375,837	-	366,274	-	-	-	92.2	

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Twenty-first Fiscal Period						Appraiser (Note 4)	Ratio (%) (Note 5)
						Direct Capitalization Method		Discounted Cash Flow Method					
						Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)	Terminal Capitalization Rate (%)			
Residential	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	5,353	4,623	4,900	4,930	4.6	4,860	4.3	4.7	A	1.3
Subtotal of Residential Properties (1 property)				5,353	4,623	4,900	4,930	-	4,860	-	-	-	1.3
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	9,900	9,396	10,500	10,600	3.9	10,400	3.6	4.0	A	2.5
		C-2	KDX Yoyogi Building	2,479	2,474	2,110	2,100	4.9	2,110	4.4	5.0	A	0.6
		C-4	Ginza 4chome Tower	9,800	9,684	11,900	12,000	3.5	11,700	3.2	3.6	A	2.4
Subtotal of Central Urban Retail Properties (3 properties)				22,179	21,555	24,510	24,700	-	24,210	-	-	-	5.6
Others	Tokyo Metropolitan Area	D-2	Shinjuku 6-chome Building (Land)	2,880	2,973	3,190	3,220	3.9	3,180	3.8	3.9	B	0.7
Subtotal of Others (1 property)				2,880	2,973	3,190	3,220	-	3,180	-	-	-	0.7
Total of 97 properties				393,171	385,085	402,555	408,687	-	398,524	-	-	-	100.0

Note 1: Acquisition prices are the purchase prices 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.).

Note 2: Figures of less than 1 million are rounded down from the amounts on the balance sheet.

Note 3: Appraisal values (at the end of the twenty-second 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 Japan Real Estate Institute and Daiwa Real Estate Appraisal Co., Ltd.

Note 4: Appraisals of the properties were entrusted to two appraisers: Japan Real Estate Institute and Daiwa Real Estate Appraisal Co., Ltd. In the table, the appraisers are referred to as "A" for Japan Real Estate Institute and "B" for Daiwa Real Estate Appraisal Co., Ltd.

Note 5: 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 (97 properties).

Note 6: The Investment Corporation changed the property names for the following buildings. Same applies below.

No.	New Property Name	Old Property Name	Change of Date
A-42	KDX Karasuma Building	Karasuma Building	February 1, 2016
A-107	KDX Ginza East Building	35 Sankyo Building	February 1, 2016
A-109	KDX Hamamatsucho Center Building	Hamamatsucho Center Building	April 1, 2016
A-110	KDX Shin-Osaka Building	Shin Osaka Center Building	April 1, 2016

B. Property Distribution

Distribution by Property Types

Type	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Office Buildings	92	362,758	92.2
Residential Properties	1	5,353	1.3
Central Urban Retail Properties	3	22,179	5.6
Others	1	2,880	0.7
Total	97	393,171	100.0

Geographic Distribution

Area	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Tokyo Metropolitan Area	80	317,659	80.7
Other Regional Areas	17	75,512	19.2
Total	97	393,171	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	0	-	-
1,000 - 2,500	36	70,843	18.0
2,500 - 5,000	36	126,331	32.1
5,000 - 7,500	15	90,410	22.9
7,500 - 10,000	5	43,516	11.0
10,000 - 12,500	3	33,520	8.5
12,500 - 15,000	1	13,000	3.3
15,000 - 17,500	1	15,550	3.9
Total	97	393,171	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. Accordingly, the sum total of each item may be less than 100%.

C. 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 (m ²) (Note 1)	Usage (Note 2)	Total Floor Area (m ²) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Tokyo Metropolitan Area	A-1	KDX Nihonbashi 313 Building	1,047.72	Offices	8,613.09	SRC B2F9	April 1974	7.32
		A-3	Higashi-Kayabacho Yuraku Building	773.43	Offices	5,916.48	SRC B1F9	January 1987	3.71
		A-4	KDX Hatchobori Building	992.20	Offices	4,800.43	SRC · RC B1F8	June 1993	3.74
		A-5	KDX Nakano-Sakaue Building	1,235.16	Offices, Retail Shops Residential, Parking Storage	6,399.42	SRC B1F11	August 1992	3.72
		A-6	Harajuku F.F. Building	699.67	Retail Shops, Offices Parking	3,812.44	SRC F11	November 1985	5.88
		A-7	KDX Minami Aoyama Building	369.47	Offices, Retail Shops Residential	1,926.98	SRC B1F9	November 1988	6.34
		A-8	Kanda Kihara Building	410.18	Offices	2,393.94	SRC · RC · S B1F8	May 1993	4.26
		A-13	KDX Kojimachi Building	612.17	Offices, Retail Shops	5,323.81	SRC B2F9	May 1994	2.34
		A-14	KDX Funabashi Building	1,180.41	Offices, Retail Shops	5,970.12	SRC B1F8	April 1989	4.17
		A-16	Toshin 24 Building	1,287.16	Offices, Retail Shops Parking	8,483.17	SRC B1F8	September 1984	6.05
		A-17	KDX Ebisu Building	724.22	Offices, Retail Shops	4,394.58	SRC B1F7	January 1992	7.35
		A-19	KDX Hamamatsucho Building	504.26	Offices, Retail Shops Parking	3,592.38	S F9	September 1999	4.86
		A-20	KDX Kayabacho Building	617.17	Offices, Parking	3,804.86	SRC F8	October 1987	4.25
		A-21	KDX Shinbashi Building	536.11	Offices, Retail Shops Parking	3,960.22	SRC · S B1F8	February 1992	4.44
		A-22	KDX Shin-Yokohama Building	705.00	Offices, Retail Shops Parking	6,180.51	S B1F9	September 1990	6.88
		A-26	KDX Kiba Building	922.77	Offices, Parking	2,820.64	RC F5	October 1992	4.70
		A-27	KDX Kajicho Building	526.43	Offices, Retail Shops	3,147.70	SRC B1F8	March 1990	7.11
		A-29	KDX Higashi-Shinjuku Building	1,340.97	Offices Storage, Parking	7,885.40	SRC B1F9	January 1990	6.03
		A-30	KDX Nishi-Gotanda Building	684.41	Offices, Parking	5,192.87	SRC B1F8	November 1992	8.29
		A-31	KDX Monzen-Nakacho Building	580.99	Offices, Retail Shops	2,668.91	SRC F8	September 1986	3.83
		A-32	KDX Shiba-Daimon Building	1,188.28	Offices	7,824.03	SRC B1F9	July 1986	4.58
		A-33	KDX Okachimachi Building	239.72	Offices	1,882.00	S F10	June 1988	4.00
		A-34	KDX Hon-Atsugi Building	724.62	Offices, Retail Shops	3,603.63	SRC F8	May 1995	6.38
		A-35	KDX Hachioji Building	460.62	Offices, Parking Retail Shops	2,821.21	SRC F9	December 1985	7.53
		A-37	KDX Ochanomizu Building	1,515.28	Offices, Storage Retail Shops, Parking Mechanical Room	7,720.08	SRC B1F7	August 1982	5.93
		A-38	KDX Nishi-Shinjuku Building	626.06	Offices, Parking	2,017.63	RC F5	October 1992	10.39
		A-41	KDX Shinjuku 286 Building	421.70	Offices, Parking	3,432.04	SRC · RC B1F9	August 1989	5.92
		A-45	KDX Roppongi 228 Building	408.86	Offices, Retail Shops	2,235.30	SRC B1F9	April 1989	6.45
		A-46	Hiei Kudan-Kita Building	1,844.83	Offices, Retail Shops Office Room Parking, Storage	11,425.31	SRC · S B1F11	March 1988	4.33
		A-47	KDX Shin-Yokohama 381 Building (Note 7)	1,229.24	Offices, Retail Shops Parking, Garbage Room	10,290.30	SRC · RC B1F10	March 1988	10.64
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	1,968.13	Offices	7,420.87	SRC B1F9	February 1985	4.71
		A-50	KDX Ikejiri-Oohashi Building	834.79	Offices	3,482.96	RC B2F9	September 1988	6.75
		A-51	KDX Hamacho Nakanohashi Building	462.29	Offices	3,280.41	SRC F9	September 1988	3.71
		A-52	KDX Kanda Misaki-cho Building	314.54	Offices	1,536.60	SRC B1F7	October 1992	4.89
		A-55	Shin-toshin Maruzen Building	457.64	Offices, Retail Shops Parking	3,439.37	SRC B1F8	July 1990	5.99
		A-56	KDX Jimbocho Building	465.92	Offices	3,292.13	SRC B1F8	May 1994	5.14
		A-57	KDX Gobancho Building	335.70	Offices, Parking	1,893.11	S F8	August 2000	5.05
		A-59	KDX Iwamoto-cho Building	266.86	Offices Residential Complex	1,618.65	S F9	March 2008	5.00
		A-60	KDX Harumi Building	2,230.69	Offices, Retail Shops	12,694.32	S · SRC B1F11	February 2008	7.12
		A-61	KDX Hamamatsucho Dai-2 Building	368.28	Offices	2,478.90	S · SRC B1F8	April 1992	3.78
		A-62	Koishikawa TG Building	1,250.42	Offices, Parking	5,862.02	SRC B1F8	November 1989	6.61
		A-63	Gotanda TG Building	582.90	Offices, Parking	4,440.61	SRC B1F9	April 1988	8.30
		A-64	KDX Nihonbashi 216 Building	307.77	Offices	1,871.62	SRC F9	October 2006	7.86

Type	Area	No.	Property Name	Site Area (m ²) (Note 1)	Usage (Note 2)	Total Floor Area (m ²) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Tokyo Metropolitan Area	A-66	KDX Shinjuku Building	1,118.12	Offices, Retail Shops Parking	10,348.02	S · RC B4F11	May 1993	2.01
		A-67	KDX Ginza Ichome Building	678.24	Offices, Bank	4,724.62	SRC F9	November 1991	6.80
		A-68	KDX Nihonbashi Honcho Building	583.40	Offices, Parking	5,110.45	SRC B1F9	January 1984	4.48
		A-71	KDX Idabashi Building	967.38	Offices, Parking	5,422.64	SRC B1F8	March 1990	4.49
		A-72	KDX Higashi-Shinagawa Building	3,115.45	Offices	10,138.65	S · RC B1F5	January 1993	5.13
		A-73	KDX Hakozaki Building	971.83	Offices, Parking	6,332.48	SRC B1F10	November 1993	4.42
		A-74	KDX Shin-Nihonbashi Building	444.32	Offices, Retail Shops Parking	3,712.25	S B1F10	November 2002	3.42
		A-75	KDX Nihonbashi Kabutocho Building	1,920.79	Offices, Parking	11,705.49	S · SRC B1F8	November 1998	4.89
		A-78	KDX Tachikawa Ekimae Building	464.95	Offices	2,896.48	S B1F8	February 1990	2.19
		A-83	KDX Fuchu Building	2,400.00	Offices, Parking	16,647.00	SRC · S B1F14	March 1996	1.83
		A-84	KDX Kasuga Building	1,319.24	Offices, Retail Shops Parking	6,444.31	SRC B1F10	June 1992	7.43
		A-85	KDX Nakameguro Building	730.26	Offices	3,455.90	SRC F7	October 1985	6.50
		A-86	KDX Omiya Building	775.67	Offices, Retail Shops Parking, Residential	5,055.50	①S · SRC B1F8 ②S F3	April 1993	4.40
		A-87	Itopia Nihonbashi SA Building	1,193.91	Offices, Residential Parking	7,362.25	SRC B1F10	July 1995	3.64
		A-88	KDX Shinjuku 6-chome Building	1,072.03	Offices, Retail Shops, Parking	5,907.00	SRC · RC B2F10	March 1990	6.11
		A-89	KDX Takanawackai Building	2,547.15	Office	9,265.03	SRC B1F9	October 1985	6.17
		A-90	KDX Ikebukuro Building	472.94	Offices, Retail Shops Parking	3,848.18	S · RC B1F10	March 2009	3.78
		A-91	KDX Mita Building	548.72	Offices, Retail Shops Parking	5,007.98	S · SRC B3F11	March 1993	4.81
		A-92	KDX Akihabara Building	374.88	Retail Shops, Office	2,979.14	SRC B1F9	December 1973	4.47
		A-93	KDX Idabashi Square	1,341.98	Offices, Parking	6,764.37	SRC B1F8	January 1994	4.48
		A-94	KDX Musashi-Kosugi Building	3,210.09	Offices, Retail Shops	16,094.14	S B1F11	May 2013	8.11
		A-95	KDX Toyosu Grand Square	20,403.07	Offices, Retail Shops	63,419.60	S F11	April 2008	3.84
		A-96	KDX Takadanobaba Building	1,511.58	Offices, Parking	6,576.07	SRC · RC B2F7	October 1988	6.06
		A-99	KDX Ikebukuro West Building	603.21	Offices, Retail Shops, Parking	3,477.86	SRC F10	July 1988	4.45
		A-101	KDX Yokohama Building	2,499.38	Offices, Parking	15,894.75	SRC · S B1F11	March 1994	8.44
		A-102	KDX Yokohama Nishiguchi Building	1,029.45	Offices	6,556.59	SRC B1F9	October 1988	7.59
		A-103	KDX Shin-Yokohama 214 Building	998.00	Offices, Retail Shops, Parking	6,478.89	SRC B1F8	November 1989	4.72
		A-105	BUREX Toranomon	466.96	Offices	2,808.24	S F13	July 2011	6.57
		A-107	KDX Ginza East Building	1,216.99	Offices, Parking	6,413.60	SRC B1F9	August 1991	5.95
		A-108	Pentel Building	2,502.63	Offices, Bank, Residential	18,880.89	S · SRC B3F14	November 1990	6.22
		A-109	KDX Hamamatsucho Center Building	835.83	Offices, Parking	3,981.69	SRC F7	December 1985	4.21
		A-112	Nittochi Toranomon Building	1,564.12	Offices, Retail Shops Parking	11,212.05	S · SRC B1F11	October 2013	7.93
		A-12	Portus Center Building	13,936.63	Offices, Retail Shops Storage, Parking	79,827.08	SRC · S B2F25	September 1993	6.70
		A-42	KDX Karasuma Building	1,788.67	Offices	12,632.68	SRC B1F8	October 1982	3.88
		A-44	KDX Sendai Building	987.78	Offices	5,918.30	SRC B1F10	February 1984	2.71
A-53	KDX Hakata-Minami Building	1,826.25	Offices, Retail Shops Parking	13,238.16	SRC B1F9	June 1973	0.93		
A-54	KDX Kitahama Building	751.92	Offices, Storage Parking	4,652.96	S F10	July 1994	6.32		
A-58	KDX Nagoya Sakae Building	1,192.22	Offices, Retail Shops	9,594.00	S F11	April 2009	1.12		
A-69	KDX Kobayashi-Doshomachi Building (Note 9)	1,561.04	Offices, Parking Retail Shops	10,723.83	S · SRC B1F12	July 2009	10.99		
A-70	KDX Sapporo Building	819.44	Offices	5,503.90	SRC B1F9	October 1989	0.41		
A-79	KDX Nagoya Ekimae Building	1,354.10	Offices, Retail Shops	13,380.30	S · SRC B2F15	April 1986	8.98		
A-82	KDX Higashi Umeda Building	804.50	Offices, Retail Shops Parking	6,805.76	S · SRC B1F10	July 2009	6.11		
A-97	KDX Utsunomiya Building	1,412.00	Offices, Retail Shops Parking	7,742.18	S · SRC B1F10	February 1999	0.98		
A-98	KDX Hiroshima Building	706.78	Offices, Parking Tower	5,718.83	SRC B1F10	January 1990	6.98		
A-100	Senri Life Science Center Building	5,911.08	Offices, Retail Shops Parking	49,260.78	SRC · S B3F21	June 1992	1.34		

Type	Area	No.	Property Name	Site Area (m ²) (Note 1)	Usage (Note 2)	Total Floor Area (m ²) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Other Regional Areas	A-104	KDX Minami-Honmachi Building	882.96	Offices, Retail Shops Parking	7,694.03	S • RC B1F12	December 2009	5.31
		A-106	KDX Sakura-dori Building	2,420.43	Offices, Retail Shops Lounge, Storage	19,680.16	S B1F18	August 1992	10.49
		A-110	KDX Shin-Osaka Building	1,016.54	Offices, Parking Retail Shops	7,987.35	SRC B1F11	May 1992	10.28
		A-111	Nichigin-mae KD Building	732.14	Offices	5,862.22	S B1F10	September 2006	9.67
Subtotal of Office Buildings (92 properties)				-	-	-	-	Avg. 22.0yrs (Note 8)	-
Residential	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	4,252.86	Residential Complex	18,115.39	SRC B1F10	January 2004	5.38
Subtotal of Residential Properties (1 property)				-	-	-	-	Avg. 12.2yrs	-
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	6.80
		C-2	KDX Yoyogi Building	228.74	Retail Shops, Offices	1,269.06	SRC F8	August 1991	4.55
		C-4	GINZA 4chome Tower	688.52	Retail Shops, Offices Parking	6,787.33	S B1F13	November 2008	5.23
Subtotal of Central Urban Retail Properties (3 properties)				-	-	-	-	Avg. 10.9yrs	-
Other	Tokyo Metropolitan Area	D-2	Shinjuku 6-chome Building (Land)	1,355.13	-	-	-	-	-
Subtotal of Others (1 property)				-	-	-	-	-	-
Total of 97 properties				-	-	-	-	Avg. 21.2yrs (Note 8)	2.38

Note 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.

Note 2: Usage is based on data recorded in the land register. For buildings with compartmentalized ownership, the usage type of exclusively-owned area is shown.

Note 3: Total floor area is based on figures recorded in the land register and does not include related structures. The total floor area for the entire building is reported for compartmentalized ownership.

Note 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.

Note 5: Completion date is the date of construction completion recorded in the land register. Average age subtotal and total data are calculated using the weighted-average based on acquisition prices as of April 30, 2016, and are rounded down to the first decimal place.

Note 6: Probable Maximum Loss (PML) data is based on a survey provided by Sompo Risk Management & Health Care Inc. as of May 2016. Sompo Japan Nipponkoa Risk Management Inc. merged with Healthcare Frontier Japan Inc. and Sompo Japan Nipponkoa Healthcare Services Inc. on April 1, 2016 and has changed its name to Sompo Risk Management & Health Care Inc.

Note 7: KDX Shin-Yokohama 381 Building is comprised from two compartmentalized buildings within a single building. By consolidating them together, they become a property that comprises the entire building (total ownership ratio: 100%).

Note 8: Upon calculating the average portfolio age, the completion date of KDX Shin-Yokohama 381 Building is based on the completion date of its existing tower.

Note 9: KDX Kobayashi Doshomachi Building includes the term leasehold interest with a special agreement to transfer building.

(b) Capital Expenditure

① Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds for the twenty-third fiscal period (May 1, 2016 to October 31, 2016) are as follows. Planned capital expenditure may include 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 Sakura-dori Building (Nagoya, Aichi)	Air conditioning system construction, Renewal of mechanical car parking system, other	May 2016 to October 2016	308	-	-
KDX Yokohama Building (Yokohama, Kanagawa)	Air conditioning system construction, other	As above	269	-	-
Senri Life Science Center Building (Toyonaka, Osaka)	Renovation of external wall, Upgrade of exclusively-owned area, other	As above	159	-	-
KDX Hamamatsucho Center Building (Minato-ku, Tokyo)	Air conditioning system construction, other	As above	48	-	-
Harajuku F.F. Building (Shibuya-ku, Tokyo)	Air conditioning system construction, other	As above	37	-	-
KDX Hiroshima Building (Hiroshima, Hiroshima)	Renewal of mechanical car parking system, other	As above	20	-	-
KDX Kiba Building (Koto-ku, Tokyo)	Upgrade of exclusively-owned area, other	As above	18	-	-

Note: The planned amounts of capital expenditure are truncated at less than ¥1 million.

② Capital Expenditures during the Fiscal Period under Review (fiscal period ended April 30, 2016)

The Investment Corporation undertook the following major capital expenditures. In the fiscal period under review (fiscal period ended October 31, 2015), the Investment Corporation completed works across its entire portfolio totaling ¥1,571 million. This total comprised of ¥1,120 million in capital expenditures and ¥451 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
KDX Iidabashi Square (Shinjuku-ku, Tokyo)	Upgrade of exclusively-owned area and common area, Air conditioning system construction, other	November 2015 to April 2016	509
Pentel Building (Chuo-ku, Tokyo)	Air conditioning system construction, other	As above	76
KDX Nagoya Ekimae Building (Nagoya, Aichi)	Elevator repair work, Substation equipment renovation, other	As above	54
KDX Kawasaki-Ekimae Hon-cho Building (Kawasaki, Kanagawa)	Automatic fire alarm and emergency broadcasting system construction, Upgrade of common area, other	As above	37
KDX Shin-Yokohama 214 Building (Yokohama, Kanagawa)	Upgrade of common area, other	As above	28
KDX Ikebukuro West Building (Toshima-ku, Tokyo)	Upgrade of common area, Renewal of mechanical car parking system, other	As above	28
Others			384
Portfolio Total			1,120

Note: The amounts of the capital expenditures are truncated at less than ¥1 million.

③ 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 flow 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 flow.

(Millions of Yen)

Fiscal period	Eighteenth Fiscal Period (November 1, 2013 to April 30, 2014)	Nineteenth Fiscal Period (May 1, 2014 to October 31, 2014)	Twentieth Fiscal Period (November 1, 2014 to April 30, 2015)	Twenty-first Fiscal Period (May 1, 2015 to October 31, 2015)	Twenty-second Fiscal Period (November 1, 2015 to April 30, 2016)
Balance at the beginning of the period	502	493	495	465	-
Reserve for the period	3	12	8	-	-
Reversal of reserve for the period	11	10	37	465	-
Balance brought forward to the next period	493	495	465	-	-

Note: The Investment Corporation has decided not to reserve amount for repairs, maintenance and renovation expenses since the twenty-first fiscal period because they are covered within the scope of the cash flow in each period.

(c) Details of the Tenants

Type	Area	No.	Property Name	Total Leasable Floor Area (m ²) (Note 1)	Total Leased Floor Area (m ²) (Note 2)	No. of Leasable Residential Units (Note 3)	No. of Leased Residential Units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Rental and Other Operating Revenues (Thousands of Yen) (Note 7)	Leashold and Security Deposits (Thousands of Yen) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-1	KDX Nihonbashi 313 Building	5,889.32	5,889.32	-	-	11	100.0	191,975	231,769
		A-3	Higashi-Kayabacho Yuraku Building	4,379.66	4,379.66	-	-	7	100.0	137,148	216,172
		A-4	KDX Hatchobori Building	3,323.14	3,323.14	-	-	4	100.0	105,735	105,161
		A-5	KDX Nakano-Sakaue Building	4,390.25	4,026.06	18	14	22	91.7	87,028	87,611
		A-6	Harajuku F.F. Building	3,071.15	3,071.15	-	-	2	100.0	102,876	141,704
		A-7	KDX Minami Aoyama Building	1,814.56	1,814.56	-	-	8	100.0	74,163	107,055
		A-8	Kanda Kihara Building	1,947.80	1,947.80	-	-	11	100.0	51,815	92,142
		A-13	KDX Kojimachi Building	3,718.99	3,718.99	-	-	9	100.0	136,061	198,655
		A-14	KDX Funabashi Building	3,849.82	3,849.82	-	-	21	100.0	102,804	135,283
		A-16	Toshin 24 Building	6,621.19	6,621.19	-	-	22	100.0	183,945	251,741
		A-17	KDX Ebisu Building	3,074.47	2,562.67	-	-	5	83.4	130,991	240,869
		A-19	KDX Hamamatsucho Building	2,724.35	2,724.35	-	-	9	100.0	97,351	126,185
		A-20	KDX Kayabacho Building	3,019.93	3,019.93	-	-	7	100.0	82,644	101,101
		A-21	KDX Shinbashi Building	2,803.86	2,803.86	-	-	8	100.0	125,197	166,609
		A-22	KDX Shin-Yokohama Building	4,782.67	3,763.88	-	-	15	78.7	79,272	98,570
		A-26	KDX Kiba Building	2,455.44	2,162.54	-	-	5	88.1	44,128	53,725
		A-27	KDX Kajicho Building	2,564.79	2,564.79	-	-	10	100.0	69,704	87,872
		A-29	KDX Higashi-Shinjuku Building	5,914.28	5,914.28	-	-	7	100.0	129,491	119,296
		A-30	KDX Nishi-Gotanda Building	3,881.89	1,841.01	-	-	5	47.4	61,958	79,040
		A-31	KDX Monzen-Nakacho Building	2,008.74	2,008.74	-	-	7	100.0	39,587	46,740
		A-32	KDX Shiba-Daimon Building	5,997.36	5,997.36	-	-	10	100.0	154,978	204,608
		A-33	KDX Okachimachi Building	1,792.54	1,792.54	-	-	2	100.0	67,092	110,237
		A-34	KDX Hon-Atsugi Building	2,747.66	2,657.93	-	-	11	96.7	51,114	68,316
		A-35	KDX Hachioji Building	2,163.36	1,849.55	-	-	9	85.5	40,047	47,453
		A-37	KDX Ochanomizu Building	5,892.44	5,678.52	-	-	8	96.4	186,994	245,634
		A-38	KDX Nishi-Shinjuku Building	1,593.60	1,593.60	-	-	9	100.0	45,796	58,051
		A-41	KDX Shinjuku 286 Building	2,446.12	2,446.12	-	-	7	100.0	78,548	99,609
		A-45	KDX Roppongi 228 Building	1,940.06	1,940.06	-	-	8	100.0	58,967	91,773
		A-46	Hiei Kudan-Kita Building	6,908.84	6,908.84	-	-	14	100.0	232,298	321,424
		A-47	KDX Shin-Yokohama 381 Building	8,131.46	7,807.20	-	-	38	96.0	163,920	231,948
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	5,126.69	5,126.69	-	-	1	100.0	105,515	93,529
		A-50	KDX Ikejiri-Oohashi Building	2,458.64	2,458.64	-	-	8	100.0	69,955	96,301
		A-51	KDX Hamacho Nakanohashi Building	2,238.01	2,238.01	-	-	9	100.0	66,705	88,671
		A-52	KDX Kanda Misaki-cho Building	1,315.96	1,315.96	-	-	8	100.0	28,308	40,408
		A-55	Shin-toshin Maruzen Building	1,912.28	1,912.28	-	-	5	100.0	56,918	74,077
		A-56	KDX Jimbocho Building	2,321.80	2,321.80	-	-	3	100.0	65,721	96,451
		A-57	KDX Gobancho Building	1,649.02	1,649.02	-	-	7	100.0	43,385	54,247
		A-59	KDX Iwamoto-cho Building	1,529.91	1,529.91	3	3	10	100.0	49,259	63,300
		A-60	KDX Harumi Building	9,294.00	8,657.86	-	-	9	93.2	215,570	300,148
		A-61	KDX Hamamatsucho Dai-2 Building	1,954.23	1,954.23	-	-	8	100.0	61,591	98,026
		A-62	Koishikawa TG Building	3,945.54	3,945.54	-	-	5	100.0	128,342	156,741
		A-63	Gotanda TG Building	3,158.67	3,158.67	-	-	10	100.0	91,220	136,590
		A-64	KDX Nihonbashi 216 Building	1,615.20	1,615.20	-	-	8	100.0	57,315	93,402
		A-66	KDX Shinjuku Building	5,836.68	5,736.09	-	-	21	98.3	235,573	310,963
A-67	KDX Ginza Ichome Building	3,573.59	3,507.89	-	-	3	98.2	105,329	186,478		
A-68	KDX Nihonbashi Honcho Building	3,998.39	3,998.39	-	-	8	100.0	134,703	210,391		
A-71	KDX Idabashi Building	4,429.25	4,429.25	-	-	5	100.0	148,935	230,280		
A-72	KDX Higashi-Shinagawa Building	7,117.09	6,289.22	-	-	4	88.4	78,572	201,171		
A-73	KDX Hakozaki Building	3,992.60	3,992.60	-	-	8	100.0	111,090	152,576		
A-74	KDX Shin-Nihonbashi Building	2,658.79	2,658.79	-	-	8	100.0	86,987	124,136		

Type	Area	No.	Property Name	Total Leasable Floor Area (m ²) (Note 1)	Total Leased Floor Area (m ²) (Note 2)	No. of Leasable Residential Units (Note 3)	No. of Leased Residential Units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Rental and Other Operating Revenues (Thousands of Yen) (Note 7)	Leasehold and Security Deposits (Thousands of Yen) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-75	KDX Nihonbashi Kabutocho Building	7,562.93	7,562.93	-	-	7	100.0	280,105	330,311
		A-78	KDX Tachikawa Ekimae Building	1,612.13	1,612.13	-	-	5	100.0	64,206	86,432
		A-83	KDX Fuchu Building	10,151.48	10,004.33	-	-	38	98.6	288,895	361,953
		A-84	KDX Kasuga Building	4,345.13	4,345.13	-	-	15	100.0	126,057	150,464
		A-85	KDX Nakameguro Building	2,724.03	2,328.20	-	-	5	85.5	75,788	104,447
		A-86	KDX Omiya Building	3,814.00	3,814.00	1	1	18	100.0	116,644	184,758
		A-87	Itopia Nihonbashi SA Building	3,106.42	3,106.42	8	8	14	100.0	99,450	119,839
		A-88	KDX Shinjuku 6-chome Building	4,037.44	4,037.44	-	-	7	100.0	93,048	86,041
		A-89	KDX Takanawadai Building	6,951.88	6,537.12	-	-	7	94.0	199,217	246,085
		A-90	KDX Ikebukuro Building	3,110.65	3,110.65	-	-	10	100.0	130,531	197,990
		A-91	KDX Mita Building	3,331.59	3,018.54	-	-	11	90.6	101,103	141,490
		A-92	KDX Akihabara Building	2,289.09	2,289.09	-	-	7	100.0	81,333	99,414
		A-93	KDX Idabashi Square	4,571.92	2,181.66	-	-	3	47.7	1,151	139,382
		A-94	KDX Musashi-Kosugi Building	12,978.52	12,978.52	-	-	9	100.0	429,554	659,542
		A-95	KDX Toyosu Grand Square	11,797.86	11,797.86	-	-	15	100.0	235,851	477,628
		A-96	KDX Takadanobaba Building	4,585.47	4,269.37	-	-	10	93.1	138,139	148,555
		A-99	KDX Ikebukuro West Building	2,553.06	2,553.06	-	-	6	100.0	71,715	57,774
		A-101	KDX Yokohama Building	10,932.12	10,770.72	-	-	25	98.5	284,617	330,249
		A-102	KDX Yokohama Nishiguchi Building	4,980.45	4,980.45	-	-	14	100.0	119,043	146,309
		A-103	KDX Shin-Yokohama 214 Building	4,615.14	4,412.63	-	-	16	95.6	79,144	120,851
		A-105	BUREX Toranomon	1,900.93	1,900.93	-	-	1	100.0	49,996	24,998
	A-107	KDX Ginza East Building	4,458.02	4,458.02	-	-	12	100.0	120,320	109,364	
	A-108	Pentel Building	4,346.66	4,126.84	5	5	10	94.9	108,536	148,911	
	A-109	KDX Hamamatsucho Center Building	3,052.64	3,052.64	-	-	8	100.0	102,719	126,586	
	A-112	Nittochi Toranomon Building	8,179.00	8,179.00	-	-	4	100.0	36,751	664,950	
	Other Regional Areas	A-12	Portus Center Building	11,582.43	11,272.06	-	-	29	97.3	287,916	355,047
		A-42	KDX Karasuma Building	8,743.96	8,684.73	-	-	39	99.3	207,640	281,454
		A-44	KDX Sendai Building	3,962.37	3,962.37	-	-	34	100.0	93,008	176,184
		A-53	KDX Hakata-Minami Building	9,826.80	9,578.33	-	-	51	97.5	164,833	238,551
		A-54	KDX Kitahama Building	3,995.50	3,569.96	-	-	10	89.3	75,819	81,417
		A-58	KDX Nagoya Sakae Building	6,923.12	6,923.12	-	-	16	100.0	184,310	233,229
		A-69	KDX Kobayashi-Doshomachi Building	7,072.23	7,072.23	-	-	12	100.0	187,609	250,552
		A-70	KDX Sapporo Building	3,788.51	3,788.51	-	-	21	100.0	93,184	121,360
A-79		KDX Nagoya Ekimae Building	7,931.39	7,931.39	-	-	19	100.0	315,105	518,486	
A-82		KDX Higashi Umeda Building	4,986.24	4,986.24	-	-	8	100.0	127,701	107,939	
A-97		KDX Utsunomiya Building	5,328.77	5,328.77	-	-	24	100.0	129,634	148,765	
A-98		KDX Hiroshima Building	3,982.43	3,602.47	-	-	20	90.5	62,351	92,681	
A-100		Senri Life Science Center Building	17,209.90	16,467.43	-	-	57	95.7	721,185	1,109,401	
A-104		KDX Minami-Honmachi Building	5,285.95	5,285.95	-	-	23	100.0	107,845	143,523	
A-106		KDX Sakura-dori Building	12,339.41	12,119.62	-	-	32	98.2	314,304	459,419	
A-110		KDX Shin-Osaka Building	5,977.39	5,977.39	-	-	17	100.0	126,062	146,475	
A-111		Nichigin-mae KD Building	4,360.60	3,900.66	-	-	12	89.5	26,351	121,135	
Subtotal of Office Buildings (92 properties)				437,261.64	423,054.41	35	31	1,160	96.8	11,713,435	16,824,226
Residential	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	7,711.14	7,711.14	140	140	1 (Note 9)	100.0	148,134	50,580
Subtotal of Residential Properties (1 property)				7,711.14	7,711.14	140	140	1	100.0	148,134	50,580
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	4,646.51	4,438.15	-	-	12	95.5	219,186	338,063
		C-2	KDX Yoyogi Building	1,176.25	1,176.25	-	-	11	100.0	68,101	105,833
		C-4	Ginza 4chome Tower	5,624.23	5,624.23	-	-	4	100.0	276,973	346,121
Subtotal of Central Urban Retail Properties (3 properties)				11,446.99	11,238.63	-	-	27	98.2	564,261	790,018

Type	Area	No.	Property Name	Total Leasable Floor Area (m ²) (Note 1)	Total Leased Floor Area (m ²) (Note 2)	No. of Leasable Residential Units (Note 3)	No. of Leased Residential Units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Rental and Other Operating Revenues (Thousands of Yen) (Note 7)	Leasehold and Security Deposits (Thousands of Yen) (Note 8)
Others	Tokyo Metropolitan Area	D-2	Shinjuku 6-Chome Building (Land)	1,355.13	1,355.13	-	-	1	100.0	68,129	56,770
Subtotal of Others (1 property)				1,355.13	1,355.13	-	-	1	100.0	68,129	56,770
Total of 97 properties				457,774.90	443,359.31	175	171	1,189 (Note 10)	96.9	12,493,960	17,721,595
Occupancy Ratio over the Past Five Years											
			October 31, 2011	94.7%							
			April 30, 2012	95.4%							
			October 31, 2012	95.5%							
			April 30, 2013	93.9%							
			October 31, 2013	95.8%							
			April 30, 2014	96.0%							
			October 31, 2014	95.6%							
			April 30, 2015	96.5%							
			October 31, 2015	94.9%							
			April 30, 2016	96.9%							

Note 1: Total leasable floor area refers to the leasable floor area for a 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, etc. However, the indicated figure of rentable area for Pentel Building includes rentable area for land stated in the lease agreement. The indicated figure of rentable area for Shinjuku 6-chome Building (Land) is rentable area stated in the land lease agreement.

Note 2: Total leased floor area refers to the area identified in lease agreements with end tenants or sub-lease agreements.

Note 3: The number of leasable residential units and the number of leased residential units refers to the portion of the building used for residential purposes.

Note 4: The 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.

Note 5: The number of tenants refers to the actual number of end tenants for each property. However, for Residence Charmante Tsukishima, please refer to Note 9.

Note 6: Occupancy ratio is calculated by dividing leased floor area by total leasable floor area. Figures are rounded to the nearest first decimal place.

Note 7: Rental and other operating 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.

(Reference) Rental and other operating revenues for properties sold during the twenty-second fiscal period

Type of Property	No.	Property Name	Rental and Other Operating Revenues (Thousands of Yen)
Office Building	A-39	KDX Toranomom Building	84,272
Office Building	A-40	Toranomom Toyo Building	233,795

Note 8: Leasehold 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.

Note 9: Residence Charmante Tsukishima: Because we have concluded a rental guarantee (fixed-term lease: until January 31, 2019) 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 as 1.

Note 10: The number presented does not reflect the adjustment for end-tenants who are overlapping in multiple properties.

(d) Information concerning major real estate properties

There were no major real estate properties with rental and other operating revenues exceeding 10% of total rental and other operating revenues for the twenty-second fiscal period (fiscal period ended April 30, 2016).

(e) Information concerning major tenants

- ① Tenant which holds more than 10% of the total leased area: Not applicable
 ② Reference: Major end tenants

(As of April 30, 2016)

	Name of End Tenant	Property Name	Leased Floor Area (m ²)	Percentage of Total Leased Floor Area (Note 1)
1	Sekiwa Real Estate, Ltd.	Residence Charmante Tsukishima	7,711.14	1.7%
2	N / A (Note 2)	KDX Kawasaki-Ekimae Hon-cho Building	5,126.69	1.2%
3	N / A (Note 2)	KDX Musashi-Kosugi Building, KDX Hiroshima Building	4,856.75	1.1%
4	ADK Arts Inc.	Nittochi Toranomom Building	4,719.91	1.1%
5	JASTECo., Ltd.	KDX Takanawadai Building	4,312.83	1.0%
Subtotal			26,727.32	6.0%
Total Portfolio			443,359.31	100.0%

Note 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.

Note 2: Not disclosed due to the tenants' request.

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings														
Location	Tokyo Metropolitan Area														
Property No.	A001	A003	A004	A005	A006	A007	A008	A013	A014	A016	A017	A019	A020	A021	
Property Name	KDX Nihonbashi 313 Building	Higashi-Kayabacho Yuraku Building	KDX Hatchobori Building	KDX Nakano-Sakaue Building	Harajuku F.F. Building	KDX Minami Aoyama Building	Kanda Kihara Building	KDX Kojimachi Building	KDX Funabashi Building	Toshin 24 Building	KDX Ebisu Building	KDX Hamamatsucho Building	KDX Kayabacho Building	KDX Shinbashi Building	
Acquisition Date	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	August 1, 2005	November 1, 2005	March 1, 2006	May 1, 2006	May 1, 2006	May 1, 2006	May 1, 2006	
Price Information	Acquisition price (¥ Millions)	5,940	4,450	3,680	2,533	2,450	2,270	1,950	5,950	2,252	5,300	4,640	3,460	2,780	3,728
	Percentage of total portfolio	1.5%	1.1%	0.9%	0.6%	0.6%	0.6%	0.5%	1.5%	0.6%	1.3%	1.2%	0.9%	0.7%	0.9%
	Net book value (¥ Millions)	5,905	4,152	3,329	2,373	2,388	2,211	1,804	5,584	2,261	4,877	4,449	3,090	2,751	3,772
	Appraisal value at the end of period (¥ Millions)	6,710	4,920	3,230	2,340	3,040	2,460	1,620	4,610	2,060	4,760	4,720	3,360	2,530	4,470
	Percentage of total appraisal value	1.7%	1.2%	0.8%	0.6%	0.8%	0.6%	0.4%	1.1%	0.5%	1.2%	1.2%	0.8%	0.6%	1.1%
Lease Information	Number of tenants	11	7	4	22	2	8	11	9	21	22	5	9	7	8
	Leasable floor area (㎡)	5,889.32	4,379.66	3,323.14	4,390.25	3,071.15	1,814.56	1,947.80	3,718.99	3,849.82	6,621.19	3,074.47	2,724.35	3,019.93	2,803.86
	Leased floor area (㎡)	5,889.32	4,379.66	3,323.14	4,026.06	3,071.15	1,814.56	1,947.80	3,718.99	3,849.82	6,621.19	2,562.67	2,724.35	3,019.93	2,803.86
	Occupancy ratio														
	As of April 30, 2016	100.0%	100.0%	100.0%	91.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	83.4%	100.0%	100.0%	100.0%
	As of October 31, 2015	100.0%	100.0%	100.0%	94.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2015	100.0%	100.0%	93.1%	96.5%	100.0%	100.0%	88.2%	100.0%	99.8%	97.4%	100.0%	100.0%	84.9%	100.0%
	As of October 31, 2014	100.0%	100.0%	100.0%	95.2%	100.0%	100.0%	76.2%	100.0%	96.5%	94.1%	100.0%	100.0%	84.9%	100.0%
	As of April 30, 2014	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.0%	100.0%	100.0%	94.4%	100.0%	100.0%	84.9%	86.8%
	As of October 31, 2013	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	76.2%	100.0%	100.0%	91.1%	83.4%	100.0%	100.0%	100.0%
As of April 30, 2013	99.7%	89.1%	100.0%	100.0%	100.0%	100.0%	86.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
As of October 31, 2012	100.0%	89.1%	100.0%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
As of April 30, 2012	94.6%	100.0%	100.0%	98.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.5%	
As of October 31, 2011	85.2%	100.0%	100.0%	84.1%	100.0%	100.0%	100.0%	100.0%	98.7%	96.2%	100.0%	100.0%	100.0%	100.0%	
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days
	①Rental and other operating revenues (¥ Thousands)	191,975	137,148	105,735	87,028	102,876	74,163	51,815	136,061	102,804	183,945	130,991	97,351	82,644	125,197
	Rental revenues	175,235	126,030	90,004	64,165	95,562	68,300	46,964	117,253	88,837	148,736	116,081	88,842	73,844	117,421
	Other operating revenues	16,739	11,118	15,731	22,862	7,314	5,862	4,851	18,807	13,967	35,209	14,910	8,508	8,799	7,776
	②Property-related expenses (¥ Thousands)	57,396	34,093	30,707	36,018	25,723	18,739	14,594	40,794	35,317	53,018	34,874	24,749	23,282	32,134
	Property management fees	15,725	12,060	10,699	8,978	6,570	5,134	5,058	9,449	13,111	14,852	9,402	7,286	7,052	9,165
	Taxes	20,760	9,028	8,679	7,619	8,083	5,712	4,085	17,161	7,293	12,319	11,115	9,020	6,373	15,876
	Utilities	13,637	8,908	7,996	7,806	5,706	4,695	4,145	10,712	9,332	17,515	8,644	5,595	6,547	5,575
	Repairs and maintenance costs	2,953	1,535	2,195	9,758	2,212	2,517	431	2,441	4,340	6,975	1,259	585	2,521	509
	Insurance	225	153	135	170	103	56	59	154	140	222	113	85	93	107
	Trust fees and other expenses	4,093	2,407	1,000	1,685	3,047	624	815	876	1,098	1,132	4,338	2,175	695	899
	③NOI (=①-②) (¥ Thousands)	134,578	103,055	75,028	51,010	77,152	55,424	37,220	95,266	67,487	130,927	96,116	72,602	59,362	93,063
④Depreciation (¥ Thousands)	27,754	27,071	19,000	15,847	9,301	6,536	8,330	19,847	19,444	36,519	19,462	10,456	17,354	10,381	
⑤Rental operating income (=③-④) (¥ Thousands)	106,823	75,983	56,027	35,162	67,851	48,887	28,890	75,419	48,043	94,408	76,654	62,145	42,007	82,681	
⑥Capital expenditures (¥ Thousands)	7,527	2,472	140	13,428	1,979	3,740	820	3,412	5,790	775	4,483	1,028	322	1,106	
⑦NCF (=⑤-⑥) (¥ Thousands)	127,050	100,582	74,888	37,581	75,173	51,684	36,400	91,854	61,697	130,152	91,633	71,574	59,040	91,956	
Reference	Expense ratio (=⑥/①)	29.9%	24.9%	29.0%	41.4%	25.0%	25.3%	28.2%	30.0%	34.4%	28.8%	26.6%	25.4%	28.2%	25.7%
	Property tax for the year 2016 or 2015 (¥ Thousands)	41,521	18,056	17,333	15,230	16,167	11,424	8,122	34,322	14,569	24,628	22,231	18,040	12,746	31,753
	Property management fee (Leasing management fees) of ② (¥ Thousands)	6,664	4,902	3,689	2,817	3,674	2,644	1,817	4,720	3,475	6,425	4,634	3,468	2,898	4,454
	Reference: Percentage of rental and other operating revenues	3.5%	3.6%	3.5%	3.2%	3.6%	3.6%	3.5%	3.5%	3.4%	3.5%	3.5%	3.6%	3.5%	3.6%
	Long-term repairs, maintenance and renovation														
	Estimated amount of 1st yr to 12th yr (¥ Thousands)	318,440	159,300	141,890	164,530	204,340	97,670	79,020	161,000	180,238	309,328	232,159	163,222	198,294	133,340
Reference: Amount of yearly avg.	26,536	13,275	11,824	13,710	17,028	8,139	6,585	13,416	15,019	25,777	19,346	13,601	16,524	11,111	

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings														
Location	Tokyo Metropolitan Area														
Property No.	A022	A026	A027	A029	A030	A031	A032	A033	A034	A035	A037	A038	A041	A045	
Property Name	KDX Shin-Yokohama Building	KDX Kiba Building	KDX Kajicho Building	KDX Higashi-Shinjuku Building	KDX Nishi-Gotanda Building	KDX Monzen-Nakacho Building	KDX Shiba-Daimon Building	KDX Okachimachi Building	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Ochanomizu Building	KDX Nishi-Shinjuku Building	KDX Shinjuku 286 Building	KDX Roppongi 228 Building	
Acquisition Date	May 1, 2006	June 20, 2006	July 3, 2006	September 1, 2006	December 1, 2006	January 19, 2007	March 1, 2007	March 1, 2007	March 1, 2007	March 1, 2007	April 2, 2007	April 2, 2007	June 1, 2007	January 10, 2008	
Price Information	Acquisition price (¥ Millions)	2,520	1,580	2,350	2,950	4,200	1,400	6,090	2,000	1,305	1,155	6,400	1,500	2,300	3,300
	Percentage of total portfolio	0.6%	0.4%	0.6%	0.8%	1.1%	0.4%	1.5%	0.5%	0.3%	1.6%	0.4%	0.4%	0.8%	
	Net book value (¥ Millions)	2,294	1,475	2,294	3,073	3,914	1,334	6,049	2,060	1,176	1,223	6,450	1,537	2,329	3,404
	Appraisal value at the end of period (¥ Millions)	2,340	1,270	2,240	3,700	3,690	1,110	4,970	1,980	1,150	1,050	6,830	1,200	2,430	2,120
	Percentage of total appraisal value	0.6%	0.3%	0.6%	0.9%	0.9%	0.3%	1.2%	0.5%	0.3%	0.3%	1.7%	0.3%	0.6%	0.5%
Lease Information	Number of tenants	15	5	10	7	5	7	10	2	11	9	8	9	7	8
	Leasable floor area (㎡)	4,782.67	2,455.44	2,564.79	5,914.28	3,881.89	2,008.74	5,997.36	1,792.54	2,747.66	2,163.36	5,892.44	1,593.60	2,446.12	1,940.06
	Leased floor area (㎡)	3,763.88	2,162.54	2,564.79	5,914.28	1,841.01	2,008.74	5,997.36	1,792.54	2,657.93	1,849.55	5,678.52	1,593.60	2,446.12	1,940.06
	Occupancy ratio														
	As of April 30, 2016	78.7%	88.1%	100.0%	100.0%	47.4%	100.0%	100.0%	100.0%	96.7%	85.5%	96.4%	100.0%	100.0%	100.0%
	As of October 31, 2015	83.3%	76.1%	93.5%	87.3%	100.0%	84.3%	100.0%	100.0%	96.7%	72.7%	96.4%	100.0%	100.0%	100.0%
	As of April 30, 2015	87.2%	76.1%	97.5%	87.3%	100.0%	100.0%	100.0%	100.0%	94.3%	72.7%	100.0%	100.0%	100.0%	87.4%
	As of October 31, 2014	97.5%	88.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	72.7%	100.0%	100.0%	100.0%	87.4%
	As of April 30, 2014	94.1%	88.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	73.8%
	As of October 31, 2013	92.9%	100.0%	100.0%	100.0%	100.0%	100.0%	92.9%	100.0%	89.0%	100.0%	100.0%	100.0%	100.0%	63.1%
As of April 30, 2013	92.9%	100.0%	100.0%	100.0%	100.0%	100.0%	79.1%	100.0%	95.7%	100.0%	100.0%	100.0%	100.0%	54.4%	
As of October 31, 2012	95.4%	100.0%	100.0%	100.0%	100.0%	100.0%	82.8%	100.0%	86.0%	100.0%	90.1%	100.0%	100.0%	54.4%	
As of April 30, 2012	97.9%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	65.1%	
As of October 31, 2011	93.1%	100.0%	100.0%	83.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	65.1%	
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days
	①Rental and other operating revenues (¥ Thousands)	79,272	44,128	69,704	129,491	61,958	39,587	154,978	67,092	51,114	40,047	186,994	45,796	78,548	58,967
	Rental revenues	65,603	32,171	61,647	115,212	48,594	30,852	141,219	58,613	44,048	33,129	172,751	40,632	66,018	51,490
	Other operating revenues	13,668	11,956	8,057	14,278	13,364	8,735	13,759	8,478	7,066	6,917	14,243	5,163	12,529	7,476
	②Property-related expenses (¥ Thousands)	25,591	19,480	21,293	44,319	24,568	16,810	43,411	15,345	17,917	16,792	45,519	15,280	24,367	21,216
	Property management fees	8,178	4,610	6,639	12,818	7,086	3,962	13,680	5,537	6,209	4,402	11,738	4,597	7,052	5,209
	Taxes	6,380	4,731	5,389	13,601	9,044	3,112	11,470	2,878	3,629	4,079	15,002	4,326	8,198	7,286
	Utilities	7,434	3,535	5,187	12,825	6,238	5,580	12,336	4,247	4,771	4,201	12,789	3,750	6,871	5,970
	Repairs and maintenance costs	2,396	1,173	2,527	2,960	499	3,829	1,076	929	2,469	1,328	3,308	1,928	1,335	1,787
	Insurance	141	69	77	198	135	68	173	48	95	65	199	53	93	55
	Trust fees and other expenses	1,059	5,361	1,472	1,915	1,563	257	4,673	1,704	741	2,715	2,481	624	815	907
③NOI (=①-②) (¥ Thousands)	53,681	24,647	48,411	85,171	37,389	22,777	111,567	51,746	33,197	23,254	141,474	30,516	54,181	37,750	
④Depreciation (¥ Thousands)	22,420	11,816	12,710	20,322	29,131	9,477	30,587	8,145	13,512	10,691	27,456	6,901	9,450	5,439	
⑤Rental operating income (=③-④) (¥ Thousands)	31,261	12,831	35,700	64,848	8,258	13,299	80,979	43,600	19,684	12,563	114,018	23,614	44,731	32,311	
⑥Capital expenditures (¥ Thousands)	3,444	553	1,416	12,288	6,296	656	3,557	540	721	-	11,933	230	1,540	800	
⑦NCF (=⑤-⑥) (¥ Thousands)	50,237	24,094	46,994	72,882	31,093	22,121	108,010	51,206	32,476	23,254	129,540	30,286	52,641	36,950	
Reference	Expense ratio (=②/①)	32.3%	44.1%	30.5%	34.2%	39.7%	42.5%	28.0%	22.9%	35.1%	41.9%	24.3%	33.4%	31.0%	36.0%
	Property tax for the year 2016 or 2015 (¥ Thousands)	12,747	9,462	10,730	27,203	18,090	6,226	22,939	5,758	7,259	8,126	30,004	8,646	16,397	14,574
	Property management fee (Leasing management fees) of ② (¥ Thousands)	2,713	1,403	2,410	4,380	2,027	1,272	5,439	2,425	1,720	1,291	6,703	1,557	2,708	1,973
	Reference: Percentage of rental and other operating revenues	3.4%	3.2%	3.5%	3.4%	3.3%	3.2%	3.5%	3.6%	3.4%	3.2%	3.6%	3.4%	3.4%	3.3%
	Long-term repairs, maintenance and renovation														
Estimated amount of 1st yr to 12th yr (¥ Thousands)	111,671	127,183	133,761	93,342	133,200	113,920	169,180	55,430	147,990	100,380	249,810	74,560	143,300	80,070	
Reference: Amount of yearly avg.	9,305	10,598	11,146	7,778	11,100	9,493	14,098	4,619	12,332	8,365	20,817	6,213	11,941	6,672	

[Reference]

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings															
Location	Tokyo Metropolitan Area															
Property No.	A046	A047	A048	A050	A051	A052	A055	A056	A057	A059	A060	A061	A062	A063		
Property Name	Hiei Kudan-Kita Building	KDX Shin-Yokohama 381 Building	KDX Kawasaki-Ekimae Hon-cho Building	KDX Ikejiri-Oohashi Building	KDX Hamacho-Nakanohashi Building	KDX Kanda-Misaki-cho Building	Shin-toshin Maruzen Building	KDX Jimbocho Building	KDX Gobancho Building	KDX Iwamoto-cho Building	KDX Harumi Building	KDX Hamamatsucho Dai-2 Building	Koishikawa TG Building	Gotanda TG Building		
Acquisition Date	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 1, 2008	February 29, 2008	March 31, 2008	March 31, 2008	May 1, 2008	June 30, 2008	September 1, 2008	November 18, 2009	November 18, 2009	
Price Information	Acquisition price (¥ Millions)	7,600	5,800	3,760	2,400	2,310	1,380	2,110	2,760	1,951	1,864	10,250	2,200	3,080	2,620	
	Percentage of total portfolio	1.9%	1.5%	1.0%	0.6%	0.6%	0.4%	0.5%	0.7%	0.5%	0.5%	2.6%	0.6%	0.8%	0.7%	
	Net book value (¥ Millions)	7,512	5,540	3,612	2,379	2,258	1,347	2,103	2,885	1,907	1,700	9,110	2,250	3,034	2,726	
	Appraisal value at the end of period (¥ Millions)	7,910	4,280	3,060	1,710	1,900	961	1,650	2,080	1,420	1,490	8,470	2,080	3,360	3,020	
	Percentage of total appraisal value	2.0%	1.1%	0.8%	0.4%	0.5%	0.2%	0.4%	0.5%	0.4%	0.4%	2.1%	0.5%	0.8%	0.8%	
Lease Information	Number of tenants	14	38	1	8	9	8	5	3	7	10	9	8	5	10	
	Leasable floor area (㎡)	6,908.84	8,131.46	5,126.69	2,458.64	2,238.01	1,315.96	1,912.28	2,321.80	1,649.02	1,529.91	9,294.00	1,954.23	3,945.54	3,158.67	
	Leased floor area (㎡)	6,908.84	7,807.20	5,126.69	2,458.64	2,238.01	1,315.96	1,912.28	2,321.80	1,649.02	1,529.91	8,657.86	1,954.23	3,945.54	3,158.67	
	Occupancy ratio															
	As of April 30, 2016	100.0%	96.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.2%	100.0%	100.0%	100.0%	
	As of October 31, 2015	100.0%	96.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	88.5%	
	As of April 30, 2015	100.0%	100.0%	100.0%	100.0%	88.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	As of October 31, 2014	100.0%	100.0%	100.0%	63.6%	88.3%	86.8%	100.0%	100.0%	100.0%	100.0%	90.7%	100.0%	100.0%	100.0%	
	As of April 30, 2014	100.0%	100.0%	100.0%	91.3%	100.0%	60.8%	100.0%	100.0%	100.0%	100.0%	72.2%	100.0%	100.0%	100.0%	
	As of October 31, 2013	100.0%	99.2%	100.0%	91.3%	100.0%	73.7%	100.0%	100.0%	100.0%	100.0%	71.2%	87.5%	100.0%	100.0%	
As of April 30, 2013	100.0%	100.0%	100.0%	91.3%	100.0%	100.0%	100.0%	100.0%	85.7%	100.0%	72.2%	100.0%	100.0%	100.0%		
As of October 31, 2012	100.0%	91.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	70.3%	87.6%	100.0%	100.0%		
As of April 30, 2012	91.4%	91.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	70.3%	87.6%	100.0%	100.0%		
As of October 31, 2011	98.8%	93.0%	100.0%	54.9%	100.0%	100.0%	100.0%	81.2%	100.0%	100.0%	88.9%	100.0%	100.0%	80.0%		
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	
	①Rental and other operating revenues (¥ Thousands)	232,298	163,920	105,515	69,955	66,705	28,308	56,918	65,721	43,385	49,259	215,570	61,591	128,342	91,220	
	Rental revenues	211,870	136,318	92,478	56,160	54,796	25,582	49,910	59,374	39,565	43,783	156,177	54,718	107,782	82,121	
	Other operating revenues	20,427	27,602	13,036	13,795	11,908	2,725	7,008	6,346	3,819	5,475	59,393	6,872	20,560	9,098	
	②Property-related expenses (¥ Thousands)	85,187	50,356	47,755	24,004	19,792	10,160	16,647	18,812	12,315	13,319	87,695	18,876	53,206	29,994	
	Property management fees	30,525	12,676	12,406	6,045	6,981	3,436	6,339	5,122	4,056	3,876	32,386	4,620	14,014	7,664	
	Taxes	25,361	12,737	7,241	6,278	5,486	2,545	4,613	6,829	4,046	3,000	18,112	7,999	9,981	8,604	
	Utilities	15,761	14,995	7,838	5,318	4,992	2,530	3,813	4,579	2,525	2,536	28,102	4,020	12,977	7,466	
	Repairs and maintenance costs	5,297	6,725	3,369	5,378	1,445	1,360	649	1,953	1,346	1,892	5,748	1,357	15,270	607	
	Insurance	263	246	167	86	89	39	63	72	46	40	315	59	159	121	
	Trust fees and other expenses	7,979	2,974	16,732	896	797	248	1,168	255	293	1,973	3,031	819	803	5,531	
	③NOI (=①-②) (¥ Thousands)	147,110	113,564	57,759	45,951	46,913	18,148	40,271	46,909	31,069	35,939	127,874	42,715	75,136	61,225	
	④Depreciation (¥ Thousands)	17,391	48,823	32,383	11,569	12,360	4,175	7,915	9,990	10,512	13,364	78,003	5,066	15,087	13,570	
⑤Rental operating income (=③-④) (¥ Thousands)	129,719	64,740	25,376	34,382	34,552	13,972	32,355	36,918	20,556	22,575	49,871	37,648	60,048	47,655		
⑥Capital expenditures (¥ Thousands)	-	7,354	37,779	-	-	-	3,853	-	900	-	1,764	-	-	5,775		
⑦NCF (=⑤-⑥) (¥ Thousands)	147,110	106,209	19,979	45,951	46,913	18,148	36,417	46,909	30,169	35,939	126,110	42,715	75,136	55,540		
Reference	Expense ratio (=⑥/①)	36.7%	30.7%	45.3%	34.3%	29.7%	35.9%	29.2%	28.6%	28.4%	27.0%	40.7%	30.6%	41.5%	32.9%	
	Property tax for the year 2016 or 2015 (¥ Thousands)	50,722	25,427	14,509	12,548	10,972	5,091	9,461	13,660	8,094	6,001	36,224	16,000	19,963	17,208	
	Property management fee (Leasing management fees) of ② (¥ Thousands)	7,743	5,662	3,332	2,365	2,318	948	1,983	2,298	1,519	1,738	7,009	2,128	4,152	3,111	
	Reference: Percentage of rental and other operating revenues	3.3%	3.5%	3.2%	3.4%	3.5%	3.3%	3.5%	3.5%	3.5%	3.5%	3.3%	3.5%	3.2%	3.4%	
	Long-term repairs, maintenance and renovation															
Estimated amount of 1st yr to 12th yr (¥ Thousands)	328,200	204,910	157,210	120,300	98,820	51,480	92,540	93,860	61,480	26,050	114,460	75,220	297,050	140,280		
Reference: Amount of yearly avg.	27,350	17,075	13,100	10,025	8,235	4,290	7,711	7,821	5,123	2,170	9,538	6,268	24,754	11,690		

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings															
Location	Tokyo Metropolitan Area															
Property No.	A064	A066	A067	A068	A071	A072	A073	A074	A075	A078	A083	A084	A085	A086		
Property Name	KDX Nihonbashi 216 Building	KDX Shinjuku Building	KDX Ginza Ichome Building	KDX Nihonbashi Honcho Building	KDX Iidabashi Building	KDX Higashi-Shinagawa Building	KDX Hakozaki Building	KDX Shin-Nihonbashi Building	KDX Nihonbashi Kabutocho Building	KDX Tachikawa Ekimae Building	KDX Fuchu Building	KDX Kasuga Building	KDX Nakameguro Building	KDX Omiya Building		
Acquisition Date	December 1, 2009	February 18, 2010	November 12, 2010	November 12, 2010	July 22, 2011	July 22, 2011	July 22, 2011	July 22, 2011	December 26, 2011	December 26, 2011	September 21, 2012	September 21, 2012	September 21, 2012	March 26, 2013		
Price Information	Acquisition price (¥ Millions)	2,010	6,800	4,300	4,000	4,670	4,590	2,710	2,300	11,270	1,267	6,120	2,800	1,880	2,020	
	Percentage of total portfolio	0.5%	1.7%	1.1%	1.0%	1.2%	1.2%	0.7%	0.6%	2.9%	0.3%	1.6%	0.7%	0.5%	0.5%	
	Net book value (¥ Millions)	1,884	6,890	4,220	3,951	4,577	4,779	2,764	2,139	11,164	1,304	5,968	2,781	1,873	2,199	
	Appraisal value at the end of period (¥ Millions)	1,980	8,010	5,480	4,530	5,370	4,300	3,180	2,710	12,100	1,490	7,170	3,580	2,490	2,720	
	Percentage of total appraisal value	0.5%	2.0%	1.4%	1.1%	1.3%	1.1%	0.8%	0.7%	3.0%	0.4%	1.8%	0.9%	0.6%	0.7%	
Lease Information	Number of tenants	8	21	3	8	5	4	8	8	7	5	38	15	5	18	
	Leasable floor area (㎡)	1,615.20	5,836.68	3,573.59	3,998.39	4,429.25	7,117.09	3,992.60	2,658.79	7,562.93	1,612.13	10,151.48	4,345.13	2,724.03	3,814.00	
	Leased floor area (㎡)	1,615.20	5,736.09	3,507.89	3,998.39	4,429.25	6,289.22	3,992.60	2,658.79	7,562.93	1,612.13	10,004.33	4,345.13	2,328.20	3,814.00	
	Occupancy ratio															
	As of April 30, 2016	100.0%	98.3%	98.2%	100.0%	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	98.6%	100.0%	85.5%	100.0%	
	As of October 31, 2015	100.0%	100.0%	65.4%	100.0%	100.0%	51.0%	100.0%	100.0%	100.0%	100.0%	99.1%	100.0%	100.0%	100.0%	
	As of April 30, 2015	100.0%	88.3%	100.0%	100.0%	100.0%	86.6%	73.5%	100.0%	100.0%	100.0%	99.1%	100.0%	100.0%	93.8%	
	As of October 31, 2014	100.0%	91.8%	100.0%	100.0%	100.0%	86.6%	56.7%	89.3%	100.0%	100.0%	97.6%	100.0%	100.0%	100.0%	
	As of April 30, 2014	100.0%	88.4%	100.0%	100.0%	100.0%	100.0%	76.7%	78.6%	100.0%	100.0%	97.6%	100.0%	100.0%	100.0%	
	As of October 31, 2013	100.0%	88.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.8%	100.0%	100.0%	97.4%	100.0%	
	As of April 30, 2013	100.0%	96.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	13.4%	100.0%	97.2%	92.4%	100.0%	95.1%	
	As of October 31, 2012	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.2%	95.7%	100.0%	-	
As of April 30, 2012	100.0%	97.7%	100.0%	100.0%	100.0%	89.2%	100.0%	100.0%	100.0%	100.0%	-	-	-	-		
As of October 31, 2011	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	83.3%	100.0%	-	-	-	-	-	-		
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	
	①Rental and other operating revenues (¥ Thousands)	57,315	235,573	105,329	134,703	148,935	78,572	111,090	86,987	280,105	64,206	288,895	126,057	75,788	116,644	
	Rental revenues	52,233	201,594	98,499	125,637	131,052	60,247	100,765	79,014	252,709	54,922	257,001	113,870	65,099	101,864	
	Other operating revenues	5,082	33,979	6,829	9,066	17,883	18,325	10,325	7,972	27,395	9,284	31,894	12,186	10,688	14,780	
	②Property-related expenses (¥ Thousands)	16,772	77,719	42,671	34,738	43,420	57,084	32,526	25,259	83,420	23,625	93,225	33,699	24,261	28,848	
	Property management fees	5,194	22,118	7,786	9,430	10,537	11,636	7,956	7,081	25,258	5,058	28,923	11,583	6,497	9,836	
	Taxes	4,552	27,726	12,690	14,612	10,595	16,127	12,079	7,170	31,455	7,258	24,759	11,388	5,615	6,722	
	Utilities	3,330	18,518	6,387	6,882	17,283	14,561	9,329	6,733	22,281	4,501	29,421	8,004	4,544	11,001	
	Repairs and maintenance costs	1,906	5,980	1,407	2,587	3,257	4,878	1,725	3,129	2,554	5,766	6,122	1,638	4,097	740	
	Insurance	55	278	126	124	144	225	167	96	334	72	417	159	92	141	
	Trust fees and other expenses	1,731	3,097	14,273	1,100	1,602	9,656	1,267	1,048	1,536	968	3,581	924	3,414	407	
	③NOI (=①-②) (¥ Thousands)	40,542	157,854	62,657	99,965	105,515	21,487	78,563	61,728	196,684	40,580	195,670	92,357	51,526	87,796	
④Depreciation (¥ Thousands)	11,376	18,831	11,739	9,866	16,041	26,535	23,058	22,311	58,293	4,056	41,422	19,233	9,233	13,769		
⑤Rental operating income (=③-④) (¥ Thousands)	29,165	139,023	50,918	90,098	89,473	Δ5,047	55,505	39,417	138,391	36,523	154,248	73,124	42,293	74,026		
⑥Capital expenditures (¥ Thousands)	-	6,847	-	-	590	-	6,212	5,145	1,041	810	8,531	1,365	199	2,840		
⑦NCF (=⑤-⑥) (¥ Thousands)	40,542	151,006	62,657	99,965	104,925	21,487	72,351	56,583	195,643	39,770	187,139	90,992	51,327	84,955		
Reference	Expense ratio (=②/①)	29.3%	33.0%	40.5%	25.8%	29.2%	72.7%	29.3%	29.0%	29.8%	36.8%	32.3%	26.7%	32.0%	24.7%	
	Property tax for the year 2016 or 2015 (¥ Thousands)	9,081	55,453	25,380	29,224	21,191	32,255	24,159	14,340	62,911	14,465	49,520	22,775	11,230	13,449	
	Property management fee (Leasing management fees) of ② (¥ Thousands)	1,997	8,029	3,428	4,789	5,192	2,042	3,870	3,035	9,730	2,138	9,889	4,457	2,598	4,172	
	Reference: Percentage of rental and other operating revenues	3.5%	3.4%	3.3%	3.6%	3.5%	2.6%	3.5%	3.5%	3.5%	3.3%	3.4%	3.5%	3.4%	3.6%	
	Long-term repairs, maintenance and renovation															
	Estimated amount of 1st yr to 12th yr (¥ Thousands)	75,950	347,300	103,230	172,940	204,780	216,520	169,820	151,090	549,760	121,540	442,330	204,470	173,340	210,300	
Reference: Amount of yearly avg.	6,329	28,941	8,602	14,411	17,065	18,043	14,151	12,590	45,813	10,128	36,860	17,039	14,445	17,525		

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings															
Location	Tokyo Metropolitan Area															
Property No.	A087	A088	A089	A090	A091	A092	A093	A094	A095	A096	A099	A101	A102	A103		
Property Name	Itopia Nihonbashi SA Building	KDX Shinjuku 6-chome Building	KDX Takanawadai Building	KDX Ikebukuro Building	KDX Mita Building	KDX Akihabara Building	KDX Iidabashi Square	KDX Musashi-Kosugi Building	KDX Toyosu Grand Square	KDX Takadanobaba Building	KDX Ikebukuro West Building	KDX Yokohama Building	KDX Yokohama Nishiguchi Building	KDX Shin-Yokohama 214 Building		
Acquisition Date	August 19, 2013	September 13, 2013	November 19, 2013	November 18, 2013	November 18, 2013	November 19, 2013	January 10, 2014	March 20, 2014	May 30, 2014	May 30, 2014	September 3, 2014	October 29, 2014	December 2, 2014	December 2, 2014		
Price Information	Acquisition price (¥ Millions)	2,200	1,900	5,250	3,900	3,180	2,600	4,350	12,000	8,666	3,650	1,934	7,210	2,750	2,200	
	Percentage of total portfolio	0.6%	0.5%	1.3%	1.0%	0.8%	0.7%	1.1%	3.1%	2.2%	0.9%	0.5%	1.8%	0.7%	0.6%	
	Net book value (¥ Millions)	2,247	1,893	5,284	3,787	3,165	2,572	5,020	11,637	8,412	3,651	1,992	7,237	2,757	2,219	
	Appraisal value at the end of period (¥ Millions)	2,460	2,660	5,980	4,680	3,360	2,980	4,890	13,900	9,030	4,170	2,000	8,070	2,980	2,290	
	Percentage of total appraisal value	0.6%	0.7%	1.5%	1.2%	0.8%	0.7%	1.2%	3.5%	2.2%	1.0%	0.5%	2.0%	0.7%	0.6%	
Lease Information	Number of tenants	14	7	7	10	11	7	3	9	15	10	6	25	14	16	
	Leasable floor area (㎡)	3,106.42	4,037.44	6,951.88	3,110.65	3,331.59	2,289.09	4,571.92	12,978.52	11,797.86	4,585.47	2,553.06	10,932.12	4,980.45	4,615.14	
	Leased floor area (㎡)	3,106.42	4,037.44	6,537.12	3,110.65	3,018.54	2,289.09	2,181.66	12,978.52	11,797.86	4,269.37	2,553.06	10,770.72	4,980.45	4,412.63	
	Occupancy ratio															
	As of April 30, 2016	100.0%	100.0%	94.0%	100.0%	90.6%	100.0%	47.7%	100.0%	100.0%	93.1%	100.0%	98.5%	100.0%	95.6%	
	As of October 31, 2015	100.0%	90.2%	100.0%	100.0%	87.5%	100.0%	0.0%	100.0%	80.8%	100.0%	100.0%	98.2%	100.0%	83.0%	
	As of April 30, 2015	100.0%	100.0%	100.0%	100.0%	95.6%	100.0%	100.0%	100.0%	87.0%	100.0%	81.2%	100.0%	100.0%	96.3%	
	As of October 31, 2014	98.0%	100.0%	100.0%	100.0%	95.6%	100.0%	100.0%	100.0%	87.0%	100.0%	100.0%	100.0%	-	-	
	As of April 30, 2014	81.1%	100.0%	95.7%	100.0%	88.4%	100.0%	100.0%	95.9%	-	-	-	-	-	-	
	As of October 31, 2013	100.0%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	
	As of April 30, 2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	As of October 31, 2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
As of April 30, 2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
As of October 31, 2011	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	182days	
	①Rental and other operating revenues (¥ Thousands)	99,450	93,048	199,217	130,531	101,103	81,333	1,151	429,554	235,851	138,139	71,715	284,617	119,043	79,144	
	Rental revenues	89,573	77,090	179,256	118,707	84,051	75,374	1,151	391,056	194,704	111,724	60,557	248,543	103,335	66,482	
	Other operating revenues	9,876	15,957	19,960	11,824	17,052	5,959	-	38,498	41,147	26,414	11,157	36,074	15,708	12,661	
	②Property-related expenses (¥ Thousands)	25,477	33,521	68,764	32,559	32,247	17,247	124,429	92,586	105,150	34,951	17,997	77,637	41,398	79,252	
	Property management fees	10,478	8,310	15,835	10,947	8,850	5,434	4,231	36,288	20,237	10,023	6,499	29,650	11,699	6,577	
	Taxes	6,861	10,495	18,415	7,535	9,724	3,462	13,506	26,350	21,593	9,691	5,052	18,925	10,269	5,981	
	Utilities	7,078	8,609	17,936	9,403	8,443	5,692	5,207	26,631	29,186	10,936	5,392	22,393	13,789	6,517	
	Repairs and maintenance costs	291	2,694	15,266	1,656	1,903	1,156	80,511	1,319	8,201	2,353	668	4,439	2,997	56,859	
	Insurance	141	142	233	83	129	77	162	430	382	138	94	420	176	173	
	Trust fees and other expenses	625	3,269	1,078	2,934	3,196	1,423	20,811	1,568	25,549	1,808	291	1,808	2,466	3,143	
	③NOI (=①-②) (¥ Thousands)	73,972	59,526	130,452	97,972	68,856	64,086	Δ123,278	336,968	130,700	103,187	53,717	206,979	77,644	Δ108	
④Depreciation (¥ Thousands)	9,819	9,133	8,301	27,169	11,266	11,124	17,587	101,805	77,979	14,864	9,401	36,098	14,594	12,426		
⑤Rental operating income (=③-④) (¥ Thousands)	64,153	50,392	122,150	70,803	57,589	52,962	Δ140,866	235,162	52,721	88,322	44,316	170,880	63,050	Δ12,535		
⑥Capital expenditures (¥ Thousands)	10,691	5,030	2,205	900	550	-	509,128	-	1,725	8,304	28,820	47,777	16,631	28,990		
⑦NCF (=⑤-⑥) (¥ Thousands)	63,281	54,496	128,247	97,072	68,306	64,086	Δ632,407	336,968	50,996	79,818	15,496	123,103	46,419	Δ29,098		
Reference	Expense ratio (=②/①)	25.6%	36.0%	34.5%	24.9%	31.9%	21.2%	10807.2%	21.6%	44.6%	25.3%	25.1%	27.3%	34.8%	100.1%	
	Property tax for the year 2016 or 2015 (¥ Thousands)	13,644	20,990	36,830	15,070	19,440	6,924	27,012	53,269	41,216	19,382	10,107	37,980	20,555	11,974	
	Property management fee (Leasing management fees) of ② (¥ Thousands)	3,539	3,113	6,727	4,663	3,468	2,967	23	15,643	2,537	4,925	2,559	10,032	4,014	1,612	
	Reference: Percentage of rental and other operating revenues	3.6%	3.3%	3.4%	3.6%	3.4%	3.6%	2.0%	3.6%	1.1%	3.6%	3.6%	3.5%	3.4%	2.0%	
	Long-term repairs, maintenance and renovation															
Estimated amount of 1st yr to 12th yr (¥ Thousands)	337,220	214,340	551,213	72,362	180,220	117,070	384,169	140,030	708,370	213,711	187,542	647,152	213,177	170,738		
Reference: Amount of yearly avg.	28,101	17,861	45,934	6,030	15,018	9,755	32,014	11,669	59,030	17,809	15,628	53,929	17,764	14,228		

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings															
Location	Tokyo Metropolitan Area					Other Regional Areas										
Property No.	A105	A107	A108	A109	A112	A012	A042	A044	A053	A054	A058	A069	A070	A079		
Property Name	BUREX Toranomon	KDX Ginza East Building	Pentel Building	KDX Hamamatsucho Center Building	Nittochi Toranomon Building	Portus Center Building	KDX Karasuma Building	KDX Sendai Building	KDX Hakata-Minami Building	KDX Kitahama Building	KDX Nagoya Sakae Building	KDX Kobayashi-Doshomachi Building	KDX Sapporo Building	KDX Nagoya Ekimae Building		
Acquisition Date	December 3, 2014	March 13, 2015	March 26, 2015	September 1, 2015	March 30, 2016	September 21, 2005	June 1, 2007	June 1, 2007	February 1, 2008	February 1, 2008	July 1, 2009	December 1, 2010	March 25, 2011	December 26, 2011		
Price Information	Acquisition price (¥ Millions)	1,750	3,600	3,350	3,950	15,550	5,570	5,400	2,100	4,900	2,220	7,550	2,870	2,005	7,327	
	Percentage of total portfolio	0.4%	0.9%	0.9%	1.0%	4.0%	1.4%	1.4%	0.5%	1.2%	0.6%	1.9%	0.7%	0.5%	1.9%	
	Net book value (¥ Millions)	1,750	3,613	3,567	4,003	15,713	4,196	5,203	2,027	4,603	2,101	6,934	2,332	1,974	8,002	
	Appraisal value at the end of period (¥ Millions)	2,380	3,650	3,594	4,140	16,300	5,140	5,270	1,660	3,730	1,610	5,250	2,570	2,080	8,250	
	Percentage of total appraisal value	0.6%	0.9%	0.9%	1.0%	4.0%	1.3%	1.3%	0.4%	0.9%	0.4%	1.3%	0.6%	0.5%	2.0%	
Lease Information	Number of tenants	1	12	10	8	4	29	39	34	51	10	16	12	21	19	
	Leasable floor area (㎡)	1,900.93	4,458.02	4,346.66	3,052.64	8,179.00	11,582.43	8,743.96	3,962.37	9,826.80	3,995.50	6,923.12	7,072.23	3,788.51	7,931.39	
	Leased floor area (㎡)	1,900.93	4,458.02	4,126.84	3,052.64	8,179.00	11,272.06	8,684.73	3,962.37	9,578.33	3,569.96	6,923.12	7,072.23	3,788.51	7,931.39	
	Occupancy ratio															
	As of April 30, 2016	100.0%	100.0%	94.9%	100.0%	100.0%	97.3%	99.3%	100.0%	97.5%	89.3%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of October 31, 2015	100.0%	100.0%	88.9%	100.0%	-	95.9%	99.2%	100.0%	88.7%	92.8%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2015	100.0%	96.4%	100.0%	-	-	94.9%	100.0%	96.4%	94.7%	92.8%	100.0%	100.0%	100.0%	99.0%	
	As of October 31, 2014	-	-	-	-	-	97.5%	100.0%	94.4%	98.5%	92.8%	99.3%	91.3%	95.6%	99.0%	
	As of April 30, 2014	-	-	-	-	-	96.5%	100.0%	91.9%	95.8%	92.8%	100.0%	100.0%	97.8%	100.0%	
	As of October 31, 2013	-	-	-	-	-	95.8%	94.3%	91.5%	93.9%	92.8%	100.0%	100.0%	89.8%	100.0%	
	As of April 30, 2013	-	-	-	-	-	98.6%	98.3%	96.8%	94.9%	92.8%	100.0%	93.5%	94.4%	100.0%	
	As of October 31, 2012	-	-	-	-	-	89.5%	99.2%	93.8%	93.3%	92.8%	100.0%	91.3%	100.0%	93.8%	
	As of April 30, 2012	-	-	-	-	-	89.5%	100.0%	96.7%	86.0%	89.2%	100.0%	95.6%	100.0%	92.8%	
	As of October 31, 2011	-	-	-	-	-	90.1%	99.2%	87.4%	79.3%	84.4%	100.0%	95.6%	100.0%	-	
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	32days	182days	182days	182days	182days	182days	182days	182days	182days	182days	
	①Rental and other operating revenues (¥ Thousands)	49,996	120,320	108,536	102,719	36,751	287,916	207,640	93,008	164,833	75,819	184,310	187,609	93,184	315,105	
	Rental revenues	49,996	102,903	104,155	92,465	35,778	240,335	182,071	78,975	139,443	61,356	166,179	170,561	75,772	272,476	
	Other operating revenues	-	17,417	4,380	10,253	972	47,581	25,568	14,032	25,389	14,463	18,130	17,048	17,411	42,628	
	②Property-related expenses (¥ Thousands)	8,321	26,616	31,173	18,945	7,507	108,660	76,025	32,273	59,629	28,493	56,211	91,513	36,666	121,828	
	Property management fees	1,888	9,338	29,873	9,347	4,453	60,809	19,983	11,206	14,092	7,569	17,862	15,677	9,583	30,539	
	Taxes	6,261	163	-	1	9	21,947	21,535	6,729	10,067	4,440	19,930	11,456	8,821	37,864	
	Utilities	-	9,956	-	6,058	2,519	19,247	17,237	9,704	22,522	8,696	14,661	14,233	14,674	25,371	
	Repairs and maintenance costs	100	5,893	576	1,331	26	4,553	14,642	3,274	6,963	2,144	1,372	1,767	1,195	12,051	
	Insurance	71	173	212	115	56	1,121	288	141	299	114	248	263	147	369	
	Trust fees and other expenses	-	1,090	510	2,090	441	981	2,338	1,216	5,684	5,527	2,136	48,114	2,242	15,633	
	③NOI (=①-②) (¥ Thousands)	41,674	93,703	77,363	83,774	29,244	179,255	131,615	60,734	105,203	47,325	128,099	96,095	56,518	193,276	
	④Depreciation (¥ Thousands)	12,167	12,824	11,929	7,820	15,779	51,619	30,752	19,969	36,534	13,506	71,842	53,414	16,818	40,916	
	⑤Rental operating income (=③-④) (¥ Thousands)	29,506	80,879	65,433	75,953	13,464	127,636	100,863	40,764	68,669	33,819	56,256	42,681	39,699	152,359	
⑥Capital expenditures (¥ Thousands)	-	4,196	76,133	9,701	-	4,746	8,210	270	17,822	4,914	1,050	-	-	54,667		
⑦NCF (=⑤-⑥) (¥ Thousands)	41,674	89,507	1,229	74,072	29,244	174,509	123,405	60,464	87,381	42,411	127,049	96,095	56,518	138,608		
Reference	Expense ratio (=⑥/①)	16.6%	22.1%	28.7%	18.4%	20.4%	37.7%	36.6%	34.7%	36.2%	37.6%	30.5%	48.8%	39.3%	38.7%	
	Property tax for the year 2016 or 2015 (¥ Thousands)	12,526	20,833	26,474	15,306	92,055	43,823	43,091	13,474	20,108	8,875	39,685	22,879	17,654	76,383	
	Property management fee (Leasing management fees) of ② (¥ Thousands)	1,870	4,367	3,793	3,805	1,346	9,534	6,923	3,137	5,510	2,513	6,375	5,789	3,055	10,375	
	Reference: Percentage of rental and other operating revenues	3.7%	3.6%	3.5%	3.7%	3.7%	3.3%	3.3%	3.4%	3.3%	3.3%	3.5%	3.1%	3.3%	3.3%	
	Long-term repairs, maintenance and renovation															
Estimated amount of 1st yr to 12th yr (¥ Thousands)	25,599	242,059	288,245	169,148	118,382	856,430	262,560	223,960	185,690	136,270	95,450	170,520	202,570	737,870		
Reference: Amount of yearly avg.	2,133	20,171	24,020	14,095	9,865	71,369	21,880	18,663	15,474	11,355	7,954	14,210	16,880	61,489		

A058 KDX Nagoya Sakae Building: The land portion of KDX Nagoya Sakae Building was acquired on April 25, 2008.

A069 KDX Kobayashi Doshomachi Building: The rent for land to the land owner (Kobayashi Pharmaceutical Co., Ltd.) is stipulated according to specific terms under the land lease agreement and the annual rent to be paid is ¥94.3 million until the end of August 2019.

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days ※As of April 30, 2016

Type	Office Buildings										Residential Properties	Central Urban Retail Properties			Other	Total of 97 Properties
Location	Other Regional Areas										Tokyo Metropolitan Area	Tokyo Metropolitan Area			Tokyo Metropolitan Area	
Property No.	A082	A097	A098	A100	A104	A106	A110	A111	B019	C001	C002	C004	D002			
Property Name	KDX Higashi Umeda Building	KDX Utsonomiya Building	KDX Hiroshima Building	Senri Life Science Center Building	KDX Minami-Honmachi Building	KDX Sakura-dori Building	KDX Shin-Osaka Building	Nichigin-mae KD Building	Residence Charmante Tsukishima	Frame Jinnan-zaka	KDX Yoyogi Building	Ginza 4chome Tower	Shinjuku 6-chome Building (Land)			
Acquisition Date	March 28, 2012	May 30, 2014	September 1, 2014	October 15, 2014	December 2, 2014	January 9, 2015	September 1, 2015	March 15, 2016	May 1, 2006	August 1, 2005	September 30, 2005	August 19, 2013	April 18, 2014			
Price Information	Acquisition price (¥ Millions)	2,770	2,350	1,300	13,000	2,200	5,900	4,550	3,500	5,353	9,900	2,479	9,800	2,880	393,171	
	Percentage of total portfolio	0.7%	0.6%	0.3%	3.3%	0.6%	1.5%	1.2%	0.9%	1.4%	2.5%	0.6%	2.5%	0.7%	100.0%	
	Net book value (¥ Millions)	2,607	2,364	1,384	12,858	2,151	6,023	4,606	3,582	4,623	9,396	2,474	9,684	2,973	385,085	
	Appraisal value at the end of period (¥ Millions)	3,690	2,480	1,480	13,100	2,690	7,450	4,830	3,750	4,900	10,500	2,110	11,900	3,190	402,555	
	Percentage of total appraisal value	0.9%	0.6%	0.4%	3.3%	0.7%	1.9%	1.2%	0.9%	1.2%	2.6%	0.5%	3.0%	0.8%	100.0%	
Lease Information	Number of tenants	8	24	20	57	23	32	17	12	1	12	11	4	1	1,189	
	Leasable floor area (㎡)	4,986.24	5,328.77	3,982.43	17,209.90	5,285.95	12,339.41	5,977.39	4,360.60	7,711.14	4,646.51	1,176.25	5,624.23	1,355.13	457,774.90	
	Leased floor area (㎡)	4,986.24	5,328.77	3,602.47	16,467.43	5,285.95	12,119.62	5,977.39	3,900.66	7,711.14	4,438.15	1,176.25	5,624.23	1,355.13	443,359.31	
	Occupancy ratio															
	As of April 30, 2016	100.0%	100.0%	90.5%	95.7%	100.0%	98.2%	100.0%	89.5%	100.0%	95.5%	100.0%	100.0%	100.0%	96.9%	
	As of October 31, 2015	100.0%	100.0%	82.3%	97.3%	100.0%	94.6%	96.6%	-	100.0%	95.2%	100.0%	100.0%	100.0%	94.9%	
	As of April 30, 2015	100.0%	98.5%	74.0%	99.0%	98.8%	89.9%	-	-	100.0%	98.0%	91.7%	100.0%	100.0%	96.5%	
	As of October 31, 2014	100.0%	97.0%	73.3%	99.3%	-	-	-	-	100.0%	93.6%	100.0%	100.0%	100.0%	95.6%	
	As of April 30, 2014	100.0%	-	-	-	-	-	-	-	100.0%	96.3%	100.0%	100.0%	100.0%	96.0%	
	As of October 31, 2013	100.0%	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	-	95.8%	
As of April 30, 2013	100.0%	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	-	-	93.9%		
As of October 31, 2012	95.5%	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	-	-	95.5%		
As of April 30, 2012	95.5%	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	-	-	95.4%		
As of October 31, 2011	-	-	-	-	-	-	-	-	100.0%	89.5%	100.0%	-	-	94.7%		
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	182days	182days	182days	182days	182days	182days	182days	47days	182days	182days	182days	182days	182days	175days	
	①Rental and other operating revenues (¥ Thousands)	127,701	129,634	62,351	721,185	107,845	314,304	126,062	26,351	148,134	219,186	68,101	276,973	68,129	12,493,960	
	Rental revenues	107,977	113,031	50,920	457,634	89,800	267,049	111,258	22,696	132,064	200,155	59,354	245,603	68,124	10,744,171	
	Other operating revenues	19,723	16,602	11,430	263,551	18,045	47,254	14,804	3,654	16,070	19,031	8,746	31,370	5	1,749,789	
	②Property-related expenses (¥ Thousands)	38,254	38,693	22,687	315,754	38,523	114,427	35,213	5,643	42,094	62,004	14,152	70,120	6,116	4,209,538	
	Property management fees	9,388	15,462	7,921	83,366	10,603	49,359	13,286	2,279	16,832	16,573	4,152	18,967	-	1,230,813	
	Taxes	12,073	8,569	6,638	60,643	12,447	18,025	6,112	11	10,023	15,546	4,269	20,678	5,916	1,055,899	
	Utilities	14,595	11,354	5,921	90,801	13,292	30,287	10,295	1,508	1,517	16,916	4,418	22,866	-	1,058,681	
	Repairs and maintenance costs	906	2,256	178	9,835	1,065	11,216	1,990	1,550	9,816	2,965	311	6,504	-	450,781	
	Insurance	192	195	139	1,218	186	499	209	39	276	154	37	189	-	17,256	
	Trust fees and other expenses	1,097	854	1,887	69,887	927	5,038	3,320	255	3,626	9,848	964	913	200	396,106	
③NOI (=①-②) (¥ Thousands)	89,447	90,940	39,663	405,431	69,322	199,876	90,848	20,707	106,040	157,182	53,948	206,852	62,012	8,284,422		
④Depreciation (¥ Thousands)	35,387	27,676	12,208	112,264	23,927	28,558	20,028	8,735	46,106	58,207	9,236	34,855	-	2,206,023		
⑤Rental operating income (=③-④) (¥ Thousands)	54,060	63,264	27,455	293,166	45,395	171,318	70,820	11,972	59,933	98,974	44,712	171,997	62,012	6,078,398		
⑥Capital expenditures (¥ Thousands)	430	600	6,602	44,447	235	26,508	11,213	-	264	3,236	650	1,573	-	1,120,238		
⑦NCF (=⑤-⑥) (¥ Thousands)	89,017	90,340	33,061	360,983	69,087	173,368	79,635	20,707	105,775	153,945	53,298	205,278	62,012	7,164,183		
Expense ratio (=⑥/①)	30.0%	29.8%	36.4%	43.8%	35.7%	36.4%	27.9%	21.4%	28.4%	28.3%	20.8%	25.3%	9.0%	33.7%		
Reference	Property tax for the year 2016 or 2015 (¥ Thousands)	24,037	17,145	13,276	121,256	24,850	72,077	24,446	17,608	20,047	31,092	8,537	41,357	11,833	2,330,784	
	Property management fee (Leasing management fees) of ② (¥ Thousands)	4,431	4,501	2,081	21,670	3,615	10,493	4,426	960	4,531	7,680	2,490	9,873	-	416,987	
	Reference: Percentage of rental and other operating revenues	3.5%	3.5%	3.3%	3.0%	3.4%	3.3%	3.5%	3.6%	3.1%	3.5%	3.7%	3.6%	0.0%	3.3%	
	Long-term repairs, maintenance and renovation															
Estimated amount of 1st yr to 12th yr (¥ Thousands)	107,610	312,190	195,898	1,489,569	111,951	580,570	274,671	132,296	334,719	141,540	47,520	161,290	-	21,023,689		
Reference: Amount of yearly avg.	8,967	26,015	16,324	124,130	9,329	48,380	22,889	11,024	27,893	11,795	3,960	13,440	-	1,751,974		

*Total: Cost-weighted average management period (days)

【Reference】

Earnings Performance for the Individual Properties for the 22nd Fiscal Period (November 1, 2015 to April 30, 2016) : 182days

※As of April 30, 2016

Type	Office Buildings		Total 2 Properties for sale	Total of 99 Properties	
Location	Tokyo Metropolitan Area				
Property No.	A039	A040			
Property Name	KDX Toranomom Building	Toranomom Toyo Building			
Acquisition Date	April 17, 2007	June 1, 2007			
Price Information	Acquisition price (¥ Millions)	4,400	9,850	14,250	407,421
	Percentage of total portfolio	30.9%	69.1%	100.0%	-
	Revenue from sale of the investment property (¥ Millions)	3,950	11,470	15,420	-
	Costs of the investment property (¥ Millions)	4,692	9,899	14,591	-
	Gain / Loss on sale of real estate (¥ Millions)	△766	1,510	744	-
Lease Information	Number of tenants	-	-	-	-
	Leasable floor area (㎡)	-	-	-	-
	Leased floor area (㎡)	-	-	-	-
	Occupancy ratio				
	As of April 30, 2016	-	-	-	-
	As of October 31, 2015	100.0%	90.5%	-	-
	As of April 30, 2015	100.0%	90.5%	-	-
	As of October 31, 2014	100.0%	75.1%	-	-
	As of April 30, 2014	100.0%	96.9%	-	-
	As of October 31, 2013	100.0%	96.9%	-	-
	As of April 30, 2013	100.0%	96.9%	-	-
Income and Retained Earnings Information for the 22nd Fiscal Period	Operating periods	150days	150days	150days	174days
	①Rental and other operating revenues (¥ Thousands)	84,272	233,795	318,068	12,812,028
	Rental revenues	78,830	225,077	303,908	11,048,079
	Other operating revenues	5,442	8,717	14,159	1,763,949
	②Property-related expenses (¥ Thousands)	23,584	69,332	92,917	4,302,455
	Property management fees	5,069	15,599	20,669	1,251,482
	Taxes	14,125	42,575	56,701	1,112,600
	Utilities	3,388	9,864	13,252	1,071,934
	Repairs and maintenance costs	82	398	480	451,262
	Insurance	51	184	235	17,492
	Trust fees and other expenses	867	710	1,577	397,683
	③NOI (=①-②) (¥ Thousands)	60,688	164,462	225,151	8,509,573
	④Depreciation (¥ Thousands)	10,701	14,022	24,723	2,230,747
	⑤Rental operating income (=③-④) (¥ Thousands)	49,986	150,440	200,427	6,278,825
⑥Capital expenditures (¥ Thousands)	-	-	-	1,120,238	
⑦NCF (=⑤-⑥) (¥ Thousands)	60,688	164,462	225,151	7,399,334	
Reference	Expense ratio (=②/①)	28.0%	29.7%	29.2%	33.6%
	Property tax for the year 2016 or 2015 (¥ Thousands)	-	-	-	-
	Property management fee (Leasing management fees) of ② (¥ Thousands)	2,958	8,127	11,086	428,073
	Reference: Percentage of rental and other operating revenues	3.5%	3.5%	3.5%	3.3%
	Long-term repairs, maintenance and renovation				
Estimated amount of 1st yr to 12th yr (¥ Thousands)	75,680	286,720	-	-	
Reference: Amount of yearly avg.	6,306	23,893	-	-	

*Total: Cost-weighted average management period (days)

A039 KDX Toranomom Building was sold on March 30, 2016
A040 Toranomom Toyo Building was sold on March 30, 2016

(Reference) Borrowings

Borrowings as of April 30, 2016 are as follows.

Classification	Lender	Drawdown Date	Balance at the Beginning of Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1) (%)	Last Repayment Date	Payment Method	Usage	Remarks				
Short-Term Payable	Sumitomo Mitsui Banking Corporation	April 2, 2015	1,500,000	-	0.519	March 31, 2016	Full on maturity	(Note 2)	Unsecured/ Unguaranteed				
	Sumitomo Mitsui Banking Corporation	July 31, 2015	1,000,000	1,000,000	0.511	July 31, 2016							
	Sumitomo Mitsui Banking Corporation	March 31, 2016	-	1,500,000	0.451	March 31, 2017							
	Sub Total		2,500,000	2,500,000									
Current Portion of Long-Term Payable	Development Bank of Japan Inc.	May 1, 2006	5,000,000	-	2.731	April 30, 2016	Full on maturity	(Note 2)	Unsecured/ Unguaranteed				
	Sumitomo Mitsui Banking Corporation	November 12, 2010	1,200,000	-	1.789	November 12, 2015							
	Resona Bank, Limited	November 12, 2010	800,000	-	1.789	November 12, 2015							
	Sumitomo Mitsui Banking Corporation	December 1, 2010	800,000	-	1.283	November 12, 2015							
	Resona Bank, Limited	December 1, 2010	200,000	-	1.283	November 12, 2015							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 31, 2011	800,000	-	1.939	January 29, 2016							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 28, 2011	500,000	-	1.952	January 29, 2016							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 31, 2011	2,000,000	-	1.905	January 29, 2016							
	Resona Bank, Limited	March 31, 2011	1,000,000	-	1.221	March 31, 2016							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 28, 2011	1,000,000	-	1.886	January 29, 2016							
	Sumitomo Mitsui Banking Corporation	January 10, 2012	2,500,000	-	1.269	January 29, 2016							
	Aozora Bank, Ltd.	February 18, 2013	1,500,000	-	0.840	February 18, 2016							
	Mitsubishi UFJ Trust and Banking Corporation	April 30, 2013	1,000,000	-	0.671	April 30, 2016							
	Mitsubishi UFJ Trust and Banking Corporation	July 31, 2013	1,500,000	1,500,000	0.570	July 29, 2016							
	Development Bank of Japan Inc.	December 26, 2011	2,500,000	2,500,000	1.415	October 31, 2016							
	Sumitomo Mitsui Banking Corporation	December 26, 2011	2,500,000	2,500,000	1.439	October 31, 2016							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	December 26, 2011	2,000,000	2,000,000	1.439	October 31, 2016							
	Aozora Bank, Ltd.	October 31, 2012	2,500,000	2,500,000	1.061	October 31, 2016							
	Sumitomo Mitsui Trust Bank, Limited	October 31, 2012	1,500,000	1,500,000	1.045	October 31, 2016							
	Sumitomo Mitsui Banking Corporation	November 12, 2015	-	2,000,000	0.489	November 30, 2016							
	The Bank of Fukuoka, Ltd. (Note 3)	March 28, 2012	500,000	500,000	1.364	March 28, 2017							
	Resona Bank, Limited (Note 3)	December 10, 2012	500,000	500,000	0.983	December 12, 2016							
	Development Bank of Japan Inc. (Note 3)	December 28, 2012	2,000,000	2,000,000	1.013	December 28, 2016							
	Sumitomo Mitsui Trust Bank, Limited (Note 3)	January 15, 2013	1,000,000	1,000,000	0.974	January 15, 2017							
	Mitsubishi UFJ Trust and Banking Corporation (Note 3)	January 31, 2014	1,200,000	1,200,000	0.667	January 31, 2017							
	Sub Total		36,000,000	19,700,000									
	Long-Term Payable	Development Bank of Japan Inc.	November 12, 2010	2,300,000	2,300,000	2.023				November 12, 2017	Full on maturity	(Note 2)	Unsecured/ Unguaranteed
		Development Bank of Japan Inc.	December 1, 2010	700,000	700,000	2.206				November 12, 2017			
		Sumitomo Mitsui Banking Corporation	March 28, 2012	1,400,000	1,400,000	1.770				March 28, 2019			
		Development Bank of Japan Inc.	March 28, 2012	1,000,000	1,000,000	1.770				March 28, 2019			
		Resona Bank, Limited	June 29, 2012	1,500,000	1,500,000	1.286				June 30, 2017			
		Sumitomo Mitsui Banking Corporation	September 21, 2012	5,000,000	5,000,000	1.158				September 21, 2017			
Development Bank of Japan Inc.		September 21, 2012	1,000,000	1,000,000	1.158	September 21, 2017							
Mizuho Bank, Ltd.		September 21, 2012	1,000,000	1,000,000	1.158	September 21, 2017							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		October 31, 2012	2,500,000	2,500,000	1.096	October 31, 2017							
Aozora Bank, Ltd.		October 31, 2012	2,500,000	2,500,000	1.253	October 31, 2018							
The Bank of Fukuoka, Ltd.		December 28, 2012	500,000	500,000	1.086	December 28, 2017							
Mizuho Trust & Banking Co., Ltd.		December 28, 2012	500,000	500,000	1.086	December 29, 2017							
Sumitomo Mitsui Banking Corporation		March 26, 2013	1,000,000	1,000,000	1.036	March 26, 2018							
Resona Bank, Limited		March 26, 2013	1,000,000	1,000,000	1.036	March 26, 2018							
Resona Bank, Limited		July 31, 2013	500,000	500,000	0.670	July 31, 2018							
Sumitomo Mitsui Banking Corporation		August 19, 2013	1,000,000	1,000,000	0.950	August 19, 2018							
Aozora Bank, Ltd.		August 19, 2013	1,000,000	1,000,000	0.950	August 19, 2018							
Mizuho Trust & Banking Co., Ltd.		August 19, 2013	500,000	500,000	0.950	August 19, 2018							
The Bank of Fukuoka, Ltd.		August 19, 2013	500,000	500,000	0.950	August 19, 2018							
The Hiroshima Bank, Ltd.		August 19, 2013	500,000	500,000	0.969	August 19, 2018							
The Nishi-Nippon City Bank, Ltd.		August 30, 2013	700,000	700,000	1.080	August 31, 2018							
The 77 Bank, Ltd.		August 30, 2013	500,000	500,000	1.080	August 31, 2018							
The Higashi-Nippon Bank, Limited		August 30, 2013	300,000	300,000	1.080	August 31, 2018							
Development Bank of Japan Inc.		August 30, 2013	1,500,000	1,500,000	1.420	August 31, 2020							
Aozora Bank, Ltd.		September 30, 2013	1,800,000	1,800,000	1.059	September 30, 2019							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		September 30, 2013	900,000	900,000	1.059	September 30, 2019							
Resona Bank, Limited		October 31, 2013	500,000	500,000	0.887	October 31, 2018							
Sumitomo Mitsui Trust Bank, Limited		November 12, 2013	1,000,000	1,000,000	0.820	November 12, 2018							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		November 12, 2013	2,000,000	2,000,000	1.074	November 12, 2020							
Aozora Bank, Ltd.		November 12, 2013	500,000	500,000	1.074	November 12, 2020							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		November 29, 2013	1,000,000	1,000,000	1.122	November 30, 2020							
Aozora Bank, Ltd.		November 29, 2013	900,000	900,000	1.122	November 30, 2020							
Mizuho Bank, Ltd.		November 29, 2013	200,000	200,000	0.844	November 30, 2018							
Sumitomo Mitsui Banking Corporation		January 10, 2014	1,300,000	1,300,000	1.205	January 31, 2021							
Sumitomo Mitsui Banking Corporation		January 31, 2014	2,300,000	2,300,000	1.130	January 31, 2021							
Sumitomo Mitsui Trust Bank, Limited		January 31, 2014	3,700,000	3,700,000	0.932	January 31, 2020							
Aozora Bank, Ltd.		March 12, 2014	2,250,000	2,250,000	0.751	March 12, 2018							
Sumitomo Mitsui Trust Bank, Limited		March 12, 2014	450,000	450,000	0.781	March 31, 2019							
Sumitomo Mitsui Banking Corporation		March 12, 2014	1,800,000	1,800,000	0.916	March 12, 2020							
Development Bank of Japan Inc.		March 12, 2014	1,800,000	1,800,000	1.358	March 12, 2023							
Sumitomo Mitsui Banking Corporation		March 20, 2014	3,000,000	3,000,000	0.912	March 12, 2020							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		March 20, 2014	4,000,000	4,000,000	1.013	September 20, 2021							
Development Bank of Japan Inc.		March 20, 2014	3,000,000	3,000,000	1.199	March 20, 2022							
Development Bank of Japan Inc.		March 20, 2014	2,000,000	2,000,000	1.349	March 12, 2023							
Sumitomo Mitsui Trust Bank, Limited		March 31, 2014	2,500,000	2,500,000	0.762	March 31, 2019							
Sumitomo Mitsui Banking Corporation		April 22, 2014	2,900,000	2,900,000	0.954	October 31, 2020							
The Hiroshima Bank, Ltd.		July 10, 2014	500,000	500,000	0.640	July 10, 2019							
Mizuho Bank, Ltd.		July 10, 2014	2,000,000	2,000,000	0.903	July 10, 2021							
The Nishi-Nippon City Bank, Ltd.		July 10, 2014	500,000	500,000	0.903	July 10, 2021							
Mitsubishi UFJ Trust and Banking Corporation		July 14, 2014	1,000,000	1,000,000	0.682	July 31, 2019							
Sumitomo Mitsui Trust Bank, Limited		July 31, 2014	1,000,000	1,000,000	0.616	July 31, 2019							
Sumitomo Mitsui Banking Corporation		July 31, 2014	2,700,000	2,700,000	0.736	July 31, 2020							
Resona Bank, Limited		July 31, 2014	300,000	300,000	0.756	October 31, 2020							
Sumitomo Mitsui Banking Corporation		July 31, 2014	2,200,000	2,200,000	1.014	July 31, 2022							
Sumitomo Mitsui Trust Bank, Limited		August 29, 2014	1,000,000	1,000,000	0.650	July 31, 2019							
Mizuho Trust & Banking Co., Ltd.		September 1, 2014	800,000	800,000	0.885	August 31, 2021							
The Bank of Fukuoka, Ltd.		September 1, 2014	500,000	500,000	0.885	August 31, 2021							
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		September 3, 2014	1,000,000	1,000,000	0.979	August 31, 2022							
Resona Bank, Limited		September 3, 2014	950,000	950,000	0.979	August 31, 2022							
Sumitomo Mitsui Trust Bank, Limited		September 22, 2014	2,700,000	2,700,000	0.798	September 30, 2020							
Mizuho Trust & Banking Co., Ltd.		September 30, 2014	1,000,000	1,000,000	0.893	September 30, 2021							
Mitsubishi UFJ Trust and Banking Corporation		October 31, 2014	3,000,000	3,000,000	0.802	October 31, 2021							

Classification	Lender	Drawdown Date	Balance at the Beginning of Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1) (%)	Last Repayment Date	Payment Method	Usage	Remarks				
Long-Term Payable	Resona Bank, Limited	October 31, 2014	2,000,000	2,000,000	1.071	October 31, 2023	Full on maturity	(Note 2)	Unsecured/ Unguaranteed				
	Development Bank of Japan Inc.	October 31, 2014	1,500,000	1,500,000	1.126	October 31, 2023							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 31, 2014	1,000,000	1,000,000	1.071	October 31, 2023							
	Sumitomo Mitsui Banking Corporation	October 31, 2014	2,000,000	2,000,000	1.257	October 31, 2024							
	Development Bank of Japan Inc.	October 31, 2014	1,000,000	1,000,000	1.259	October 31, 2024							
	Mitsubishi UFJ Trust and Banking Corporation	January 30, 2015	1,500,000	1,500,000	0.710	January 31, 2021							
	Sumitomo Mitsui Banking Corporation	January 30, 2015	1,500,000	1,500,000	1.161	January 31, 2025							
	Sumitomo Mitsui Trust Bank, Limited	February 18, 2015	1,250,000	1,250,000	0.907	February 28, 2022							
	Aozora Bank, Ltd.	February 18, 2015	350,000	350,000	0.907	February 28, 2022							
	Sumitomo Mitsui Banking Corporation	February 18, 2015	1,700,000	1,700,000	1.157	February 29, 2024							
	Development Bank of Japan Inc.	February 18, 2015	1,250,000	1,250,000	1.314	February 28, 2025							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 27, 2015	2,100,000	2,100,000	1.153	February 28, 2025							
	Mizuho Bank, Ltd.	March 12, 2015	1,000,000	1,000,000	1.218	February 28, 2025							
	Sumitomo Mitsui Banking Corporation	March 31, 2015	2,500,000	2,500,000	1.266	March 31, 2025							
	Aozora Bank, Ltd.	April 30, 2015	2,300,000	2,300,000	0.825	April 30, 2022							
	Mizuho Bank, Ltd.	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	The Bank of Fukuoka, Ltd.	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	The Nishi-Nippon City Bank, Ltd.	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	The 77 Bank, Ltd.	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	The Higashi-Nippon Bank, Limited	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	The Mie Bank, Ltd.	August 31, 2015	500,000	500,000	0.872	August 31, 2022							
	Sumitomo Mitsui Trust Bank, Limited	September 30, 2015	2,000,000	2,000,000	1.065	September 30, 2024							
	Mitsubishi UFJ Trust and Banking Corporation	October 30, 2015	1,000,000	1,000,000	0.989	October 31, 2024							
	Mizuho Bank, Ltd.	October 30, 2015	1,500,000	1,500,000	1.114	October 30, 2025							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	October 30, 2015	2,000,000	2,000,000	1.114	October 30, 2025							
	Sumitomo Mitsui Banking Corporation	October 30, 2015	2,500,000	2,500,000	1.114	October 30, 2025							
	Development Bank of Japan Inc.	October 30, 2015	2,500,000	2,500,000	1.121	October 30, 2025							
	Resona Bank, Limited	November 12, 2015	-	1,000,000	1.173	November 30, 2025							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 29, 2016	-	2,500,000	0.590	January 31, 2022							
	Sumitomo Mitsui Banking Corporation	January 29, 2016	-	500,000	0.640	January 31, 2022							
	Sumitomo Mitsui Banking Corporation	January 29, 2016	-	2,000,000	1.074	January 29, 2026							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 29, 2016	-	1,800,000	1.024	January 29, 2026							
	Sumitomo Mitsui Trust Bank, Limited	February 18, 2016	-	1,000,000	0.998	February 18, 2026							
	Aozora Bank, Ltd.	February 18, 2016	-	500,000	0.998	February 18, 2026							
	Resona Bank, Limited	March 30, 2016	-	1,000,000	0.169	March 31, 2019							
	Resona Bank, Limited	March 31, 2016	-	1,000,000	0.898	March 31, 2026							
	Development Bank of Japan Inc.	April 28, 2016	-	2,000,000	0.654	April 30, 2024							
	Development Bank of Japan Inc.	April 28, 2016	-	2,000,000	0.835	April 30, 2026							
	Mitsubishi UFJ Trust and Banking Corporation	April 28, 2016	-	1,000,000	0.865	April 30, 2026							
		Sub Total		127,300,000	143,600,000								
		Total		165,800,000	165,800,000								

Note 1: The average interest rate is the weighted-average interest rate for the fiscal period, rounded to the third decimal place. 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.

Note 2: Funds procured through borrowings are used to acquire real estate or trust beneficiary interests in real estate and to repay borrowings, etc.

Note 3: Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.