

Translation of Japanese Original

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2011 (REIT)
(May 1, 2011 to October 31, 2011)

December 19, 2011

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

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Asset Management Company: Kenedix REIT Management, Inc.

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Planned submission of semiannual securities report: January 30, 2012

Planned start of distribution payments: January 20, 2012

1. PERFORMANCE FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2011 (THIRTEENTH FISCAL PERIOD)

(1) Business Results

(Amounts are rounded down to the nearest ¥million)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)
For the six months ended				
October 31, 2011	9,044 (11.2%)	4,425 (19.3%)	3,040 (29.6%)	3,052 (32.2%)
April 30, 2011	8,136 (-2.7%)	3,709 (-3.3%)	2,346 (-10.0%)	2,309 (-11.4%)

	Net Income per Unit (Yen)	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
For the six months ended				
October 31, 2011	11,592	2.1%	1.1%	33.6%
April 30, 2011	9,890	1.7%	0.9%	28.8%

(2) Distribution

(Total distributions is rounded down to the nearest ¥million.)

	Distributions per Unit Excluding Excess of Earnings (Yen)	Total Distribution (Millions of Yen)	Distributions in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
For the six months ended						
October 31, 2011	9,596	2,749	0	-	82.8%	1.7%
April 30, 2011	9,891	2,310	0	-	100.0%	1.7%

Note 1: The payout ratio is a figure obtained by dividing distribution per unit by net income per unit, and is rounded to the first decimal place.

Note 2: Distribution per unit is calculated by dividing the amount remaining after deducting the provision of reserve for reduction entry (¥303 million) from unappropriated retained earnings by the number of investment units issued and outstanding.

(3) Financial Position

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

	Total Assets (Millions of Yen)	Unitholders' Equity (Millions of Yen)	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
For the six months ended				
October 31, 2011	274,973	150,272	54.6%	524,419
April 30, 2011	261,928	135,505	51.7%	580,199

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(4) Cash Flow Position

(Amounts are rounded down to the nearest ¥million.)

	Cash Flows from Operating Activities (Millions of Yen)	Cash Flows from Investing Activities (Millions of Yen)	Cash Flows from Financing Activities (Millions of Yen)	Cash and Cash Equivalents at Period End (Millions of Yen)
For the six months ended				
October 31, 2011	9,434	-14,138	9,812	17,928
April 30, 2011	3,546	-13,701	7,607	12,820

2. FORECAST OF RESULTS FOR THE FISCAL PERIOD ENDING APRIL 30, 2012 (November 1, 2011 to April 30, 2012)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Distribution per Unit Excluding Excess of Earnings (Yen)	Distribution in Excess of Earnings per Unit (Yen)
For the six months ending						
April 30, 2012	9,033 (-0.1%)	4,098 (-7.4%)	2,525 (-16.9%)	2,524 (-17.3%)	9,300	0

(Reference) Estimated net income per unit for the fiscal period ending April 30, 2012: ¥8,809

Forecasted number of investment units issued and outstanding as of April 30, 2012: 286,550 units

(Note) Distribution per unit is calculated under the assumption that net profit after the addition of projected reversal of reserve for reduction entry of ¥143 million will be distributed

3. OTHER

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

- (a) Changes concerning accounting policy accompanying amendments to accounting standards: No
 (b) Changes other than (a): No
 (c) Change 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 October 31, 2011: 286,550 units

As of April 30, 2011: 233,550 units

(b) Number of treasury units at period end

As of October 31, 2010: 0 units

As of April 30, 2010: 0 units

Note: Please refer to page 37 "Notes to the Information per Unit" for the calculation of net income per unit.

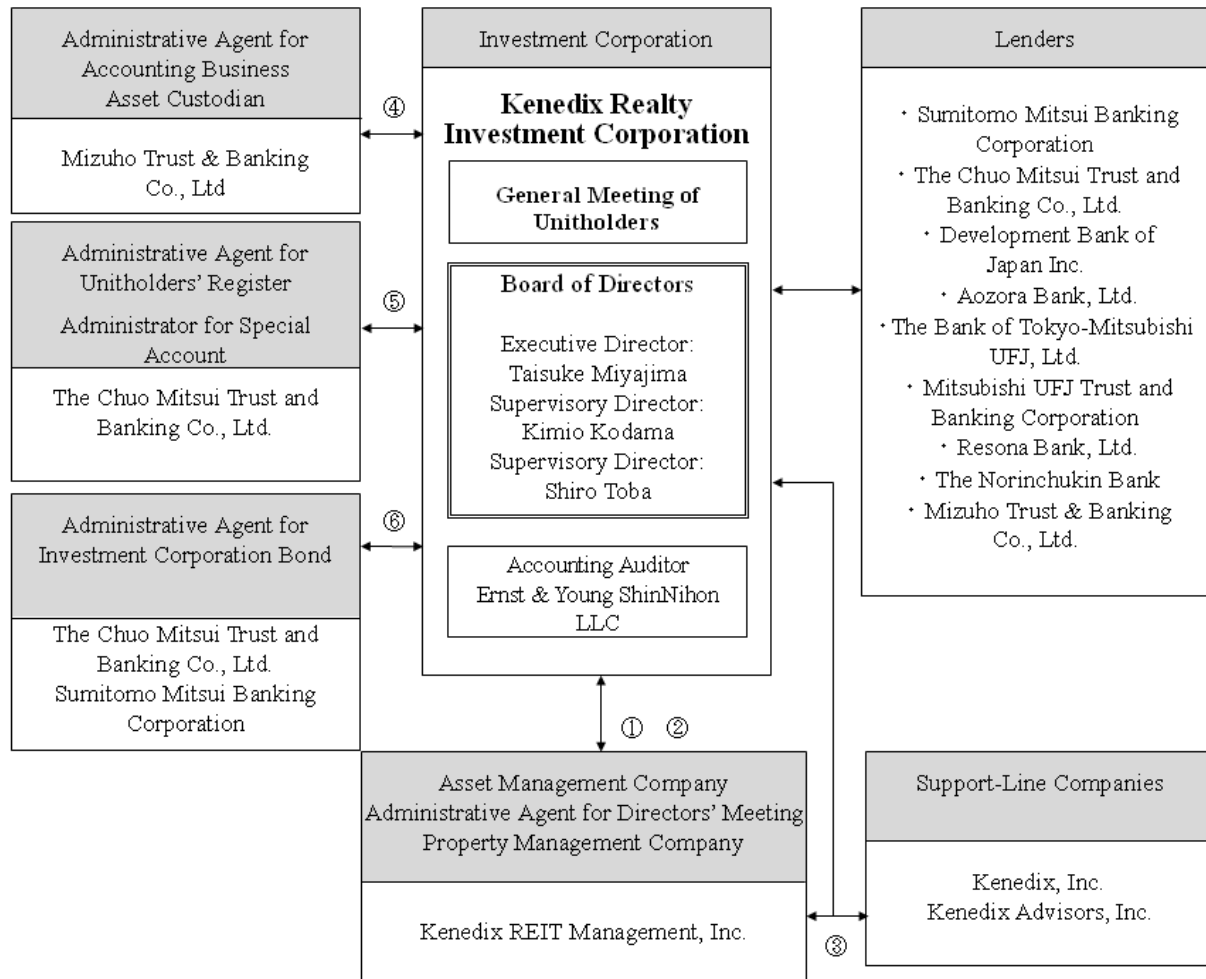
*Explanation on the appropriate use of the forecast of results and other matters of special consideration

The forecast of results for the fourteenth fiscal period ending April 30, 2012 are calculated as of December 19, 2011 based on the assumptions presented on page 15 "Preconditions and Assumptions for the Fiscal Period Ending April 30, 2012." Readers are advised that actual operating revenues, operating income, ordinary income, net income and distribution per unit may differ significantly from forecasts due to a variety of factors. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution per unit.

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

There were partial changes to the “Structure of the Investment Corporation” from the most recent securities report (submitted on July 29, 2011). As described below, Sumitomo Mitsui Banking Corporation newly joined as Administrative Agent for Investment Corporation Bonds as of the end of the fiscal period under review (October 31, 2011).



- ① Asset Management Agreement / Operating Agency Agreement
- ② Property Management Agreement
- ③ Memorandum of Understanding with Kenedix, Inc. and Kenedix Advisors, Co., Ltd.
- ④ Administrative Agency Agreement / Asset Custodian Agreement
- ⑤ Unitholder Register Administrative Agency Agreement / Special Account Administrative Agency Agreement
- ⑥ Fiscal Agency Agreement

Furthermore, the Administrative Agent for Accounting Business was changed from Mizuho Trust & Banking Co., Ltd. to Mitsubishi UFJ Trust and Banking Corporation on November 1, 2011.

2. Management Policy and Operating Conditions

(1) Management Policy

There were no major changes to the “Investment Policy,” “Investment Strategy” and “Distribution Policy” from the most recent securities report (submitted on July 29, 2011), and accordingly this information has been omitted from this document.

(2) Operating Conditions

(1) Operating Conditions for the Thirteenth Fiscal Period (fiscal period ended October 31, 2011)

A. The Investment Corporation

The Investment Corporation was established on May 6, 2005 in accordance with the Investment Trust and Investment Corporation Law (“the Investment Trust Law”). On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of

the Tokyo Stock Exchange with a total of 75,400 investment units issued and outstanding (Securities Code: 8972). Subsequently, the Investment Corporation raised funds through public offerings including three global offerings. Most recently, the Investment Corporation additionally issued 51,400 investment units on July 20, 2011 through public offerings including global offerings, and 1,600 investment units on August 8, 2011 by way of third-party allotment. As a result, as of October 31, 2011, the end of the thirteenth fiscal period, the number of investment units issued and outstanding totaled 286,550 units.

The Investment Corporation appointed Kenedix REIT Management, Inc. as its asset management company. 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 a dynamic and flexible investment stance that seeks to respond to its environment and market trends, and endeavors to ensure a timely response to opportunities. The Investment Corporation endeavors to develop a diversified investment portfolio that it calls, "KENEDIX Selection," adopting a three-point investment methodology based on property type, area and size.

B. Investment Environment and Management Performance

(a) Investment Environment

During the fiscal period under review (fiscal period ended October 31, 2011), the Japanese economy remained in a difficult situation due to the impact of the Great East Japan Earthquake. Although recovery is continuing within a backdrop of reconstructed supply chains and various policy effects, the pace is becoming more moderate.

Concerning real estate market conditions, land prices continued to fall for the year from July 2010 throughout Japan but the rate of decrease slowed and there was an increase in the number of survey sites where the price rose or remained flat, according to the Prefectural Land Price Survey as of July 1, 2011 announced by the Ministry of Land, Infrastructure, Transport and Tourism. The average annual change in land prices throughout Japan for the year from July 2010 decreased by 4.0% for commercial land and decreased by 3.2% for residential land. In the Tokyo area, the average land prices decreased by 2.3% for commercial land and decreased by 1.9% for residential land. In the three major metropolitan areas, the figures decreased by 2.2% for commercial land and decreased by 1.7% for residential land. In each case, the rate of decrease was smaller than in the previous survey.

Concerning the office building leasing market conditions, the office vacancy rate in the five central wards of Tokyo announced by Miki Shoji Co., Ltd. decreased for the sixth consecutive month after reaching a record high of 9.19% in March 2011. Although the figure rose by 0.14 % month-on-month to 8.78% in October, the vacancy rate in central Tokyo has generally been showing the sense of hitting the peak. On the other hand, new rentals has continued to remain weak in the market.

In the office building transaction market, the number of transactions temporarily decreased due to the impact of the Great East Japan Earthquake. However, there have been signs of gradual vitalization in property transactions, primarily by listed real estate investment corporations (J-REITs), within a backdrop of Japan's post-earthquake economic activity beginning to normalize and the debt procurement environment recovering.

(b) Management Performance

As of the end of the twelfth fiscal period (fiscal period ended April 30, 2011), the Investment Corporation owned 71 properties with a total acquisition price of ¥246,456 million. During the fiscal period under review (fiscal period ended October 31, 2011), the Investment Corporation acquired 4 office buildings (total acquisition price of ¥14,270 million) and sold 1 office building (initial acquisition price of ¥5,180 million) located in the Tokyo Metropolitan Area (sales price: ¥5,800 million).

<4 Office Buildings Acquired During the Thirteenth Fiscal Period>

Property No.	Property Name (Note)	Location	Acquisition Price (Millions of Yen)	Acquisition Date
A-71	KDX Iidabashi Building	Shinjuku ward, Tokyo	4,670	July 22, 2011
A-72	KDX Higashi-Shinagawa Building	Shinagawa ward, Tokyo	4,590	July 22, 2011
A-73	KDX Hakozaki Building	Chuo ward, Tokyo	2,710	July 22, 2011
A-74	KDX Shin-Nihonbashi Building	Chuo ward, Tokyo	2,300	July 22, 2011

Note: As of October 31, 2011, the Investment Corporation changed the names of the abovementioned buildings. The former names of the buildings were

"Kyodo Building (Iidabashi)" for "KDX Iidabashi Building," "P's Higashi-Shinagawa Building" for "KDX Higashi-Shinagawa Building,"

Nihonbashi Dai-2 Building" for "KDX Hakozaki Building," and "Kyodo Building (Shin-Nihonbashi)" for "KDX Shin-Nihonbashi Building."

As a result, the number of properties owned as of October 31, 2011 amounts to 74, with a total acquisition price of ¥255,546 million.

Looking at the portfolio as a whole, 91.4% was comprised of office buildings, 4.8% of central urban retail properties and 3.6% of residential properties on an acquisition price basis. The occupancy ratio as of the end of the thirteenth fiscal period was 94.7% reflecting stable investment and asset management.

< Changes in Asset Size since Ninth Fiscal Period >

		Ninth Fiscal Period (as of October 31, 2009)		Tenth Fiscal Period (as of April 30, 2010)		Eleventh Fiscal Period (as of October 31, 2010)		Twelfth Fiscal Period (as of April 30, 2011)		Thirteenth Fiscal Period (as of October 31, 2011)	
		Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)	Total Acquisition Price (Millions of Yen)	Ratio (%)
Type of Use	Office Buildings	197,461	89.6	213,071	90.3	211,461	90.6	224,636	91.1	233,726	91.4
	Central Urban Retail Properties	12,379	5.6	12,379	5.2	12,379	5.3	12,379	5.0	12,379	4.8
	Residential Properties	10,319	4.6	10,319	4.3	9,441	4.0	9,441	3.8	9,441	3.6
	Total	220,159	100.0	235,769	100.0	233,281	100.0	246,456	100.0	255,546	100.0
Area	Tokyo Metropolitan Area	186,144	84.5	201,754	85.5	199,266	85.4	207,566	84.2	216,656	84.7
	Other Regional Areas	34,015	15.4	34,015	14.4	34,015	14.5	38,890	15.7	38,890	15.2
	Total	220,159	100.0	235,769	100.0	233,281	100.0	246,456	100.0	255,546	100.0

Notes:

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

Property Acquisitions in the Tenth Fiscal Period (fiscal period ended April 30, 2010) Onwards

The Investment Corporation has built a strong asset base (portfolio) that is focused on office buildings in the Tokyo Metropolitan Area with 74 properties amounting to ¥255,546 million in total acquisition price and an occupancy ratio of 94.7% as of the end of the fiscal period under review (fiscal period ended October 31, 2011).

The Investment Corporation acquired four office buildings in November and December 2009 (Koishikawa TG Building, Gotanda TG Building, KDX Nihonbashi 216 Building and KDX Shin-Yokohama 381 Building Annex Tower) with funds procured by fund raising through public offerings, ahead of a full-on recovery of the real estate transaction market. In addition, one office building (KDX Shinjuku Building) was acquired in February 2010 with funds procured through new borrowings, and four properties (KDX Ginza Ichoime Building, KDX Nihonbashi Honcho Building, KDX Kobayashi-Doshomachi Building and Kitananajo SIA Building) were acquired in March 2011 with funds procured through new borrowings and cash on hand. Through acquiring these nine properties (total acquisition price of ¥28,785 million), the Investment Corporation increasingly enhanced its presence in the mid-sized office building transaction market. Moreover, the Investment Corporation also secured funds for new acquisitions by selling KDX Shinjuku-Gyoen Building and Court Shin-Okachimachi (total sales price: ¥2,500 million) in the eleventh fiscal period (fiscal period ended October 31, 2010).

During the fiscal period under review, the Investment Corporation acquired a total of four properties (total acquisition price of ¥14,270 million) comprising KDX Idabashi Building, KDX Higashi-Shinagawa Building, KDX Hakozaki Building and KDX Shin-Nihonbashi Building on July 22, 2011, with funds procured by raising funds through public offerings and other means. In addition, the Investment Corporation sold KDX Hirakawacho Building (sales price: ¥5,800 million) as of June 30, 2011.

As an investment corporation with an asset base (portfolio) focused on mid-sized office buildings, the Investment Corporation pursues consistent external growth by leveraging the know-how on operating mid-sized office buildings accumulated by the Asset Management Company.

Operation and Management of Existing Properties

The Investment Corporation has appointed the Asset Management Company as its property management company for its entire portfolio. In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation strives to secure consistent policies, specifications and procedures along with ensuring swift service with a high degree of quality. As of October 31, 2011, the investment portfolio is being managed generally at a high occupancy ratio and the occupancy ratio for the portfolio as of the end of the fiscal period under review was 94.7%. The Investment Corporation is satisfied with the quality of property management.

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

The number of end-tenants for our office buildings was 714 as of the end of the fiscal period under review (fiscal period ended October 31, 2011). Floor area leased to the largest end-tenant as a proportion of total leased floor area of the total portfolio was at 1.8% and 4.8% for the top 3 office building tenants. This illustrates our diversification of tenants. Furthermore, 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.

Leasing Management in View of the Leasing Market Environment

The Investment Corporation believes that the mid-sized office building market tends to be less volatile in a weakening leasing environment. This is because the market has a broad base of potential tenants as well as tenants with a variety of lease needs. We believe that the mid-sized office buildings market in the Tokyo Metropolitan Area, which is a primary investment focus area for the Investment Corporation, is the largest market in terms of demand due to the economic scale of the Tokyo Metropolitan Area and due to the many middle-market and small- and medium-sized enterprises that are candidates for tenancy.

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

Meanwhile, in view of the sudden deterioration of the economy since autumn 2008 and the accompanying trends in the leasing market, the Investment Corporation shifted to a management policy of placing priority on maintaining occupancy ratios in negotiating rents for the eighth fiscal period (fiscal period ended April 30, 2009) and after. Since that time, operations have been conducted with an aim to secure revenues and profits over the medium to long term while considering the market trends.

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

Change in Occupancy Ratio

The average occupancy ratio of office buildings that the Investment Corporation owns in the Tokyo Metropolitan Area was maintained at over 95% at the end of the seventh fiscal period (fiscal period ended October 31, 2008) up to the end of the tenth fiscal period (fiscal period ended April 30, 2010) through a flexible leasing policy responding promptly to the market trends mentioned above. The fiscal period under review (fiscal period ended October 31, 2011) continued with a difficult leasing environment and was affected by such factors as extended periods of vacancy. Nevertheless, the occupancy ratio of the Investment Corporations's office buildings in the Tokyo Metropolitan Area maintained to the 95% level and the occupancy ratio of office buildings overall rose to 94.3%, an increase of 0.1% compared to the end of the previous fiscal period. Furthermore, the occupancy ratio was 100% for 43 out of 68 office buildings that the Investment Corporation owns.

*As of April 27, 2011, the Investment Corporation received a notice of cancellation with regard to the intended termination of a lease agreement from a major end-tenant at KDX Harumi Building. The termination will affect the property's occupancy ratio as of 1) the end of November 2011 (2,584.56 m² for the termination dated October 31, 2011) and 2) the end of December 2011 (1,723.04 m² for the termination dated November 30, 2011), respectively. Furthermore, the ratio of these areas to the portfolio total leased floor area is 0.9% for 1) and 0.6% for 2).

<Changes in Occupancy Ratio (Note) for Total Office Buildings, Tokyo Metropolitan Area, Other Regional Areas and Portfolio>

	Office Buildings			Portfolio
	Total	Tokyo Metropolitan Area	Other Regional Areas	
Ninth Fiscal Period (As of October 31, 2009)	94.4%	97.3%	85.9%	94.7%
Tenth Fiscal Period (As of April 30, 2010)	94.0%	95.7%	88.2%	94.4%
Eleventh Fiscal Period (As of October 31, 2010)	93.3%	94.6%	89.0%	93.6%
Twelfth Fiscal Period (As of April 30, 2011)	94.2%	95.5%	90.4%	94.6%
Thirteenth Fiscal Period (As of October 31, 2011)	94.3%	95.7%	90.2%	94.7%

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

Conservation of Electricity for Summer 2011

The Investment Corporation implemented measures to reduce (peak) use of electricity by 15% at properties it owns in the service areas of The Tokyo Electric Power Company and Tohoku Electric Power Co., Inc. With the cooperation of the respective tenants in their exclusive areas as well as electricity conservation measures in common areas, among other matters, the Investment Corporation achieved conservation of electricity of approximately 30% at the 13 properties that were classified as large users and approximately 23% at the properties categorized as small users. Both surpassing the 15% requirement, no property classified as large users failed to satisfy the restrictions on use of electricity pursuant to Article 27 of the Electricity Business Act.

C. Capital Acquisition

(a) Fund Raising through Public Offering

The Investment Corporation additionally issued 51,400 investment units through public offerings, including global offerings, as well as 1,600 investment units by way of third-party allotment, with an aim to procure funds for acquiring new properties and repaying borrowings, and procured ¥13,600 million on July 20, 2011 and ¥423 million on August 8, 2011, respectively. The funds procured on July 20, 2011 were allocated to fund part of the property acquisitions and to prepay part of the ¥2,000 million in short-term borrowings, on July 22, 2011. Furthermore, the funds procured on August 8, 2011 were used to repay long-term borrowings as agreed upon by November 30, 2011.

(b) Investment Corporation Bonds

The Investment Corporation issued the Third Series Unsecured Investment Corporation Bonds (totaling ¥1,500 million and maturing in two years) on September 15, 2011, and used the procured funds to prepay ¥1,000 million in long-term borrowings. As a result, the outstanding investment corporation bonds as of the end of the fiscal period under review (fiscal period ended October 31, 2011) totaled ¥13,500 million.

(c) Status of Borrowings

During the fiscal period under review (fiscal period ended October 31, 2011), the Investment Corporation undertook borrowings of ¥20,000 million (¥14,000 million in long-term borrowings and ¥6,000 million in short-term borrowings (Note 1)) to repay borrowings that matured during the fiscal period. In addition, the Investment Corporation prepaid ¥2,000 million in short-term borrowings using funds procured by raising funds through public offering, etc., and prepaid ¥1,000 million in long-term borrowings by issuing investment corporation bonds. Details are provided as follows:

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

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.

<Borrowings during the Thirteenth Fiscal Period>

Lender	Classification	Borrowing Amount (Millions of Yen)	Drawdown Date	Last Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	Series 59	1,000	July 13, 2011	July 14, 2014
Mitsubishi UFJ Trust and Banking Corporation	Series 60-A	1,500	July 29, 2011	July 31, 2012
Sumitomo Mitsui Banking Corporation	Series 60-B	2,200	July 29, 2011	July 31, 2014
The Chuo Mitsui Trust and Banking Co., Ltd.		1,000		
Resona Bank, Ltd.		300		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Series 61	1,500	August 31, 2011	February 27, 2015
The Chuo Mitsui Trust and Banking Co., Ltd.	Series 62	1,000	September 1, 2011	August 29, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Series 63-A	1,000	September 30, 2011	September 30, 2013
The Chuo Mitsui Trust and Banking Co., Ltd.	Series 63-B	2,500	September 30, 2011	March 31, 2014
The Mizuho Trust and Banking Co., Limited	Series 63-C	1,000	September 30, 2011	September 30, 2014
Sumitomo Mitsui Banking Corporation	Series 63-D	2,500	September 30, 2011	March 31, 2015
Aozora Bank, Ltd.	Series 64	3,500	October 31, 2011	October 31, 2012
Mitsubishi UFJ Trust and Banking Corporation		1,000		
Total	-	20,000	-	-

As of the end of the twelfth fiscal period (fiscal period ended April 30, 2011), the balance of borrowings amounted to ¥100,715.5 million (¥92,015.5 million in long-term borrowings and ¥8,700 million in short-term borrowings). As a result, the balance of interest-bearing debt amounted to ¥110,914 million as of October 31, 2011, comprising ¥97,414 million in borrowings (¥87,214 million in long-term borrowings and ¥10,200 million in short-term borrowings) and ¥13,500 million in investment corporation bonds.

As of October 31, 2011, ¥6,500 million out of ¥15,500 million of long-term borrowings, which have floating interest rates, have been hedged and fixed by utilizing interest-rate swap agreements. In addition, the long-term debt ratio (Note 2) was 90.8% and the long-term fixed interest debt ratio (Note 3) was 82.7%.

Note 2: Long-term debt ratio = (Balance of long-term borrowings + Balance of investment corporation bonds) ÷ (Total borrowings + Balance of investment corporation bonds) Long-term debt ratio is rounded to the nearest first decimal place.

Note 3: Long-term fixed interest debt ratio = (Balance of long-term fixed interest rate borrowings + Balance of investment corporation bonds) ÷ (Total borrowings + Balance of investment corporation bonds) The balance of long-term fixed interest rate borrowings includes borrowings with floating interest rates effectively fixed by utilizing interest-rate swap agreements. Long-term fixed interest debt ratio is rounded to the nearest first decimal place.

The balance of borrowings according to financial institution as of April 30, 2011 and October 31, 2011 are as follows:

Lender	Twelfth Fiscal Period (as of April 30, 2011) (Millions of Yen)	Thirteenth Fiscal Period (as of October 31, 2011) (Millions of Yen)	Ratio as of End of Thirteenth Fiscal Period (%) (Note 4)
Sumitomo Mitsui Banking Corporation	23,135.5	22,434.0	23.0
Development Bank of Japan Inc.	16,492.5	16,430.0	16.9
The Chuo Mitsui Trust and Banking Co., Ltd.	16,325.0	15,800.0	16.2
Aozora Bank, Ltd.	14,462.5	13,950.0	14.3
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	11,800.0	11,300.0	11.6
Mitsubishi UFJ Trust and Banking Corporation	9,200.0	7,200.0	7.4
Resona Bank, Ltd.	5,300.0	5,300.0	5.4
The Norinchukin Bank	4,000.0	4,000.0	4.1
Mizuho Trust & Banking Co., Ltd.	-	1,000.0	1.0
Total	100,715.5	97,414.0	100.0

Note 4: Percentages are rounded down to the nearest first decimal place.

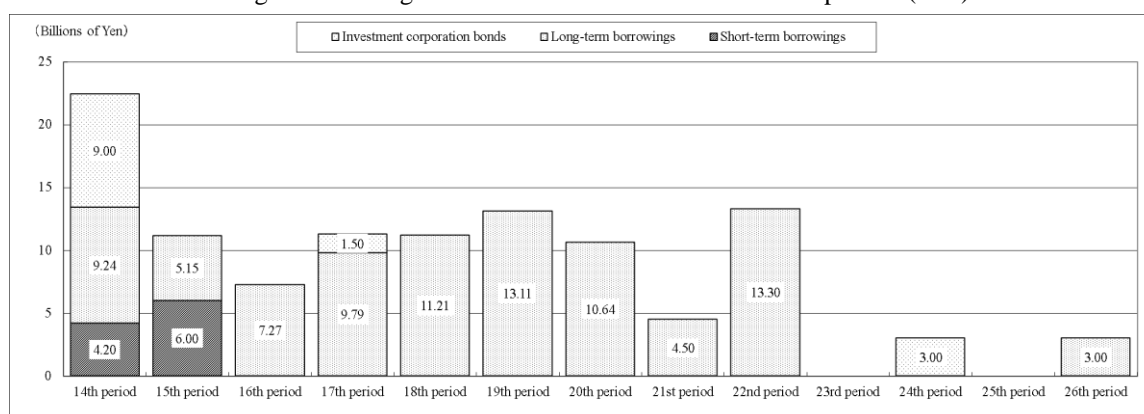
(b) Overview of Posted Collateral

On July 20, 2011, the collateral pledges established for the Investment Corporations' 47 properties as of the end of the twelfth fiscal period (April 30, 2011) were released. As a result, all borrowings of the Investment Corporation became unsecured and unguaranteed

(e) Diversification of Debt Maturities

The Investment Corporation will continue to strive to reduce refinancing risk by diversifying repayment dates and extending borrowing periods for its interest-bearing debt. In addition, the total balance of interest-bearing debt as of the end of the thirteenth fiscal period (fiscal period ended October 31, 2011) maturing in each fiscal period is as follows:

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



Note: Amounts are rounded to the nearest second decimal place.

(f) Status of Credit Rating

The status of the credit ratings as of October 31, 2011 is as follows:

Credit Rating Agency	Details of the Ratings	
Japan Credit Rating Agency, Ltd.	Rating of Long-Term Senior Debts	A
	Ratings on Bonds	
	Rating of Shelf Registration	
	Outlook	Stable

(g) Status of Shelf Registration

The Investment Corporation filed a debt shelf registration statement on February 4, 2011. Details are as follows:

	Investment Corporation Bond
Planned Issue Amount	¥100,000,000,000
Planned Issuance Period	February 15, 2011 to February 14, 2013
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 Investment Corporation's First Series Unsecured Investment Corporation Bonds of ¥9,000,000,000 and Second Series Unsecured Investment Corporation Bonds of ¥3,000,000,000 were issued in March 2007 based on the debt shelf registration statement filed in February 2007. In addition, the Investment Corporation's Third Series Unsecured Investment Corporation Bonds of ¥1,500,000,000 were issued in September 2011 based on the debt shelf registration statement filed in February 2011.

On February 4, 2011, the Investment Corporation filed an equity shelf registration statement again to continue to secure opportunity for flexible equity financing. Details are as follows:

	Investment Unit Certificate	
	Primary Offering	Secondary Offering
Planned Issue Amount	¥100,000,000,000	¥15,000,000,000
Planned Issuance Period	February 15, 2011 to February 14, 2013	February 15, 2011 to February 14, 2013
Use of Funds	Acquisition funds for specified assets, repayment of borrowings, repayment of investment corporation bonds, refund of lease and guarantee deposits, funds to pay for repairs and maintenance, working capital, etc.	Not applicable

There has not yet been any primary offering or secondary offering based on the abovementioned investment unit certificate shelf registration.

D. Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥9,044 million, operating income of ¥4,425 million, ordinary income of ¥3,040 million and net income of ¥3,052 million for its thirteenth fiscal period (fiscal period ended October 31, 2011).

Concerning cash distributions, 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). Following the establishment of this reduction entry reserve, which is maintained at a level stipulated in Article 66-2 of the Special Taxation Measures Law, the Investment Corporation deducted ¥303 million from net income to be set aside as a reduction reserve, the establishment of which falls within the scope in application of Article 67-15 of the Special Taxation Measures Law. Subsequently, almost all the remaining net income was distributed to unitholders, yielding ¥9,596 per unit.

(2) Outlook

A. Investment Environment

According to the Bank of Japan, the outlook for the time being is that Japan's economy will face adverse effects from the slowdown in overseas economies and the appreciation of the yen as well as from the flooding in Thailand. Subsequently, the economy is expected to return to a moderate recovery path as the pace of recovery in overseas economies picks up, led by emerging and commodity-exporting economies, and reconstruction-related demand after the earthquake disaster gradually materializes. Meanwhile, the Bank of Japan warns that careful attention should continue to be paid to how Japan's economy will be affected by the uncertainty regarding financial and economic developments overseas, including the sovereign debt problem in Europe.

Concerning the real estate market conditions, according to the "Trend Report of the Prices of Intensively Used Land in Major Cities" (survey period: July 1, 2011 to October 1, 2011) announced by the Ministry of Land, Infrastructure, Transport and Tourism on November 22, 2011, land prices rose in 11 districts (in contrast to 7 districts in the previous survey), remained unchanged in 61 districts (same, 53 districts) and fell in 78 districts (same, 86 districts) among the heavily populated districts (150 commercial and residential districts) of major cities in Japan. Although the districts in which prices fell continued to hold a majority at 52% of all districts, the number of districts in which prices rose or remained unchanged increased from 41% in the previous survey to 48%.

In the office building leasing market, downward adjustment of rents is anticipated to linger, although the rate of decrease is contracting and some office buildings have started to show signs of a reversal. As for vacancy rates, no abrupt improvement can be expected due to the impact of the office spaces to be supplied in fiscal 2012. However, it is anticipated that vacant spaces will be gradually filled as demand for office space recovers due to reconstruction-related demand after the earthquake and other factors.

In the real estate transaction market, property transactions have resumed recently, primarily by J-REITs, given the expectations of a macro economic recovery accompanying future reconstruction and the debt procurement environment continuing to stay robust. As such, the Investment Corporations believes that the number of office building transactions will increase over time.

B. Future Management Policies and Pending Issues

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

(a) New Property Investment Strategy and Sales Policy

The Investment Corporation aims 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 believes that keeping office buildings in the Tokyo Metropolitan Area, as its focus while 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.

The Investment Corporation believes that it holds a competitive advantage over other real estate acquiring firms as it has laid a foundation for renewed external growth ahead of many other real estate firms since November 2009, has resumed property acquisitions through public offerings and new borrowings, holds a portfolio surpassing ¥250 billion, and has a track-record in investing in and managing mid-sized office buildings and financial stability.

Moreover, in acquiring properties, the Investment Corporation is striving to diversify investment methods also taking into consideration the balance of financing sources, such as fund-type investments through investments in silent partnership, and is also strengthening the sourcing of information on portfolio matters in order to acquire properties ahead of competitors.

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

In selling properties, the Investment Corporation will examine the sale of properties individually in considering the use of funds for replacement of assets through property acquisition or fund-type investments. Of this, concerning central urban retail properties and 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 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.

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

(b) Existing property management strategy

The Investment Corporation has appointed the Asset Management Company as its sole property management company for the entire portfolio as of the end of the thirteenth fiscal period (fiscal period ended October 31, 2011). In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation strives to secure consistent policies, specifications and procedures along with ensuring swift and quality service.

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

- Identify degree of satisfaction through use of CS surveys (customer satisfaction = tenant satisfaction)
- 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 environmental response

Identify degree of tenant satisfaction through use of CS surveys

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

The Investment Corporation conducted a customer satisfaction survey (“CS Survey”) through J.D. Power Asia Pacific, Inc., an internationally recognized company that engages in customer satisfaction evaluation, to better understand the needs of its tenants and take steps to respond to their preferences. As a part of this survey the administration officers of each tenant and tenant employees were asked to respond to many questions concerning buildings and facilities as well as operating and management services. The Investment Corporation conducted the first CS Survey, which covered 20 of its properties, during the second fiscal period (fiscal period ended April 30, 2006), the second CS Survey, which covered 44 of its properties, during the fifth fiscal period (fiscal period ended October 31, 2007) and the third CS Survey, which covers 58 properties during the ninth fiscal period (fiscal period ended October 31, 2009).

Furthermore, based on the responses of tenants up to the third survey, the Investment Corporation established guidelines on management response centering on improvement measures to reflect issues of dissatisfaction in terms of soft services (operating and management services), including cleaning and tenant services, in an aim to standardize and enhance service quality in relation to the portfolio. The Investment Corporation has adopted the guidelines as a rule as of the twelfth fiscal period (fiscal period ending April 30, 2011) and has implemented the improvement measures. These resulted in better evaluations in the fourth CS Survey compared to the previous survey results, both in terms of comprehensive degree of satisfaction and willingness for continued lease, which confirmed that there was a certain level of evaluation by tenants on the improvement measures.

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

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

Take measures to maintain and raise competitiveness of properties

The Investment Corporation aims to provide attractive mid-sized office buildings in order to maintain and enhance portfolio value and rental revenues.

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

The Investment Corporation will consolidate its building maintenance companies by taking utmost advantage of the portfolio size, and then will implement operation and management in close contact with the actual properties in order to further enhance the management quality and services. The Investment Corporation will set unified standards in regards to specifications and services that tend to differ by

property, and implement measures to enhance value by carrying out property management based on these unified standards. By doing so, the Investment Corporation aims to maintain rent levels and asset values.

Tailor leasing management according to the market environment

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

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

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

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

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

The Investment Corporation will carefully control the quality of property management and operating costs and reduce building maintenance and operating costs by taking advantage of the portfolio size in building maintenance costs and construction bidding.

Ensure appropriate responses to relevant laws and regulations

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

Develop a proactive environmental response

The Investment Corporation was designated as a specified corporation pursuant to the Act on the Rational Use of Energy on October 1, 2010. 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, in November 2011, the Investment Corporation started to disclose its environmental policies on its website to demonstrate its endeavors in approaching environmental issues.

(c) Financial Strategy (Debt Financing)

The Investment Corporation will seek to diversify its debt repayment period to reduce refinancing risk. Furthermore, the Investment Corporation will pursue stable financial management through such measures as continuing to maintain long-term debt ratios above prudent levels.

Given the ongoing improvement in the debt procurement environment since 2010, the Investment Corporation will continue its endeavors to negotiate better borrowing terms. In order to pursue stable financial management, the Investment Corporation will continue to aim to keep the ratio of interest-bearing debt to total assets (LTV) at less than 45% 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. The Investment Corporation will work to control the ratio of interest-bearing debt to total assets in the same conservative manner as before.

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.

(d) Information Disclosure

Consistent with its basic information disclosure policy, the Investment Corporation proactively engages in IR activities with the aim of

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

(3) Important Subsequent Events

(1) Acquisition of Properties

On December 19, 2011, the Investment Corporation decided to acquire the eight properties described below (total planned acquisition price: ¥28,550 million) as of December 26, 2011, with funds procured through new borrowings described in (2) below.

In addition, the following planned acquisition price does not include the acquisition costs, property tax, city-planning tax and consumption tax, etc.

Details shared by the following acquisitions

Date of Contract	December 19, 2011
Seller	AIG Edison Life Insurance Company
Scheduled Date of Acquisition	December 26, 2011

Type	Type of Specified Asset	Property Name	Planned Acquisition Price (Millions of Yen)	Location (Address)	Number of Stories	Year Built
Office Building	Trust beneficiary interest in real estate	Kabutocho Nikko Building	11,270	6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo	B1 F8	November 1998
		Ikebukuro Nikko Building	1,653	1-20-8 Minami Ikebukuro, Toshima-ku, Tokyo	B1 F8	March 1986
		Kabutocho Nikko Building II	1,280	8-1 Nihombashi Kabutocho, Chuo-ku, Tokyo	F8	October 2001
		Tachikawa Ekimae Building	1,267	2-12-18 Akebonocho, Tachikawa-shi, Tokyo	B1 F8	February 1990
		Nagoya Ekimae Sakuradori Building	7,327	3-26-8 Meieki, Nakamura-ku, Nagoya-shi, Aichi	B2 F15	April 1986
		Nagoya Nikko Shoken Building	4,158	3-2-3 Sakae, Naka-ku, Nagoya-shi, Aichi	B3 F11	August 1974
		Sendai Nikko Building	950	3-2-21 Chuo, Aoba-ku, Sendai-shi, Miyagi	B1 F8	March 1989
Other		Kanazawa Nikko Building	645	4-65 Minamicho, Kanazawa-shi, Ishikawa	B1 F7	March 1989

(2) Debt Financing

On December 19, 2011, the Investment Corporation concluded an agreement to borrow funds (total amount of ¥29,000 million) through syndicated loans, with Sumitomo Mitsui Banking Corporation as the arranger and the agent and Development Bank of Japan Inc. as the co-arranger, in order to finance the acquisition of the above eight properties.

	Short-term borrowings (Term Loan 65-A)	Long-term borrowings (Term Loan 65-B)	Long-term borrowings (Term Loan 65-C)
Amount	¥7,500 million	¥5,000 million (Note 1)	¥2,500 million
Lender	Aozora Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation The Chuo Mitsui Trust and Banking Co., Limited	Sumitomo Mitsui Banking Corporation Resona Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Development Bank of Japan Inc.
Interest Rate	Base rate (JPY TIBOR for 3-month in JBA) + 0.55% (Note 2)	Base rate (JPY TIBOR for 3-month in JBA) + 0.65% (Note 2)	Not yet determined (Fixed rate of interest)
Repayment Date	October 31, 2012	October 31, 2014	October 31, 2014

	Long-term borrowings (Term Loan 65-D)	Long-term borrowings (Term Loan 65-E)	Long-term borrowings (Term Loan 65-F)
Amount	¥4,500 million (Note 1)	¥2,500 million	¥4,500 million (Note 1)
Lender	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Development Bank of Japan Inc.	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Interest Rate	Base rate (JPY TIBOR for 3-month in JBA) + 0.70% (Note 2)	Not yet determined (Fixed rate of interest)	Base rate (JPY TIBOR for 3-month in JBA) + 0.75% (Note 2)
Repayment Date	October 31, 2015	October 31, 2015	October 31, 2016

	Long-term borrowings (Term Loan 65-G)
Amount	¥2,500 million
Lender	Development Bank of Japan Inc.
Interest Rate	Not yet determined (Fixed rate of interest)
Repayment Date	October 31, 2016

Details shared by the abovementioned borrowings

Drawdown Date	December 26, 2011
Interest Payment Date	First interest payment on March 31, 2012, and at the end of every three months (on the last business day of each month, if the end of each month is a non-business day) and on repayment date.
Repayment Method	Each principal repayment in full on respective dates of maturity
Collateral	Unsecured, unguaranteed

Notes:

1. The Investment Corporation has decided to execute an interest-rate swap agreement as a hedge against possible increases in future interest rates for the long-term borrowing which has floating rate of interest (Term Loan 65-B, 65-D and 65-F).
2. The base rate for the period commencing December 26, 2011 through March 31, 2012 will be the Japanese Yen TIBOR for four months which Japanese Bankers Association (JBA) will release on December 21, 2011. Thereafter, the base rate shall be calculated based on Japanese Yen TIBOR for three months which JBA releases two business days before each interest payment date. The base rate for the last period shall be calculated based on Japanese Yen TIBOR for one month.

(Reference Material)

(1) Debt Financing

The Investment Corporation entered into an agreement regarding a commitment-type term loan on December 19, 2011 for the purpose of repaying the Investment Corporation's First Series Unsecured Investment Corporation Bonds (¥9 billion in total), which will mature on March 15, 2012, thereby securing flexible and stable means for funds procurement.

Term Loan 66-L

Lender : Sumitomo Mitsui Banking Corporation, Aozora Bank, Ltd.,
Development Bank of Japan Inc., The Chuo Mitsui Trust and Banking Co., Limited

Interest Rate : Base rate (JPY TIBOR for 3-month in JBA) + 0.70%

Amount : total of ¥7,000 million

Commitment Period : From December 19, 2011 through March 15, 2012

Debt Financing Method : Syndicated loan with Sumitomo Mitsui Banking Corporation acting as an agent.

Repayment Method : Principal repayment in full on maturity, which shall be the date marking 2 years from the drawdown date

Collateral : Unsecured, unguaranteed

(2) Repayment of Debt Financing

The Investment Corporation repaid the following debt financing on November 30, 2011 using cash on hands and other means.

Series 13-B

Lender : The Norinchukin Bank

Amount : ¥2,500 million

Drawdown Date : December 1, 2006

Repayment Method : Principal repayment in full on maturity

Repayment Date : November 30, 2011

Series 57

Lender : The Norinchukin Bank

Amount : ¥1,500 million

Drawdown Date : April 18, 2011

Repayment Method : Principal repayment in full on maturity

Repayment Date : November 30, 2011

(4) Outlook

Forecasts for the fourteenth fiscal period (November 1, 2011 to April 30, 2012) are presented as follows. Please refer to the “Preconditions and Assumptions for the Fiscal Period Ending April 30, 2012” below for factors that underpin forecasts.

Operating Revenues	¥9,033 million
Operating Income	¥4,098 million
Ordinary Income	¥2,525 million
Net Income	¥2,524 million
Distribution per Unit	¥9,300
Distribution in Excess of Earnings per Unit	¥0

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

“Preconditions and Assumptions for the Fiscal Period Ending April 30, 2012”

	Preconditions and Assumptions
Calculation Period	<ul style="list-style-type: none"> The fourteenth fiscal period: November 1, 2011 to April 30, 2012 (182 days)
Property Portfolio	<ul style="list-style-type: none"> Forecasts are based on the 74 properties held as of December 19, 2011. Forecasts are based on the number of properties remaining unchanged up to and including the end of the fourteenth fiscal period other than the acquisition of 8 properties (total planned acquisition of ¥28,550 million) expected to be acquired on December 26, 2011. The property portfolio may change due to a variety of factors in the future.
Operating Revenues	<ul style="list-style-type: none"> Rental revenues are estimated based on valid leasing agreements as of December 19, 2011 and by considering variable factors, such as seasonal factors against the backdrop of historical performance, as well as leasing conditions, such as the recent deterioration of real estate market conditions, in addition to the difference in number of operating days due to movements in existing investment assets. 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"> Property-related expenses other than depreciation are based on the difference in number of operating days due to movements in existing investment assets and historic expenses, adjusted to reflect expense variables including seasonal factors. An amount of ¥924 million has been assumed for property management fees and facility management fees (property management and building maintenance fees, etc.). An amount of ¥692 million has been assumed for taxes and public dues (property tax and city-planning tax, etc.). An amount of ¥1,563 million has been assumed for depreciation expense. An amount of ¥156 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 each period. Actual repairs, maintenance and renovation expenses for each fiscal period may, however, differ significantly from estimated amounts due to unforeseen circumstances or emergencies. 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"> The Investment Corporation is amortizing unit issuance costs over a period of three years using the straight-line method. Interest payable (including financing related expenses etc.) of ¥1,539 million is assumed for the fourteenth fiscal period.
Extraordinary Profit/Loss	<ul style="list-style-type: none"> Extraordinary profit/loss is not assumed.

Debt Financing and Investment Corporation Bonds	<ul style="list-style-type: none"> • The balance of the borrowings and the investment corporation bonds as of December 19, 2011 are ¥93,414 million and ¥13,500 million, respectively. • Forecasts are based on the assumption that the Investment Corporation will undertake borrowings of ¥29,000 million (short-term borrowings: ¥7,500 million and long-term borrowings: ¥21,500 million) on December 26, 2011 for the purpose of property acquisitions. • Of the borrowings as of December 19, 2011 and new borrowing planned to be undertaken on December 26, 2011, a total of ¥9,441.5 million (short-term borrowings: ¥2,700 million and long-term borrowings: ¥6,741.5 million) in borrowings are due during the fourteenth fiscal period. However, all borrowings are presupposed to be refinanced excluding ¥291.5 million of the partial payment. • The Investment Corporation plans to repay the investment corporation bonds of ¥9,000 million, which are due on March 15, 2012, with funds procured through the issuance of investment corporation bonds or debt financing.
Investment Units Issued and Outstanding	<ul style="list-style-type: none"> • The number of investment units issued and outstanding as of December 19, 2011 is 286,550 units. Forecasts are based on the assumption that the number of investment units issued and outstanding shall remain unchanged for the fourteenth 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. Forecasts are based on the assumption that of the amount accumulated in the reduction entry reserve pursuant to 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), the Investment Corporation is presupposing to utilize ¥143 million for the distribution of cash to unitholders. • 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)

	Twelfth Fiscal Period (As of April 30, 2011)	Thirteenth Fiscal Period (As of October 31, 2011)
ASSETS		
Current assets *2		
Cash and deposits *2	7,925,308	12,349,209
Cash and deposits in trust	5,869,654	5,989,325
Accounts receivable-trade	186,412	173,772
Prepaid expenses	54,913	74,204
Consumption taxes receivable	310,485	-
Other	5,475	3,359
Total current assets	14,352,250	18,589,872
Noncurrent assets		
Property, plant and equipment		
Buildings	14,792,636	14,835,908
Accumulated depreciation	-1,686,763	-1,932,075
Buildings, net	13,105,873	12,903,832
Structures	22,260	22,461
Accumulated depreciation	-5,055	-5,745
Structures, net	17,204	16,715
Machinery and equipment	345,675	354,877
Accumulated depreciation	-72,198	-83,859
Machinery and equipment, net	273,476	271,017
Tools, furniture and fixtures	77,350	78,185
Accumulated depreciation	-17,888	-21,378
Tools, furniture and fixtures, net	59,461	56,807
Land	29,104,205	29,104,205
Buildings in trust *3	70,624,524	74,239,182
Accumulated depreciation	-10,215,088	-11,002,737
Buildings in trust, net	60,409,436	63,236,445
Structures in trust	218,908	232,442
Accumulated depreciation	-75,935	-80,745
Structures in trust, net	142,972	151,696
Machinery and equipment in trust	963,183	999,616
Accumulated depreciation	-425,123	-456,979
Machinery and equipment in trust, net	538,060	542,637
Tools, furniture and fixtures in trust	324,187	327,986
Accumulated depreciation	-155,485	-168,348
Tools, furniture and fixtures in trust, net	168,701	159,638
Land in trust	142,006,875	148,116,665
Construction in progress in trust	-	1,874
Total property, plant and equipment *2	245,826,267	254,561,536
Intangible assets		
Leasehold right	285,350	285,350
Leasehold right in trust	74,853	74,079
Right of using water facilities in trust *2	908	790
Total intangible assets	361,112	360,219
Investments and other assets		
Lease and guarantee deposits	10,000	10,000

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Lease and guarantee deposits in trust	124,361	123,692
Long-term prepaid expenses	1,207,565	1,185,942
Total investments and other assets	1,341,926	1,319,635
Total noncurrent assets	247,529,306	256,241,390
Deferred assets		
Investment corporation bond issuance costs	22,205	30,906
Investment unit issuance expenses	25,136	111,272
Total deferred assets	47,342	142,178
Total assets	261,928,899	274,973,440

(Thousands of Yen)

	Twelfth Fiscal Period (As of April 30, 2011)	Thirteenth Fiscal Period (As of October 31, 2011)
Liabilities		
Current Liabilities		
Accounts payable	409,413	556,104
Short-term loans payable *2	8,700,000	10,200,000
Current portion of investment corporation bond	9,000,000	9,000,000
Current portion of long-term loans payable *2	27,460,000	13,850,000
Accounts payable-other	208,083	246,331
Accrued expenses	192,370	191,325
Income taxes payable	1,171	1,352
Accrued consumption taxes	51,280	80,236
Advances received	1,872,708	1,281,806
Deposits received	16,243	2,814
Provision for loss on disaster	30,932	2,333
Total current liabilities	47,942,202	35,412,305
Noncurrent liabilities		
Investment corporation bond	3,000,000	4,500,000
Long-term loans payable *2	64,555,500	73,364,000
Tenant leasehold and security deposits	1,521,762	1,556,321
Tenant leasehold and security deposits in trust	9,403,820	9,868,360
Total noncurrent liabilities	78,481,082	89,288,681
Total liabilities	126,423,284	124,700,986
Net assets		
Unitholders' equity		
Unitholders' capital	133,129,755	147,153,820
Surplus		
Reserve for reduction entry	65,795	65,795
Total voluntary reserve	65,795	65,795
Unappropriated retained earnings(undisposed loss)	2,310,063	3,052,837
Total surplus	2,375,859	3,118,633
Total unitholders' equity	135,505,614	150,272,453
Total net assets *1	135,505,614	150,272,453
Total liabilities and net assets	261,928,899	274,973,440

(2) Statements of Income

(Thousands of Yen)

	Twelfth Fiscal Period November 1, 2010 to April 30, 2011	Thirteenth Fiscal Period May 1, 2011 to October 31, 2011
Operating revenue		
Rent revenue-real estate *1	7,208,235	7,475,270
Other lease business revenue *1	928,681	1,023,679
Gain on sales of real estate properties *2	-	545,281
Total operating revenue	8,136,917	9,044,231
Operating expenses		
Expenses related to rent business *1	3,767,177	3,961,611
Asset management fee	448,106	487,405
Directors' compensation	5,850	6,300
Asset custody fee	24,820	25,525
Administrative service fees	54,771	56,326
Audit fee	10,800	10,800
Other operating expenses	115,482	70,938
Total operating expenses	4,427,007	4,618,908
Operating income	3,709,909	4,425,323
Non-operating income		
Interest income	1,205	1,063
Dividends and redemption-prescription	1,143	1,176
Interest on refund	-	3,512
Other	999	-
Total non-operating income	3,348	5,753
Non-operating expenses		
Interest expenses	935,345	919,211
Interest expenses on investment corporation bonds	113,378	117,176
Borrowing related expenses	303,479	298,043
Amortization of investment corporation bond issuance costs	5,781	6,880
Amortization of investment unit issuance expenses	8,378	27,281
Other	155	22,075
Total non-operating expenses	1,366,519	1,390,668
Ordinary income	2,346,738	3,040,407
Extraordinary income		
Subsidy	26,230	-
Gain on donation of noncurrent assets	-	13,970
Total Extraordinary income	26,230	13,970
Extraordinary loss		
Loss on disaster	35,360	-
Loss on reduction of noncurrent assets	26,230	-
Total Extraordinary loss	61,590	-
Income before income taxes	2,311,378	3,054,377
Income taxes-current	1,412	1,570
Income taxes-deferred	-28	-10
Total income taxes	1,383	1,560
Net income	2,309,995	3,052,817
Retained earnings brought forward	68	20
Unappropriated retained earnings(undisposed loss)	2,310,063	3,052,837

(3) Statements of Unitholders' Equity

(Thousands of Yen)

	Twelfth Fiscal Period November 1, 2010 to April 30, 2011	Thirteenth Fiscal Period May 1, 2011 to October 31, 2011
Unitholders' equity		
Unitholders' capital *		
Balance at the start of current period	133,129,755	133,129,755
Changes of items during the period		
Issuance of new investment units	-	14,024,065
Total changes of items during the period	-	14,024,065
Balance at the end of current period	133,129,755	147,153,820
Surplus		
Voluntary reserve		
Reduction entry		
Balance at the start of current period	-	65,795
Changes of items during the period		
Provision of reserve for reduction entry	65,795	-
Total changes of items during the period	65,795	-
Balance at the end of current period	65,795	65,795
Total Voluntary reserve		
Balance at the start of current period	-	65,795
Changes of items during the period		
Provision of reserve for reduction entry	65,795	-
Total changes of items during the period	65,795	-
Balance at the end of current period	65,795	65,795
Unappropriated retained earnings (undisposed loss)		
Balance at the start of current period	2,607,121	2,310,063
Changes of items during the period		
Provision of reserve for reduction entry	-65,795	-
Distribution from surplus	-2,541,257	-2,310,043
Net income	2,309,995	3,052,817
Total changes of items during the period	-297,058	742,774
Balance at the end of current period	2,310,063	3,052,837
Total Surplus		
Balance at the start of current period	2,607,121	2,375,859
Changes of items during the period		
Distribution from surplus	-2,541,257	-2,310,043
Net income	2,309,995	3,052,817
Total changes of items during the period	-231,262	742,774
Balance at the end of current period	2,375,859	3,118,633
Total unitholders' equity		
Balance at the start of current period	135,736,876	135,505,614
Changes of items during the period		
Issuance of new investment units	-	14,024,065
Distribution from surplus	-2,541,257	-2,310,043
Net income	2,309,995	3,052,817
Total changes of items during the period	-231,262	14,766,839
Balance at the end of current period	135,505,614	150,272,453
Valuation and translation adjustments		
Deferred gains or losses on hedges		
Balance at the start of current period	-4,502	-

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Changes of items during the period		
Net change of items other than owners' equity	4,502	-
Total changes of items during the period	4,502	-
Balance at the end of current period	-	-
Total valuation and translation adjustments		
Balance at the start of current period	-4,502	-
Changes of items during the period		
Net change of items other than owners' equity	4,502	-
Total changes of items during the period	4,502	-
Balance at the end of current period	-	-
Total net assets		
Balance at the start of current period	135,732,374	135,505,614
Changes of items during the period		
Issuance of new investment units	-	14,024,065
Distribution from surplus	-2,541,257	-2,310,043
Net income	2,309,995	3,052,817
Net change of items other than owners' equity	4,502	-
Total changes of items during the period	-226,760	14,766,839
Balance at the end of current period	135,505,614	150,272,453

(4) Basis for Calculating Cash Distribution

(Unit: Yen)

	Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
I. Retained earnings at the end of period	2,310,063,344	3,052,837,677
II. Total Distribution	2,310,043,050	2,749,733,800
(Distribution per Unit)	(9,891)	(9,596)
III. Voluntary retained earnings		
Provision for reserve for reduction entry	-	303,000,000
IV. Retained Earnings brought forward to the next period	20,294	103,877
Method of calculating the distribution amount	<p>In accordance with the policy depicted in Article 35-1 of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided to distribute the maximum amount of retained earnings at the period-end, namely totaling ¥2,310,043,050 to 233,550 units issued and outstanding.</p> <p>Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>	<p>In accordance with the policy depicted in Article 35-1 of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Special Taxation Measures Law, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided 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 ¥2,749,733,800 to 286,550 units issued and outstanding.</p> <p>Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable profit.</p>

(5) Statements of Cash Flows

(Thousands of Yen)

	Twelfth Fiscal Period November 1, 2010 to April 30, 2011	Thirteenth Fiscal Period May 1, 2011 to October 31, 2011
Net cash provided by (used in) operating activities		
Income before income taxes	2,311,378	3,054,377
Depreciation and amortization	1,406,895	1,442,935
Amortization of long-term prepaid expenses	213,368	247,729
Interest income	-1,205	-1,063
Interest expenses	1,048,723	1,036,387
Amortization of investment unit issuance expenses	8,378	27,281
Amortization of investment corporation bond issuance expenses	5,781	6,880
Loss on disaster	35,360	-
Subsidy	-26,230	-
Loss on reduction of noncurrent assets	26,230	-
Gain on donation of noncurrent assets	-	-13,970
Decrease (increase) in accounts receivable-trade	22,066	12,639
Decrease (increase) in consumption taxes refund receivable	-310,485	310,485
Decrease (increase) in prepaid expenses	11,616	-19,290
Increase (decrease) in accounts payable	-12,251	65,851
Increase (decrease) in accounts payable-other	-21,496	8,563
Increase (decrease) in accrued consumption taxes	-230,840	28,955
Increase (decrease) in advances received	705,811	-590,901
Increase (decrease) in deposits received	9,084	-13,429
Loss on retirement of noncurrent assets	5,402	-
Changes in net property, plant and equipment held in trust from sale	-	5,122,100
Decrease (increase) in long-term prepaid expenses	-668,009	-226,107
Other, net	18,596	731
Subtotal	4,558,174	10,500,158
Interest income received	1,205	1,063
Interest expenses paid	-1,011,751	-1,037,432
Payments for loss on disaster	-	-28,598
Income taxes paid	-632	-1,171
Net cash provided by (used in) operating activities	3,546,997	9,434,020
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	-57,818	-53,346
Purchase of property, plant and equipment in trust	-13,745,779	-15,177,128
Purchase of intangible assets in trust	-75,498	-
Payments for lease and guarantee deposits in trust	-122,709	-
Proceeds from collection of lease and guarantee deposits in trust	-	669
Payments of tenant leasehold and security deposits	-85,045	-40,773
Proceeds from tenant leasehold and security deposits	51,353	87,177
Payments of tenant leasehold and security deposits in trust	-530,111	-643,261
Proceeds from tenant leasehold and security deposits in trust	960,494	1,123,447
Payments into time deposits	-74,000	-
Proceeds from withdrawal of time deposits	-	464,000
Payments of restricted bank deposits in trust	-134,899	-
Proceeds from restricted bank deposits in trust	112,587	100,403
Net cash provided by (used in) investment activities	-13,701,425	-14,138,812

Net cash provided by (used in) financing activities		
Increase in short-term loans payable	6,200,000	6,000,000
Decrease in short-term loans payable	-3,800,000	-4,500,000
Proceeds from long-term loans payable	26,300,000	14,000,000
Repayment of long-term loans payable	-18,551,500	-18,801,500
Proceeds from issuance of investment units	-	13,938,968
Proceeds from issuance of investment corporation bonds	-	1,485,336
Dividends paid	-2,541,093	-2,310,038
Net cash provided by (used in) financing activities	<u>7,607,406</u>	<u>9,812,767</u>
Net increase (decrease) in cash and cash equivalents	<u>-2,547,022</u>	<u>5,107,976</u>
Cash and cash equivalents at beginning of period	<u>15,367,049</u>	<u>12,820,027</u>
Cash and cash equivalents at end of period	* <u>12,820,027</u>	<u>17,928,003</u>

(6) Notes**【Going Concern】**

Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
None

【Important Accounting Standards】

1. Depreciation of fixed assets	<p>(1) Property, plant and equipment (includes trust assets) The straight-line method is applied. Useful lives of the assets ranging are as follows: Buildings: 2 to 49 years Structures: 2 to 45 years Machinery and equipment: 3 to 17 years Tools, furniture and fixtures: 3 to 20 years</p> <p>(2) Intangible assets (includes trust assets) The straight-line method is applied. Right of using water facilities: 6 years</p> <p>Leasehold rights Fixed term leasehold is amortized over a contractual period of forty-eight years and nine months under the straight-line method.</p> <p>(3) Long-term prepaid expenses The straight-line method is applied.</p>
2. Accounting policies for deferred assets	<p>(1) Investment unit issuance costs Unit issuance costs are amortized over a period of 3 years.</p> <p>(2) Investment corporation bond issuance costs Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.</p>
3. Accounting standards for provision	<p>Provision for loss due to disaster Of the cost of repairs on impaired fixed assets due to the East Japan Earthquake of 2011, the amount reasonably estimable at the period end is recognized as a provision.</p>
4. Accounting standards for revenues and expenses	<p>Accounting method for property tax Property-related taxes including property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally charged to rental expenses for the period, for 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 ¥23,704 thousand and for the fiscal period under review amounted to ¥44,438 thousand.</p>
5. Accounting for hedges	<p>(1) Hedge accounting method The deferred hedge method is applied. However, the special treatment is applied for the interest-rate swap agreements that meet the criteria.</p> <p>(2) Hedging instruments and risks hedged Hedge instruments The Investment Corporation enters into interest-rate swap transactions. Risks hedged Interest rates on debt.</p>

	<p>(3) Hedging policy The Investment Corporation enters into derivative transactions based on its risk management policies with the objective of hedging risks in accordance with its Articles of Incorporation.</p> <p>(4) Method of evaluating the effectiveness of hedging During the period from the commencement of hedging to the point at which effectiveness is assessed, the Investment Corporation compares the cumulative total of market changes in the targeted objects of hedging or cash flow changes with the cumulative total of market changes in the hedging instruments or cash flow changes. The Investment Corporation then makes a decision based on the changes and other factors of the two. However, the interest-rate swap agreements that meet the criteria for special treatment, the evaluation of effectiveness are omitted.</p>
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 three 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 The assets and liabilities as well as revenues and expenses of financial assets held in the form of trust beneficiary interests in real estate and other assets are recorded in full in the Investment Corporation's balance sheets and statements of income. Important line items included in accounting for financial assets in the Investment Corporation's balance sheet are as follows:</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. Right of using water facilities in trust 4. Tenant leasehold and security deposits in trust 5. Tenant leasehold and security deposits in trust <p>(2) Accounting method for consumption tax Consumption taxes are separately recorded. Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset.</p>

【Additional Information】

<p>Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)</p>
<p>Accounting Standards for Accounting Changes and Error Corrections The Investment Corporation has applied the "Accounting Standard for Accounting Changes and Error Corrections" (Accounting Standards Board of Japan (ASBJ) Statement No. 24; December 4, 2009) and the "Guidance on Accounting Standard for Accounting Changes and Error Corrections" (ASBJ Guidance No. 24); December 4, 2009), starting with accounting changes and corrections of past errors to be conducted after the beginning of the fiscal period under review.</p>

【Notes to the Balance Sheets】

(Thousands of Yen)

Twelfth Fiscal Period (April 30, 2010)	Thirteenth Fiscal Period (October 31, 2011)
*1. Minimum unitholders' equity pursuant to Article 67-4 of the Law Concerning Investment Trusts and Investment Corporations Law 50,000	*1. Minimum unitholders' equity pursuant to Article 67-4 of the Law Concerning Investment Trusts and Investment Corporations Law Same applies as left.
*2. Assets pledged as collateral and secured loans payable	
Assets pledged as collateral	
Cash and deposits	464,000
Cash and deposits in trust	4,626,463
Buildings	6,947,263
Structures	5,337
Machinery and equipment	14,164
Tools, furniture and fixtures	7,507
Land	12,547,562
Buildings in trust	47,260,160
Structures in trust	97,080
Machinery and equipment in trust	493,645
Tools, furniture and fixtures in trust	127,528
Land in trust	115,133,177
Right of using water facilities in trust	908
Total	187,724,799
Secured loans payable	
Short-term loans payable	8,700,000
Current portion of long-term loans payable	27,460,000
Long-term loans payable	64,555,500
Total	100,715,500
*3 The amount of advanced depreciation of property, plant and equipment acquired by government subsidy	*3 The amount of advanced depreciation of property, plant and equipment acquired by government subsidy
Building in trust	26,230
	Same applies as left.

【Notes to the Statements of Income】

(Thousands of Yen)

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
*1. Breakdown of real estate rental business profit and loss	*1. Breakdown of real estate rental business profit and loss
A. Rental and other operating revenues	A. Rental and other operating revenues
Rental revenues	Rental revenues
Leasing income	Leasing income
5,908,063	6,121,318
Common area charges	Common area charges
1,300,172	1,353,951
Total	Total
7,208,235	7,475,270
Others	Others
Parking space rental revenues	Parking space rental revenues
250,324	249,514
Utility charge reimbursement	Utility charge reimbursement
583,965	633,844
Miscellaneous	Miscellaneous
94,391	140,320
Subtotal	Subtotal
928,681	1,023,679
Total rental and operating revenues	Total rental and operating revenues
8,136,917	8,498,949
B. Rental and other operating expenses	B. Rental and other operating expenses
Rental expenses	Rental expenses
Property management fees and facility management fees	Property management fees and facility management fees
811,786	832,724
Utilities	Utilities
561,061	617,943
Taxes	Taxes
643,178	703,542
Repairs and maintenance costs	Repairs and maintenance costs
123,949	152,452
Insurance	Insurance
16,209	14,654
Trust fees	Trust fees
42,317	43,614
Others	Others
156,377	153,743
Depreciation	Depreciation
1,406,895	1,442,935
Loss on retirement of fixed assets	Total property-related expenses
5,402	3,961,611
Total property-related expenses	C. Rental business profit (A – B)
3,767,177	4,537,337
C. Rental business profit (A – B)	
4,369,739	
	*2. Gain and Loss on sale of real estate (Thousands of Yen)
	①KDX Hirawakacho Building
	Revenue from sale of the investment property
	5,800,000
	Costs of the investment property
	5,122,100
	Other sales' expenses
	132,618
	Gain on sale of real estate
	545,281

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

	Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
Total number of authorized investment units and total number of investment units issued and outstanding		
• Total number of authorized investment units	2,000,000 units	2,000,000 units
• Total number of investment units issued and outstanding	233,550 units	286,550 units

【Notes to the Statements of Cash Flow】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)		Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)	
*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements. (As of April 30, 2011) (Thousands of Yen)		*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements. (As of October 31, 2011) (Thousands of Yen)	
Cash and bank deposits	7,925,308	Cash and bank deposits	12,349,209
Cash and deposits in trust	5,869,654	Cash and deposits in trust	5,989,325
Restricted bank deposits held in trust (Note 1)	-510,936	Restricted bank deposits held in trust (Note)	-410,532
Longer than 3 months fixed deposits (Note 2)	-464,000	Cash and cash equivalents	17,928,003
Cash and cash equivalents	12,820,027		
Note 1: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.		Note: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.	
Note 2: Longer than 3 months fixed deposits are fixed deposit which have a deposit term longer than 3 months.			

【Notes to the Lease Transactions】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)		Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)	
Operating lease transactions (Lessor) (Thousands of Yen)		Operating lease transactions (Lessor) (Thousands of Yen)	
Unearned lease payments		Unearned lease payments	
Due within one year	1,008,045	Due within one year	788,658
Due after one year	5,892,331	Due after one year	5,355,453
Total	6,900,376	Total	6,144,111

【Notes to the Financial Instruments】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)

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 corporate bonds and new investment accounts. 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

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 seven years following the accounting 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) in order to hedge against such risks.

Derivative instruments are interest-rate swap 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. 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 transactions in order to minimize risks associated with interest payment rate fluctuations on funds procured.

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.

2. Items with Regard to Fair Value of Financial Instruments

The book value per the balance sheet, fair values, as well as their difference as of April 30, 2011 are as follows:

	Book Value (Thousands of Yen)	Fair Value (Thousands of Yen)	Difference (Thousands of Yen)
(1) Cash and deposits	7,925,308	7,925,308	-
(2) Cash and deposits in trust	5,869,654	5,869,654	-
Total assets	13,794,962	13,794,962	-
(1) Short-term loans payable	8,700,000	8,700,000	-
(2) Investment corporation bonds	12,000,000	11,737,200	-262,800
(3) Long-term loans payable	92,015,500	91,186,358	-829,142
Total liabilities	112,715,500	111,623,558	-1,091,942
Derivative Transaction	-	-	-

Note 1: Items with regard to the calculation method of financial instrument fair value together with 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 interest rate fluctuations on long-term borrowings, said borrowings—which are subject to fixed interest rates resulting from interest-rate swaps and special treatment applied to said swaps—are calculated by discounting the total amount of principal and interest, which is handled together with applicable interest-rate swaps, by the rationally estimated interest rate in the case that the same type of borrowings are undertaken.

Derivative Transaction

Please refer to the aforementioned “Derivative Transaction.”

Note 2: Amount of redemption of monetary claims

	Less than or equal to 1 year (Thousands of Yen)
Cash and deposits	7,925,308
Cash and deposits in trust	5,869,654
Total	13,794,962

Note 3: Investment corporation bonds, repayment of loans, planned repayment amount

	Less than or Equal to 1 yr. (Thousands of Yen)	1-2 yrs. (Thousands of Yen)	2-3 yrs. (Thousands of Yen)
Short-term loans payable	8,700,000	-	-
Investment corporation bonds	9,000,000	-	-
Long-term loans payable	27,460,000	11,920,000	17,320,000

	3-4 yrs. (Thousands of Yen)	4-5 yrs. (Thousands of Yen)	More than 5 yrs. (Thousands of Yen)
Short-term loans payable	-	-	-
Investment corporation bonds	-	-	3,000,000
Long-term loans payable	14,515,500	17,800,000	3,000,000

Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)

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 corporate bonds and new investment accounts. 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

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 seven years following the accounting 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) in order to hedge against such risks.

Derivative instruments are interest-rate swap 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. 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 transactions in order to minimize risks associated with interest payment rate fluctuations on funds procured.

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.

2. Items with Regard to Fair Value of Financial Instruments

The book value per the balance sheet, fair values, as well as their difference as of October 31, 2010 are as follows:

	Book Value (Thousands of Yen)	Fair Value (Thousands of Yen)	Difference (Thousands of Yen)
(1) Cash and deposits	12,349,209	12,349,209	-
(2) Cash and deposits in trust	5,989,325	5,989,325	-
Total assets	18,338,535	18,338,535	-
(1) Short-term loans payable	10,200,000	10,200,000	-
(2) Investment corporation bonds	13,500,000	13,324,050	-175,950
(3) Long-term loans payable	87,214,000	86,587,303	-626,697
Total liabilities	110,914,000	110,111,353	-802,647
Derivative Transaction	-	-	-

Note 1: Items with regard to the calculation method of financial instrument fair value together with 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 interest rate fluctuations on long-term borrowings, said borrowings—which are subject to fixed interest rates resulting from interest-rate swaps and special treatment applied to said swaps—are calculated by discounting the total amount of principal and interest, which is handled together with applicable interest-rate swaps, by the rationally estimated interest rate in the case that the same type of borrowings are undertaken.

Derivative Transaction

Please refer to the aforementioned “Derivative Transaction.”

Note 2: Amount of redemption of monetary claims

	Less than or equal to 1 year (Thousands of Yen)
Cash and deposits	12,349,209
Cash and deposits in trust	5,989,325
Total	18,338,535

Note 3: Investment corporation bonds, repayment of loans, planned repayment amount

	Less than or Equal to 1 yr. (Thousands of Yen)	1-2 yrs. (Thousands of Yen)	2-3 yrs. (Thousands of Yen)
Short-term loans payable	10,200,000	-	-
Investment corporation bonds	9,000,000	1,500,000	-
Long-term loans payable	13,850,000	17,606,000	24,323,000

	3-4 yrs. (Thousands of Yen)	4-5 yrs. (Thousands of Yen)	More than 5 yrs. (Thousands of Yen)
Short-term loans payable	-	-	-
Investment corporation bonds	-	-	3,000,000
Long-term loans payable	15,135,000	13,300,000	3,000,000

【Notes to the Marketable Securities】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
The Investment Corporation has not undertaken transactions in marketable securities. Accordingly, there is no information to disclose.	Same applies as left.

【Notes to the Derivative Transactions】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)

(1) Items that do not apply hedge accounting

Not applicable

(2) Items that apply hedge accounting

Hedge accounting method	Type of Derivative Transactions	Main target risk hedge
Special treatment of interest-rate swaps	Interest-rate swap transaction Fixed rate payable Floating rate receivable	Long-term loans payable

Hedge accounting method	Contracted amount (Thousands of Yen)		Fair value (Thousands of Yen)	Calculation method for applicable fair value
		More than 1 yr.		
Special treatment of interest-rate swaps	10,000,000	1,000,000	*	
Total	10,000,000	1,000,000		

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

Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)

(1) Items that do not apply hedge accounting

Not applicable

(2) Items that apply hedge accounting

Hedge accounting method	Type of Derivative Transactions	Main target risk hedge
Special treatment of interest-rate swaps	Interest-rate swap transaction Fixed rate payable Floating rate receivable	Long-term loans payable

Hedge accounting method	Contracted amount (Thousands of Yen)		Fair value (Thousands of Yen)	Calculation method for applicable fair value
		More than 1 yr.		
Special treatment of interest-rate swaps	6,500,000	2,000,000	*	
Total	6,500,000	2,000,000		

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

【Notes to the Retirement Payment】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
The Investment Corporation does not maintain a retirement payment system. Accordingly, there is no information to disclose.	Same applies as left.

【Asset Retirement Obligations】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
Not applicable	Same applies as left.

【Segment and Related Information】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
<p>1. Segment Information Disclosure is omitted because the real estate leasing business is the Investment Corporation's sole business and it has no reportable segment subject to disclosure.</p> <p>2. Related Information (1) Information about each product and service Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenue on the statement of income.</p> <p>(2) Information about each geographic area A. Net sales Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenue on the statement of income.</p> <p>B. Property, plant and equipment Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.</p> <p>(3) Information about each major customer Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenue on the statement of income.</p>	<p>1. Segment Information Same applies as left.</p> <p>2. Related Information (1) Information about each product and service Same applies as left.</p> <p>(2) Information about each geographic area A. Net sales Same applies as left.</p> <p>B. Property, plant and equipment Same applies as left.</p> <p>(3) Information about each major customer Same applies as left.</p>

【Tax-Effect Accounting】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)		Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)	
1.Principal deferred tax assets and liabilities (Thousands of Yen) (Deferred tax assets)		1.Principal deferred tax assets and liabilities (Thousands of Yen) (Deferred tax assets)	
Enterprise tax payable not included in expenses	39	Enterprise tax payable not included in expenses	49
Amortization of leasehold rights in trust	253	Amortization of leasehold rights in trust	558
Subtotal deferred tax assets	293	Subtotal deferred tax assets	607
Valuation Allowance	-253	Valuation Allowance	-558
Total deferred tax assets	39	Total deferred tax assets	49
2. Significant difference between statutory income tax rate and the effective tax rate (%)		2. Significant difference between statutory income tax rate and the effective tax rate (%)	
Statutory tax rate	39.33	Statutory tax rate	39.33
(Adjustments)		(Adjustments)	
Deductible cash distributions	- 39.31	Deductible cash distributions	- 35.41
Others	0.04	Provision for reserve for reduction entry	-3.90
Effective tax rate	0.06	Others	0.03
		Effective tax rate	0.05
None		3. Tax rate changes after the settlement date The Act to Revise the Income Tax Act, etc., in Order to Construct a Tax System Addressing Changes in the Socio-Economic Structure (Act No. 114 of 2011) and the Act on Special Measures for Securing Necessary Financial Resources to Implement Measures to Rebuild Areas Devastated by the Great East Japan Earthquake (Act No. 117 of 2011) were promulgated on December 2, 2011. In accordance with the promulgation, the effective statutory tax rate used to calculate the deferred tax assets and deferred tax liabilities concerning the temporary differences, etc. expected to be reversed in the accounting periods starting on April 1, 2012 and after will be changed to 36.59%, and the effective statutory tax rate used to calculate the deferred tax assets and deferred tax liabilities concerning the temporary differences, etc. expected to be reversed in the accounting periods starting on April 1, 2015 and after will be changed to 34.16%, respectively. These changes will have no impact on the settlement of the Investment Corporation.	

【Equity-Method Income and Retained Earnings】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
The Investment Corporation has no affiliated companies accounted for under the equity-method. Accordingly, there is no information to disclose.	Same applies as left.

【Related-Party Transactions】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)

1. Parent Company, corporate shareholders and other: None
2. Affiliated companies and other: None
3. Fellow subsidiary companies and other: None
4. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	500,806 (Note 2) (Note 4)	Accounts Payable -other	75,060 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note3)	6,500 (Note4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note5)	313,752 (Note 4)	Accounts Payable	65,086 (Note 4)

Notes:

1. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥58,700 thousand fee related to the acquisition of property are accounted for in book value for the individual real estate.
3. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, “Operating Agency Agreement” between the Investment Corporation and Kenedix REIT Management, Inc.
4. Consumption taxes are not included in the deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, “Property Management Agreement” between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥28,522 thousand related to the acquisition of property are accounted in book value for the individual real estate..

Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)

1. Parent Company, corporate shareholders and other: None
2. Affiliated companies and other: None
3. Fellow subsidiary companies and other: None
4. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note1)	587,755 (Note 2) (Note 4)	Accounts Payable -other	99,238 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note3)	1,500 (Note4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note5)	332,825 (Note 4)	Accounts Payable	82,757 (Note 4)

Notes:

1. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥71,350 thousand fee related to the acquisition of property are accounted in book value for the individual real estate and ¥29,000 thousand sales fee related to the sale of property are accounted for in the sales expense for the individual real estate.
3. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, “Operating Agency Agreement” between the Investment Corporation and Kenedix REIT Management, Inc.
4. Consumption taxes are not included in the deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima served as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement, “Property Management Agreement” between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥31,424 thousand

related to the acquisition of property are accounted in book value for the individual real estate and ¥2,400 thousand sales fee related to the sale of property are accounted for in the sales expense for the individual real estate.

【Fair Value of Real Estate for Rental Purposes】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)

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.

Book Value (Thousands of Yen)			Fair value at the end of current period (Thousands of Yen)
Balance at the end of previous period	Changes during the period	Balance at the end of current period	
233,725,107	12,462,272	246,187,379	222,664,000

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. KDX Hirakawacho Building is calculated based on the sales price of ¥5,800 million under the sales and purchase agreement dated April 5, 2011.

Note 3: Among changes in the amount of real estate for rental purposes that occurred during the fiscal period under review, principal increases were the acquisition of real estate trust beneficiary interests to four properties totaling ¥13,298,226 thousand, and depreciation amounting to ¥1,406,895 thousand.

Income and loss in the fiscal period ended October 31, 2010 for real estate for rental purposes is listed in Notes Concerning Statements of Income.

Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)

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.

Book Value (Thousands of Yen)			Fair value at the end of current period (Thousands of Yen)
Balance at the end of previous period	Changes during the period	Balance at the end of current period	
246,187,379	8,734,375	254,921,755	230,717,000

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 fiscal period under review, principal increases were the acquisition of real estate trust beneficiary interests to four properties totaling ¥14,609,501 thousand, the sale of real estate trust beneficiary interests to one property amounting ¥5,122,100 thousand and depreciation amounting to ¥1,442,935 thousand.

Income and loss in the fiscal period ended October 31, 2011 for real estate for rental purposes is listed in Notes Concerning Statements of Income.

【Notes to the Information per Unit】

Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)		Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)	
Unitholders' Equity per Unit	¥580,199	Unitholders' Equity per Unit	¥524,419
Net Income per Unit	¥9,890	Net Income per Unit	¥11,592
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 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 residual units is not included because there were no residual investment units.		Net income per unit after adjusting for residual units is not included because there were no residual investment units.	

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

	Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
Net Income (¥ thousand)	2,309,995	3,052,817
Amount not vested in ordinary investors (¥ thousand)	—	-
Net income for ordinary units (¥ thousand)	2,309,995	3,052,817
Average number of units during the period (unit)	233,550	263,341

【Important Subsequent Events】

Thirteenth Fiscal Period
(May 1, 2011 to October 31, 2011)

(1) Acquisition of Properties

On December 19, 2011, the Investment Corporation decided to acquire the eight properties described below (total planned acquisition price: ¥28,550 million) as of December 26, 2011, with funds procured through new borrowings described in (2) below.

In addition, the following planned acquisition price does not include the acquisition costs, property tax, city-planning tax and consumption tax, etc.

Details shared by the following acquisitions

Date of Contract	December 19, 2011
Seller	AIG Edison Life Insurance Company
Scheduled Date of Acquisition	December 26, 2011

Type	Type of Specified Asset	Property Name	Planned Acquisition Price (Millions of Yen)	Location (Address)	Number of Stories	Year Built
Office Building	Trust beneficiary interest in real estate	Kabutocho Nikko Building	11,270	6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo	B1 F8	November 1998
		Ikebukuro Nikko Building	1,653	1-20-8 Minami Ikebukuro, Toshima-ku, Tokyo	B1 F8	March 1986
		Kabutocho Nikko Building II	1,280	8-1 Nihombashi Kabutocho, Chuo-ku, Tokyo	F8	October 2001
		Tachikawa Ekimae Building	1,267	2-12-18 Akebonocho, Tachikawa-shi, Tokyo	B1 F8	February 1990
		Nagoya Ekimae Sakuradori Building	7,327	3-26-8 Meieki, Nakamura-ku, Nagoya-shi, Aichi	B2 F15	April 1986
		Nagoya Nikko Shoken Building	4,158	3-2-3 Sakae, Naka-ku, Nagoya-shi, Aichi	B3 F11	August 1974
		Sendai Nikko Building	950	3-2-21 Chuo, Aoba-ku, Sendai-shi, Miyagi	B1 F8	March 1989
Other		Kanazawa Nikko Building	645	4-65 Minamicho, Kanazawa-shi, Ishikawa	B1 F7	March 1989

(2) Debt Financing

As of December 19, 2011, the Investment Corporation concluded an agreement to borrow funds through syndicated loans, with Sumitomo Mitsui Banking Corporation as the arranger and the agent and Development Bank of Japan Inc. as the co-arranger, in order to finance the acquisition of the above eight properties.

	Short-term borrowings (Term Loan 65-A)	Long-term borrowings (Term Loan 65-B)	Long-term borrowings (Term Loan 65-C)
Amount	¥7,500 million	¥5,000 million (Note 1)	¥2,500 million
Lender	Aozora Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation The Chuo Mitsui Trust and Banking Co., Limited	Sumitomo Mitsui Banking Corporation Resona Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Development Bank of Japan Inc.
Interest Rate	Base rate (JPY TIBOR for 3-month in JBA) + 0.55% (Note 2)	Base rate (JPY TIBOR for 3-month in JBA) + 0.65% (Note 2)	Not yet determined (Fixed rate of interest)
Repayment Date	October 31, 2012	October 31, 2014	October 31, 2014

	Long-term borrowings (Term Loan 65-D)	Long-term borrowings (Term Loan 65-E)	Long-term borrowings (Term Loan 65-F)
Amount	¥4,500 million (Note 1)	¥2,500 million	¥4,500 million (Note 1)
Lender	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Development Bank of Japan Inc.	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Interest Rate	Base rate (JPY TIBOR for 3-month in JBA) + 0.70% (Note 2)	Not yet determined (Fixed rate of interest)	Base rate (JPY TIBOR for 3-month in JBA) + 0.75% (Note 2)
Repayment Date	October 31, 2015	October 31, 2015	October 31, 2016

	Long-term borrowings (Term Loan 65-G)
Amount	¥2,500 million
Lender	Development Bank of Japan Inc.
Interest Rate	Not yet determined (Fixed rate of interest)
Repayment Date	October 31, 2016

Thirteenth Fiscal Period
(May 1, 2011 to October 31, 2011)

Details shared by the abovementioned borrowings

Drawdown Date	December 26, 2011
Interest Payment Date	First interest payment on March 31, 2012, and at the end of every three months (on the last business day of each month, if the end of each month is a non-business day) and repayment date.
Repayment Method	Each principal repayment in full on respective dates of maturity
Collateral	Unsecured, unguaranteed

Notes:

1. The Investment Corporation has decided to execute an interest-rate swap agreement as a hedge against possible increases in future interest rates for the long-term borrowing which has floating rate of interest (Term Loan 65-B, 65-D and 65-F).
2. The base rate for the period commencing December 26, 2011 through March 31, 2012 will be the Japanese Yen TIBOR for four months which Japanese Bankers Association (JBA) will release on December 21, 2011. Thereafter, the base rate shall be calculated based on Japanese Yen TIBOR for three months which JBA releases two business days before each interest payment date. The base rate for the last period shall be calculated based on Japanese Yen TIBOR for one month.

(7) Movements in Investment Units Issued and Outstanding

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

Settlement Date	Particulars	Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of Yen)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
May 6, 2005	Private placement	400	400	200	200	(Note 1)
July 20, 2005	Public offering	75,000	75,400	41,868	42,068	(Note 2)
August 16, 2005	Third-party allocation	3,970	79,370	2,216	44,285	(Note 3)
May 1, 2006	Public offering	73,660	153,030	42,171	86,456	(Note 4)
May 26, 2006	Third-party allocation	3,970	157,000	2,272	88,729	(Note 5)
May 22, 2007	Public offering	40,900	197,900	34,474	123,203	(Note 6)
June 19, 2007	Third-party allocation	2,100	200,000	1,770	124,973	(Note 7)
November 16, 2009	Public offering	33,550	233,550	8,156	133,129	(Note 8)
July 20, 2011	Public offering	51,400	284,950	13,600	146,730	(Note 9)
August 8, 2011	Third-party allocation	1,600	286,550	423	147,153	(Note 10)

Notes:

1. The Investment Corporation was established with an offer price of ¥500,000 per unit.
2. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥580,000 per unit with an underwritten price of ¥558,250 per unit.
3. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties. The issue price was ¥558,250 per unit.
4. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥593,096 per unit with an issue price of ¥572,519 per unit.
5. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties. The issue price was ¥572,519 per unit.
6. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties and repayment of borrowings. The offer price was ¥873,180 per unit with an issue price of ¥842,886 per unit.
7. The Investment Corporation undertook an additional issue of new investment units by way of third-party allotment with the aim of procuring funds for the acquisition of investment properties and repayment of borrowings. The issue price was ¥842,886 per unit.
8. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥252,200 per unit with an issue price of ¥243,100 per unit.
9. The Investment Corporation undertook an additional issue of new investment units (public offering) with the aim of procuring funds for the acquisition of investment properties. The offer price was ¥274,510 per unit with an issue price of ¥264,605 per unit.
10. 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.

4. Resignation/Appointment of the Directors

- (1) Resignation/Appointment of the Investment Corporation Directors

None

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

Retiring Auditor

Corporate Auditor (part-time) Kenichi Yamasaki (resignation due to passing away on September 18, 2011)

5. Reference Information

(1) Component of Assets

Type of Specified Asset	Type	Area	Twelfth Fiscal Period (As of April 30, 2011)		Thirteenth Fiscal Period (As of October 31, 2011)	
			Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)	Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)
Real Estate	Office Buildings	Tokyo Metropolitan Area	30,394	11.6	30,275	11.0
		Other Regional Areas	12,450	4.8	12,362	4.5
Total for Real Estate			42,845	16.4	42,637	15.5
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	158,143	60.4	167,283	60.8
		Other Regional Areas	23,700	9.0	23,584	8.6
	Total for Office Buildings		181,843	69.4	190,868	69.4
	Residential Properties	Tokyo Metropolitan Area	7,262	2.8	7,198	2.6
		Other Regional Areas	1,852	0.7	1,830	0.7
	Total for Residential Properties		9,114	3.5	9,028	3.3
Central Urban Retail Properties	Tokyo Metropolitan Area	12,383	4.7	12,386	4.5	
Total of Trust Beneficiary Interests in Real Estate			203,341	77.6	212,283	77.2
Bank Deposits and Other Assets			15,741	6.0	20,051	7.3
Total Assets			261,928	100.0	274,973	100.0

Notes:

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

	Twelfth Fiscal Period (As of April 30, 2011)		Thirteenth Fiscal Period (As of October 31, 2011)	
	Price (Millions of Yen)	Ratio (%)	Price (Millions of Yen)	Ratio (%)
Total of Liabilities	126,423	48.3	124,700	45.4
Total Unitholders' Equity	135,505	51.7	150,272	54.6
Total of Assets	261,928	100.0	274,973	100.0

(2) Properties Roster

① The Price of the Investment Properties and the Investment Ratio

(Millions of Yen)

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Thirteenth Fiscal Period					Appraiser (Note 4)	Ratio (%) (Note 5)	
						(Note 3)	Direct Capitalization Method		Discounted Cash Flow Method				
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)			Terminal Capitalization Rate (%)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	10,250	9,778	8,450	8,600	4.8	8,290	4.5	4.9	A	4.0
		A-40	Toranomon Toyo Building	9,850	9,859	10,100	10,300	4.5	9,850	4.3	4.8	A	3.8
		A-46	Hiei Kudan-Kita Building	7,600	7,579	7,530	7,880	4.7	7,380	4.5	4.9	B	2.9
		A-66	KDX Shinjuku Building	6,800	6,887	6,620	6,690	4.5	6,540	4.3	4.7	A	2.6
		A-37	KDX Ochanomizu Building	6,400	6,663	6,400	6,480	4.9	6,310	4.7	5.1	A	2.5
		A-32	KDX Shiba-Daimon Building	6,090	6,221	5,010	5,040	4.9	4,980	4.7	5.1	A	2.3
		A-13	KDX Kojimachi Building	5,950	5,646	4,410	4,450	4.4	4,360	4.2	4.6	A	2.3
		A-1	KDX Nihonbashi 313 Building	5,940	6,130	6,920	7,160	4.8	6,820	4.6	5.0	B	2.3
		A-47	KDX Shin-Yokohama 381 Building	5,800	5,888	4,140	4,160	5.9	4,110	5.6	6.0	A	2.2
		A-16	Toshin-24 Building	5,300	5,156	4,200	4,230	5.7	4,160	5.5	5.9	A	2.0
		A-71	KDX Iidabashi Building (Note 6)	4,670	4,706	4,830	4,900	4.9	4,800	4.7	5.1	B	1.8
		A-17	KDX Ebisu Building (Note 6)	4,640	4,576	4,260	4,290	4.9	4,230	4.6	5.1	A	1.8
		A-72	KDX Higashi-Shinagawa Building (Note 6)	4,590	4,763	4,800	4,900	5.1	4,750	4.9	5.3	B	1.7
		A-3	Higashi-Kayabacho Yuraku Building	4,450	4,373	5,220	5,280	4.9	5,150	4.7	5.1	A	1.7
		A-39	KDX Toranomon Building	4,400	4,804	3,640	3,680	4.4	3,600	4.2	4.6	A	1.7
		A-67	KDX Ginza Ichome Building (Note 6)	4,300	4,312	4,740	4,860	4.5	4,690	4.3	4.7	B	1.6
		A-30	KDX Nishi-Gotanda Building	4,200	4,073	3,800	3,830	5.1	3,760	5.0	5.4	A	1.6
		A-68	KDX Nihonbashi Honcho Building (Note 6)	4,000	4,016	4,330	4,390	4.8	4,300	4.6	5.0	B	1.5
		A-48	KDX Kawasaki-Ekimae Honcho Building	3,760	3,817	3,410	3,410	6.3	3,410	5.9	6.5	A	1.4
		A-4	KDX Hatchobori Building	3,680	3,357	3,420	3,450	5.0	3,410	4.8	5.2	B	1.4
		A-18	KDX Omori Building	3,500	3,385	3,790	3,820	5.3	3,760	5.1	5.5	A	1.3
		A-19	KDX Hamamatsucho Building	3,460	3,263	3,180	3,280	4.7	3,130	4.5	4.9	B	1.3
		A-45	KDX Roppongi 228 Building	3,300	3,436	2,160	2,180	4.8	2,140	4.5	4.9	A	1.2
		A-62	Koishikawa TG Building	3,080	3,147	3,330	3,360	5.0	3,290	4.8	5.2	A	1.2
		A-29	KDX Higashi-Shinjuku Building	2,950	3,208	3,320	3,460	5.2	3,260	5.0	5.4	B	1.1
		A-20	KDX Kayabacho Building	2,780	2,829	2,880	2,910	5.3	2,840	4.9	5.4	A	1.0
		A-56	KDX Jimbocho Building	2,760	2,910	1,860	1,870	5.3	1,850	5.0	5.5	A	1.0
		A-49	Nissou Dai-17 Building	2,710	2,632	1,590	1,610	5.8	1,570	5.6	6.0	A	1.0
		A-73	KDX Hakozaki Building (Note 6)	2,710	2,825	2,850	2,920	5.2	2,820	5.0	5.4	B	1.0
		A-21	KDX Shinbashi Building	2,690	2,651	2,850	2,870	4.6	2,820	4.2	4.8	A	1.0
		A-63	Gotanda TG Building	2,620	2,823	2,660	2,690	5.3	2,620	5.1	5.5	A	1.0
		A-5	KDX Nakano-Sakaue Building	2,533	2,457	2,330	2,360	5.4	2,310	5.2	5.6	B	0.9
A-22	KDX Shin-Yokohama Building	2,520	2,467	2,280	2,300	5.9	2,250	5.7	6.1	A	0.9		
A-6	Harajuku F.F. Building	2,450	2,451	2,950	2,970	5.6	2,920	5.4	5.8	A	0.9		
A-50	Ikejiri-Oohashi Building	2,400	2,462	1,570	1,580	5.9	1,560	5.6	6.0	A	0.9		
A-27	KDX Kajicho Building	2,350	2,398	2,320	2,380	5.1	2,290	4.9	5.3	B	0.9		
A-51	KDX Hamacho Nakanohashi Building	2,310	2,357	1,700	1,720	5.3	1,680	5.1	5.5	A	0.9		
A-15	KDX Hamacho Building	2,300	2,260	2,360	2,380	5.2	2,340	5.0	5.4	A	0.9		
A-41	KDX Shinjuku 286 Building	2,300	2,333	2,120	2,140	5.0	2,100	4.8	5.2	A	0.9		
A-74	KDX Shin-Nihonbashi Building (Note 6)	2,300	2,315	2,480	2,540	4.7	2,450	4.5	4.9	B	0.9		

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Thirteenth 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-7	FKI Minami Aoyama	2,270	2,252	2,150	2,170	4.8	2,120	4.6	5.0	A	0.8
		A-14	KDX Funabashi Building	2,252	2,416	1,950	1,960	6.1	1,940	5.9	6.3	A	0.8
		A-61	KDX Hamamatsucho Dai-2 Building	2,200	2,257	1,850	1,900	4.7	1,830	4.5	4.9	B	0.8
		A-55	Shin-toshin Maruzen Building	2,110	2,161	1,610	1,610	5.3	1,600	4.9	5.5	A	0.8
		A-64	KDX Nihonbashi 216 Building	2,010	1,981	1,930	1,950	4.7	1,900	4.5	4.9	A	0.7
		A-33	KDX Okachimachi Building	2,000	2,126	1,830	1,860	5.1	1,820	5.0	5.3	B	0.7
		A-57	KDX Gobancho Building	1,951	1,987	1,530	1,550	4.9	1,510	4.7	5.1	A	0.7
		A-8	Kanda Kihara Building	1,950	1,856	1,870	1,910	5.0	1,850	4.8	5.2	B	0.7
		A-23	KDX Yotsuya Building	1,950	1,989	2,460	2,480	5.3	2,430	5.1	5.5	A	0.7
		A-59	KDX Iwamoto-cho Building	1,864	1,808	1,340	1,350	5.4	1,330	5.2	5.6	A	0.7
		A-26	KDX Kiba Building	1,580	1,572	1,580	1,590	5.6	1,560	5.4	5.8	A	0.6
		A-38	KDX Nishi-Shinjuku Building	1,500	1,526	1,170	1,180	5.2	1,150	5.0	5.4	A	0.5
		A-31	KDX Monzen-Nakacho Building	1,400	1,412	1,260	1,300	5.6	1,240	5.4	5.8	B	0.5
		A-52	KDX Kanda Misaki-cho Building	1,380	1,377	976	985	5.3	966	5.1	5.5	A	0.5
		A-34	KDX Hon-Atsugi Building	1,305	1,183	1,070	1,060	6.3	1,070	6.1	6.5	B	0.5
		A-35	KDX Hachioji Building	1,155	1,289	821	822	5.9	821	5.7	6.1	B	0.4
	A-28	KDX Nogizaka Building	1,065	1,123	718	723	5.5	713	5.2	5.6	A	0.4	
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	7,550	7,564	4,730	4,860	5.2	4,680	5.0	5.4	B	2.9
		A-12	Portus Center Building	5,570	4,638	4,590	4,620	6.4	4,580	6.2	6.6	B	2.1
		A-42	Karasuma Building	5,400	5,410	5,020	5,150	5.6	4,960	5.4	5.8	B	2.1
		A-53	KDX Hakata-Minami Building	4,900	4,798	3,490	3,540	6.6	3,440	6.4	6.8	A	1.9
		A-69	KDX Kobayashi-Doshomachi Building	2,870	2,795	2,920	2,950	6.9	2,890	5.3	7.3	A	1.1
		A-54	KDX Kitahama Building	2,220	2,207	1,510	1,510	6.0	1,510	5.6	6.2	A	0.8
		A-44	KDX Sendai Building	2,100	2,172	1,440	1,430	6.1	1,450	6.1	6.3	B	0.8
		A-70	Kitananajo SIA Building	2,005	2,073	2,050	2,100	5.8	2,030	5.6	6.0	B	0.7
		A-24	KDX Minami Sembu Dai-1 Building	1,610	1,464	1,010	1,010	5.8	1,000	5.6	6.0	A	0.6
A-25		KDX Minami Sembu Dai-2 Building	1,560	1,375	1,070	1,080	5.8	1,060	5.6	6.0	A	0.6	
A-36	KDX Niigata Building	1,305	1,446	899	912	7.3	886	7.1	7.5	A	0.5		
Subtotal of Office Buildings (68 properties)				233,726	233,506	211,654	214,882	-	209,236	-	-	-	91.4
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Chamante Tsukishima	5,353	5,019	4,480	4,520	5.3	4,440	5.1	5.5	A	2.0
		B-3	Court Mejiro	1,250	1,173	952	956	5.4	947	5.2	5.6	A	0.4
		B-34	Gradito Kawaguchi	1,038	1,005	971	980	5.6	962	5.4	5.8	A	0.4
	Other Regional Areas	B-18	Venus Hibarigaoka	1,800	1,830	1,470	1,470	6.8	1,470	6.6	7.0	A	0.7
Subtotal of Residential Properties (4 properties)				9,441	9,028	7,873	7,926	-	7,819	-	-	-	3.6
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jimnan-zaka	9,900	9,864	9,280	9,420	4.6	9,140	4.4	4.8	A	3.8
		C-2	KDX Yoyogi Building	2,479	2,522	1,910	1,910	5.3	1,900	4.9	5.5	A	0.9
Subtotal of Central Urban Retail Properties (2 properties)				12,379	12,386	11,190	11,330	-	11,040	-	-	-	4.8
Total of 74 properties				255,546	254,921	230,717	234,138	-	228,095	-	-	-	100.0

Notes:

1. Acquisition price is the purchase price for trust beneficiary interests or properties acquired by the Investment Corporation (excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc., rounded down to the nearest million yen.).

2. Figures of less than 1 million are rounded down from the amounts on the balance sheet.
3. Appraisal values (end of the thirteenth 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.
4. As of the fiscal period under review, appraisals of the properties are 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.
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 (74 properties).
6. The Investment Corporation has changed the following property names on October 31, 2011. Same applies below.

Property No.	New Property Name	Former Property Name
A-17	KDX Ebisu Building	Ebisu East 438 Building
A-67	KDX Ginza 1chome Building	Kyodo Building (Ginza No.8)
A-68	KDX Nihonbashi Honcho Building	Kyodo Building (Honcho 1chome)
A-71	KDX Iidabashi Building	Kyodo Building (Iidabashi)
A-72	KDX Higashi-Shinagawa Building	P's Higashi-Shinagawa Building
A-73	KDX Hakozaki Building	Nihonbashi Dai-2 Building
A-74	KDX Shin-Nihonbashi Building	Kyodo Building (Shin-Nihonbashi)

② Property Distribution

Property Types

Type	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Office Buildings	68	233,726	91.4
Residential Properties	4	9,441	3.6
Central Urban Retail Properties	2	12,379	4.8
Total	74	255,546	100.0

Geographic Distribution

Area	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Tokyo Metropolitan Area	62	216,656	84.7
Other Regional Areas	12	38,890	15.2
Total	74	255,546	100.0

Property Distribution by Acquisition Price

Acquisition Price (Millions of Yen)	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
1,000 - 2,500	34	63,720	24.9
2,500 - 5,000	25	88,073	34.4
5,000 - 7,500	10	58,603	22.9
7,500 - 10,000	4	34,900	13.6
10,000 - 12,500	1	10,250	4.0
Total	74	255,546	100.0

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

③ Details of Investment Real Estate and Trust Real Estate

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

Type	Area	No.	Property Name	Site Area (㎡)(Note1)	Usage (Note 2)	Total Floor Area (㎡)(Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)(Note 6)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	2,230.69	Offices, Retail Shops	12,694.32	S・SRC B1F11	February 2008	5.60
		A-40	Toranomon Toyo Building	869.01	Bank, Offices Retail Shops, Storage	8,346.83	RC B2F9	August 1962	13.06
		A-46	Hiei Kudan-Kita Building	1,844.83	Retail Shops, Office Room Parking, Storage Offices	11,425.31	SRC・S B1F11	March 1988	3.14
		A-66	KDX Shinjuku Building	1,118.12	Offices, Retail Shops Parking	10,348.02	S・RC B4F11	May 1993	1.78
		A-37	KDX Ochanomizu Building	1,515.28	Offices, Storage, Retail Shops Parking, Mechanical Room	7,720.08	SRC B1F7	August 1982	2.97
		A-32	KDX Shiba-Daimon Building	1,188.28	Offices	7,824.03	SRC B1F9	July 1986	7.60
		A-13	KDX Kojimachi Building	612.17	Offices Retail Shops	5,323.81	SRC B2F9	May 1994	3.60
		A-1	KDX Nihonbashi 313 Building	1,047.72	Offices	8,613.09	SRC B2F9	April 1974	9.50
		A-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 (Note 8)	12.02
		A-16	Toshin-24 Building	1,287.16	Offices, Retail Shops Parking	8,483.17	SRC B1F8	September 1984	8.75
		A-71	KDX Idabashi Building	967.38	Offices, Parking	5,422.64	SRC B1F8	March 1990	8.37
		A-17	KDX Ebisu Building	724.22	Offices Retail Shops	4,394.58	SRC B1F7	January 1992	4.16
		A-72	KDX Higashi-Shinagawa Building	3,115.45	Offices	10,138.65	S・RC B1F5	January 1993	10.40
		A-3	Higashi-Kayabacho Yuraku Building	773.43	Offices	5,916.48	SRC B1F9	January 1987	7.01
		A-39	KDX Toranomon Building	288.20	Offices Retail Shops	2,277.38	SRC B1F9	April 1988	8.07
		A-67	KDX Ginza Ichome Building	678.24	Offices, Bank	4,724.62	SRC F9	November 1991	8.41
		A-30	KDX Nishi-Gotanda Building	684.41	Offices, Parking	5,192.87	SRC B1F8	November 1992	8.28
		A-68	KDX Nihonbashi Honcho Building	583.40	Offices, Parking	5,110.45	SRC B1F9	January 1984	7.92
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	1,968.13	Offices	7,420.87	SRC B1F9	February 1985	8.34
		A-4	KDX Hatchobori Building	992.20	Offices	4,800.43	SRC・RC B1F8	June 1993	6.42
A-18	KDX Omori Building	1,123.93	Offices, Retail Shops Parking	7,334.77	RC・SRC B1F9	October 1990	0.71		
A-19	KDX Hamamatsucho Building	504.26	Offices, Retail Shops Parking	3,592.38	S F9	September 1999	6.13		

Type	Area	No.	Property Name	Site Area (mf) (Note 1)	Usage (Note 2)	Total Floor Area (mf) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%) (Note 6)
Office Buildings	Tokyo Metropolitan Area	A-45	KDX Roppongi 228 Building	408.86	Offices, Retail Shops	2,235.30	SRC B1F9	April 1989	8.95
		A-62	Koishikawa TG Building	1,250.42	Offices, Parking	5,862.02	SRC B1F8	November 1989	7.54
		A-29	KDX Higashi-Shinjuku Building	1,340.97	Offices, Storage Parking	7,885.40	SRC B1F9	January 1990	3.63
		A-20	KDX Kayabacho Building	617.17	Offices, Parking	3,804.86	SRC F8	October 1987	7.90
		A-56	KDX Jimbocho Building	465.92	Offices	3,292.13	SRC B1F8	May 1994	7.25
		A-49	Nissou Dai-17 Building	629.00	Offices, Parking	4,016.61	SRC B1F8	July 1991	13.23
		A-73	KDX Hakozaki Building	971.83	Offices, Parking	6,332.48	SRC B1F10	November 1993	7.29
		A-21	KDX Shinbashi Building	536.11	Offices, Retail Shops Parking	3,960.22	SRC · S B1F8	February 1992	6.84
		A-63	Gotanda TG Building	582.90	Offices, Parking Storage	4,440.61	SRC B1F9	April 1988	8.37
		A-5	KDX Nakano-Sakaue Building	1,235.16	Offices, Retail Shops Residential, Parking, Storage	6,399.42	SRC B1F11	August 1992	5.20
		A-22	KDX Shin-Yokohama Building	705.00	Offices, Retail Shops Parking	6,180.51	S B1F9	September 1990	10.36
		A-6	Harajuku F.F. Building	699.67	Retail Shops Offices, Parking	3,812.44	SRC F11	November 1985	5.66
		A-50	Ikejiri-Ohashi Building	834.79	Offices	3,482.96	RC B2F9	September 1988	3.02
		A-27	KDX Kajicho Building	526.43	Offices, Retail Shops	3,147.70	SRC B1F8	March 1990	6.05
		A-51	KDX Hamacho Nakanohashi Building	462.29	Offices	3,280.41	SRC F9	September 1988	6.17
		A-15	KDX Hamacho Building	554.80	Retail Shops, Offices Parking	4,133.47	SRC B2F10	September 1993	6.76
		A-41	KDX Shinjuku 286 Building	421.70	Offices, Parking	3,432.04	SRC · RC B1F9	August 1989	8.71
		A-74	KDX Shin-Nihonbashi Building	444.32	Offices, Retail Shops Parking	3,712.25	S B1F10	November 2002	5.51
		A-7	FIK Minami Aoyama	369.47	Offices, Retail Shops Residential	1,926.98	SRC B1F9	November 1988	4.92
		A-14	KDX Funabashi Building	1,180.41	Offices Retail Shops	5,970.12	SRC B1F8	April 1989	2.76
		A-61	KDX Hamamatsucho Dai-2 Building	368.28	Offices	2,478.90	S · SRC B1F8	April 1992	2.01
		A-55	Shin-toshin Maruzen Building	457.64	Offices, Retail Shops Parking	3,439.37	SRC B1F8	July 1990	4.87
		A-64	KDX Nihonbashi 216 Building	307.77	Offices	1,871.62	SRC F9	October 2006	6.99
A-33	KDX Okachimachi Building	239.72	Offices	1,882.00	S F10	June 1988	2.23		

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-57	KDX Gobancho Building	335.70	Offices, Parking	1,893.11	S F8	August 2000	9.06
		A-8	Kanda Kihara Building	410.18	Offices	2,393.94	SRC · RC · S B1F8	May 1993	7.77
		A-23	KDX Yotsuya Building	996.65	Offices, Retail Shops Parking	3,329.68	RC B2F4	October 1989	9.79
		A-59	KDX Iwamoto-cho Building	266.86	Offices Residential Complex	1,618.65	S F9	March 2008	7.15
		A-26	KDX Kiba Building	922.77	Offices, Parking	2,820.64	RC F5	October 1992	7.79
		A-38	KDX Nishi-Shinjuku Building	626.06	Offices, Parking	2,017.63	RC F5	October 1992	9.02
		A-31	KDX Monzen-Nakacho Building	580.99	Offices Retail Shops	2,668.91	SRC F8	September 1986	5.72
		A-52	KDX Kanda Misaki-cho Building	314.54	Offices	1,536.60	SRC B1F7	October 1992	9.41
		A-34	KDX Hon-Atsugi Building	724.62	Offices Retail Shops	3,603.63	SRC F8	May 1995	11.12
		A-35	KDX Hachioji Building	460.62	Offices, Parking Retail Shops	2,821.21	SRC F9	December 1985	13.00
		A-28	KDX Nogizaka Building	409.36	Offices, Retail Shops Residential	1,695.07	RC B1F5	May 1991	9.48
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	1,192.22	Offices, Retail Shops	9,594.00	S F11	April 2009	2.87
		A-12	Portus Center Building	13,936.63	Offices, Retail Shops Storage, Parking	79,827.08	SRC · S B2F25	September 1993	3.48
		A-42	Karasuma Building	1,788.67	Offices	12,632.68	SRC B1F8	October 1982	8.37
		A-53	KDX Hakata-Minami Building	1,826.25	Offices, Retail Shops, Parking	13,238.16	SRC B1F9	June 1973	1.48
		A-69	KDX Kobayashi-Doshomachi Building (Note 9)	1,561.04	Offices, Parking Storage Retail Shops	10,723.83	S · SRC B1F12	July 2009	13.79
		A-54	KDX Kitahama Building	751.92	Offices, Storage Parking	4,652.96	S F10	July 1994	9.79
		A-44	KDX Sendai Building	987.78	Offices	5,918.30	SRC B1F10	February 1984	1.93
		A-70	Kitananajo SIA Building	819.44	Offices	5,503.90	SRC B1F9	October 1989	0.51
		A-24	KDX Minami Semba Dai-1 Building	715.44	Offices, Parking	4,236.59	SRC · RC · S B1F9	March 1993	9.04
A-25	KDX Minami Semba Dai-2 Building	606.45	Parking Storage Retail Shops Offices, Residential	3,315.93	SRC · S B1F9	September 1993	10.59		
A-36	KDX Niigata Building	1,110.56	Offices Retail Shops	6,810.29	RC B2F13	July 1983	4.39		
Subtotal of Office Buildings (68 properties)				-	-	-	-	Average of 21.6 yrs (Note 8)	-

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)
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	4,252.86	Residential Complex	18,115.39	SRC B1F10	January 2004	9.88
		B-3	Court Mejiro	1,581.91	Residential Complex	3,326.07	RC B1F3	March 1997	7.11
		B-34	Gradito Kawaguchi	423.94	Residential Complex Retail Shops	1,705.38	RC F12	February 2006	6.46
	Other Regional Areas	B-18	Venus Hibarigaoka	8,595.00	Residential Complex	14,976.25	①RC F6 ②RC F5 ③RC F6	March 1989	5.20
Subtotal of Residential Properties (4 properties)				-	-	-	-	Average of 11.3 yrs	-
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	1,240.51	Retail Shops	6,302.58	S · RC · SRC B2F7	March 2005	8.02
		C-2	KDX Yoyogi Building	228.74	Retail Shops Offices	1,269.06	SRC F8	August 1991	8.17
Subtotal of Central Urban Retail Properties (2 properties)				-	-	-	-	Average of 9.3 yrs	-
Total of 74 properties				-	-	-	-	Average of 20.6 yrs (Note 8)	5.30 (Note 6)

Notes:

1. Site area data is based on figures recorded in the land register (including relevant figures for leasehold land, if any). Data may not match with the actual current status. In the case of buildings with compartmentalized ownership, the figure indicates the site area of the entire land subject to site rights.
2. Usage is based on data recorded in the land register. For buildings with compartmentalized ownership, the usage type of areas covered by the relevant ownership is shown.
3. Total floor space is based on figures recorded in the land register and does not include related structures. The total floor area for the entire buildings is reported for compartmentalized ownership.
4. Type of structure data is based on data recorded in the land register. For buildings with compartmentalized ownership, the structure and the number of floors of the entire building that includes the compartmentalized ownership is shown. The following abbreviations are used to report data relating to structure and the number of floors:
SRC: Steel-Reinforced Concrete; RC: Reinforced Concrete; S: Steel Frame; B: Below Ground Level; F: Above Ground Level.
For example: B2F9: Two floors below ground level and nine floors above ground level.
5. Completion date is the date of construction completion recorded in the land register. Average age subtotal and total data is calculated using the weighted-average based on acquisition prices as of October 31, 2011, and is rounded down to the nearest first decimal place.
6. Probable Maximum Loss (PML) data is based on a survey provided by NKSJ Risk Management, Inc. as of June 2011. The Portfolio PML is the data based on 74 properties.
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%).
8. The completion date of the existing tower is shown for the completion date of KDX Shin-Yokohama 381 Building. Upon calculating the weighted-average portfolio age, the completion date (April 2009) for the KDX Shin-Yokohama 381 Building Annex Tower is not considered.
9. KDX Kobayashi Doshomachi Building includes the term leasehold interest with a special agreement to transfer building. In addition, 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 ¥80.7 million until August 2014.

B. Capital Expenditure

(a) Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds for the fourteenth fiscal period (November 1, 2011 to April 30, 2012) 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 Hakozaki Building (Chuo-ku, Tokyo)	Air conditioning system construction, other	November 2011 to April 2012	101	-	-
Hiei Kudan-Kita Building (Chiyoda-ku, Tokyo)	Air conditioning system construction, other	As above	90	-	-
KDX Higashi-Shinagawa Building (Shinagawa-ku, Tokyo)	Upgrade of common areas, other	As above	73	-	-
KDX Shinjuku 286 Building (Shinjuku-ku, Tokyo)	Air conditioning system construction, other	As above	67	-	-
KDX Shinbashi Building (Minato-ku, Tokyo)	Air conditioning system construction, other	As above	64	-	-
KDX Kayabacho Building (Chuo-ku, Tokyo)	Upgrade of common areas, other	As above	53	-	-
KDX Hon-Atsugi Building (Atsugi, Kanagawa)	Upgrade of external walls, other	As above	47	-	-
KDX Hamamatsucho Dai-2 Building (Minato-ku, Tokyo)	Air conditioning system construction, other	As above	38	-	-
Kitananajo SIA Building (Sapporo, Hokkaido)	Repair of multi-story parking space, other	As above	32	-	-
KDX Nishi-Shinjuku Building (Shinjuku-ku, Tokyo)	Upgrade of external walls, other	As above	28	-	-
KDX Niigata Building (Niigata, Niigata)	Upgrade of elevators, other	As above	23	-	-
Court Mejiro (Shinjuku-ku, Tokyo)	Rooftop waterproofing, other	As above	13	-	-

(b) Capital Expenditures during the Fiscal Period Under Review (fiscal period ended October 31, 2011)

The Investment Corporation undertook the following major capital expenditures as follows. In the fiscal period under review (fiscal period ended October 31, 2011), the Investment Corporation completed work across its entire portfolio totaling ¥826 million. This total comprised of ¥674 million in capital expenditures and ¥152 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
Frame Jinnan-zaka (Shibuya-ku, Tokyo)	Upgrade 4 th and 5 th floor, other	May 2011 to October 2011	54
Kitananajo SIA Building (Sapporo, Hokkaido)	Air conditioning system construction, other	As above	53
KDX Higashi-Shinjuku Building (Shinjuku-ku, Tokyo)	Upgrade of common areas, other	As above	51
KDX Hakozaki Building (Chuo-ku, Tokyo)	Upgrade of common areas, other	As above	44
KDX Sendai Building (Sendai, Miyagi)	Upgrade of fire alarm control panel, repair of external walls, other	As above	23
Others			447
Portfolio Total			674

Note: The amounts of the capital expenditures are rounded down to the nearest ¥1 million.

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

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

Fiscal period	(Millions of Yen)				
	Ninth Fiscal Period (May 1, 2009 to October 31, 2009)	Tenth Fiscal Period (November 1, 2009 to April 30, 2010)	Eleventh Fiscal Period (May 1, 2010 to October 31, 2010)	Twelfth Fiscal Period (November 1, 2010 to April 30, 2011)	Thirteenth Fiscal Period (May 1, 2011 to October 31, 2011)
Reserve for the end of the previous period	477	469	444	430	440
Reserve for the fiscal period under review	71	29	-	10	96
Reversal of reserve for the fiscal period under review	79	54	14	-	19
Reserve brought forward to the next period	469	444	430	440	517

C. Details of the Tenants

(As of October 31, 2011)

Type	Area	No.	Property Name	Total Leasable Floor Area (mf)(Note 1)	Total Leased Floor Area (mf)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues(¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	9,294.00	8,261.08	-	-	5	88.9	308,516	496,959
		A-40	Toranomon Toyo Building	6,421.29	6,421.29	-	-	12	100.0	299,232	534,705
		A-46	Hiei Kudan-Kita Building	6,900.33	6,819.56	-	-	14	98.8	245,807	338,190
		A-66	KDX Shinjuku Building	5,887.35	5,887.35	-	-	23	100.0	259,101	374,986
		A-37	KDX Ochanomizu Building	5,881.47	5,881.47	-	-	6	100.0	201,929	239,812
		A-32	KDX Shiba-Daimon Building	5,984.71	5,984.71	-	-	9	100.0	187,277	233,247
		A-13	KDX Kojimachi Building	3,792.64	3,792.64	-	-	10	100.0	155,331	231,525
		A-1	KDX Nihonbashi 313 Building	5,893.90	5,021.44	-	-	9	85.2	194,089	220,025
		A-47	KDX Shin-Yokohama 381 Building	8,131.94	7,565.14	-	-	35	93.0	161,011	246,064
		A-16	Toshin 24 Building	6,618.81	6,369.33	-	-	18	96.2	174,216	240,599
		A-71	KDX Idabashi Building	4,429.22	4,429.22	-	-	7	100.0	102,331	267,187
		A-17	KDX Ebisu Building	3,077.61	3,077.61	-	-	7	100.0	148,795	229,812
		A-72	KDX Higashi-Shinagawa Building	7,107.50	7,107.50	-	-	7	100.0	110,290	271,272
		A-3	Higashi-Kayabacho Yuraku Building	4,413.17	4,413.17	-	-	7	100.0	168,664	232,512
		A-39	KDX Toranomon Building	1,966.56	1,966.56	-	-	7	100.0	109,613	183,786
		A-67	KDX Ginza Ichome Building	3,573.59	3,573.59	-	-	5	100.0	147,365	178,693
		A-30	KDX Nishi-Gotanda Building	3,881.58	3,881.58	-	-	5	100.0	155,780	211,542
		A-68	KDX Nihonbashi Honcho Building	3,998.39	3,998.39	-	-	7	100.0	160,879	200,469
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98	5,124.98	-	-	1	100.0	146,819	155,091
		A-4	KDX Hatchobori Building	3,323.83	3,323.83	-	-	6	100.0	136,862	148,613
		A-18	KDX Omori Building	4,945.03	4,945.03	-	-	10	100.0	164,908	227,454
		A-19	KDX Hamamatsucho Building	2,724.35	2,724.35	-	-	8	100.0	108,288	137,148
		A-45	KDX Roppongi 228 Building	1,909.08	1,242.01	-	-	6	65.1	42,954	58,188
		A-62	Koishikawa TG Building	3,944.26	3,944.26	-	-	5	100.0	134,877	165,511
		A-29	KDX Higashi-Shinjuku Building	5,928.76	4,937.70	-	-	6	83.3	139,290	132,030
		A-20	KDX Kayabacho Building	3,019.95	3,019.95	-	-	5	100.0	121,344	190,438
		A-56	KDX Jimbocho Building	2,321.80	2,321.80	-	-	3	100.0	62,280	96,431
		A-49	Nissou Dai-17 Building	2,739.62	2,366.99	-	-	5	86.4	58,668	65,196
		A-73	KDX Hakozaki Building	3,992.60	3,325.77	-	-	6	83.3	58,971	158,053
		A-21	KDX Shinbashi Building	1,696.62	1,696.62	-	-	6	100.0	98,188	129,117
		A-63	Gotanda TG Building	3,169.57	2,535.34	-	-	8	80.0	71,802	116,723
		A-5	KDX Nakano-Sakaue Building	4,389.65	3,690.82	18	17	23	84.1	95,203	85,091
		A-22	KDX Shin-Yokohama Building	4,802.64	4,472.68	-	-	18	93.1	84,990	154,004
		A-6	Harajuku F.F. Building	3,068.36	3,068.36	-	-	3	100.0	111,557	169,103
		A-50	Ikejiri-Ohashi Building	2,449.11	1,344.40	-	-	5	54.9	53,270	51,708
		A-27	KDX Kajicho Building	2,564.11	2,564.11	-	-	10	100.0	82,966	100,026
		A-51	KDX Hamacho Nakanohashi Building	2,240.08	2,240.08	-	-	9	100.0	69,904	88,079
		A-15	KDX Hamacho Building	3,106.00	2,951.38	-	-	8	95.0	92,653	137,537
		A-41	KDX Shinjuku 286 Building	2,444.43	2,444.43	-	-	9	100.0	85,687	103,971
		A-74	KDX Shin-Nihonbashi Building	2,658.79	2,658.79	-	-	10	100.0	47,320	111,936
		A-7	FK Mirami Aoyama	1,814.56	1,814.56	-	-	9	100.0	65,547	103,752
A-14	KDX Funabashi Building	3,867.34	3,817.08	-	-	20	98.7	102,992	126,134		
A-61	KDX Hamamatsucho Dai-2 Building	1,953.50	1,953.50	-	-	8	100.0	69,855	96,164		
A-55	Shin-toshin Maruzen Building	1,922.79	1,562.09	-	-	4	81.2	55,784	85,798		
A-64	KDX Nihonbashi 216 Building	1,615.20	1,615.20	-	-	8	100.0	53,339	100,833		

KENEDIX REALTY INVESTMENT CORPORATION (8972)

Type	Area	No.	Property Name	Total Leasable Floor Area (m ²)(Note 1)	Total Leased Floor Area (m ²)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues(¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-33	KDX Okachimachi Building	1,792.54	1,792.54	-	-	4	100.0	69,638	115,397
		A-57	KDX Gobancho Building	1,650.58	1,650.58	-	-	7	100.0	45,877	54,678
		A-8	Kanda Kihara Building	1,947.40	1,947.40	-	-	9	100.0	66,251	130,723
		A-23	KDX Yotsuya Building	2,530.71	2,530.71	-	-	4	100.0	93,992	142,123
		A-59	KDX Iwamoto-cho Building	1,524.44	1,524.44	3	3	10	100.0	47,279	51,509
		A-26	KDX Kiba Building	2,450.90	2,450.90	-	-	7	100.0	67,537	80,731
		A-38	KDX Nishi-Shinjuku Building	1,598.06	1,598.06	-	-	7	100.0	46,916	62,173
		A-31	KDX Monzen-Nakacho Building	2,010.48	2,010.48	-	-	5	100.0	46,027	53,367
		A-52	KDX Kanda Misaki-cho Building	1,334.76	1,334.76	-	-	8	100.0	34,562	45,898
		A-34	KDX Hon-Atsugi Building	2,747.28	2,747.28	-	-	10	100.0	61,410	87,259
	A-35	KDX Hachioji Building	2,178.61	2,178.61	-	-	8	100.0	48,420	47,023	
	A-28	KDX Nogizaka Building	1,250.76	1,250.76	1	1	6	100.0	21,230	34,580	
	Other Regional Areas	A-58	KDX Nagoya Sakae Building	6,923.12	6,923.12	-	-	16	100.0	174,157	213,436
		A-12	Portus Center Building	11,581.93	10,436.31	-	-	26	90.1	301,891	355,914
		A-42	Karasuma Building	8,744.97	8,673.75	-	-	40	99.2	214,102	280,032
		A-53	KDX Hakata-Minami Building	10,038.54	7,956.63	-	-	45	79.3	140,148	181,726
		A-69	KDX Kobayashi-Doshomachi Building	7,072.24	6,762.62	-	-	12	95.6	185,993	247,846
		A-54	KDX Kitahama Building	3,993.67	3,371.43	-	-	8	84.4	78,353	74,960
		A-44	KDX Sendai Building	3,957.61	3,457.39	-	-	27	87.4	91,877	182,945
		A-70	Kitananajo SLA Building	3,788.73	3,788.73	-	-	19	100.0	99,781	108,602
A-24		KDX Minami Senba Dai-1 Building	3,108.16	2,944.94	-	-	11	94.7	58,801	72,731	
A-25		KDX Minami Senba Dai-2 Building	2,693.37	2,538.67	-	-	22	94.3	53,398	42,532	
A-36	KDX Niigata Building	4,061.95	2,624.43	-	-	19	64.6	49,994	50,396		
Subtotal of Office Buildings (68 properties)				269,971.88	254,652.28	22	21	742 (Note 9)	94.3	7,804,212	10,942,128
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	7,711.14	7,711.14	140	140	1 (Note 10)	100.0	148,551	50,580
		B-3	Court Mejiro	2,046.79	2,046.79	20	20	20	100.0	40,262	15,717
		B-34	Gradito Kawaguchi	1,619.34	1,619.34	66	66	2 (Note 11)	100.0	32,641	10,028
	Other Regional Areas	B-18	Venus Hibiyaoka	12,829.64	12,761.14	159	158	124	99.5	93,778	26,004
Subtotal of Residential Properties (4 properties)				24,206.91	24,138.41	385	384	147	99.7	315,234	102,329
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	4,655.96	4,164.88	-	-	12	89.5	258,559	272,072
		C-2	KDX Yoyogi Building	1,182.14	1,182.14	-	-	11	100.0	67,645	108,150
Subtotal of Central Urban Retail Properties (2 properties)				5,838.10	5,347.02	-	-	23	91.6	326,205	380,223
Total of 74 properties				300,016.89	284,137.71	407	405	912 (Note 9)	94.7	8,445,652	11,424,681
Occupancy Ratio over the Past Five Years											
				April 30, 2007	95.9%						
				October 31, 2007	96.9%						
				April 30, 2008	95.9%						
				October 31, 2008	95.6%						
				April 30, 2009	95.7%						
				October 31, 2009	94.7%						
				April 30, 2010	94.4%						
				October 31, 2010	93.6%						
				April 30, 2011	94.6%						
				October 31, 2011	94.7%						

Notes:

1. Total leasable floor area refers to the leasable floor area for each Property including the building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
2. Total leased floor area refers to the area identified in lease agreements with end tenants or sub-lease agreements.
3. The total number of leasable residential units and the number of leased residential units refers to the portion of the building used for residential purposes.
4. The total number of leased residential units refers to the number of residential units among leasable residential units for which lease agreements with end tenants or sub-lease agreements are signed.
5. The total number of tenants refers to the actual number of end tenants for each property. However, for Residence Charmante Tsukishima, please refer to Note 10, and for Gradito Kawaguchi, please refer to Note 11.
6. The occupancy ratio is calculated by dividing leased floor area by total leasable floor area. Figures are rounded to the nearest first decimal place.
7. Total rental and other operating revenues cover all income, including that from rental revenue, common charges, and parking space rental revenues, rounded to the nearest one thousand yen. Total real estate business rental revenues refers to the total amount of revenues generated during the fiscal period under review from real estate rental operations including leasing revenues, common charges and parking revenues rounded down to the nearest thousand yen.

(Reference) Total operating rental and other revenues for one office building sold during the Thirteenth Fiscal Period

No.	Property Name	Total Rental and Other Operating Revenues (¥thousands)
A-2	KDX Hirawakacho Building	53,297

8. Guarantee and security deposits refers to the total of the balances of security deposits held (including net security deposits in the case of discount) and guarantee deposits, both identified in lease agreements or sub-lease agreements, with the figure rounded down to the nearest thousand yen.
9. The number presented does not reflect the adjustment for end-tenants who are overlapping in multiple properties.
10. Residence Charmante Tsukishima: Because we have concluded a rental guarantee (fixed-term lease: until January 30, 2014) 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.
11. Gradito Kawaguchi: Because the master lessor and Haseko Livenet Inc. have concluded a rental guarantee (fixed-term lease: until March 31, 2012) building lease contract for dwelling units (excluding first-floor shops), the total number of tenants is indicated as 2.

D. Information concerning major real estate properties

There were no major real estate properties with real estate business rental revenues exceeding 10% of total real estate business rental revenues for the thirteenth fiscal period (fiscal period ended October 31, 2011).

E. Information concerning major tenants

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

(b) Reference: Major end tenants

(As of October 31, 2011)

	Name of End Tenant	Property Name	Leased Floor Area	Percentage of Total Leased Floor Area (Note 1)
1	Sekiwa Real Estate, Ltd.	Residence Charmante Tsukishima	7,711.14 m ²	2.7%
2	NTT Data Corporation (Note 2)	KDX Harumi Building, KDX Higashi-Shinjuku Building	5,185.96 m ² (Note 2)	1.8%
3	N / A (Note 3)	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98 m ²	1.8%
4	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Toranomon Toyo Building, Harajuku F.F. Building, KDX Yoyogi Building	3,478.05 m ²	1.2%
5	Kodak Japan Ltd.	KDX Monzen Nakacho Building, KDX Ochanomizu Building	3,121.83 m ²	1.1%
Subtotal			24,621.96 m ²	8.7%
Portfolio Total			284,137.71 m ²	100.0%

Notes:

1. Percentage of total leased floor area refers to the floor area leased to each end tenant as a proportion of total leased floor area. Figures are rounded to the nearest first decimal place.
2. As of December 19, 2011, the tenant has already vacated from KDX Harumi Building (4,307.60 m²).
3. Not disclosed due to the tenants' request.

【Reference】 Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days ※As of October 31, 2011

Type	Office Buildings																
Location	Tokyo Metropolitan Area																
Property No.	A60	A40	A46	A66	A37	A32	A13	A01	A47	A16	A71	A17	A72	A03	A39	A67	
Property Name	KDX Harumi Building	Toranomon Toyo Building	Hiei Kudan-Kita Building	KDX Shinjuku Building	KDX Ochanomizu Building	KDX Shiba-Daimon Building	KDX Kojimachi Building	KDX Nihonbashi 313 Building	KDX Shin-Yokohama 381 Building	Toshin 24 Building	KDX Iidabashi Building	KDX Ebisu Building	KDX Higashi-Shinagawa Building	Higashi-Kayabacho Yuraku Building	KDX Toranomon Building	KDX Ginza 1chome Building	
Acquisition Date	June 30, 2008	June 1, 2007	February 1, 2008	February 18, 2010	April 2, 2007	March 1, 2007	November 1, 2005	August 1, 2005	February 1, 2008	May 1, 2006	July 22, 2011	May 1, 2006	July 22, 2011	August 1, 2005	April 17, 2007	November 12, 2010	
Price Information	Acquisition price (¥ Millions)	10,250	9,850	7,600	6,800	6,400	6,090	5,950	5,940	5,800	5,300	4,640	4,640	4,590	4,450	4,400	4,300
	Percentage of total portfolio	4.0%	3.9%	3.0%	2.7%	2.5%	2.4%	2.3%	2.3%	2.3%	2.1%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%
	Net book value (¥ Millions)	9,778	9,859	7,579	6,887	6,663	6,221	5,646	6,130	5,888	5,156	4,706	4,576	4,763	4,373	4,804	4,312
	Appraisal value at the end of period (¥ Millions)	8,450	10,100	7,530	6,620	6,400	5,010	4,410	6,920	4,140	4,200	4,830	4,260	4,800	5,220	3,640	4,740
	Percentage of total appraisal value	3.7%	4.4%	3.3%	2.9%	2.8%	2.2%	1.9%	3.0%	1.8%	1.8%	2.1%	1.8%	2.1%	2.3%	1.6%	2.1%
Lease Information	Number of tenants	5	12	14	23	6	9	10	9	35	18	7	7	7	7	7	5
	Leasable floor area (㎡)	9,294.00	6,421.29	6,900.33	5,887.35	5,881.47	5,984.71	3,792.64	5,893.90	8,131.94	6,618.81	4,429.22	3,077.61	7,107.50	4,413.17	1,966.56	3,573.59
	Leased floor area (㎡)	8,261.08	6,421.29	6,819.56	5,887.35	5,881.47	5,984.71	3,792.64	5,021.44	7,565.14	6,369.33	4,429.22	3,077.61	7,107.50	4,413.17	1,966.56	3,573.59
	Occupancy ratio																
	As of October 31, 2011	88.9%	100.0%	98.8%	100.0%	100.0%	100.0%	100.0%	85.2%	93.0%	96.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2011	98.2%	100.0%	95.9%	100.0%	100.0%	100.0%	100.0%	71.8%	89.5%	84.7%	-	100.0%	-	100.0%	100.0%	100.0%
	As of October 31, 2010	98.2%	95.4%	85.3%	93.7%	100.0%	100.0%	91.9%	100.0%	100.0%	72.7%	-	83.4%	-	100.0%	100.0%	-
	As of April 30, 2010	98.2%	93.9%	91.9%	93.8%	100.0%	97.3%	97.1%	100.0%	100.0%	84.1%	-	100.0%	-	100.0%	100.0%	-
	As of October 31, 2009	100.0%	95.4%	100.0%	-	100.0%	100.0%	86.7%	100.0%	100.0%	93.3%	-	100.0%	-	100.0%	89.3%	-
	As of April 30, 2009	100.0%	100.0%	100.0%	-	100.0%	100.0%	88.6%	100.0%	92.1%	100.0%	-	83.4%	-	100.0%	78.6%	-
As of October 31, 2008	100.0%	100.0%	100.0%	-	90.2%	100.0%	98.2%	100.0%	97.5%	100.0%	-	100.0%	-	100.0%	78.6%	-	
As of April 30, 2008	-	99.1%	100.0%	-	100.0%	100.0%	98.2%	100.0%	94.6%	100.0%	-	100.0%	-	100.0%	100.0%	-	
As of October 31, 2007	-	97.5%	-	-	100.0%	100.0%	97.1%	100.0%	-	100.0%	-	100.0%	-	100.0%	100.0%	-	
As of April 30, 2007	-	-	-	-	100.0%	93.0%	97.1%	98.9%	-	100.0%	-	100.0%	-	89.1%	0.0%	-	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	102days	184days	102days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	308,516	299,232	245,807	259,101	201,929	187,277	155,331	194,089	161,011	174,216	102,331	148,795	110,290	168,664	109,613	147,365
	Rental revenues	279,572	286,593	219,056	224,069	192,195	172,110	132,177	175,240	136,419	143,871	82,856	129,578	94,807	147,604	102,923	132,715
	Other operating revenues	28,943	12,639	26,751	35,032	9,734	15,167	23,153	18,848	24,591	30,345	19,474	19,217	15,482	21,060	6,690	14,650
	②Property-related expenses (¥ Thousands)	89,011	68,161	87,274	83,095	41,997	44,962	44,182	60,156	50,631	56,968	17,578	34,675	21,538	34,849	22,384	34,706
	Property management fees	36,100	20,770	30,013	23,152	12,461	15,860	10,838	15,729	13,565	17,258	7,312	10,225	11,043	13,233	6,703	9,652
	Taxes	19,598	29,191	26,714	30,039	15,686	12,117	18,030	20,857	13,780	12,924	0	11,349	6	9,689	9,936	13,211
	Utilities	28,048	14,813	18,746	21,810	9,802	13,044	11,070	11,990	13,976	16,713	8,584	10,523	9,609	8,053	3,961	7,888
	Repairs and maintenance costs	1,965	1,152	5,305	3,789	680	487	2,956	1,404	7,580	3,946	1,160	1,233	246	378	381	108
	Insurance	425	283	369	358	262	233	190	277	321	289	90	147	146	190	79	151
Trust fees and other expenses	2,873	1,949	6,123	3,944	3,104	3,220	1,095	9,898	1,406	5,836	430	1,196	485	3,304	1,321	3,693	
③NOI (=①-②) (¥ Thousands)	219,504	231,071	158,533	176,006	159,931	142,315	111,148	133,932	110,380	117,247	84,752	114,120	88,751	133,814	87,229	112,659	
④Depreciation (¥ Thousands)	77,130	12,179	14,791	15,334	26,733	28,746	20,524	28,309	46,617	34,873	10,279	18,674	13,528	27,206	13,204	11,253	
⑤Rental operating income (=③-④) (¥ Thousands)	142,374	218,892	143,741	160,671	133,197	113,568	90,624	105,622	63,762	82,374	74,473	95,446	75,222	106,608	74,024	101,405	
⑥Capital expenditures (¥ Thousands)	10,493	4,635	471	30,713	526	16,239	1,055	11,555	35,671	42,408	4,034	31,174	-	896	1,386	785	
⑦NCF (=⑤-⑥) (¥ Thousands)	209,011	226,435	158,062	145,292	159,405	126,075	110,093	122,377	74,708	74,839	80,717	82,945	88,751	132,918	85,843	111,874	
Reference	Expense ratio (=②/①)	28.9%	22.8%	35.5%	32.1%	20.8%	24.0%	28.4%	31.0%	31.4%	32.7%	17.2%	23.3%	19.5%	20.7%	20.4%	23.6%
	Property tax for the year 2011(¥ Thousands)	39,197	58,382	53,428	60,067	31,372	24,237	36,060	41,712	27,561	25,845	23,430	22,699	35,756	19,378	19,872	26,415
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	10,874	10,822	8,251	8,956	7,384	6,726	5,438	6,729	5,837	6,070	3,818	5,365	4,062	6,173	4,017	5,306
	Reference: Percentage of rental and other operating revenues	3.52%	3.62%	3.36%	3.46%	3.66%	3.59%	3.50%	3.47%	3.63%	3.48%	3.73%	3.61%	3.68%	3.66%	3.66%	3.60%
	Long-term repairs, maintenance and renovation																
Estimated amount of 1st yr to 12th yr (¥ Thousands)	110,320	260,050	296,707	362,230	323,470	169,180	180,970	214,470	216,990	217,670	117,560	147,940	256,450	107,050	70,400	80,690	
Reference: Amount of yearly avg.	9,193	21,670	24,725	30,185	26,955	14,098	15,080	17,872	18,082	18,139	9,796	12,328	21,370	8,920	5,866	6,724	

【Reference】 Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days ※As of October 31, 2011

Type	Office Buildings																	
Location	Tokyo Metropolitan Area																	
Property No.	A30	A68	A48	A04	A18	A19	A45	A62	A29	A20	A56	A49	A73	A21	A63	A05		
Property Name	KDX Nishi-Gotanda Building	KDX Nihonbashi Honcho Building	KDX Kawasaki-Ekimaie Hon-cho Building	KDX Hatchobori Building	KDX Omori Building	KDX Hamamatsucho Building	KDX Roppongi 228 Building	Koishikawa TG Building	KDX Higashi-Shinjuku Building	KDX Kayabacho Building	KDX Jimbocho Building	Nissou Dai-17 Building	KDX Hakozaki Building	KDX Shinbashi Building	Gotanda TG Building	KDX Nakano-Sakaue Building		
Acquisition Date	December 1, 2006	November 12, 2010	February 1, 2008	August 1, 2005	May 1, 2006	May 1, 2006	January 10, 2008	November 18, 2009	September 1, 2006	May 1, 2006	March 31, 2008	February 1, 2008	July 22, 2011	May 1, 2006	November 18, 2009	August 1, 2005		
Price Information	Acquisition price (¥ Millions)	4,200	4,000	3,760	3,680	3,500	3,460	3,300	3,080	2,950	2,780	2,760	2,710	2,690	2,620	2,533		
	Percentage of total portfolio	1.6%	1.6%	1.5%	1.4%	1.4%	1.4%	1.3%	1.2%	1.2%	1.1%	1.1%	1.1%	1.1%	1.0%	1.0%		
	Net book value (¥ Millions)	4,073	4,016	3,817	3,357	3,385	3,263	3,436	3,147	3,208	2,829	2,910	2,632	2,825	2,651	2,823	2,457	
	Appraisal value at the end of period (¥ Millions)	3,800	4,330	3,410	3,420	3,790	3,180	2,160	3,330	3,320	2,880	1,860	1,590	2,850	2,850	2,660	2,330	
Percentage of total appraisal value	1.6%	1.9%	1.5%	1.5%	1.6%	1.4%	0.9%	1.4%	1.4%	1.2%	0.8%	0.7%	1.2%	1.2%	1.2%	1.0%		
Lease Information	Number of tenants	5	7	1	6	10	8	6	5	6	5	3	5	6	6	8	23	
	Leasable floor area (㎡)	3,881.58	3,998.39	5,124.98	3,323.83	4,945.03	2,724.35	1,909.08	3,944.26	5,928.76	3,019.95	2,321.80	2,739.62	3,992.60	1,696.62	3,169.57	4,389.65	
	Leased floor area (㎡)	3,881.58	3,998.39	5,124.98	3,323.83	4,945.03	2,724.35	1,242.01	3,944.26	4,937.70	3,019.95	2,321.80	2,366.99	3,325.77	1,696.62	2,535.34	3,690.82	
	Occupancy ratio																	
	As of October 31, 2011	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	65.1%	100.0%	83.3%	100.0%	100.0%	86.4%	83.3%	100.0%	80.0%	84.1%	
	As of April 30, 2011	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	65.1%	100.0%	100.0%	100.0%	100.0%	74.8%	-	100.0%	80.0%	100.0%	
	As of October 31, 2010	100.0%	-	100.0%	100.0%	100.0%	100.0%	65.1%	100.0%	100.0%	100.0%	100.0%	94.4%	94.9%	-	100.0%	77.1%	96.5%
	As of April 30, 2010	100.0%	-	100.0%	100.0%	100.0%	100.0%	65.1%	100.0%	100.0%	100.0%	100.0%	85.0%	94.9%	-	100.0%	57.8%	100.0%
	As of October 31, 2009	100.0%	-	100.0%	93.1%	100.0%	100.0%	52.4%	-	100.0%	100.0%	100.0%	100.0%	100.0%	-	100.0%	-	91.3%
	As of April 30, 2009	91.9%	-	100.0%	100.0%	94.5%	87.7%	65.2%	-	97.0%	100.0%	100.0%	100.0%	100.0%	-	100.0%	-	92.3%
As of October 31, 2008	100.0%	-	100.0%	100.0%	100.0%	75.4%	78.0%	-	86.2%	100.0%	59.8%	100.0%	100.0%	-	100.0%	-	96.5%	
As of April 30, 2008	100.0%	-	100.0%	100.0%	100.0%	100.0%	80.4%	-	82.2%	100.0%	0.0%	100.0%	-	-	100.0%	-	100.0%	
As of October 31, 2007	100.0%	-	-	100.0%	100.0%	100.0%	-	-	92.6%	100.0%	-	-	-	-	100.0%	-	100.0%	
As of April 30, 2007	73.7%	-	-	100.0%	100.0%	100.0%	-	-	100.0%	84.9%	-	-	-	-	100.0%	-	100.0%	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	102days	184days	184days	184days	
	①Rental and other operating revenues (¥ Thousands)	155,780	160,879	146,819	136,862	164,908	108,288	42,954	134,877	139,290	121,344	62,280	58,668	58,971	98,188	71,802	95,203	
	Rental revenues	133,194	137,076	134,066	118,613	144,729	98,040	38,418	117,986	123,567	110,804	56,683	50,182	54,219	90,476	64,629	83,619	
	Other operating revenues	22,585	23,802	12,753	18,249	20,178	10,248	4,535	16,891	15,723	10,539	5,596	8,485	4,752	7,712	7,173	11,584	
	②Property-related expenses (¥ Thousands)	32,029	40,512	39,338	33,601	48,485	27,990	17,373	40,422	44,894	23,511	22,491	22,073	10,942	28,233	25,517	42,609	
	Property management fees	12,211	10,660	13,846	12,634	16,980	7,890	4,781	15,187	13,753	9,068	4,994	7,428	4,119	7,322	7,352	9,693	
	Taxes	9,547	15,149	7,736	9,346	13,006	9,531	7,682	10,672	14,370	6,672	7,242	5,542	4	10,415	8,994	8,062	
	Utilities	8,675	5,295	16,154	9,572	16,342	6,218	4,505	11,596	13,567	6,026	4,272	5,984	5,373	5,968	6,139	6,203	
	Repairs and maintenance costs	1,113	190	615	701	1,124	1,904	209	1,663	1,260	762	1,433	1,666	807	3,519	1,702	17,186	
	Insurance	176	156	211	170	247	111	71	202	260	127	95	132	105	99	153	211	
Trust fees and other expenses	304	9,060	774	1,175	783	2,333	122	1,100	1,682	854	4,453	1,318	531	906	1,175	1,250		
③NOI (=①-②) (¥ Thousands)	123,751	120,366	107,481	103,261	116,422	80,298	25,581	94,454	94,395	97,832	39,788	36,595	48,029	69,954	46,284	52,594		
④Depreciation (¥ Thousands)	29,507	9,116	30,560	16,971	25,456	22,524	4,918	14,262	19,071	16,184	10,315	15,530	12,138	5,646	12,736	17,551		
⑤Rental operating income (=③-④) (¥ Thousands)	94,243	111,249	76,920	86,289	90,966	57,773	20,662	80,191	75,324	81,648	29,473	21,064	35,890	64,308	33,548	35,043		
⑥Capital expenditures (¥ Thousands)	10,531	1,068	4,792	2,935	15,408	981	1,271	7,802	51,775	7,024	5,741	2,400	44,943	361	23,767	23,730		
⑦NCF (=⑤-⑥) (¥ Thousands)	113,220	119,298	102,689	100,326	101,014	79,317	24,310	86,652	42,619	90,808	34,047	34,195	3,085	69,593	22,517	28,864		
Reference	Expense ratio (=⑥/①)	20.6%	25.2%	26.8%	24.6%	29.4%	25.8%	40.4%	30.0%	32.2%	19.4%	36.1%	37.6%	18.6%	28.8%	35.5%	44.8%	
	Property tax for the year 2011(¥ Thousands)	19,093	30,289	15,469	18,693	26,012	19,063	15,363	21,340	28,744	13,344	14,483	11,081	25,911	20,832	17,982	16,124	
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	5,704	5,811	5,189	4,900	5,741	3,920	1,398	4,680	4,772	4,472	2,083	1,944	2,201	3,721	2,413	3,633	
	Reference: Percentage of rental and other operating revenues	3.66%	3.61%	3.53%	3.58%	3.48%	3.62%	3.26%	3.47%	3.43%	3.69%	3.34%	3.31%	3.73%	3.79%	3.36%	3.82%	
	Long-term repairs, maintenance and renovation																	
Estimated amount of 1st yr to 12th yr (¥ Thousands)	133,200	82,180	446,967	158,190	317,870	135,060	54,680	230,330	149,280	120,000	98,399	88,480	255,430	111,266	207,750	141,400		
Reference: Amount of yearly avg.	11,100	6,848	37,247	13,182	26,489	11,255	4,556	19,194	12,440	10,000	8,199	7,373	21,285	9,272	17,312	11,783		

【Reference】 Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days ※As of October 31, 2011

Type	Office Buildings																
Location	Tokyo Metropolitan Area																
Property No.	A22	A06	A50	A27	A51	A15	A41	A74	A07	A14	A61	A55	A64	A33	A57	A08	
Property Name	KDX Shin-Yokohama Building	Harajuku F.F. Building	Ikejiri-Oohashi Building	KDX Kajicho Building	KDX Hamacho Nakanohashi Building	KDX Hamacho Building	KDX Shinjuku 286 Building	KDX Shin-Nihonbashi Building	FIK Minami Aoyama	KDX Funabashi Building	KDX Hamamatsucho Dai-2 Building	Shin-toshin Maruzen Building	KDX Nihonbashi 216 Building	KDX Okachimachi Building	KDX Gobancho Building	Kanda Kihara Building	
Acquisition Date	May 1, 2006	August 1, 2005	February 1, 2008	July 3, 2006	February 1, 2008	March 16, 2006	June 1, 2007	July 22, 2011	August 1, 2005	March 1, 2006	September 1, 2008	February 29, 2008	December 1, 2009	March 1, 2007	March 31, 2008	August 1, 2005	
Price Information	Acquisition price (¥ Millions)	2,520	2,450	2,400	2,350	2,310	2,300	2,300	2,300	2,270	2,252	2,200	2,110	2,010	2,000	1,951	1,950
	Percentage of total portfolio	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
	Net book value (¥ Millions)	2,467	2,451	2,462	2,398	2,357	2,260	2,333	2,315	2,252	2,416	2,257	2,161	1,981	2,126	1,987	1,856
	Appraisal value at the end of period (¥ Millions)	2,280	2,950	1,570	2,320	1,700	2,360	2,120	2,480	2,150	1,950	1,850	1,610	1,930	1,830	1,530	1,870
Lease Information	Percentage of total appraisal value	1.0%	1.3%	0.7%	1.0%	0.7%	1.0%	0.9%	1.1%	0.9%	0.8%	0.8%	0.7%	0.8%	0.8%	0.7%	0.8%
	Number of tenants	18	3	5	10	9	8	9	10	9	20	8	4	8	4	7	9
	Leasable floor area (㎡)	4,802.64	3,068.36	2,449.11	2,564.11	2,240.08	3,106.00	2,444.43	2,658.79	1,814.56	3,867.34	1,953.50	1,922.79	1,615.20	1,792.54	1,650.58	1,947.40
	Leased floor area (㎡)	4,472.68	3,068.36	1,344.40	2,564.11	2,240.08	2,951.38	2,444.43	2,658.79	1,814.56	3,817.08	1,953.50	1,562.09	1,615.20	1,792.54	1,650.58	1,947.40
	Occupancy ratio																
	As of October 31, 2011	93.1%	100.0%	54.9%	100.0%	100.0%	95.0%	100.0%	100.0%	100.0%	98.7%	100.0%	81.2%	100.0%	100.0%	100.0%	100.0%
	As of April 30, 2011	93.1%	100.0%	74.4%	100.0%	100.0%	100.0%	100.0%	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	93.5%
	As of October 31, 2010	74.0%	100.0%	91.3%	84.2%	93.0%	93.9%	100.0%	-	100.0%	98.5%	100.0%	100.0%	75.0%	100.0%	85.7%	100.0%
	As of April 30, 2010	86.3%	100.0%	100.0%	75.1%	100.0%	100.0%	100.0%	-	77.1%	100.0%	87.5%	100.0%	87.5%	100.0%	85.7%	100.0%
	As of October 31, 2009	93.1%	100.0%	91.3%	94.3%	100.0%	100.0%	100.0%	-	100.0%	100.0%	100.0%	100.0%	-	100.0%	85.7%	100.0%
	As of April 30, 2009	93.1%	100.0%	82.6%	100.0%	100.0%	100.0%	100.0%	-	100.0%	100.0%	100.0%	64.3%	-	100.0%	100.0%	100.0%
	As of October 31, 2008	83.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	100.0%	98.4%	100.0%	80.9%	-	100.0%	85.7%	100.0%
	As of April 30, 2008	100.0%	100.0%	91.3%	100.0%	100.0%	100.0%	100.0%	-	100.0%	100.0%	-	100.0%	-	89.7%	100.0%	100.0%
	As of October 31, 2007	99.6%	100.0%	-	85.8%	-	100.0%	100.0%	-	100.0%	100.0%	-	-	-	100.0%	-	100.0%
As of April 30, 2007	100.0%	100.0%	-	100.0%	-	100.0%	-	-	100.0%	100.0%	-	-	-	100.0%	-	100.0%	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	102days	184days	184days	184days	184days	184days	184days	184days	
	①Rental and other operating revenues (¥ Thousands)	84,990	111,557	53,270	82,966	69,904	92,653	85,687	47,320	65,547	102,992	69,855	55,784	53,339	69,638	45,877	66,251
	Rental revenues	72,980	101,982	43,036	74,937	59,488	83,538	72,279	35,258	60,444	89,740	61,140	45,266	47,206	61,107	41,315	60,912
	Other operating revenues	12,010	9,575	10,234	8,029	10,415	9,114	13,408	12,062	5,103	13,251	8,714	10,517	6,132	8,531	4,561	5,338
	②Property-related expenses (¥ Thousands)	28,727	45,335	17,710	19,964	19,390	25,863	24,786	12,287	17,191	31,371	19,178	20,143	15,558	17,059	11,934	19,203
	Property management fees	12,135	10,183	5,670	7,338	7,024	9,000	7,275	4,367	4,994	12,971	4,979	6,158	5,241	5,941	4,542	6,272
	Taxes	7,064	8,522	6,606	5,567	5,820	7,452	8,528	-	5,911	7,852	8,516	4,842	4,819	3,228	4,311	4,250
	Utilities	7,597	6,339	3,728	5,026	4,256	5,600	7,025	3,269	4,223	7,669	4,140	3,583	3,208	4,575	2,774	4,796
	Repairs and maintenance costs	642	18,051	842	1,037	560	1,692	849	1,477	346	2,204	517	4,679	1,182	1,361	185	2,944
	Insurance	186	128	113	103	116	139	121	61	69	184	78	82	70	62	61	76
Trust fees and other expenses	1,101	2,109	749	891	1,613	1,978	986	3,112	1,648	488	946	797	1,036	1,890	60	863	
③NOI (=①-②) (¥ Thousands)	56,262	66,221	35,560	63,001	50,513	66,789	60,900	35,032	48,355	71,621	50,676	35,641	37,781	52,578	33,943	47,047	
④Depreciation (¥ Thousands)	21,837	9,500	10,926	12,525	11,964	21,173	7,753	14,337	6,361	19,364	4,415	7,696	11,225	7,978	10,326	9,258	
⑤Rental operating income (=③-④) (¥ Thousands)	34,424	56,720	24,634	50,476	38,549	45,616	53,147	20,695	41,994	52,256	46,260	27,944	26,555	44,600	23,616	37,789	
⑥Capital expenditures (¥ Thousands)	5,856	15,254	1,528	7,133	4,026	8,244	1,137	2,197	1,148	5,948	368	8,910	-	600	268	2,512	
⑦NCF (=⑤-⑥) (¥ Thousands)	50,405	50,966	34,032	55,868	46,487	58,545	59,763	32,835	47,207	65,672	50,308	26,730	37,781	51,978	33,675	44,534	
Reference	Expense ratio (=⑥/⑤)	33.8%	40.6%	33.2%	24.1%	27.7%	27.9%	28.9%	26.0%	26.2%	30.5%	27.5%	36.1%	29.2%	24.5%	26.0%	29.0%
	Property tax for the year 2011 (¥ Thousands)	14,127	17,045	13,212	11,135	11,640	14,905	17,056	15,654	11,822	15,709	17,031	10,296	9,638	6,454	8,620	8,498
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,882	4,241	1,812	2,978	2,457	3,253	2,991	1,680	2,324	3,563	2,459	2,072	1,859	2,494	1,628	2,419
	Reference: Percentage of rental and other operating revenues	3.39%	3.80%	3.40%	3.59%	3.52%	3.51%	3.49%	3.55%	3.55%	3.46%	3.52%	3.71%	3.49%	3.58%	3.55%	3.65%
	Long-term repairs, maintenance and renovation																
Estimated amount of 1st yr to 12th yr (¥ Thousands)	152,030	160,510	158,270	87,590	130,030	134,170	169,080	102,390	71,790	160,670	81,710	70,900	31,190	64,400	55,230	80,430	
Reference: Amount of yearly avg.	12,669	13,375	13,189	7,299	10,835	11,180	14,090	8,532	5,982	13,389	6,809	5,908	2,599	5,366	4,602	6,702	

【Reference】 Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days ※As of October 31, 2011

Type	Office Buildings																
Location	Tokyo Metropolitan Area										Other Regional Areas						
Property No.	A23	A59	A26	A38	A31	A52	A34	A35	A28	A58	A12	A42	A53	A69	A54	A44	
Property Name	KDX Yotsuya Building	KDX Iwamoto-cho Building	KDX Kiba Building	KDX Nishi-Shinjuku Building	KDX Monzen-Nakacho Building	KDX Kanda Misaki-cho Building	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Nogizaka Building	KDX Nagoya Sakae Building	Portus Center Building	Karasuma Building	KDX Hakata-Minami Building	KDX Kobayashi-Doshomachi Building	KDX Kitahama Building	KDX Sendai Building	
Acquisition Date	May 1, 2006	May 1, 2008	June 20, 2006	April 2, 2007	January 19, 2007	February 1, 2008	March 1, 2007	March 1, 2007	July 14, 2006	July 1, 2009	September 21, 2005	June 1, 2007	February 1, 2008	December 1, 2010	February 1, 2008	June 1, 2007	
Price Information	Acquisition price (¥ Millions)	1,950	1,864	1,580	1,500	1,400	1,380	1,305	1,155	1,065	7,550	5,570	5,400	4,900	2,870	2,220	2,100
	Percentage of total portfolio	0.8%	0.7%	0.6%	0.6%	0.5%	0.5%	0.5%	0.5%	0.4%	3.0%	2.2%	2.1%	1.9%	1.1%	0.9%	0.8%
	Net book value (¥ Millions)	1,989	1,808	1,572	1,526	1,412	1,377	1,183	1,289	1,123	7,564	4,638	5,410	4,798	2,795	2,207	2,172
	Appraisal value at the end of period (¥ Millions)	2,460	1,340	1,580	1,170	1,260	976	1,070	821	718	4,730	4,590	5,020	3,490	2,920	1,510	1,440
Percentage of total appraisal value	1.1%	0.6%	0.7%	0.5%	0.5%	0.4%	0.5%	0.4%	0.3%	2.1%	2.0%	2.2%	1.5%	1.3%	0.7%	0.6%	
Lease Information	Number of tenants	4	10	7	7	5	8	10	8	6	16	26	40	45	12	8	27
	Leasable floor area (㎡)	2,530.71	1,524.44	2,450.90	1,598.06	2,010.48	1,334.76	2,747.28	2,178.61	1,250.76	6,923.12	11,581.93	8,744.97	10,038.54	7,072.24	3,993.67	3,957.61
	Leased floor area (㎡)	2,530.71	1,524.44	2,450.90	1,598.06	2,010.48	1,334.76	2,747.28	2,178.61	1,250.76	6,923.12	10,436.31	8,673.75	7,956.63	6,762.62	3,371.43	3,457.39
	Occupancy ratio																
	As of October 31, 2011	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	90.1%	99.2%	79.3%	95.6%	84.4%	87.4%
	As of April 30, 2011	100.0%	100.0%	100.0%	87.6%	84.3%	86.9%	100.0%	100.0%	56.2%	93.7%	100.0%	94.2%	75.4%	91.0%	92.8%	99.1%
	As of October 31, 2010	100.0%	100.0%	100.0%	87.6%	100.0%	86.9%	100.0%	96.4%	78.1%	90.3%	93.9%	93.2%	80.6%	-	96.4%	98.7%
	As of April 30, 2010	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	78.1%	90.3%	88.5%	93.9%	86.2%	-	96.4%	92.8%
	As of October 31, 2009	100.0%	75.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	100.0%	72.3%	88.5%	86.1%	94.4%	-	96.4%	96.6%
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	87.7%	-	93.4%	93.0%	95.8%	-	100.0%	91.2%
As of October 31, 2008	100.0%	92.7%	100.0%	100.0%	100.0%	100.0%	88.6%	85.6%	100.0%	-	100.0%	98.1%	95.4%	-	88.1%	86.2%	
As of April 30, 2008	100.0%	-	88.0%	100.0%	100.0%	86.9%	100.0%	85.6%	100.0%	-	100.0%	98.6%	95.4%	-	88.1%	93.7%	
As of October 31, 2007	100.0%	-	100.0%	100.0%	84.4%	-	100.0%	85.6%	87.7%	-	94.6%	100.0%	-	-	-	97.1%	
As of April 30, 2007	100.0%	-	100.0%	100.0%	100.0%	-	100.0%	96.4%	100.0%	-	97.1%	-	-	-	-	-	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days
	①Rental and other operating revenues (¥ Thousands)	93,992	47,279	67,537	46,916	46,027	34,562	61,410	48,420	21,230	174,157	301,891	214,102	140,148	185,993	78,353	91,877
	Rental revenues	85,449	44,494	60,293	41,154	38,811	32,281	53,663	41,372	17,973	150,677	238,344	180,399	120,941	166,065	63,155	75,567
	Other operating revenues	8,542	2,785	7,244	5,762	7,215	2,280	7,747	7,048	3,257	23,480	63,546	33,703	19,207	19,927	15,197	16,310
	②Property-related expenses (¥ Thousands)	22,870	9,568	16,204	14,792	14,382	9,430	18,999	20,110	12,697	57,729	131,042	70,336	48,936	86,354	28,863	38,012
	Property management fees	9,162	3,854	5,955	4,660	4,472	3,765	6,486	10,283	2,918	17,123	74,822	21,026	13,980	16,156	7,691	12,744
	Taxes	6,591	3,126	5,012	4,567	3,322	2,654	3,912	4,229	3,501	22,546	25,502	21,770	10,070	12,716	5,227	7,439
	Utilities	5,218	2,246	4,253	3,635	4,605	2,095	4,956	4,081	2,406	15,840	23,776	19,486	19,407	14,440	9,268	6,271
	Repairs and maintenance costs	1,027	90	59	787	602	393	1,078	603	583	395	3,376	3,210	700	37	752	10,019
	Insurance	107	53	95	70	90	54	126	86	52	322	2,256	374	390	337	151	183
Trust fees and other expenses	763	197	828	1,072	1,289	466	2,438	825	3,234	1,502	1,307	4,467	4,387	42,666	5,772	1,354	
③NOI (=①-②) (¥ Thousands)	71,121	37,710	51,333	32,123	31,644	25,131	42,411	28,310	8,533	116,428	170,849	143,766	91,212	99,638	49,489	53,865	
④Depreciation (¥ Thousands)	10,179	13,087	13,166	6,299	9,495	4,524	24,761	9,914	5,661	71,277	54,014	29,415	33,418	52,911	19,669	18,456	
⑤Rental operating income (=③-④) (¥ Thousands)	60,942	24,623	38,166	25,824	22,149	20,607	17,649	18,396	2,871	45,151	116,834	114,350	57,793	46,727	29,820	35,408	
⑥Capital expenditures (¥ Thousands)	1,293	667	4,670	1,525	1,260	588	5,514	5,164	3,923	4,556	10,456	8,308	11,469	1,656	1,927	20,038	
⑦NCF (=⑤-⑥) (¥ Thousands)	69,828	37,043	46,663	30,598	30,384	24,543	36,897	23,146	4,609	111,872	160,393	135,457	79,742	97,982	47,562	30,826	
Reference	Expense ratio (=⑥/⑤)	24.3%	20.2%	24.0%	31.5%	31.2%	27.3%	30.9%	41.5%	59.8%	33.1%	43.4%	32.9%	34.9%	46.4%	36.8%	41.4%
	Property tax for the year 2011 (¥ Thousands)	13,183	6,251	10,024	9,131	6,640	5,308	7,825	8,459	7,001	45,095	51,002	43,542	20,143	25,435	10,455	14,903
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,369	1,734	2,425	1,613	1,585	1,218	2,405	1,565	607	9,930	9,647	7,418	4,721	5,829	2,609	3,865
	Reference: Percentage of rental and other operating revenues	3.59%	3.67%	3.59%	3.44%	3.44%	3.52%	3.92%	3.23%	2.86%	3.41%	3.20%	3.46%	3.37%	3.13%	3.33%	4.21%
	Long-term repairs, maintenance and renovation																
Estimated amount of 1st yr to 12th yr (¥ Thousands)	90,020	19,680	93,650	69,950	61,470	46,140	141,590	109,860	49,950	94,270	527,651	229,180	140,450	87,340	167,760	192,400	
Reference: Amount of yearly avg.	7,501	1,640	7,804	5,829	5,122	3,845	11,799	9,155	4,162	7,855	43,970	19,098	11,704	7,278	13,980	16,033	

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

【Reference】 Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days ※As of October 31, 2011

Type	Office Buildings				Residential Properties				Central Urban Retail Properties			Total of 74 Properties
Location	Other Regional Areas				Tokyo Metropolitan Area			Other Regional Areas	Tokyo Metropolitan Area			
Property No.	A70	A24	A25	A36	B19	B03	B34	B18	C01	C02		
Property Name	Kitananajo SIA Building	KDX Minami Semba Dai-1 Building	KDX Minami Semba Dai-2 Building	KDX Niigata Building	Residence Charmante Tsukishima	Court Mejiro	Gradito Kawaguchi	Venus Hibarigaoka	Frame Jinnanzaka	KDX Yoyogi Building		
Acquisition Date	March 25, 2011	May 1, 2006	May 1, 2006	March 1, 2007	May 1, 2006	August 1, 2005	June 30, 2006	December 8, 2005	August 1, 2005	September 30, 2005		
Price Information	Acquisition price (¥ Millions)	2,005	1,610	1,560	1,305	5,353	1,250	1,038	1,800	9,900	2,479	255,546
	Percentage of total portfolio	0.8%	0.6%	0.6%	0.5%	2.1%	0.5%	0.4%	0.7%	3.9%	1.0%	100.0%
	Net book value (¥ Millions)	2,073	1,464	1,375	1,446	5,019	1,173	1,005	1,830	9,864	2,522	254,921
	Appraisal value at the end of period (¥ Millions)	2,050	1,010	1,070	899	4,480	952	971	1,470	9,280	1,910	230,717
	Percentage of total appraisal value	0.9%	0.4%	0.5%	0.4%	1.9%	0.4%	0.4%	0.6%	4.0%	0.8%	100.0%
Lease Information	Number of tenants	19	11	22	19	1	20	2	124	12	11	912
	Leasable floor area (㎡)	3,788.73	3,108.16	2,693.37	4,061.95	7,711.14	2,046.79	1,619.34	12,829.64	4,655.96	1,182.14	300,016.89
	Leased floor area (㎡)	3,788.73	2,944.94	2,538.67	2,624.43	7,711.14	2,046.79	1,619.34	12,761.14	4,164.88	1,182.14	284,137.71
	Occupancy ratio											
	As of October 31, 2011	100.0%	94.7%	94.3%	64.6%	100.0%	100.0%	100.0%	99.5%	89.5%	100.0%	94.7%
	As of April 30, 2011	100.0%	95.6%	100.0%	66.7%	100.0%	91.3%	100.0%	96.7%	100.0%	100.0%	94.6%
	As of October 31, 2010	-	83.1%	100.0%	65.4%	100.0%	95.2%	100.0%	92.4%	100.0%	94.8%	93.6%
	As of April 30, 2010	-	83.1%	94.1%	64.3%	100.0%	95.2%	100.0%	96.3%	100.0%	87.2%	94.4%
	As of October 31, 2009	-	84.4%	82.1%	62.2%	100.0%	85.3%	100.0%	96.5%	100.0%	93.6%	94.7%
	As of April 30, 2009	-	96.9%	88.1%	73.2%	100.0%	96.1%	100.0%	98.9%	96.0%	75.9%	95.7%
As of October 31, 2008	-	91.6%	91.2%	76.2%	100.0%	100.0%	100.0%	88.7%	97.9%	91.7%	95.6%	
As of April 30, 2008	-	87.2%	94.1%	61.0%	100.0%	95.1%	100.0%	93.0%	97.9%	100.0%	95.9%	
As of October 31, 2007	-	100.0%	93.6%	71.2%	100.0%	100.0%	100.0%	94.4%	100.0%	100.0%	96.9%	
As of April 30, 2007	-	100.0%	93.6%	83.9%	100.0%	95.0%	100.0%	98.7%	91.7%	100.0%	95.9%	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	184days	184days	184days	184days	184days	184days	184days	184days	184days	184days	179days
	①Rental and other operating revenues (¥ Thousands)	99,781	58,801	53,398	49,994	148,551	40,262	32,641	93,778	258,559	67,645	8,445,652
	Rental revenues	84,036	45,047	41,150	44,053	132,064	37,041	32,509	83,659	238,720	59,184	7,426,847
	Other operating revenues	15,745	13,754	12,248	5,941	16,487	3,220	132	10,118	19,839	8,461	1,018,804
	②Property-related expenses (¥ Thousands)	23,946	23,226	19,081	26,660	40,287	11,361	6,245	33,676	57,694	14,416	2,494,840
	Property management fees	10,394	6,966	5,547	10,861	16,683	2,860	2,621	8,319	17,842	4,452	827,602
	Taxes	0	7,144	5,838	8,419	10,637	3,146	1,584	8,294	16,449	4,367	688,480
	Utilities	10,526	7,255	5,627	4,535	1,204	653	384	1,942	19,027	3,920	615,421
	Repairs and maintenance costs	1,843	740	424	1,567	4,585	2,842	769	6,702	1,066	462	151,926
	Insurance	203	139	122	211	360	83	54	385	189	45	14,559
Trust fees and other expenses	978	980	1,521	1,065	6,816	1,773	830	8,032	3,120	1,167	196,850	
③NOI (=①-②) (¥ Thousands)	75,835	35,575	34,317	23,334	108,264	28,901	26,396	60,101	200,864	53,229	5,950,811	
④Depreciation (¥ Thousands)	14,214	13,733	13,412	12,478	45,526	11,223	10,034	23,115	57,710	8,534	1,434,764	
⑤Rental operating income (=③-④) (¥ Thousands)	61,620	21,842	20,904	10,855	62,737	17,678	16,362	36,985	143,154	44,695	4,516,046	
⑥Capital expenditures (¥ Thousands)	53,011	1,942	9,298	3,366	274	2,077	840	719	54,199	605	674,065	
⑦NCF (=⑤-⑥) (¥ Thousands)	22,823	33,633	25,019	19,968	107,989	26,823	25,556	59,382	146,665	52,624	5,276,745	
Reference	Expense ratio (=⑥/⑤)	24.0%	39.5%	35.7%	53.3%	27.1%	28.2%	19.1%	35.9%	22.3%	21.3%	29.5%
	Property tax for the year 2011 (¥ Thousands)	18,239	14,293	11,680	16,467	21,273	6,293	3,168	16,592	32,898	8,735	1,496,151
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,640	1,926	1,790	1,496	4,568	1,411	1,204	3,140	9,376	2,466	297,114
	Reference: Percentage of rental and other operating revenues	3.65%	3.28%	3.35%	2.99%	3.08%	3.51%	3.69%	3.35%	3.63%	3.65%	3.52%
	Long-term repairs, maintenance and renovation											
Estimated amount of 1st yr to 12th yr (¥ Thousands)	202,790	140,130	122,820	249,590	170,810	74,650	30,480	339,440	82,330	39,160	11,146,580	
Reference: Amount of yearly avg.	16,899	11,677	10,235	20,799	14,234	6,220	2,540	28,286	6,860	3,263	928,881	

*Percentage are rounded to the first decimal place.

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

【Reference】 **Earnings Performance for the Individual Properties for the 13th Fiscal Period (May 1, 2011 to October 31, 2011) : 184days** ※As of October 31, 2011

Type	Office Buildings		
Location	Tokyo Metropolitan Area	Total of 1 sold Properties	Total of 75 Properties
	A02		
Property Name	KDX Hirakawacho Building		
Acquisition Date	August 1, 2005		
Price Information	Acquisition price (¥ Millions)	5,180	5,180
	Percentage of total portfolio	100.0%	100.0%
	Revenue from sale of the investment property (¥ Millions)	5,800	5,800
	Costs of the investment property (¥ Millions)	5,122	5,122
	Gain / Loss on sale of real estate (¥ Millions)	545	545
Lease Information	Number of tenants	-	-
	Leasable floor area (㎡)	-	-
	Leased floor area (㎡)	-	-
	Occupancy ratio	-	-
	As of October 31, 2011	-	-
	As of April 30, 2011	100.0%	-
	As of October 31, 2010	100.0%	-
	As of April 30, 2010	100.0%	-
	As of October 31, 2009	100.0%	-
	As of April 30, 2009	100.0%	-
	As of October 31, 2008	100.0%	-
	As of April 30, 2008	100.0%	-
As of October 31, 2007	100.0%	-	
As of April 30, 2007	100.0%	-	
Income and Retained Earnings Information for the 13th Fiscal Period	Operating periods	61 days	177 days
	①Rental and other operating revenues (¥ Thousands)	53,297	8,498,949
	Rental revenues	48,422	7,475,270
	Other operating revenues	4,875	1,023,679
	②Property-related expenses (¥ Thousands)	23,834	2,518,675
	Property management fees	5,121	832,724
	Taxes	15,062	703,542
	Utilities	2,522	617,943
	Repairs and maintenance costs	526	152,452
	Insurance	95	14,654
Trust fees and other expenses	507	197,357	
③NOI (=①-②) (¥ Thousands)	29,462	5,980,273	
④Depreciation (¥ Thousands)	8,170	1,442,935	
⑤Rental operating income (=③-④) (¥ Thousands)	21,291	4,537,337	
⑥Capital expenditures (¥ Thousands)	-	674,065	
⑦NCF (=③-⑥) (¥ Thousands)	29,462	5,306,208	
Reference	Expense ratio (=②/①)	44.7%	29.6%
	Property tax for the year 2011(¥ Thousands)	-	-
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	1,801	298,915
	Reference: Percentage of rental and other operating revenues	3.38%	3.52%
	Long-term repairs, maintenance and renovation	-	-
Estimated amount of 1st yr to 12th yr (¥ Thousands)	-	-	
Reference: Amount of yearly avg.	-	-	

*Percentage are rounded to the first decimal place.

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

Note:The Investment Corporation has sold KDX Hirakawacho Building on June 30, 2011.

(Reference) Borrowings

Borrowings on a financial institution basis as of October 31, 2011 are as follows.

Classification	Lender	Drawdown Date	Balance at the End of Previous Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks	
Short-Term Payable	Mitsubishi UFJ Trust and Banking Corporation	July 30, 2010	1,500,000	-	1.140	July 31, 2011	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	Mitsubishi UFJ Trust and Banking Corporation	October 29, 2010	1,000,000	-	1.140	October 31, 2011				
	Mitsubishi UFJ Trust and Banking Corporation	January 31, 2011	2,700,000	2,700,000	1.090	January 31, 2012				
	Mitsubishi UFJ Trust and Banking Corporation (Note3)	March 25, 2011	2,000,000	-	1.430	March 23, 2012				
	The Norinchukin Bank	April 18, 2011	1,500,000	1,500,000	1.380	November 30, 2011				
	Mitsubishi UFJ Trust and Banking Corporation	July 29, 2011	-	1,500,000	1.040	July 31, 2012				
	Aozora Bank, Ltd.	October 31, 2011	-	3,500,000	0.986	October 31, 2012				
	Mitsubishi UFJ Trust and Banking Corporation		-	1,000,000	0.986					
	Sub Total			8,700,000	10,200,000					
Current Portion of Long-Term Payable	Mitsubishi UFJ Trust and Banking Corporation	July 14, 2006	1,000,000	-	2.149	July 13, 2011	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 29, 2008	1,500,000	-	1.429	August 31, 2011				
	Sumitomo Mitsui Banking Corporation	March 31, 2008	3,000,000	-	1.609	September 30, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd.		2,000,000	-	1.559					
	Sumitomo Mitsui Banking Corporation	July 31, 2008	2,200,000	-	1.992	July 31, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd.		1,000,000	-	1.992					
	Resona Bank, Ltd.		300,000	-	1.992					
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 1, 2008	1,000,000	-	1.775	September 1, 2011				
	Aozora Bank, Ltd.	April 30, 2009	3,500,000	-	2.240	October 31, 2011				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note4)	October 26, 2010	1,500,000	-	1.240	November 1, 2011				
	The Chuo Mitsui Trust and Banking Co., Ltd. (Note4)	May 1, 2008	1,000,000	-	1.905	November 30, 2011				
	The Norinchukin Bank	December 11, 2006	2,500,000	2,500,000	1.964	November 30, 2011				
	Sumitomo Mitsui Banking Corporation	January 10, 2008	2,500,000	2,500,000	1.503	January 10, 2012				
	Sumitomo Mitsui Banking Corporation	February 27, 2009	460,000	450,000	2.071	February 29, 2012				(Note 5)
	The Chuo Mitsui Trust and Banking Co., Ltd.	April 2, 2007	2,000,000	2,000,000	1.875	April 2, 2012				Full on maturity
	Aozora Bank, Ltd. (Note6)	April 30, 2009	2,000,000	1,500,000	2.240	April 27, 2012				
	Resona Bank, Ltd. (Note7)	June 30, 2008	1,500,000	1,500,000	2.150	June 30, 2012				(Note 8)
	Development Bank of Japan Inc. (Note7)	February 27, 2009	920,000	900,000	2.040	August 31, 2012				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note7)	October 29, 2010	2,500,000	2,500,000	1.450	October 31, 2012				Full on maturity
	Sub Total			32,380,000	13,850,000					
Long-Term Payable	Development Bank of Japan Inc.	May 1, 2006	5,000,000	5,000,000	2.731	April 30, 2016	Full on maturity	(Note 2)	Unsecured/ Unguaranteed	
	Development Bank of Japan Inc.	September 1, 2006	3,000,000	3,000,000	2.124	August 31, 2013				
	Development Bank of Japan Inc.	June 30, 2008	3,000,000	3,000,000	2.263	December 28, 2012				
	Sumitomo Mitsui Banking Corporation	October 26, 2009	940,000	920,000	2.424	October 26, 2013				(Note 9)
	Sumitomo Mitsui Banking Corporation	October 30, 2009	1,880,000	1,840,000	2.445	October 30, 2013				(Note10)
	Resona Bank, Ltd.	December 8, 2009	500,000	500,000	1.671	December 8, 2012				Full on maturity
	The Chuo Mitsui Trust and Banking Co., Ltd.	January 13, 2010	1,000,000	1,000,000	1.901	January 15, 2013				
	Sumitomo Mitsui Banking Corporation	January 29, 2010	1,128,000	1,104,000	2.173	January 30, 2015				(Note11)
	Aozora Bank, Ltd.	February 18, 2010	1,500,000	1,500,000	1.899	February 18, 2013				Full on maturity
	Sumitomo Mitsui Banking Corporation		2,127,500	2,070,000	2.190	February 18, 2015				
	Development Bank of Japan Inc.		1,572,500	1,530,000	2.190					
	The Chuo Mitsui Trust and Banking Co., Ltd.		925,000	900,000	2.190					
Aozora Bank, Ltd.	462,500		450,000	2.190						

Classification	Lender	Drawdown Date	Balance at the End of Previous Period (¥Thousands)	Balance at the End of Period (¥Thousands)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks
Long-Term Payable	Sumitomo Mitsui Banking Corporation	April 2, 2010	1,900,000	1,850,000	2.220	April 2, 2015	(Note13)	(Note 2)	Unsecured/ Unguaranteed
	Resona Bank, Ltd.	July 30, 2010	500,000	500,000	1.488	July 31, 2013	Full on maturity		
	The Chuo Mitsui Trust and Banking Co., Ltd.		3,700,000	3,700,000	1.660	January 31, 2014			
	Sumitomo Mitsui Banking Corporation		3,700,000	3,700,000	1.731	July 31, 2014			
	Resona Bank, Ltd.	October 29, 2010	500,000	500,000	1.463	October 31, 2013			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	November 12, 2010	1,500,000	1,500,000	1.584	November 12, 2013			
	The Chuo Mitsui Trust and Banking Co., Ltd.		800,000	800,000	1.584				
	Aozora Bank, Ltd.		400,000	400,000	1.584				
	Sumitomo Mitsui Banking Corporation		1,200,000	1,200,000	1.789	November 12, 2015			
	Resona Bank, Ltd.		800,000	800,000	1.789				
	Development Bank of Japan Inc.		2,300,000	2,300,000	2.023	November 12, 2017			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		December 1, 2010	500,000	500,000	1.450			
	The Chuo Mitsui Trust and Banking Co., Ltd.	200,000		200,000	1.450				
	Aozora Bank, Ltd.	100,000		100,000	1.450				
	Sumitomo Mitsui Banking Corporation	800,000		800,000	1.550	November 12, 2015			
	Resona Bank, Ltd.	200,000		200,000	1.550				
	Development Bank of Japan Inc.	700,000		700,000	2.206	November 12, 2017			
	Sumitomo Mitsui Banking Corporation	January 31, 2011		1,300,000	1,300,000	1.570			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		800,000	800,000	1.939	January 29, 2016			
	Aozora Bank, Ltd.	February 28, 2011	3,000,000	3,000,000	1.912	August 31, 2015			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		500,000	500,000	1.952	January 29, 2016			
	The Chuo Mitsui Trust and Banking Co., Ltd.	March 22, 2011	2,700,000	2,700,000	1.630	September 22, 2014			
	Aozora Bank, Ltd.	March 31, 2011	2,000,000	2,000,000	1.525	September 30, 2013			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,000,000	2,000,000	1.905	January 29, 2016			
	Resona Bank, Ltd.		1,000,000	1,000,000	1.389	March 31, 2016			
	Mitsubishi UFJ Trust and Banking Corporation		1,000,000	1,000,000	1.496	April 30, 2013			
	Aozora Bank, Ltd.	April 28, 2011	1,500,000	1,500,000	1.859	October 31, 2015			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,000,000	1,000,000	1.886	January 29, 2016			
	Mitsubishi UFJ Trust and Banking Corporation	July 13, 2011	-	1,000,000	1.535	July 14, 2014			
	Sumitomo Mitsui Banking Corporation	July 29, 2011	-	2,200,000	1.140	July 31, 2014			
	The Chuo Mitsui Trust and Banking Co., Ltd.		-	1,000,000	1.140				
	Resona Bank, Ltd.		-	300,000	1.398				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	August 31, 2011	-	1,500,000	1.086	February 27, 2015			
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 1, 2011	-	1,000,000	1.149	August 29, 2014			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 30, 2011	-	1,000,000	1.151	September 30, 2013			
	The Chuo Mitsui Trust and Banking Co., Ltd.		-	2,500,000	1.161	March 31, 2014			
	The Mizuho Trust and Banking Co., Limited		-	1,000,000	1.270	September 30, 2014			
	Sumitomo Mitsui Banking Corporation		-	2,500,000	1.289	March 31, 2015			
	Sub Total			59,635,500	73,364,000				
	Total		100,715,500	97,414,000					

Notes:

- The average interest rate is the weighted-average interest rate for the fiscal period. The Investment Corporation entered into interest-rate swap transactions with the aim of minimizing the risk of future increase in interest rates. The effect of interest-rate swap transactions has been incorporated into calculations for the weighted-average interest rate.
- Funds procured through borrowings were used to acquire real estate or trust beneficiary interests in real estate and to repay borrowings.
- The Investment Corporation undertook prepayment on July 25, 2011.
- The Investment Corporation undertook prepayment on September 30, 2011.
- Repayment Method: August 31, 2009 to August 31, 2011: repayment of 10,000 thousand yen every 6 months, and February 29, 2012: repayment of 450,000 thousand yen
- The Investment Corporation undertook portion of prepayment on October 11, 2011.
- Borrowings listed in the current portion of long-term payable were listed in long-term payable in the previous fiscal period.
- Repayment Method: August 31, 2009 to February 29, 2012: repayment of 20,000 thousand yen every 6 months, and August 31, 2012: repayment of 880,000 thousand yen
- Repayment Method: February 26, 2010 to August 31, 2013: repayment of 20,000 thousand yen every 6 months, and October 26, 2013: repayment of 840,000 thousand yen
- Repayment Method: January 29, 2010 to July 31, 2013: repayment of 40,000 thousand yen every 6 months, and October 30, 2013: repayment of 1,680,000 thousand yen
- Repayment Method: April 30, 2010 to October 31, 2014: repayment of 24,000 thousand yen every 6 months, and January 30, 2015: repayment of 960,000 thousand yen
- Repayment Method: February 26, 2010 to August 31, 2014: repayment of 137,500 thousand yen every 6 months, and February 18, 2015: repayment of 4,125,000 thousand yen
- Repayment Method: August 31, 2010 to February 28, 2015: repayment of 50,000 thousand yen every 6 months, and April 2, 2015: repayment of 1,500,000 thousand yen