Kenedix Realty Investment Corporation

10th Period Results

(Ended April 2010)

July 2010

Kenedix REIT Management, Inc.

http://www.kdx-reit.com/eng/

Flexible management taking market environment into consideration: Highlights from the 10th period results(2010/4)

	8th period (2009/4) 9th period (2009/10) Crisis response	Results for 10th period (2010/4) Re-growth		From 11th Period（2010/10) Continuous growth
External Growth Property transactions	⇒ Re-opening of property acquisition ・Sale of non-core assets (Regional, small, residential) ・Acquisition of KDX Nagoya Sakae Building (building portion)	・4 properties acquired funded by PO ・Property acquired from another J-REIT Total acquisition of 5 properties: ¥15.6B	Total AUM ¥235.7B	Variety of means of investment ⇒Building up earnings Cooperation with the sponsors, investment in funds etc
Financial strategy Debt/Equity finance	⇒ Completed financial restructuring ・Stable lender structure ・Continue to diversify the debt repayment period ・Repayment of debt with property sales	・Raised ¥8.2B through PO ・Raised new long-term debt of ¥7.0B ・Improved refinancing conditions	LTV 40.9%	Variety in fund raising and improvement in lending conditions Debt, bond and public offering
Internal Growth Management of existing properties	⇒ Continue to operate focusing on occupancy ratio ・Focus more on occupancy ・Boost in no. of new tenants ・Decrease in rent	・Flexible leasing ・64 new tenants during the period ・Cost reduction on rental expenses	Tokyo Metropolitan Area office occupancy: 95.7%	More investment through capital expenditure and more cost reduction on rental expenses On site training managed by internal portfolio manager

Maintain / Stable growth in DPU

Half a step ahead management taking real estate market environment into consideration

⇒

DPU ¥10,993
- vs forecast DPU ＋6.7%
- vs 9th period DPU ＋4.6%

BESTINVEST KENEDIX REIT Management

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BESTINVEST KENEDIX Realty Investment Corporation

SECTION 1

10th Period Results (Ended Apr. 2010)
11th Period Forecasts (to Oct. 2010)

10th period (2010/4) financial results—Performance highlights

Performance

(¥M)

	9th period results (2009/10)	10th period results (2010/4)	Difference from 9th to 10th period	Notes
Operating revenues	7,921	8,067	＋146	Reference ①
Profit/loss from property sale	－440	0	＋440	9th Period: Sales of 2 residential properties
Rental business expenses	3,652	3,714	＋62	Reference ②
Depreciation	1,451	1,477	＋26	-
Operating income	3,213	3,738	＋525	＋16.3%
Non-operating expenses	1,116	1,185	＋69	Interest expense＋25 Financing related expenses ＋62
Net income	2,102	2,567	＋465	＋22.1%
NOI (Net Operating Income)	5,721	5,830	＋109	Reference ③
FFO (Funds From Operation)	3,994	4,044	＋50	-
Number of units outstanding	200,000	233,550	+ 33,550	issued 33,550 units in Nov. 2009
Distribution per unit	¥10,511	¥10,993	+¥482	＋4.6%

Comparison between 9th and 10th period (Main factors)

(¥M)

	10th period 5 property acquisitions	9th period 2 property sales	Properties owned	Total
①Operating revenues	＋436	－32	－258	＋146 (＋1.8%)
②Rental business expenses（※）	＋80	－10	－33	＋37 (＋1.7%)
③NOI	＋355	－22	－225	＋109 （＋1.9%）

※Excluding depreciation

Comparison between forecasts and 10th period results

(¥M)

	Forecast (2009/12/14)	Results	Difference from forecast	Main factors
Operating revenues	7,965	8,067	＋102	Acquisition of Pacific Marks Nishi-Shinjuku（＋110）
Operating expenses	4,443	4,329	－114	Reference④
Operating results	3,521	3,738	＋217	＋6.2%
Non-operating expenses	1,118	1,185	＋67	¥7B new syndicate loan
Interest expenses	1,071	1,142	＋71	(Same as above)
Net income	2,407	2,567	＋160	＋6.6%
Distribution per unit	¥10,300	¥10,993	＋¥693	＋6.7%

Comparison between forecasts and 10th period results (Main factors)

④ Operating expenses　－¥114M

- Decrease in utility costs　－56
- Decrease in leasing costs　－80
- Increase in management commission expense, repair cost, tax and depreciation　＋55
- Decrease in S&GA costs　－40

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11th period (2010/10) earnings forecasts

Forecasts for 11th period (2010/10)

(¥M)

	10th period results (2010/4)	11th period forecasts (2010/10)	Net change	Main factors
Operating revenues	8,067	**8,199**	**+132**	・Full revenuess contribution from 5 properties acquired in the 10th period ・Revenue decline for properties owned at the end of 9th period
Operating expenses	4,329	**4,519**	**+190**	・Increase in utility costs, repair costs ・Full expenses contribution from 5 properties acquired in the 10th period
Rental business expenses (excl. depreciation)	2,237	2,392	+155	–
Depreciation	1,477	1,443	−34	–
Operating profit	**3,738**	**3,679**	**−59**	–
Non-operating expenses	1,185	1,253	+68	–
Interest expense, etc	1,142	1,219	+77	・Increase in interest from the ¥7B new syndicate loan formed in 10th period ・Rise in cost of debt from refinancing
Ordinary income	**2,568**	**2,431**	−137	–
Net income	**2,567**	**2,430**	**−137**	–
No. of units outstanding	233,550 units	233,550 units	-	–
Distribution per unit (¥)	**¥10,993**	**¥10,400**	**−¥593**	
NOI *	5,830	5,806	−24	
FFO *	4,044	3,874	−170	
Reference) Profit/loss from property sale	-	-	–	–
(Reference) Changes in the no. of properties	65→70 properties	70 properties	–	–
(Reference) Sale / acquisition of properties	Acquisition of 5 office buildings	-	–	–

(Reference) Forecast for property tax

11th period (2010/10) ¥611M
12th period (2011/ 4) ¥631M

Note: Forecast figures are calculated based on certain assumptions. Readers are advised that actual net income and distributions may vary due to variety of reasons. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution.

*** NOI = Rental revenues – property-related expenses + Depreciation**

*** FFO = (Net income + Depreciation) - Profit/loss from property sale**

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SECTION 2

Portfolio that Focuses on Office Buildings

Portfolio that focuses on office buildings: Moving on to the second stage of growth

Changes in asset size (Last 5 years)

Changes in total acquisition prices

Note: Amounts are rounded to the nearest ¥100M.

Target Portfolio:
Portfolio consisting of ¥400B/ 100 properties focusing mainly on office buildings

Portfolio as of June 14, 2010

Total portfolio: 70 properties Total size: ¥235.7B	Office buildings 63 properties Total size: ¥213.0B

Portfolio breakdown by property type

Portfolio breakdown by region

Notes:
Amounts are rounded to the nearest ¥100M.
Pie charts show the ratio of relevant property types to total and are rounded down to the first decimal place.
Central Tokyo: Chiyoda, Chuo, Minato, Shibuya and Shinjuku wards.

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Stable growth from acquisition of properties :Result for the 10th period（2010/4）

Tokyo Metropolitan Area / mid-sized office buildings: Acquisition of 5 properties

Re-opening of property market

Acquisition of 4 properties funded by public offering

2009/11-2009/12 **Total Acquisition price ¥8.8B**

Koishikawa TG Building

Location:Bunkyo-ku,Tokyo
Acquisition Price：¥3,080M

Gotanda TG Building

Shinagawa-ku, Tokyo
¥2,620M

KDX Nihonbashi 216 Building

Chuo-ku, Tokyo
¥2,010M

KDX Shin-Yokohama 381 Building Annex Tower

Yokohama, Kanagawa
¥1,100M

Acquisition from other J-REITs

Acquisition of property funded by new borrowings with 5yr maturity

2010/2 **Acquisition price ¥6.8B**

Location:Shinjuku-ku Tokyo
Acquisition price：¥6,800M

Pacific Marks Nishi-Shinjuku

Half a step ahead acquisition of properties improving the quality of the property portfolio

Comparison of newly acquired properties (Office buildings)

	End of 9th period (2009/10)	Properties acquired in 10th period (2010/4)
Total acquisition price	¥197.4B	¥15.6B
No. of properties	58 properties	5 properties
Average acquisition price	¥3.40B	¥3.12B
Location	Tokyo Metropolitan Area 83.7% Other Regional Areas 16.3%	Tokyo Metropolitan Area 100%
Average property age	20.8 yrs	15.6 yrs
Unrealized gain/loss (%)	-9.8%	+7.1%
NOI yield (2010/4)	5.1%	6.0%

Note: Average property age is the weighted average based on acquisition price. Unrealized gain/losses are based on the difference between the book value and appraisal value as of end of 10th period. NOI yield of properties acquired in the 10th period are calculated based on after property tax NOI (Amounts are rounded to the first decimal place)

External Growth drives stable DPU

Acquisition of new properties to offsets decrease in earnings from existing properties

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Stable growth of property market

Change of TSE REIT Index

Source：Tokyo Stock Exchange
(Feb. 1, 2009 – May 31, 2010)

Market Cycle

Change in office rent

Note: Office buildings with standard floor larger than 100 tsubo in Central 5 wards of Tokyo (Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards)

Source: Miki Shoji Co., Ltd (As of April 2010)

Transaction of office buildings by J-REITs

※ Transactions of office buildings located in 23 wards of Tokyo by JREITs

- Moderation in transaction cap rate of office building shows stabilization in property price
- Investor motivation to invest in real estate shows recovery since the 2nd half of 2009.

Note：(1) Cap Rate of sales = Latest actual NOI/Sales value, Cap Rate of purchase =Appraisal NCF/Appraisal value
Source: Prepared by KDAM based on company filings from J-REITs

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Future acquisition strategy: Variety in means of investment

Evolution of various pipeline

Taking advantage of early re-entering to the property acquisition market in 2009

- Strengthening relationship with Sponsor related parties (ITOCHU Corporation and MAX REALTY)
- Expanding/deepening the original source of information (Other J-REITs, private funds and lenders)

Support from sponsors

- Kenedix, Inc.
- Kenedix Advisors

Channels to strengthen

Sponsor related parties

- ITOCHU Corporation
- MAX REALTY

Original source of information

- Other J-REITs
- Exit for private funds
- Loan lenders
- Corporates

BESTINVEST KENEDIX REIT Management

Diversify the means and targets of investment

In addition to mid-sized office buildings in Tokyo Metropolitan Area, below are our targets of investment;

- Acquisition of multiple properties such as bulk sale
- Investment in regional properties focusing on location/ profitability
- Investment in tokumei-kumiai(Note) for future acquisition (Joint investment with sponsors)

Replacing portfolio properties

Acquisition of mid-sized office buildings with sale of existing properties

- Priorities in properties to be disposed
  - Central urban retail properties
  - Residential properties
- Consider disposition of office buildings based on property features and sales conditions

Improvement in quality of the portfolio

Note: Japanese silent partnership

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SECTION 3

Management of Existing Properties

Management of existing properties—
Trend of turnover and occupancy ratios for office buildings

Annualized turnover ratios for office buildings (actual or forecasted)

Note: 11th period (2010/10) is an forecast based on prior cancellation notice received as of 2010/5

Average vacancy period for office buildings

(in months)	8th Period (2009/4)	9th Period (2009/10)	10th Period (2010/4)
Tokyo Metropolitan Area	4.9 months	6.3 months	6.5 months
Other Regional Areas	10.6 months	11.1 months	12.7 months

Notes:
Average (of each floor) based on number of contracts
Floors (offices on 2F or above) covered by the survey are:
・Vacant at start of period, but acquired new tenants during the relevant period
・Continuously vacant from start to end of period
・Cancelled during but managed to acquire new tenants during the relevant period

Changes in occupancy ratio for office buildings (by region)

As of April 2010
95.7%
(Tokyo Metropolitan Area)
94.0%
(Total office buildings)
88.2%
(Other Regional Areas)

(Reference)
Occupancy as of end of 2010/4
Total portfolio (70 properties)
94.4%
(+2.0% compared to 2009/7)

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Management of existing properties—Status of new tenants and existing tenants

Number of new tenants and exiting tenants

Note: Based on number of floors. If one tenant leases more than 1 floor, each floor is counted as 1

(Reference)
Main reasons for new tenants moving in to office buildings

	6th period (2008/04)	7th period (2008/10)	8th period (2009/4)	9th period (2009/10)	10th period (2010/4)
Expand office space	16	15	19	26	40
Reduce office space	2	3	12	17	14
Others/ Unknown	8	7	2	12	3

Note: Survey targeting mainly tenants leasing floors above 2nd floor

(Reference)
Main reasons for tenants to moving out of office buildings

	6th period (2008/04)	7th period (2008/10)	8th period (2009/4)	9th period (2009/10)	10th period (2010/4)	11th period Forecast (2010/10)
Expand office space	2	3	4	2	4	7
Reduce office space	17	23	33	44	47	31
Others/ Unknown	11	7	6	6	4	3

Note: Excluding floors for residential use

Deposit

Average deposit amount is equivalent to 11.2 months rent

Result of the past year (9th and 10th period)
9 tenants with unpaid rent of more than 2 months

Industries	No. of tenants	(%)
Service	28	43.8
Food/retail	15	23.4
Industrial	5	7.8
Real estate	4	6.3
Individual	4	6.3
Construction	3	4.7
Financial/insurance	3	4.7
Transportation/Telecom	2	3.1
Total	64	100.0

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Management of existing properties— Rent level of office buildings

New rents

No. of increase/decrease in rent and average change in rent

		6th period (2008/04)	7th period (2008/10)	8th period (2009/4)	9th period (2009/10)	10th period (2010/4)
Central Tokyo (5 wards)	Changes	35.3%	13.5%	0.0%	-19.3%	**-22.8%**
	Increase in rent	7	8	8	0	**0**
	Decrease in rent	0	0	9	17	**16**
Other Tokyo Metropolitan Area	Changes	15.0%	5.8%	-1.8%	-8.4%	**-15.5%**
	Increase in rent	4	5	4	3	**1**
	Decrease in rent	1	2	6	15	**11**
Other Regional Areas	Changes	7.1%	-5.1%	-7.7%	-16.4%	**-15.0%**
	Increase in rent	8	3	4	2	**6**
	Decrease in rent	4	7	7	11	**18**
Total of Office Buildings	Changes	17.0%	3.9%	-2.7%	-14.4%	**-17.5%**
	Increase in rent	19	16	16	5	**7**
	Decrease in rent	5	9	22	43	**45**

Notes:
Ratio represent the simple average changes between the average monthly rents for existing tenants and the average rents for new contracts for respective periods.
Based on floors used for offices (above 2nd floor), excluding newly acquired building during the period

Renewed rents

Status of renewed rent (No. of rents changed, % change)

	6th period (2008/04)	7th period (2008/10)	8th period (2009/4)	9th period (2009/10)	10th period (2010/4)
Increase in rent	60	42	12	6	**4**
Decrease in rent	–	–	14	30	**63**
Change(%)	7.5%	10.3%	-2.7%	-5.7%	**-9.0%**

Note:
Changes in rent for tenants that renewed their contracts with rents increased/decreased. Changes are the difference between the rent 1 month prior to the renewal and the renewed rent. Tenants without rent increase/decrease are not included

Status of renewed rents during 10th period (2010/4)

Note:
Any renewed contracts, including contracts extended before the expiration date.
Ratio calculated by leased floor area.

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Management of existing properties—Rent and tenants of office buildings

Average rent

Average rent for office buildings

(Monthly rent per tsubo,)	End of 7th period (2008/10)	End of 8th period (2009/4)	End of 9th period (2009/10)	End of 10th period (2010/4)	Changes compared with 2009/4
Central Tokyo (5 wards)	¥20,500	¥20,400	¥20,200	¥19,600	-3.9%
Other Tokyo Metropolitan Area	¥14,400	¥14,300	¥14,100	¥13,800	-3.5%
Other Regional Areas	¥11,100	¥11,000	¥10,700	¥10,400	-5.5%
Total office buildings	¥17,600	¥17,500	¥17,300	¥16,800	-4.0%

Note: Average rent for offices mainly above 2nd floor of 57 properties owned as of end of 9th period, excluding KDX Nagoya Sakae Building. Average monthly rent of each property is total monthly rent divided by the total leased floor area, rounded down to the nearest ¥1M

No. of properties by rent (As of end of 10th period)

Note: Average monthly rent (per tsubo) is total monthly rent (including common area charges) for offices mainly above 2nd floor divided by total leased area

Distribution of tenants in Tokyo Metropolitan Area (As of end of 10th period)

Note: No. of tenants for offices in Tokyo Metropolitan Area: 380
Above chart excludes 13 tenants with leased area more than 500 tsubo

End tenants of office buildings

Variety of tenants (As of end of 10th period)

No. of end tenants (No. of properties)	629 (63)
Ratio of largest end tenant	2.0%
Ratio of top 3 end tenants	5.2%

Note: The ratio of top-end tenants within the entire portfolio (based on leased area)

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Appraisal profit/loss of office buildings at the end of 10th period

Changes in appraisal value for office buildings

Note: Changes in appraisal value as of end of each period compared with the previous period. The appraisal value for the previous period which was acquired during the each period will be calculated based on the appraisal value at the time of acquisition.

Change in cap rates (based on appraisal value)

Cap rate	→End of 8th period (2009/4)	→ End of 9th period (2009/10)	→ End of 10th period (2010/4)
Increase	54	37	1
No change	3	20	55
Decrease	0	0	1

Change in cash flow (based on appraisal value)

CF (based on forecasted rent)	→End of 8th period (2009/4)	→ End of 9th period (2009/10)	→ End of 10th period (2010/4)
Increase	3	0	0
No change	13	18	27
Decrease	41	39	30

Change in appraisal value at each period end

Change in appraisal value	→End of 8th period (2009/4)	→ End of 9th period (2009/10)	→ End of 10th period (2010/4)
Increase	0	1	5
No change	0	2	10
Decrease	57	54	42

Target：57 office buildings owned since 7th period (2008/10) to 10th period (2010/4)

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Management of existing properties: restarting active investment

Active repair/maintenances to improve property competitiveness

➢Aim to improve the asset value and profit stability by active repair/maintenances

Change of construction actual cost and budget (as of April 30, 2010)

Approach to cost cutting

➢Continue to aim to take advantage of scale and cutting costs

➢ Reducing property management cost

・introduction of security machine / readjustment of cost

⇒ Cost down by ¥14.3million per year

➢Reducing cost of utilities

・Change of electric power company (Additional 10 properties※)

⇒ Cost down by ¥4.9million per year

・ Introduction of water conserving system (9 properties)

⇒ Cost down by ¥3.1million per year

※ 54 of 63 office buildings have already been changed

Actions corresponding to the revised Energy Saving Act

➢ We are to be specified as a business entity that use crude oil equivalent more than 1,500kl/year

➢The act sets a goal to reduce the amount of energy use by 1% every year

Summary of the procedure (to Ministry of Economy, Trade and Industry)

July 2010
Submit a form of status of use of energy
Selection of manager of energy

➡

November 2010
Submit a regular/Mid-long-term reports

Our action

11th period (2010/10)
Energy saving diagnosis by property attribution and measure the effect of energy savings

12th period (2011/4) and after
Start constructions based on the result of the measurements

Properties to be measured

We selected 6 properties by class and will research them for several years

KDX Harumi Building

KDX Nagoya Sakae Building

KDX Kawasaki-Ekimae-Honcho Building

Pacific Marks Nishi-Shinjuku※

Toshin24 Building※

KDX Shinbashi Building※

※properties likely to need repairment

■ Our planned repair of KDX Shin-Yokohama Building is under "Construction Saving Energy Program 2010," which is supported by Ministry of Land, Infrastructure, Transport and Tourism.

■ Emission reduction commitments* under the Tokyo environment code covers only the large size building that use oil more than 1,500kl/year, however none of our building is this large, and is not required to reduce emission at this point

Note: Obligation to reduce 8% emission within 5 years after 2010
(6% if the building adopts community central heating and air-conditioning)

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Management of existing properties—continuing management based on customer satisfaction strategy

Details of the customer satisfaction survey

- Conducted a survey to tenants of the building with J.D.Power Asia Pacific
- Wide range of questions regarding buildings and equipments as well as management and operations

	1st	2nd	3rd
Survey Conducted	Dec. 2005 (2nd period)	Jul. 2007 (5th period)	Jul. 2009 (9th period)
No. properties(note1)	20 properties	44 properties	58 properties

Notes: Including 1 central urban retail property

Changes in total satisfaction rate

(The questionnaire directed at General Affairs officer and employee)

Customer satisfaction survey for Changes in tenants inclined to stay in the same building

Stability in tenants who are inclined to stay in the same building despite the declining market environment

Continuing to focus on tenant's satisfaction

Comparison with the vacancy ratio

Note: Average vacancy ratio of Central 5 wards in Tokyo (Chiyoda, Chuo, Minato, Shinjuku, Shibuya) .
Source: Created by KDRM based on the data complied by Miki Shoji Co., Ltd

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SECTION 4

Financial Strategies

Stable financial management : Prolonged borrowing period and diversified maturities

10th period (Apr.2010) results of refinancing

Lender	Amount	Drawdown date	Maturity (Original)	Maturity (renewed)
Resona Bank	¥0.5B	2009/12/8	1yr	⇨ 3yrs
Chuo Mitsui Trust and Banking	¥1.0B	2010/1/13	1yr	⇨ 3yrs
Mitsubishi UFJ Trust and Banking	¥1.3B	2010/1/29	1.5yrs	1yr
Sumitomo Mitsui Banking Corporation	¥1.2B	2010/1/29	1.5yrs	⇨ 5yrs
Bank of Tokyo-Mitsubishi UFJ	¥0.5B	2010/2/26	1yr	1yr
Sumitomo Mitsui Banking Corporation	¥2.0B	2010/4/2	3yrs	⇨ 5yrs
Bank of Tokyo-Mitsubishi UFJ	¥1.0B	2010/4/30	1yr	1yr
Mitsubishi UFJ Trust and Banking	¥1.0B	2010/4/30	1yr	1yr
Total	¥8.5B			

10th period (Apr. 2010) results of new borrowings

Lender	Amount	Drawdown date	Maturity
Aozora Bank	¥1.5B	2010/2/18	3yrs
Sumitomo Mitsui Banking Corporation	¥2.3B	2010/2/18	5yrs
Development Bank of Japan	¥1.7B		
Chuo Mitsui Trust and Banking	¥1.0B		
Aozora Bank	¥0.5B		
Total	¥7.0B		

Prolong borrowing period

10th period Avg. borrowing period: 3.6 yrs

(reference) 8th period (Apr. 2009) 1.8 yrs

Note: Weighted-average borrowing period based on interest rate from the drawdown date to last repayment date

Diversification of debt maturities (as of July 31, 2010)

Note1: Shows debt amounts that mature in each period (rounded to the second decimal place)

Note2: Balance of borrowings undertaken during 10th period (2010/4) (excluding dividend repayment amount based on the agreement)

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Stable financial management : Conservative LTV management and diversification of funding sources

Changes in LTV

Note: LTV = total debt / Total assets

Breakdown of borrowing providers (As of July 31, 2010)

We aim to increase our revenue through property acquisition by diversifying our financing method such as long-term debt, asset backed loans, investment corporation bonds and public offering. As a principal, we aim to keep LTV level below 45%, however, we allow LTV to rise to high 40% level with debt financing for property acquisition

Credit ratings and Investment corporation bonds

(As of July 31, 2010)

Rating agency	Rating
Japan Credit Rating Agency（JCR）	A (Stable)

Bonds	Size	Interest rate	Maturity	Maturity date
1st Bond	¥9.0B	1.74%	5yrs	2012/3/15
2nd Bond	¥3.0B	2.37%	10yrs	2017/3/15

We requested Moody's to withdraw its rating on June 14, 2010, and Moody's has withdrawn the issuer rating on June 18, 2010.

Fixed-rate debt / Debt balance by maturity period (as of July 31, 2010)

Proportion of floating-rate debt vs. fixed-rate debt

Average interest rate (Note)	1.87%
Average life	2.0 yrs
Proportion of long-term debt	90.0%

Note: The average interest rate above does not include upfront fees. The average interest rate including upfront fees is 2.17%. "Fixed interest rate debt" includes borrowings that were converted to fixed from floating through interest rate swap

Debt balance by maturity period

Shelf registration for fund raising

Summary of shelf registration	Investment corporation bond	Investment unit certificate	
		Primary	Secondary
Planned issue amount	¥100B	¥100B	¥15B
Planned issuance period	2 yrs from Feb. 2009	2 yrs from May 2009	2 yrs from May 2009

Note: Rounded to the second decimal place

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Appendix

Stable financial management : Borrowing list

Borrowing list (as of July 31, 2010)

	Lender	Balance (¥M)	Drawdown date	Last repayment date	
Short-term Borrowings	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	2009/10/26	2010/10/26	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.(2,500), Mitsubishi UFJ Trust and Banking Corporation(1,000)	3,500	2009/10/30	2010/10/29	
	Mitsubishi UFJ Trust and Banking Corporation	1,300	2010/1/29	2011/1/31	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	2010/2/26	2011/2/28	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.(1,000), Mitsubishi UFJ Trust and Banking Corporation(1,000)	2,000	2010/4/30	2011/4/28	
	Mitsubishi UFJ Trust and Banking Corporation	1,500	2010/7/30	2011/7/31	
	Total Short-term Borrowings	10,300			
Current portion of Long-term Borrowings	Resona Bank, Ltd.	500	2008/10/31	2010/10/29	
	Sumitomo Mitsui Banking Corporation(1,300), Mitsubishi UFJ Trust and Banking Corporation(1,400), The Bank of Tokyo-Mitsubishi UFJ, Ltd.(800)	3,500	2008/7/31	2011/1/31	
	Aozora Bank, Ltd.	2,000	2008/2/29	2011/2/28	
	Aozora Bank, Ltd.	1,000	2008/6/30	2011/2/28	
	The Chuo Mitsui Trust and Banking Co., Ltd.	1,250	2008/9/22	2011/3/22	
	Aozora Bank, Ltd.	2,000	2008/7/15	2011/3/31	
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	2008/9/30	2011/3/31	
	The Norinchukin Bank	1,500	2007/4/17	2011/4/18	
	Aozora Bank, Ltd.(1,500), Mitsui Sumitomo Insurance Co., Ltd.(1,000)	2,500	2006/5/1	2011/4/28	
	The Chuo Mitsui Trust and Banking Co., Ltd.(1,500), Resona Bank, Ltd.(1,000)	2,500	2009/4/30	2011/4/28	
	Mitsubishi UFJ Trust and Banking Corporation	1,000	2006/7/14	2011/7/13	
	Sumitomo Mitsui Banking Corporation(2,200), The Chuo Mitsui Trust and Banking Co., Ltd.(1,000), Resona Bank, Ltd.(300)	3,500	2008/7/31	2011/7/29	
	Total Current Portion of Long-term Borrowings	23,250			
Long- term Borrowings	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	2008/2/29	2011/8/31	
	The Chuo Mitsui Trust and Banking Co., Ltd.	1,000	2008/9/1	2011/9/1	
	Sumitomo Mitsui Banking Corporation(3,000), The Chuo Mitsui Trust and Banking Co., Ltd.(2,000)	5,000	2008/3/31	2011/9/30	
	Aozora Bank, Ltd.	3,500	2009/4/30	2011/10/31	
	The Chuo Mitsui Trust and Banking Co., Ltd.	1,000	2008/5/1	2011/11/1	
	The Norinchukin Bank	2,500	2006/12/1	2011/11/30	
	Sumitomo Mitsui Banking Corporation	2,500	2008/1/10	2012/1/10	
	Sumitomo Mitsui Banking Corporation	480	2009/2/27	2012/2/29 (Note 1)	
	The Chuo Mitsui Trust and Banking Co., Ltd.	2,000	2007/4/2	2012/4/2	
	Aozora Bank, Ltd.	2,000	2009/4/30	2012/4/27	
	Resona Bank, Ltd.	1,500	2008/6/30	2012/6/29	
	Development Bank of Japan Inc.	960	2009/2/27	2012/8/31 (Note 1)	
	Resona Bank, Ltd.	500	2009/12/8	2012/12/10	3years
	Development Bank of Japan Inc.	3,000	2008/6/30	2012/12/28	
	The Chuo Mitsui Trust and Banking Co., Ltd.	1,000	2010/1/13	2013/1/15	3years
	Aozora Bank, Ltd.	1,500	2010/2/18	2013/2/18	3years
	Resona Bank, Ltd.	500	2010/7/30	2013/7/31	3years
	Development Bank of Japan Inc.	3,000	2006/9/1	2013/8/30	
	Sumitomo Mitsui Banking Corporation	980	2009/10/26	2013/10/28 (Note 1)	
	Sumitomo Mitsui Banking Corporation	1,920	2009/10/30	2013/10/30 (Note 1)	
	The Chuo Mitsui Trust and Banking Co., Ltd.	3,700	2010/7/30	2014/1/31	3.5years
	Sumitomo Mitsui Banking Corporation	3,700	2010/7/30	2014/7/31	4years
	Sumitomo Mitsui Banking Corporation	1,176	2010/1/29	2015/1/30 (Note 1)	5years
	Sumitomo Mitsui Banking Corporation(2,243), Development Bank of Japan Inc.(1,658), The Chuo Mitsui Trust and Banking Co., Ltd.(975), Aozora Bank, Ltd.(488)	5,363	2010/2/18	2015/2/18 (Note 1)	5years
	Sumitomo Mitsui Banking Corporation	2,000	2010/4/2	2015/4/2 (Note 1)	5years
	Development Bank of Japan Inc.	5,000	2006/5/1	2016/4/28	
	Total Long-term Borrowings	57,279			
	Total Borrowings	90,829			

(Reference)
Summary of collateralized properties:
As of the end of 10th period (2010/4)

Uncollateralized		Collateralized
26 properties	**No. of properties**	44 properties
¥55.0B (25.6%)	**Total appraisal value**	¥159.9 (74.4%)

4 out of 5 properties acquired during 10th period were additionally collateralized.

Note: % is rounded to the first decimal place

Notes:
1. Repayment method: Amortization of payment every 6 months
2: Rounded to the nearest million yen

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Appraisal values and cap rates as of the end of 10th period

¥M

No.		Property name	Appraiser	Acquisition price	10th period					CR	
					Appraisal value	Book value	vs acquisition	vs 9th period	vs book value	End of 10th period	vs 9th period
A	1	KDX Nihonbashi 313 Building	Daiwa	5,940	7,360	6,203	23.9%	−0.5%	18.6%	4.9%	0.0%
A	2	KDX Hirakawacho Building	Daiwa	5,180	5,050	5,177	−2.5%	−3.8%	−2.5%	4.8%	0.0%
A	3	Higashi-Kayabacho Yuraku Building	JREI	4,450	5,460	4,444	22.7%	−1.8%	22.8%	5.1%	0.0%
A	4	KDX Hatchobori Building	Daiwa	3,680	3,360	3,421	−8.7%	−2.3%	−1.8%	5.1%	0.0%
A	5	KDX Nakano-Sakaue Building	Daiwa	2,533	2,350	2,475	−7.2%	−2.1%	−5.1%	5.5%	0.0%
A	6	Harajuku F.F. Building	JREI	2,450	2,920	2,465	19.2%	0.0%	18.4%	5.7%	0.0%
A	7	FIK Minami Aoyama Building	JREI	2,270	2,390	2,269	5.3%	−14.0%	5.3%	5.0%	0.0%
A	8	Kanda Kihara Building	Daiwa	1,950	1,870	1,858	−4.1%	0.0%	0.6%	5.1%	0.0%
A	9	KDX Shinjuku-Gyoen Building	JREI	1,610	2,040	1,574	26.7%	0.5%	29.5%	5.2%	0.0%
A	12	Portus Center Building	Daiwa	5,570	4,650	4,837	−16.5%	−4.3%	−3.9%	6.4%	0.0%
A	13	KDX Kojimachi Building	Nittochi	5,950	3,960	5,734	−33.4%	−10.4%	−30.9%	5.0%	0.0%
A	14	KDX Funabashi Building	Nittochi	2,252	1,900	2,450	−15.6%	0.5%	−22.5%	6.2%	0.0%
A	15	KDX Hamacho Building	Nittochi	2,300	2,210	2,239	−3.9%	−0.5%	−1.3%	5.5%	0.0%
A	16	Toshin 24 Building	JREI	5,300	4,580	5,177	−13.6%	−7.8%	−11.5%	5.7%	0.0%
A	17	Ebisu East 438 Building	JREI	4,640	4,200	4,527	−9.5%	−1.9%	−7.2%	5.2%	0.0%
A	18	KDX Omori Building	JREI	3,500	3,780	3,428	8.0%	−3.1%	10.2%	5.4%	0.0%
A	19	KDX Hamamatsucho Building	Daiwa	3,460	3,390	3,324	−2.0%	−3.4%	2.0%	4.8%	0.0%
A	20	KDX Kayabacho Building	Nittochi	2,780	2,880	2,861	3.6%	0.3%	0.7%	5.4%	0.0%
A	21	KDX Shinbashi Building	JREI	2,690	2,790	2,666	3.7%	0.0%	4.6%	4.7%	0.0%
A	22	KDX Shin-Yokohama Building	JREI	2,520	2,480	2,449	−1.6%	−2.7%	1.2%	5.9%	0.0%
A	23	KDX Yotsuya Building	JREI	1,950	2,380	1,962	22.1%	0.4%	21.2%	5.6%	0.0%
A	24	KDX Minami Semba Dai-1 Building	Nittochi	1,610	1,080	1,504	−32.9%	−2.7%	−28.2%	5.6%	0.0%
A	25	KDX Minami Semba Dai-2 Building	Nittochi	1,560	1,120	1,403	−28.2%	−1.8%	−20.2%	5.6%	0.0%
A	26	KDX Kiba Building	Nittochi	1,580	1,460	1,605	−7.6%	0.7%	−9.0%	5.7%	0.0%
A	27	KDX Kajicho Building	Daiwa	2,350	2,230	2,423	−5.1%	−3.0%	−8.0%	5.2%	0.0%
A	28	KDX Nogizaka Building	Nittochi	1,065	842	1,130	−20.9%	−3.4%	−25.5%	5.2%	0.0%
A	29	KDX Higashi-Shinjuku Building	Daiwa	2,950	3,240	3,183	9.8%	0.0%	1.8%	5.3%	0.0%
A	30	KDX Nishi-Gotanda Building	Nittochi	4,200	3,680	4,145	−12.4%	−0.8%	−11.2%	5.4%	0.0%
A	31	KDX Monzen-Nakacho Building	Daiwa	1,400	1,270	1,438	−9.3%	−0.8%	−11.7%	5.6%	0.0%
A	32	KDX Shiba-Daimon Building	Nittochi	6,090	4,630	6,289	−24.0%	−8.0%	−26.4%	5.4%	0.0%
A	33	KDX Okachimachi Building	Daiwa	2,000	1,790	2,136	−10.5%	−2.2%	−16.2%	5.2%	0.0%
A	34	KDX Hon-Atsugi Building	Daiwa	1,305	1,070	1,243	−18.0%	−1.8%	−13.9%	6.3%	0.0%
A	35	KDX Hachioji Building	Daiwa	1,155	821	1,312	−28.9%	0.0%	−37.4%	5.9%	0.0%
A	36	KDX Niigata Building	JREI	1,305	824	1,477	−36.9%	0.0%	−44.2%	7.3%	0.0%
A	37	KDX Ochanomizu Building	JREI	6,400	6,760	6,735	5.6%	0.0%	0.4%	4.9%	0.0%
A	38	KDX Nishi-Shinjuku Building	Nittochi	1,500	1,240	1,541	−17.3%	−6.8%	−19.6%	5.3%	0.0%
A	39	KDX Toranomon Building	JREI	4,400	3,500	4,842	−20.5%	−3.3%	−27.7%	4.6%	0.0%

¥M

No.		Property name	Appriaser	Acquisition price	10th period					CR	
					Appraisal value	Book value	vs acquisition	vs 9th period	vs book value	End of 10th period	vs 9th period
A	40	Toranomon Toyo Building	JREI	9,850	9,810	9,880	−0.4%	−1.0%	−0.7%	4.7%	−0.1%
A	41	KDX Shinjuku 286 Building	JREI	2,300	2,050	2,349	−10.9%	0.0%	−12.7%	5.3%	0.0%
A	42	Karasuma Building	Daiwa	5,400	5,140	5,473	−4.8%	−4.8%	−6.1%	5.6%	0.0%
A	44	KDX Sendai Building	Daiwa	2,100	1,470	2,198	−30.0%	−2.6%	−33.1%	6.1%	0.0%
A	45	KDX Roppongi 228 Building	JREI	3,300	2,200	3,449	−33.3%	−1.8%	−36.2%	5.0%	0.1%
A	46	Hiei Kudan-Kita Building	Daiwa	7,600	7,810	7,622	2.8%	−1.1%	2.5%	4.8%	0.0%
A	47	KDX Shin-Yokohama 381 Building	JREI	4,700	3,010	4,863	−36.0%	−1.3%	−38.1%	5.9%	0.0%
A	48	KDX Kawasaki-Ekimae Hon-cho Building	JREI	3,760	3,320	3,883	−11.7%	0.0%	−14.5%	6.3%	0.0%
A	49	Nissou Dai-17 Building	JREI	2,710	1,650	2,674	−39.1%	−4.1%	−38.3%	5.8%	0.0%
A	50	Ikejiri-Oohashi Building	JREI	2,400	1,620	2,484	−32.5%	−4.7%	−34.8%	6.2%	0.0%
A	51	KDX Hamacho Nakanohashi Building	JREI	2,310	1,810	2,383	−21.6%	−7.2%	−24.1%	5.6%	0.0%
A	52	KDX Kanda Misaki-cho Building	JREI	1,380	988	1,388	−28.4%	−5.0%	−28.8%	5.5%	0.0%
A	53	KDX Hakata-Minami Building	JREI	4,900	3,950	4,862	−19.4%	−5.5%	−18.8%	6.5%	0.0%
A	54	KDX Kitahama Building	JREI	2,220	1,680	2,254	−24.3%	−3.4%	−25.5%	6.0%	0.0%
A	55	Shin-toshin Maruzen Building	JREI	2,110	1,640	2,167	−22.3%	−2.4%	−24.3%	5.5%	0.0%
A	56	KDX Jimbocho Building	JREI	2,760	2,300	2,937	−16.7%	−6.1%	−21.7%	5.4%	0.0%
A	57	KDX Gobancho Building	JREI	1,951	1,510	2,007	−22.6%	0.0%	−24.8%	5.2%	0.0%
A	58	KDX Nagoya Sakae Building	Daiwa	7,550	4,710	7,772	−37.6%	−7.6%	−39.4%	5.2%	0.0%
A	59	KDX Iwamoto-cho Building	JREI	1,864	1,380	1,847	−26.0%	−6.1%	−25.3%	5.7%	0.0%
A	60	KDX Harumi Building	JREI	10,250	10,500	9,998	2.4%	−0.9%	5.0%	4.8%	0.0%
A	61	KDX Hamamatucho Dai-2 Building	Daiwa	2,200	1,940	2,266	−11.8%	−3.5%	−14.4%	4.7%	0.0%
A	62	Koishikawa TG Building	JREI	3,080	3,250	3,179	5.5%	−0.3%	2.2%	5.2%	0.1%
A	63	Gotanda TG Building	JREI	2,620	2,730	2,709	4.2%	−3.5%	0.7%	5.5%	0.1%
A	64	KDX Nihonbashi 216 Building	JREI	2,010	2,090	2,014	4.0%	−0.9%	3.7%	5.0%	0.0%
A	65	KDX Shin-Yokohama 381 Building Annex Tower	JREI	1,100	1,230	1,104	11.8%	1.7%	11.4%	6.0%	−0.2%
A	66	Pacific Marks Nishi-Shinjuku	JREI	6,800	7,420	6,838	9.1%	0.0%	8.5%	4.6%	0.0%
A		**Office Building Subtotal**		**213,071**	**194,765**	**214,579**	**−8.6%**	**−2.6%**	**−9.2%**	5.3%	0.0%
B	3	Court Mejiro	JREI	1,250	967	1,205	−22.6%	0.5%	−19.8%	5.6%	0.0%
B	18	Venus Hibarigaoka	Nittochi	1,800	1,370	1,876	−23.9%	0.0%	−27.0%	6.7%	0.0%
B	19	Residence Charmante Tsukishima	Nittochi	5,353	4,400	5,155	−17.8%	−0.5%	−14.7%	5.5%	0.0%
B	25	Court Shin-Okachimachi	Daiwa	878	775	845	−11.7%	−0.1%	−8.4%	5.6%	0.0%
B	34	Gradito Kawaguchi	Nittochi	1,038	953	1,034	−8.2%	0.2%	−7.9%	5.8%	0.0%
B		**Residential Subtotal**		**10,319**	**8,465**	**10,117**	**−18.0%**	**−0.2%**	**−16.3%**	5.8%	0.0%
C	1	Frame Jinnan-zaka	JREI	9,900	9,700	9,966	−2.0%	−5.8%	−2.7%	4.7%	0.0%
C	2	KDX Yoyogi Building	Nittochi	2,479	1,970	2,539	−20.5%	1.5%	−22.4%	5.1%	0.0%
C		**Central Urban Retail Subtotal**		**12,379**	**11,670**	**12,506**	**−5.7%**	**−4.7%**	**−6.7%**	4.8%	0.0%
		Total		**235,769**	**214,900**	**237,204**	**−8.9%**	**−2.7%**	**−9.4%**	5.3%	0.0%

Notes:
1. Acquisition price, appraisal value and book values are rounded down to the nearest ¥M. Ratios are rounded to the first decimal place
2. Total cap rates for each property type is the weighted-average based on acquisition price

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Appraisal profit/loss ratio and amount of office buildings

Historical appraisal profit/loss ratio and amount of all office buildings

	1st (2005/10)	2nd (2006/4)	3rd (2006/10)	4th (2007/4)	5th (2007/10)	6th (2008/4)	7th (2008/10)	8th (2009/4)	9th (2009/10)	10th (2010/4)
Appraisal Profit/Loss ratio	-0.2%	0.6%	5.4%	7.7%	11.1%	10.0%	5.6%	-2.1%	-8.2%	-9.2%
Appraisal Profit/Loss amount (¥M)	-78	304	4,636	8,928	15,128	17,823	10,842	-4,004	-16,458	-19,814

Factors affecting appraisal values of office buildings

	6th→7th	7th→8th	8th→9th	9th→10th
Changes in cap rates	+0.2%	+0.2%	+0.1%	0.0%
Change in expected rent for appraisal value	+0.4%	-4.5%	-4.8%	-2.2%

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Emphasis on mid-sized office buildings in Tokyo Metropolitan Area

(As of April 30, 2010)

Office portfolio: 63 properties, with a total acquisition price of ¥213.0B

	# of properties	Acquisition price (¥B)	Ratio (%)
Tokyo Metropolitan Area	54	180.8	84.9
Other Regional Areas	9	32.2	15.1
Total	**63**	**213.0**	**100.0**

Notes:

1 Central Tokyo: Chiyoda, Chuo, Minato, Shibuya and Shinjuku wards

2 Acquisition price are rounded to the nearest ¥100M. Ratios indicate the total acquisition price for properties in each area in proportion to the total acquisition price for all properties combined and are rounded down to the first decimal place

Composition of office portfolio

By acquisition price

¥2.5B - ¥ 7.5B accounts for 57.3%

Distance from the nearest station (by walk, in minutes)

Within 3 minutes walk: 60.8%
Within 6 minutes walk: 89.0%

Note: Rounded to the nearest ¥100M.

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Appendix Ⅱ

Portfolio overview (office buildings)

(As of April 30, 2010)

■Office Buildings (63 properties)

Type	Area	No.	Name	Location	Acquisition price (¥M) [1]	Year built[2]	Occupancy at end of 10th period (%) [3]
Office Building	Tokyo Metropolitan Area	A-60	**KDX Harumi Building**	Chuo-ward, Tokyo	**10,250**	Feb-2008	98.2%
		A-40	**Toranomon Toyo Building**	Minato-ward, Tokyo	**9,850**	Aug-1962	93.9%
		A-46	**Hiei Kudan-Kita Building**	Chiyoda-ward, Tokyo	**7,600**	Mar-1988	91.9%
		A-66	**Pacific Marks Nishi-Shinjuku**	Shinjuku-ward, Tokyo	**6,800**	May-1993	93.8%
		A-37	**KDX Ochanomizu Building**	Chiyoda-ward, Tokyo	**6,400**	Aug-1982	100.0%
		A-32	**KDX Shiba-Daimon Building**	Minato-ward, Tokyo	**6,090**	Jul-1986	97.3%
		A-13	**KDX Kojimachi Building**	Chiyoda-ward, Tokyo	**5,950**	May-1994	97.1%
		A-1	**KDX Nihonbashi 313 Building**	Chuo-ward, Tokyo	**5,940**	Apr-1974	100.0%
		A-16	**Toshin 24 Building**	Yokohama, Kanagawa	**5,300**	Sep-1984	84.1%
		A-2	**KDX Hirakawacho Building**	Chiyoda-ward, Tokyo	**5,180**	Mar-1988	100.0%
		A-47	**KDX Shin-Yokohama 381 Building**	Yokohama, Kanagawa	**4,700**	Mar-1988	100.0%
		A-65	**KDX Shin-Yokohama 381 Building Annex Tower**	Yokohama, Kanagawa	**1,100**	Apr-2009	100.0%
		A-17	**Ebisu East 438 Building**	Shibuya-ward, Tokyo	**4,640**	Jan-1992	100.0%
		A-3	**Higashi-Kayabacho Yuraku Building**	Chuo-ward, Tokyo	**4,450**	Jan-1987	100.0%
		A-39	**KDX Toranomon Building**	Minato-ward, Tokyo	**4,400**	Apr-1988	100.0%
		A-30	**KDX Nishi-Gotanda Building**	Shinagawa-ward, Tokyo	**4,200**	Nov-1992	100.0%
		A-48	**KDX Kawasaki-Ekimae Hon-cho Building**	Kawasaki, Kanagawa	**3,760**	Feb-1985	100.0%
		A-4	**KDX Hatchobori Building**	Chuo-ward, Tokyo	**3,680**	Jun-1993	100.0%
		A-18	**KDX Omori Building**	Ota-ward, Tokyo	**3,500**	Oct-1990	100.0%
		A-19	**KDX Hamamatsucho Building**	Minato-ward, Tokyo	**3,460**	Sep-1999	100.0%
		A-45	**KDX Roppongi 228 Building**	Minato-ward, Tokyo	**3,300**	Apr-1989	65.1%
		A-62	**Koishikawa TG Building**	Bunkyo-ward, Tokyo	**3,080**	Nov-1989	100.0%
		A-29	**KDX Higashi-Shinjuku Building**	Shinjuku-ward, Tokyo	**2,950**	Jan-1990	100.0%
		A-20	**KDX Kayabacho Building**	Chuo-ward, Tokyo	**2,780**	Oct-1987	100.0%
		A-56	**KDX Jimbocho Building**	Chiyoda-ward, Tokyo	**2,760**	May-1994	85.0%
		A-49	**Nissou Dai-17 Building**	Yokohama, Kanagawa	**2,710**	Jul-1991	94.9%
		A-21	**KDX Shinbashi Building**	Minato-ward, Tokyo	**2,690**	Feb-1992	100.0%
		A-63	**Gotanda TG Building**	Shinagawa-ward, Tokyo	**2,620**	Apr-1988	57.8%
		A-5	**KDX Nakano-Sakaue Building**	Nakano-ward, Tokyo	**2,533**	Aug-1992	100.0%
		A-22	**KDX Shin-Yokohama Building**	Yokohama, Kanagawa	**2,520**	Sep-1990	86.3%
		A-6	**Harajuku F.F. Building**	Shibuya-ward, Tokyo	**2,450**	Nov-1985	100.0%
		A-50	**Ikejiri-Oohashi Building**	Meguro-ward, Tokyo	**2,400**	Sep-1988	100.0%
		A-27	**KDX Kajicho Building**	Chiyoda-ward, Tokyo	**2,350**	Mar-1990	75.1%
		A-51	**KDX Hamacho Nakanohashi Building**	Chuo-ward, Tokyo	**2,310**	Sep-1988	100.0%
		A-15	**KDX Hamacho Building**	Chuo-ward, Tokyo	**2,300**	Sep-1993	100.0%
Office Building	Tokyo Metropolitan Area	A-41	**KDX Shinjuku 286 Building**	Shinjuku-ward, Tokyo	**2,300**	Aug-1989	100.0%
		A-7	**FIK Minami Aoyama Building**	Minato-ward, Tokyo	**2,270**	Nov-1988	77.1%
		A-14	**KDX Funabashi Building**	Funabashi, Chiba	**2,252**	Apr-1989	100.0%
		A-61	**KDX Hamamatsucho Dai-2 Building**	Minato-ward, Tokyo	**2,200**	Apr-1992	87.5%
		A-55	**Shin-toshin Maruzen Building**	Shinjuku-ward, Tokyo	**2,110**	Jul-1990	100.0%
		A-64	**KDX Nihonbashi 216 Building**	Chuo-ward, Tokyo	**2,010**	Oct-2006	87.5%
		A-33	**KDX Okachimachi Building**	Taito-ward, Tokyo	**2,000**	Jun-1988	100.0%
		A-57	**KDX Gobancho Building**	Chiyoda-ward, Tokyo	**1,951**	Aug-2000	85.7%
		A-8	**Kanda Kihara Building**	Chiyoda-ward, Tokyo	**1,950**	May-1993	100.0%
		A-23	**KDX Yotsuya Building**	Shinjuku-ward, Tokyo	**1,950**	Oct-1989	100.0%
		A-59	**KDX Iwamoto-cho Building**	Chiyoda-ward, Tokyo	**1,864**	Mar-2008	100.0%
		A-9	**KDX Shinjuku-Gyoen Building**	Shinjuku-ward, Tokyo	**1,610**	Jun-1992	100.0%
		A-26	**KDX Kiba Building**	Koto-ward, Tokyo	**1,580**	Oct-1992	100.0%
		A-38	**KDX Nishi-Shinjuku Building**	Shinjuku-ward, Tokyo	**1,500**	Oct-1992	100.0%
		A-31	**KDX Monzen-Nakacho Building**	Koto-ward, Tokyo	**1,400**	Sep-1986	100.0%
		A-52	**KDX Kanda Misaki-cho Building**	Chiyoda-ward, Tokyo	**1,380**	Oct-1992	100.0%
		A-34	**KDX Hon-Atsugi Building**	Atsugi, Kanagawa	**1,305**	May-1995	100.0%
		A-35	**KDX Hachioji Building**	Hachioji, Tokyo	**1,155**	Dec-1985	100.0%
		A-28	**KDX Nogizaka Building**	Minato-ward, Tokyo	**1,065**	May-1991	78.1%
	Other Regional Areas	A-58	**KDX Nagoya Sakae Building**	Nagoya, Aichi	**7,550**	Apr-2009	90.3%
		A-12	**Portus Center Building**	Sakai, Osaka	**5,570**	Sep-1993	88.5%
		A-42	**Karasuma Building**	Kyoto, Kyoto	**5,400**	Oct-1982	93.9%
		A-53	**KDX Hakata-Minami Building**	Fukuoka, Fukuoka	**4,900**	Jun-1973	86.2%
		A-54	**KDX Kitahama Building**	Osaka, Osaka	**2,220**	Jul-1994	96.4%
		A-44	**KDX Sendai Building**	Sendai, Miyagi	**2,100**	Feb-1984	92.8%
		A-24	**KDX Minami Semba Dai-1 Building**	Osaka, Osaka	**1,610**	Mar-1993	83.1%
		A-25	**KDX Minami Semba Dai-2 Building**	Osaka, Osaka	**1,560**	Sep-1993	94.1%
		A-36	**KDX Niigata Building**	Niigata, Niigata	**1,305**	Jul-1983	64.3%
				Office Building (63 properties) Subtotal	**213,071**	Avg. 20.5 yrs	94.0%

Notes:

1 Acquisition price is the purchase price for trust beneficiary interests etc. acquired by the Investment Corporation

2 Year built is the date of construction completion recorded in the land register. Average age subtotal is shown as the weighted-average portfolio age based upon acquisition prices with a base date of Apr.30, 2010, and is rounded down to the nearest first decimal place. The weighted- average age of the 70 properties held as of Apr. 30, 2010 is 19.3 years.

3 Occupancy ratio is calculated by dividing leased area by leasable area and rounded to the first decimal place. Average occupancy ratio of 70 properties held as of Apr. 30, 2010 is 94.4%

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Portfolio overview (central urban retail / residential properties)

Central Urban Retail Properties (2 properties)

（As of April 30, 2010）

Type	Area	No.	Name	Location	Acquisition price (¥M) [1]	Year built[2]	Occupancy at end of 10th period (%) [3]
Central Urban Retail	Tokyo Metropolitan Area	C-1	**Frame Jinnan-zaka**	Shibuya-ward, Tokyo	**9,900**	Mar-2005	100.0%
		C-2	**KDX Yoyogi Building**	Shibuya-ward, Tokyo	**2,479**	Aug-1991	87.2%
			Central Urban Retail (2 properties) Subtotal		**12,379**	Avg. 7.8 yrs	97.4%

Residential Properties (5 properties)

Type	Area	No.	Name	Location	Acquisition price (¥M) [1]	Year built[2]	Occupancy at end of 10th period (%) [3]
Residential	Tokyo Metropolitan Area	B-19	**Residence Charmante Tsukishima**	Chuo-ward, Tokyo	**5,353**	Jan-2004	100.0%
		B-3	**Court Mejiro**	Shinjuku-ward, Tokyo	**1,250**	Mar-1997	95.2%
		B-34	**Gradito Kawaguchi**	Kawaguchi, Saitama	**1,038**	Feb-2006	100.0%
		B-25	**Court Shin-Okachimachi**	Taito-ward, Tokyo	**878**	Oct-2005	93.0%
	Other Regional Areas	B-18	**Venus Hibarigaoka**	Sapporo, Hokkaido	**1,800**	Mar-1989	96.3%
			Residential (5 properties) Subtotal		**10,319**	Avg. 9.3 yrs	97.4%

Notes:

1 Acquisition price is the purchase price for trust beneficiary interests etc. acquired by the Investment Corporation

2 Year built is the date of construction completion recorded in the land register. Subtotal is shown as weighted-average portfolio age based upon acquisition price with a base date of Apr. 30, 2010 (rounded down to the nearest first decimal place)

3 Occupancy ratio is calculated by dividing leased area by leasable area and rounded to the first decimal place. Ratios are calculated as of April 30, 2010

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KRI unitholders

Changes in investment units by unitholders

Note: Rounded to the first decimal place

Top 10 unitholders at the end of 10th period (Apr. 30, 2010)

	# of units held (unit)	(%)
Japan Trustee Services Bank, Ltd. (trust acct.)	20,401	8.73%
NCT Trust and Banking Corporation (investment trust acct.)	17,950	7.68%
Trust and Custody Services Bank, Ltd. (securities investment trust acct.)	16,030	6.86%
The Nomura Trust and Banking Co., Ltd. (investment trust acct.)	12,564	5.37%
The Master Trust Bank of Japan, Ltd. (trust acct.)	11,937	5.11%
The Bank of New York Treaty JASDEC Account	9,250	3.96%
State Street Bank and Trust Company 505025	8,314	3.55%
BNP PARIBAS SECURITIES SERVICES LUXEMBOURG /JASDEC/HENDERSON HHF SICAV	7,800	3.33%
State Street Bank and Trust Company	6,808	2.91%
State Street Bank and Trust Company 505223	4,675	2.00%
Total	**115,729**	49.55%

Note: Rounded down to the second decimal place

Type of unitholders End of 10th (as of Apr. 30, 2010)

	# of unitholder	Ratio (%)	# of units held (unit)	Ratio (%)
Individual and Others	7,405	95.3%	23,113	9.9%
Financial Inst. (Incl. Securities co.)	45	0.6%	89,040	38.1%
Other Domestic Co.	122	1.6%	4,865	2.1%
Foreign Co. and Individuals	198	2.5%	116,532	49.9%
Total	7,770	100.0%	233,550	100.0%

Note: Rounded to the first decimal place

(Reference) Reporting of major unitholders

Name	Submitted on	# of units held (unit)
Nomura Securities Co., Ltd.	**2009/12/3**	**17,797**
Nomura Asset Management Co., Ltd.		15,189
Nomura Securities Co., Ltd.		2,355
NOMURA INTERNATIONAL PLC		253
The Sumitomo Trust and Banking Co., Ltd	**2009/10/21**	**16,046**
Nikko Asset ManagementCo., Ltd		16,046
Fidelity Investments Japan Limited	**2010/4/15**	**16,029**
Fidelity Investments Japan Limited		11,355
FMR LLC		4,674
ING Clarion Real Estate Securities LLC	**2009/8/4**	**10,869**
Mizuho Asset Management Co., Ltd	**2009/10/22**	**10,435**
Mizuho Asset Management Co., Ltd		8,354
Shinko Investment Trust Management Co., Ltd		2,081

Notes
1: Reports submitted from the PO on 2007/5/22 to 2010/7/23 (excluding unitholders that have less than 10,000 units)
2: Total unitholders increased from 200,000 units to 233,550 units due to PO on 2009/11/16

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Disclosure and IR activities

	Domestic investors	Individual investors	Debt investors	International investors
Ongoing disclosure	TSE compliant disclosure：TDnet and press release			・Same day disclosure on English website (Press release & Kessan Tanshin) ・Publication through WIRE
Accounting-related disclosure	Financial reports			
	Video streaming of investor presentation (Website)			Video streaming of Investor presentation in English (website)
	Asset management report (sent to existing investors)			English annual report
Web disclosure / other media disclosure	(1) Proactive disclosure by utilizing KRI website			Disclosure via English website
		Media articles		(3) Media articles
Hosting/participation in briefing sessions	Investor presentation	(2) Retail investors briefing		Presentation on various forum
Hosting of one-on-one meetings	One-on-one meetings		One-on-one meetings	One-on-one meeting / Conference Call

IR activities for individual investors

(1) Disclosure using KRI website

Main Items	10th Period（2010/4） No. of access
List of portfolio	12,049
Press release	9,596
Disclosure materials	7,788
Updated information	7,226
DPU･Earnings results	7,140
Top page	4,573
Occupancy ratio	4,347
Debt	2,599
FAQ	2,335
English website	2,005
Total access	54,678

(2) Participation in the seminar for individual investors

Events (organizers)	Date
J-REIT seminar（Nikkei）	2010/1/11
Seminar for individual investors（The Securities Analysts Association of Japan）	2010/2/8
J-REIT Seminar for individual investors 2010（The Association For Real Estate Securitization）	2010/2/27
TSE IR Event 2010（Tokyo Stock Exchange）	2010/3/5～3/6

No. of paticipants	Around 480 people
Individual meetings	Around 240 people

IR activities for domestic /international investors

(3)Articles

Posted an article in IR magazine "ZIPANGU"

The Philosophy of "A Half-Step Ahead"

(Reference)
Number of Investor meetings (including conference calls)

	9th Period IR (excluding PO Road show)
Domestic institutional investors	30
Domestic regional institutions	9
International investors (Europe)	18
International investors (US)	20
International investors (Other)	16
Total	93

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Unit price performance / Transaction volume since IPO

Kenedix Realty Investment Corporation (KRI) price/volume performance

Highest price (trading price): 988,000 (2007/5/31)

Lowest price (trading price): 100,300（2008/10/20）

As of June 1, 2010

(Reference) Dividend yield vs liquidity of J-REITs

Source: Created by KDRM based on the data complied by UBS Securities

Notes:

1. Divided yield is calculated based on last price on June 10, 2010
2. Average daily trading % = Average daily volume (last 1 year) based on VWAP/ average market cap (last 1 year)
3. Only includes J-REITs with dividend yield of more than 3%
4. Average daily volume for new J-REITs established within last year is from the date of establishment

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Offering summary

	2005 IPO	2006 PO	2007 PO	2009 PO
No of units offered	**Domestic IPO** Domestic Offering: 75,000 units Third party allotment: 3,970 units **Total 78,970 units**	**Global offering** Domestic Offering: 50,370 units Global Offering: 23,290 units Third party allotment: 3,970 units **Total 77,630 units**	**Global offering** Domestic Offering:26,710 units Global Offering:14,190 units Third party allotment:2,100 units **Total 43,000 units**	**Domestic offering** Domestic Offering: 33,550 units
Over allotment units	3,970 units	3,970 units	2,100 units	1,450 units
Units placed	9,770 units Kenedix, Inc.: 3,770 units Others: 6,000 units	3,980 units Kenedix, Inc.: 3,880 units Kenedix REIT Management, Inc.: 100 units	52 units Kenedix REIT Management, Inc.: 52 units	1,200 units Kenedix REIT Management, Inc.: 1,200units
No. of units post offering	79,370 units	157,000 units	200,000 units	233,550 units
Pricing date	July 11, 2005	April 19, 2006	May 14, 2007	November 9, 2009
Delivery date	July 21, 2005	May 2, 2006	May 23, 2007	November 17, 2009
Discount rate	-	2.0%	2.0%	3.0%
Price	¥ 580,000	¥ 593,096	¥ 873,180	¥ 252,200
Size	¥ 45.8B	¥ 46.0B	¥ 37.5B	¥ 8.5B
Bookrunner	UBS Nomura Securities	UBS Nomura Securities	UBS Nomura Securities	Nomura Securities

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Summary financials for 10th period — Income statement and Cash flow statement

Comparison between 10th period (to Apr. 2010) and 9th period (to Oct. 2009)

	2009/5/1 2009/10/31 (¥M)	2009/11/1 2010/4/30 (¥M)	Difference (¥M)	Note
Rental and other operationg revenues	6,906	7,150	244	
Rental revenues	5,711	5,882	171	5 new properties +327 Existing properties -126 2 properties sold in 9th period -28
Common area charges	1,195	1,267	72	5 new properties +60 Existing properties +12
Others	1,015	917	-98	
Parking space rental revenues	231	243	12	5 new properties +12
Utility charge reimbursements	617	560	-57	Due to seasonal variability
Miscellaneous	166	113	-53	Decrease in repairs/maintenance revenue -53
Total rental and other operating revenues (A)	7,921	8,067	146	
Profit on sale etc.	-	-	-	
Operating revenues	7,921	8,067	146	
Property management fee	764	801	37	5 new properties +44
Utilities	529	508	-21	Due to seasonal variability
Taxes	536	648	112	Gap in date of payment
Repairs and maintenance cost	171	110	-61	Decrease in repair
Others (*1)	199	167	-32	Decrease in fees paid
Depreciation	1,451	1,477	26	Due to acquisition of 5 new properties
Total property-related expence B	3,652	3,714	62	
Rental business profit (A−B)	4,269	4,353	84	
Net operating income (NOI)	5,721	5,830	109	
Loss on disposal of real estate	440	-	-440	Loss of 2 properties sold in 9th period
Asset management fee	423	433	10	
Others (*2)	192	180	-12	
Operating expenses	4,708	4,329	-379	
Operating income	3,213	3,738	525	
Non operating income	5	15	10	
Interest expense	793	818	25	Increase in debt amount / full year contribution of interest from debt refinance in 9th period
Investment corporation bonds interest	114	113	-1	
Financing related expense	147	210	63	Due to ¥7B of syndicate loan
Amortization of bond issuance costs	5	5	-	
Amortization of unit issuance costs	23	32	9	Amortization of PO in 10th period
Amortization of organization costs	5	5	-	
Other non-operating expenses	25	-	-25	No consumption tax is declared in 10th period
Non-operating expenses	1,116	1,185	69	
Ordinary income	2,103	2,568	465	
Income before income taxes	2,103	2,568	465	
Income taxes	1	0	-1	
Net income	2,102	2,567	465	
Retained earnings at the beginning of period	0	0	-	
Retained earnings at the end of period	2,102	2,567	465	

*1. Other expenses: Insurance, trust fee etc.
*2. Other operating expenses: Directors' compensation, asset custody fees, administrative fees, audit fees
Numbers showing differences is rounded

NOI yields (by type of property, annualized)

	7th period	8th period	9th period	10th period
Office	5.3%	5.5%	5.2%	5.1%
Central urban retails	4.8%	4.7%	4.6%	4.5%
Residential	5.3%	5.2%	5.0%	5.2%
Total	5.3%	5.4%	5.2%	5.1%

Notes:
Figures after property and city planning taxes for the periods
Ratios are rounded to the first decimal place

Cash flow statement

	9th period As of Oct. 31, 2009 (¥M)	10th period As of Apr. 30, 2010 (¥M)
Cash flow from operating activities	5,415	4,144
Cash flow from investing activities	−4204	−14568
Cash flow from financing activities	−3964	11,752
Net increase (decrease) in cash and cash equivalents	−2753	1,327
Cash and cash equivalents at beginning of period	13,711	10,957
Cash and cash equivalents at end of period	10,957	12,285

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Summary financials for 10th period —Balance sheet

	9th period As of Oct. 31, 2009 (¥M)	(%)	10th period As of Apr. 30, 2010 (¥M)	(%)
Current assets	13,289	5.6	13,580	5.4
Cash and bank deposits	7,256		7,299	
Entrusted deposits	5,613		5,998	
Other current assets	419		282	
Fixed assets	222,962	94.3	237,910	94.6
Property, plant and equipment	222,162		236,917	
Buildings	14,062		13,869	
Land	29,104		29,104	
Buildings in trust	55,772		58,585	
Lands in trust	123,222		135,358	
Intangible assets	286		286	
Ground leasehold	285		285	
Right of using water facilities	1		1	
Investment and other assets	512		705	
Leasehold and security deposit	11		11	
Long-term prepaid expenses	494		694	
Deferred income tax asset	5		–	
Deferred assets	68	0.0	75	0.0
Organization costs	5		–	
Corporate bond issuance costs	39		33	
Unit issuance costs	23		41	
Total asset	236,320	100.0	251,566	100.0
Current liabilities	26,290	11.1	39,041	15.5
Trade and other payables	288		377	
Short-term debt	24,500		37,050	
Other account payables	181		172	
Rents in advance	1,133		1,245	
Derivative liability	–		12	
Others	186		183	
Fixed liabilities	82,963	35.1	76,835	30.6
Corporate bonds	12,000		12,000	
Long-term debt	60,720		53,918	
Leasehold and security deposit received	1,624		1,593	
Security deposit received in trust	8,604		9,324	
Derivative liability	14		–	
Liabilities	109,253	46.2	115,876	46.1
Total unitholders' capital	124,973		133,129	
Retained earnings	2,102		2,567	
Unrealized gain from deferred hedge transactions	−8		−7	
Equities	127,067	53.8	135,689	53.9
Total liabilities and unitholders' equity	236,320	100.0	251,566	100.0

Changes in Performance Valuation

	9th period 2009/10	10th period 2010/4	Difference	Note
Unitholders' equity per share of common stocks	¥ 635,335	¥ 580,987	-¥ 54,348	PO in Nov. 2009
LTV at end of period	41.1%	40.9%	-0.2%	Interest bearing debt +¥5,748M
Unitholders' equity to total assets	53.8%	53.9%	+0.1%	PO in Nov. 2009
Number of properties at end of period	65	70	+5	Acquisition of office buildings
Total leasable floor	254,225.04㎡	271,260.81㎡	+17,035.77㎡	+6.7%
Occupancy ratio at end of period	94.7%	94.4%	-0.3%	Office building: 94.0% (-0.4%) Central urban retail: 97.4% (+2.5%) Residential: 97.4%(+1.0%)

Property, plant and equipment: +¥14,755M
(Acquisition of 5 office buildings in 10th period)

Short-term debt: +¥12,550M
(Increase in long-term debt due within one year)

Long-term debt: -¥6,802M
(Decrease due to the increase in long-term debt due within one year, new long-term debt of ¥7,000M borrowed in Feb, 2010

Total unitholders' capital: +¥8,156M
(Increase due to PO in Nov. 2009)

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(Reference data 1) Office building market environment

1. Breakdown of offices based on the number of employees (Tokyo)

Source: KDRM, based on Tokyo office statistics report as of 2006 (MPHPT Statistics Bureau)

2. Breakdown of office buildings by GFA (tsubo)

Source: Survey conducted by CB Richard Ellis Research Institute based on KRI's request "Macro market survey of Tokyo's central 5 wards" (as of Mar. 31, 2007)
Note: The above data covers rental office buildings located in Tokyo's central 5 wards that were surveyed by CB Richard Ellis Research Institute. The above data may not include the data of all properties in the said 5 wards.

3. Changes in the offered rent and vacancy ratio in Central Tokyo

Source: Miki Shoji "Latest Office Building Markets in Tokyo's central 5 wards" (the latest values as of 2010/4)
Note: Survey covers buildings with more than 100 tsubo in Tokyo's central 5 wards (Chiyoda, Chuo, Minato, Shinjuku, Shibuya)

4. 23 wards of Tokyo: rent levels for large buildings and medium-sized buildings.

Source: Created by KDAM based on the data complied by CBRE (the latest values as of 2010/3)
Note: Large building is a building with a gross floor area of 3,000 tsubo or more, while medium-sized building is a building with a gross floor area of 1,000 to 3,000 tsubo

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(Reference data 2) Market environment for office buildings

1. 23 wards of Tokyo: rent levels for large buildings and medium-sized buildings

Source: Created by KDAM based on the data complied by CBRE (the latest values as of 2010/3)
Note: Large building is a building with a gross floor area of 3,000 tsubo or more, while medium-sized building is a building with a gross floor area of 1,000 to 3,000 tsubo

2. Changes in vacancy ratios by region

Source: Created by KDAM based on the data complied by Miki Shoji (the latest values as of 2010/4)
Note: Targeting the properties with a gross floor area of 100 tsubo or more in Tokyo's central 5 wards (Chiyoda, Chuo, Minato, Shinjuku, and Shibuya)

3. Economic situation in Tokyo

	Tokyo	Date	Japan
GDP in Tokyo (Nominal GDP)	¥ 92,277.1B	FY2006	¥ 510,924.7B
No. of office	690,000	2006	5,910,000
No. of employee	8.70M	2006	58.63M
Population	12.83M	1 Oct 2008	127.69M
Population of productive age (15-64 years old)	8.72M	1 Oct 2008	82.30M

Source: Created by KDRM based on the data complied by "Kurashi to toukei 2009(Life and statistics 2009)" on the Tokyo metropolitan government website

4. Changes in rent levels by region

Source: Created by KDAM based on the data complied by Miki Shoji (the latest values as of 2010/4)
Note: Targeting the properties with a gross floor area of 100 tsubo or more in Tokyo's central 5 wards (Chiyoda, Chuo, Minato, Shinjuku, and Shibuya)

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Management structure of Asset Management Company

Asset Management Company's decision-making process

Rules on transactions with interested parties

◆ Transactions with interested parties

- Asset acquisition: **Must not acquire properties for more than appraised price** (except for properties pre-acquired by Kenedix Inc. pursuant to the MOU)
- Asset disposal: **Must not sell properties for less than appraised price**

＜Reference＞
Meetings held by the various committees, Board of Directors of the Asset Management Company / Investment Corporation

	1st period	2nd period	3rd period	4th period	5th period	6th period	7th period	8th period	9th period	10th period
Compliance committee	7	7	7	8	6	8	9	8	8	10
Asset management committee	21	35	39	39	38	38	52	44	36	39
Board of directors	9	7	9	8	9	7	10	8	10	12
Board of directors of Investment Corporation	11	7	7	9	7	7	7	8	8	8

< Reference >
Asset management company's management fee structure

■ Asset management fee

- Management fee I : 0.15% of total assets
- Management fee II : 3.0% of distributable amount each fiscal period
- Acquisition fee : 0.5%of acquisition price (0.25% if interested parties)
- Disposition fee : capped at 0.5% of transfer price

■ Property management fees

- Rental management fee: 2% of rent revenues + 2% of operating revenues from the property (after deducting operating expenses and before deducting depreciation)
- Management transfer fee: amount determined in proportion to the acquisition/sale price (e.g. ¥1-3B → ¥2M, ¥5-10B → ¥2.4M)
- Construction supervision fee: amount determined in proportion to the construction costs (e.g. ¥1-5M →5%, ¥10-100M → ¥450,000＋3%)

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Change in shareholders of AM company

Change in shareholders of Kenedix REIT Management

Summary of the change in shareholders

Dec. 14, 2009: Asset management company approved stock transfer in board meeting
Dec. 22, 2009: Shares transferred from Kenedix, Inc. to Kenedix Asset Management, Inc.

Shareholders before change

Shareholders	Address	No. of Shares	(%)
Kenedix, Inc	2-2-9 Shimbashi, Minato-ku, Tokyo	5,805	90%
ITOCHU Corporation	2-5-1 Kita-Aoyama, Minato-ku, Tokyo	645	10%
Total	-	6,450	100%

Shareholders after change (as of April 30, 2010)

Shareholders	Address	No. of Shares	(%)
Kenedix Asset Management, Inc	2-2-9 Shimbashi, Minato-ku, Tokyo	5,805	90%
ITOCHU Corporation	2-5-1 Kita-Aoyama, Minato-ku, Tokyo	645	10%
Total	-	6,450	100%

Details of Kenedix Asset Management Company, Inc.

Name	Kenedix Asset Management, Inc.
Incorporated	October 2009
Representative	President Atsushi Kawashima
Capital	￥405M（As of March 31, 2010）

Structure of the Investment Corporation

Note:
MAX-REALTY is an asset management company invested by XYMAX Corporation, Sumitomo Mitsui Banking Corporation and others, based on the concept of "combining real estate and finance consulting knowledge in to one."

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Kenedix REIT Management, Inc.—Organizational chart

3 Auditors (part-time)
Haruo Funabashi, Kenichi Yamasaki, Ninji Hayashi

Haruo Funabashi
Auditor
(part-time)

- After joining the Ministry of Finance, he served as commissioner of Tokyo Customs, Deputy Commissioner of the National Tax Administration, Secretary General of the Securities and Exchange Surveillance Commission, Director General, Minister's Secretariat of the National Land Agency before joining Kenedix as an auditor

Shareholders' meeting

Auditors

Board of directors

Compliance officer
Yuuji Kamimura

Asset management committee

Compliance committee

Representative director
Taisuke Miyajima

Investment management div.

- Asset Investment group
  - Property acquisition and disposition
  - Research and Analysis of real estate markets
- Asset Management group
  - Property management
  - Assessment of property management/risk management

Property management div.

- Property Management group
  - Property leasing
  - Property management
- Engineering group
  - Construction management

Financial planning div.

- IR group
  - Investor Relations activities
  - Negotiations with regulatory agencies and concerned bodies
- Finance and accounting group
  - Formulation of budget, financial statements, disclosure
  - Procurement of funds

Business administration div.

- Business administration group
  - Running unitholders' and directors' meetings
  - Administration/ Accounting/ Human Resources

Major members

Taisuke Miyajima
CEO & President

- Worked for **Mitsubishi Trust and Banking** (debt capital market group, Los Angeles branch). Seven years of experience in real estate investment advisory division after joining Kenedix, Inc.
- Transferred to Kenedix REIT Management to become CEO and president

Koju Komatsu
General Manager,
Investment Management Division

- Worked for c.7 years for **Chuo Mitsui Trust and Banking**（Property Sales Department, Property Investment Advisory Department, Asset Finance Department）
- Worked for **Cititrust & Banking** before Joining Kenedix, Inc.
- Property appraiser

Masashi Ohwa
Director & General Manager,
Property Management Division

- Worked for **Asahi Urban Development Corporation, Nihonjisho**, others before he joined Kenedix
- Executive Officer & General Manager of REIT Management Division, Kenedix Advisors before joining Kenedix REIT Management

Masahiko Tajima
Director & General Manager,
Financial Planning Division

- Worked for 12 years at **Chuo Mitsui Trust and Banking**, where he was responsible for securitization
- Joined Kenedix, Inc. after 4 years of experience in various securitized paper investments at **Sumitomo Life Insurance**

Yuuji Kamimura
Compliance Officer

- Worked for 27 years for Joined **Shinsei Bank, Ltd.**
- Joined Kenedix REIT Management after 8 years of experience as a compliance officer at Shinsei Bank.

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