Translation Purpose Only

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED APRIL 30, 2009
(November 1, 2008 to April 30, 2009) June 11, 2009

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 security report: July 27, 2009
Planned start of distribution payments: July 14, 2009

1. PERFORMANCE FOR THE FISCAL PERIOD ENDED APRIL 30, 2009 (EIGHTH FISCAL PERIOD)

(1) Business Results

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

	Operating Revenues (Millions of Yen)		Operating Income (Millions of Yen)		Ordinary Income (Millions of Yen)	
Eighth Fiscal Period	8,204	(△3.0%)	3,463	(△16.4%)	2,435	(△22.1%)
Seventh Fiscal Period	8,456	(△1.5%)	4,144	(1.9%)	3,124	(△6.6%)

	Net Income (Millions of Yen)		Net Income per Unit (Yen)	Return on Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Eighth Fiscal Period	2,434	(△22.1%)	12,171	1.9%	1.0%	29.7%
Seventh Fiscal Period	3,123	(△6.5%)	15,618	2.4%	1.3%	36.9%

(2) Distribution

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

	Distributions per Unit (Yen) Excluding Excess of Earnings	Total Distribution (Millions of Yen)	Distributions in Excess of Earnings per Unit (Yen)	Total Distributions in Excess of Earnings (Millions of Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
Eighth Fiscal Period	12,172	2,434	0	0	100.0%	1.9%
Seventh Fiscal Period	15,618	3,123	0	0	100.0%	2.4%

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

(3) Financial Position

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

	Total Assets (Millions of Yen)	Unitholders' Equity (Millions of Yen)	Unitholders' Equity to Total Assets	Unitholders' Equity per Share of Common Stock (Yen)
Eighth Fiscal Period	238,745	127,398	53.4%	636,990
Seventh Fiscal Period	239,648	128,087	53.4%	640,437

(Reference) Total net assets
Eighth fiscal period: ¥127,398 million Seventh fiscal period: ¥128,087 million

(4) Cash Flow Position

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

	Cash Flows from Operating Activities (Millions of Yen)	Cash Flows from Investing Activities (Millions of Yen)	Cash Flows from Financing Activities (Millions of Yen)	Cash and Cash Equivalents at End of Period (Millions of Yen)
Eighth Fiscal Period	6,961	△ 1,831	△ 3,121	13,711
Seventh Fiscal Period	9,279	△14,377	5,659	11,703

2. FORECAST OF RESULTS FOR THE NINTH FISCAL PERIOD (May 1, 2009 to October 31, 2009)

	Operating Revenues (Millions of Yen)	Operating Income (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Distribution per Unit(Yen)Excluding Excess of Earnings (Yen)	Distribution in Excess of Earnings per Unit (Yen)
Ninth Fiscal Period	7,898 (△3.2%)	3,499 (1.0%)	2,381 (△2.2%)	2,380 (△2.2%)	11,900	0

(Reference) Estimated net income per unit for the ninth fiscal period: ¥11,900

3. OTHER

(1) Changes in Accounting Policies

(a) Changes accompanying amendments to accounting standards: No

(b) Changes other than (a): No

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

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

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

(b) Number of treasury units at end of period

Eighth fiscal period: 0 units Seventh fiscal period: 0 units

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

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

The forecast of results for the ninth fiscal period ending October 31, 2009 are calculated as of June 11, 2009 based on the assumptions presented on page 17 "Preconditions and Assumptions for the Fiscal Period Ending October 31, 2009". Readers are advised that actual operating revenues, operating income, ordinary income, net income, distribution per unit may differ significantly from forecasts due to a variety of factors. Accordingly, the Investment Corporation does not guarantee payment of the forecast distribution per unit.

The following matters are important factors that may impact actual business results, etc. Moreover, factors that may impact operating conditions are not limited to these factors alone.

・Sales profit and loss (including decrease of rent) and other matters accompanying sales of property, etc. for conducting repayment of borrowings, accumulation of cash on hand and replacement of assets, etc.

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

There were no major changes to the "Structure of the Investment Corporation" from the most recent securities report (submitted on January 29, 2009), and so it has been omitted from this document.

2. Management Policy and Operating Conditions

(1) Management Policy

There were no major changes to the "Investment Policy", "Investment Strategy" and "Distribution Policy" from the most recent securities report (submitted on January 29, 2009), and so it has been omitted from this document. However, there was a partial change to the "Investment Policy" mentioned as follows. Please refer to page 50 "Change in Management Guidelines" for further details

(2) Operating Conditions

(1) Operating Conditions for the Eighth Fiscal Period

A. The Investment Corporation

The Investment Corporation was established on May 6, 2005 in accordance with the Investment Trust and Investment Corporation Law ("the Investment Trust Law"). On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange with a total of 75,400 investment units issued and outstanding. (Securities Code: 8972). Subsequently, the Investment Corporation raised funds through public offerings including two global offerings. Consequently, as of April 30, 2009, the end of the eighth fiscal period, the number of investment units issued and outstanding totaled 200,000 units.

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

B. Investment Environment and Management Performance

(a) Investment Environment

During the fiscal period under review, as the global economy slowed down due to the global financial market crisis, the Japanese economy was in the downward phase of rapid deterioration as evident by the stagnation of domestic demand in addition to foreign demand, sudden deterioration of the employment conditions and corporations facing extreme difficulty in obtaining financing and other conditions.

As for the real estate market, according to the official land prices as of January 1, 2009, an analysis of the year-on-year change in average land prices in Japan for the one year period from January 2008 decreased by 4.7% for commercial land and by 3.2% for residential land, both changing from a year-on-year increase to a decrease for the first time in three years. Furthermore, the average for the three major metropolitan areas, which had been increases for three consecutive years for commercial land and for two consecutive years for residential land until last year, changed to a decrease at a rate exceeding that of regional areas. In the Tokyo Area, the average decreased by 6.1% for commercial land and 4.4% for residential land, both changing from a year-on-year increase in the previous year to a decrease.

(b) Management Performance

As of the end of the seventh fiscal period, the Investment Corporation owned 69 properties with a total acquisition price of ¥222,053 million. In the fiscal period under review, the Investment Corporation sold 1 office building (initial acquisition price of ¥704 million) in Tokyo Metropolitan Area and sold 1 office building (initial acquisition price of ¥2,350 million) in Other Regional Areas. As a result, the number of properties owned as of April 30, 2009 stood at 67, with a total acquisition price of ¥218,999 million.

Looking at the portfolio as a whole, 88.5% was comprised of office buildings, 5.6% of central urban retail properties and 5.8% of residential properties on an acquisition price basis. The occupancy ratio as of the end of the seventh fiscal period was 95.6% and as of the end of the eighth fiscal period was 95.7%, reflecting stable investment and asset management.

＜Changes in Asset Size after Fourth Fiscal Period＞

		Fourth Fiscal Period (as of April 30, 2007)		Fifth Fiscal Period (as of October 31, 2007)		Sixth Fiscal Period (as of April 30, 2008)		Seventh Fiscal Period (as of October 31, 2008)		Eighth Fiscal Period (as of April 30, 2009)	
		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	115,979	66.2	137,979	70.0	184,080	86.4	196,965	88.7	193,911	88.5
	Central Urban Retail Properties	16,059	9.1	16,059	8.1	16,059	7.5	12,379	5.5	12,379	5.6
	Residential Properties	43,052	24.5	43,052	21.8	12,709	5.9	12,709	5.7	12,709	5.8
	Total	175,090	100.0	197,090	100.0	212,848	100.0	222,053	100.0	218,999	100.0
Area	Tokyo Metropolitan Area	150,364	85.8	162,514	82.4	174,923	82.1	189,238	85.2	188,534	86.0
	Other Regional Areas	24,726	14.1	34,576	17.5	37,925	17.8	32,815	14.7	30,465	13.9
	Total	175,090	100.0	197,090	100.0	212,848	100.0	222,053	100.0	218,999	100.0

Notes:

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

Make Diversified Acquisitions

As of April 30, 2009, the Investment Corporation owned 67 properties for a total acquisition price of ¥218,999 million with 95.7% occupancy ratio. Supported by this asset base along with the management know-how of mid-sized office building accumulated by the Asset Management Company, the Investment Corporation has acquired properties based on its diversified property acquisition strategy. The Investment Corporation has also expanded the asset size of the portfolio based on a diverse range of property acquisition strategies.

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

Note: The Investment Corporation has decided the property name of "Sakae 4-chome Office Building (Tentative Name)" to "KDX Nagoya Sakae Building" on June 11, 2009. Same applies below.

Selling of Properties

The Investment Corporation succeeded in selling 2 residential properties during the third fiscal period, 2 residential properties during the fourth fiscal period, 23 residential properties during the sixth fiscal period and 1 office building and 1 central urban retail property during the seventh fiscal period. In the fiscal period under review, the Investment Corporation sold 1 office building (initial acquisition price of ¥704 million) located in Tokyo Metropolitan Area and 1 office building (initial acquisition price of ¥2,350 million) located in Other Regional Areas. Details are as follows.

(Unit: Millions of Yen)

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

Eighth Fiscal Period	Office Building (1 property) Office Building (1 property)	Tokyo Metropolitan Area (1 property) Other Regional Areas (1 property)	3,054	△492

Operation and Management of Existing Properties

The Investment Corporation has appointed the Asset Management Company as its property management company for its entire portfolio (excluding KDX Nagoya Sakae Building). In establishing a single point of contact for all matters relating to property management activities, the Investment Corporation strives to secure consistent policies, specifications and procedures along with ensuring swift and quality service. As of April 30, 2009, the investment portfolio is being managed generally at a high occupancy ratio and the occupancy ratio as of the end of the seventh fiscal period (October 31, 2008) and as of the end of the fiscal period under review was maintained at 95.6% and 95.7%, respectively. The Investment Corporation is satisfied with the quality of property management.

Moreover, the Investment Corporation is continuing efforts to reduce operating costs to leverage scale merits and the know-how cultivated through its management operations. For example, the Investment Corporation has succeeded in cost reductions in a wide range of areas, such as the reduction of building maintenance costs by making a transition to manage properties in groups by building maintenance companies and consolidating businesses, reduction of construction costs by calling for bids when placing orders for construction, reduction in electricity costs by switching electricity providers, reduction of fees as a result of reviewing trust administration, etc. Furthermore, after significantly reducing our construction budget, the Investment Corporation has successfully reduced capital expenditures and repairs, maintenance and renovation expenses.

Regarding new tenants, the Investment Corporation is striving to increase tenant satisfaction in terms of hardware (buildings and facilities) and software (operating and management services), such as through the implementation of appropriate construction for repairs and maintenance, change of building maintenance company based on CS surveys, providing disaster prevention information and other measures.

C. Capital Acquisition

(a) Overview of Refinance

The Investment Corporation undertook borrowings of ¥18 billion (¥6 billion in long-term borrowings and ¥12 billion in short-term borrowings (Note 1)) to repay borrowings that matured during the eighth fiscal period, short-term borrowings of ¥2.5 billion (The Bank of Tokyo-Mitsubishi UFJ, Ltd.: Series 38-A) which was refinanced (The Bank of Tokyo-Mitsubishi UFJ, Ltd.: Series 37) during the eighth fiscal period and again matured during the eighth fiscal period and long-term borrowings of ¥3.5 billion (The Aozora Bank, Ltd.: Series 38-D) for prepayment of borrowings. Details are provided as follows.

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

Borrowings During the Eighth Fiscal Period

Lender	Classification	Borrowing Amount (¥ Billions)	Drawdown Date	Last Repayment Date	Borrowing Period
Citibank Japan, Ltd. (Note 2)	Series 33-L	1.0	November 4, 2008	November 2, 2009	1.0 year
Aozora Bank, Ltd. (Note 3) Resona Bank, Ltd.	Series 34	2.0	December 8, 2008	December 8, 2009	1.0 year
The Chuo Mitsui Trust and Banking Co., Ltd.	Series 35	1.0	January 13, 2009	January 13, 2010	1.0 year
Aozora Bank, Ltd.	Series 36-A	0.5	February 27, 2009	August 31, 2009	6 months
The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note 2)	Series 36-L	0.5	February 27, 2009	February 26, 2010	1.0 year
Sumitomo Mitsui Banking Corporation	Series 36-B	0.5	February 27, 2009	February 29, 2012	3.0 years

Development Bank of Japan Inc.	Series 36-C	1.0	February 27, 2009	August 31, 2012	3.5 years
The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note 4)	Series 37	2.5	March 16, 2009	April 30, 2009	1.5 months
The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note 4)	Series 38-A	2.5	April 30, 2009	October 30, 2009	6 months
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation	Series 38-B	2.0	April 30, 2009	April 30, 2010	1.0 year
The Chuo Mitsui Trust and Banking Co., Ltd. Resona Bank, Ltd.	Series 38-C	2.5	April 30, 2009	April 28, 2011	2.0 years
Aozora Bank, Ltd. (Note 3)	Series 38-D	3.5	April 30, 2009	October 31, 2011	2.5 years
Aozora Bank, Ltd.	Series 38-E	2.0	April 30, 2009	April 27, 2012	3.0 years

Note 2: Borrowing is based on the commitment line agreements.

Note 3: Series 38-D borrowings from the Aozora Bank, Ltd. has been applied toward the prepayment of Series 24 borrowings (¥1.5 billion) from the same lender with a repayment date of October 25, 2009, Series 34 borrowings (¥1.5 billion) from the same lender with a repayment date of December 8, 2009 and Series 36-A borrowings (¥0.5 billion) from the same lender with a repayment date of August 31, 2009.

Note 4: Series 38-A borrowings from The Bank of Tokyo-Mitsubishi UFJ, Ltd. has been applied toward the repayment of Series 37 (¥2.5 billion) which was undertaken March 16, 2009 from the same lender with a repayment date of April 30, 2009.

As a result, the balance of interest-bearing debt stood at ¥98.75 billion as of April 30, 2009, comprising ¥86.75 billion in borrowings (¥76.75 billion in long-term borrowings and ¥10 billion in short-term borrowings) and ¥12 billion in investment corporation bonds.

As of April 30, 2009, ¥29.5 billion out of ¥35 billion of long-term borrowings which have floating interest rates have been fixed by utilizing interest-swap agreements. In addition, the long-term debt ratio (Note 5) was 89.8% and the long-term fixed interest debt ratio (Note 6) was 84.3%.

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

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

In addition, to apply funds toward the repayment of Series 5-B (The Chiba Bank, Ltd.: ¥0.8 billion) and Series 5-C (Mitsui Sumitomo Insurance Co., Ltd.: ¥0.7 billion) with repayment dates of February 27, 2009, the Investment Corporation undertook new borrowings from Sumitomo Mitsui Banking Corporation worth ¥0.5 billion (borrowing period: 3 years) and from Development Bank of Japan Inc. worth ¥1.0 billion (borrowing period: 3.5 years).

The balance of borrowings according to financial institution as of April 30, 2009 is as follows.

(Unit: Billions of Yen)

Lender	Seventh Fiscal Period (as of October 31, 2008)	Eighth Fiscal Period (as of April 30, 2009)	Increase / Decrease
Sumitomo Mitsui Banking Corporation	18.95	19.45	+0.50
The Chuo Mitsui Trust and Banking Co., Ltd.	14.50	14.50	-
Development Bank of Japan Inc.	11.00	12.00	+1.00
Aozora Bank, Ltd.	12.00	12.00	-
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	9.80	9.80	-
Mitsubishi UFJ Trust and Banking Corporation	7.20	7.20	-

Resona Bank, Ltd.	4.30	4.30	-
The Norinchukin Bank	4.00	4.00	-
Citibank Japan, Ltd.	2.50	2.50	-
Mitsui Sumitomo Insurance Co., Ltd.	1.70	1.00	△0.70
The Chiba Bank, Ltd.	0.80	0.0	△0.80
Total	86.75	86.75	-

(b) Overview of Posting Collateral

The Investment Corporation aims to secure stable financial management by such measures as diversifying its interest-bearing debt maturities to reduce refinancing risks and maintaining the ratio of its long-term borrowings at or over a certain level.

On the other hand, amid the global credit crunch trend, concerns have arisen within the J-REIT market in Japan regarding fund procurement. The Investment Corporations' borrowing periods have tended to be shortened, and the ratio of long-term borrowings have been lowered. The Investment Corporation has concluded agreements on April 27, 2009 to post fixed mortgages for real estate and to post fixed pledges for trust beneficiary interests in real estate for a certain portion of the assets that are owned by the Investment Corporation, with all lenders involved in the Investment Corporation's borrowings as collateral right holders, since posting collateral for part of its assets will be beneficial for conducting smooth fund procurement. In addition, the Investment Corporation conducted provisional registrations for the concerned fixed mortgages.

Moreover, the comparisons of the borrowing periods before posting collateral and after posting collateral from the same lender during the fiscal period under review (excluding borrowings based on commitment line agreements) are as follows.

Furthermore, the use of funds procured through borrowings after posting collateral is not necessarily limited to the repayment of the borrowings before posting collateral. (Note)

Lender	Before Posting Collateral		After Posting Collateral	
	Borrowing Period	Classification	Borrowing Period	Classification
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1.5 months (Note)	Series 37	6 months (Note) 1 year	Series 38-A、B
The Chuo Mitsui Trust and Banking Co., Ltd.	1 year	Series 35	2 years	Series 38-C
Resona Bank, Ltd.	1 year	Series 34	2 years	Series 38-C
Aozora Bank, Ltd.	6 months (Note) 1 year (Note)	Series 36-A、34	2.5 years (Note) 3 years	Series 38-D、E

Note: Out of the borrowings after posting collateral, the following are borrowings whose use of funds was the repayment of borrowings before posting collateral during the fiscal period under review.

・Series 38-A borrowed from The Bank of Tokyo-Mitsubishi UFJ, Ltd. was applied toward the repayment of Series 37.

・Series 38-D borrowed from Aozora Bank, Ltd. was applied toward the repayment of Series 34 and Series 36-A.

The assets that were pledged as collateral on April 27, 2009, are the following real estate and trust beneficiary interest in real estate, as well as other contingent assets (right to claim fire insurance proceeds, etc.).

(Unit: Millions of Yen)

Type	No.	Property Name	Area	Type of Assets	Appraisal Value at End of Eighth Fiscal Period (As of April 30, 2009)
Office Buildings	A-1	KDX Nihonbashi 313 Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	7,410
	A-3	Higashi-Kayabacho Yuraku Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	5,790
	A-5	KDX Nakano-Sakaue Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,530

Office Buildings	A-6	Harajuku F.F. Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	3,090
	A-8	Kanda Kihara Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,950
	A-12	Portus Center Building	Other Regional Areas	Trust beneficiary interest in real estate	5,250
	A-14	KDX Funabashi Building	Tokyo Metropolitan Area	Real Estate	2,140
	A-15	KDX Hamacho Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,660
	A-16	Toshin 24 Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	5,030
	A-18	KDX Omori Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	3,980
	A-19	KDX Hamamatsucho Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	3,780
	A-20	KDX Kayabacho Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	3,030
	A-22	KDX Shin-Yokohama Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,610
	A-24	KDX Minami Semba Dai-1 Building	Other Regional Areas	Trust beneficiary interest in real estate	1,310
	A-25	KDX Minami Semba Dai-2 Building	Other Regional Areas	Trust beneficiary interest in real estate	1,290
	A-26	KDX Kiba Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,630
	A-27	KDX Kajicho Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,450
	A-29	KDX Higashi-Shinjuku Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	3,360
	A-30	KDX Nishi-Gotanda Building	Tokyo Metropolitan Area	Real Estate	4,290
	A-31	KDX Monzen-Nakacho Building	Tokyo Metropolitan Area	Real Estate	1,310
	A-32	KDX Shiba-Daimon Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	5,830
	A-34	KDX Hon-Atsugi Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,100
	A-37	KDX Ochanomizu Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	7,010
	A-39	KDX Toranomon Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	4,050
	A-40	Toranomon Toyo Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	10,100
	A-41	KDX Shinjuku 286 Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,360

Office Buildings	A-42	Karasuma Building	Other Regional Areas	Trust beneficiary interest in real estate	5,680
	A-44	KDX Sendai Building	Other Regional Areas	Trust beneficiary interest in real estate	1,640
	A-46	Hiei Kudan-Kita Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	8,030
	A-48	Kawasaki-Ekimae Hon-cho Building	Tokyo Metropolitan Area	Real Estate	3,300
	A-49	Nissou Dai-17 Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,870
	A-50	Ikejiri-Oohashi Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,850
	A-51	KDX Hamacho Nakanohashi Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	2,010
	A-53	KDX Hakata-Minami Building	Other Regional Areas	Real Estate	4,490
	A-55	Shin-toshin Maruzen Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	1,920
	A-56	KDX Jimbocho Building	Tokyo Metropolitan Area	Real Estate	2,510
	A-60	KDX Harumi Building	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	10,600
Residential Properties	B-18	Venus Hibarigaoka	Other Regional Areas	Trust beneficiary interest in real estate	1,510
	B-19	Residence Charmante Tsukishima	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	4,720
Central Urban Retail Property	C-1	Frame Jinnan-zaka	Tokyo Metropolitan Area	Trust beneficiary interest in real estate	10,900
Total of 40 properties			-	-	156,370

Assets that are not pledged as collateral as of April 30, 2009 are 21 office buildings (total appraisal value at end of eighth fiscal period ¥53,055 million), 5 residential properties (total appraisal value at end of eighth fiscal period ¥5,048 million) and 1 central urban retail property (appraisal value at end of eighth fiscal period ¥1,980 million), or a total of 27 properties (total appraisal value at end of eighth fiscal period ¥60,083 million).

(c) Diversification of Debt Maturities

The Investment Corporation will continue to strive to reduce refinancing risk by diversifying repayment dates for its interest-bearing debt. Moreover, the total balance of interest-bearing debt as of the end of the eighth fiscal period (April 30, 2009) maturing in each fiscal period is as follows.

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

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

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

(d) Status of Credit Rating

The Investment Corporation acquired a credit rating from Moody's Investors Services, Inc. in February 2006, and credit rating from Japan Credit Rating Agency, Ltd. in December 2006. Details of the credit ratings as of April 30, 2009 are as follows.

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

In addition, the changes of the credit rating from Moody's Investors Service, Inc. ("Moody's") during the fiscal period under review are as follows.

- On January 15, 2009, there was an announcement of the rating change, A3 (Stable) to Baa1 (The rating remains under review for possible downgrade.), by Moody's for the following reasons. "The downgrade, and the fact that the rating remains under review for possible further downgrade, reflects Moody's concern that Kenedix

Realty Investment Corporation's financial flexibility will be stressed due to the current financial turmoil and the concomitant credit crunch in the real estate financial market."

- On March 6, 2009, there was an announcement of rating change, Baa1 (The rating remains under review for possible downgrade.) to Baa2 (The rating remains under review for possible downgrade.), by Moody's for the following reasons. "The downgrade reflects that, should Kenedix Realty Investment Corporation convert its portfolio properties into collateral for its loans, its unsecured debt may become subordinated to the loans."
- On April 21, 2009, there was an announcement of the rating change, Baa2 (The rating remains under review for possible downgrade.) to Ba1 (Negative) by Moody's, "the downgrade reflects Moody's concern that Kenedix Realty Investment Corporation's financial flexibility will be stressed due to the credit crunch plaguing the real estate market. The ratings also take into account that Kenedix Realty Investment Corporation's rated bonds are subordinated to its loans."

Furthermore, credit rating reviews from Japan Credit Rating Agency, Ltd. ("JCR") during the fiscal period under review were as follows.

- On February 6, 2009, there was an announcement by JCR to affirm the A+ rating and to change the rating outlook from Stable to Negative.
- On April 22, 2009, there was an announcement by JCR to affirm the A+ rating and Negative rating outlook.

(e) Status of Shelf Registration

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

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

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

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

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

(f) Status of Commitment Line Agreement

The status of the commitment line agreements during the fiscal period under review are as follows.

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

Notes:

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

As of April 30, 2009, borrowings based on the commitment line agreement are as follows.

Classification	Lender	Balance (Billions of Yen)	Drawdown Date	Repayment Date
Series 32-L (Short-Term)	Citibank Japan, Ltd.	1.5	October 31, 2008	October 30, 2009
Series 33-L (Short-Term)	Citibank Japan, Ltd.	1.0	November 4, 2008	November 2, 2009
Series 36-L (Short-Term)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	0.5	February 27, 2009	February 26, 2010
Series 31-L (Long-Term) (Note)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2.0	September 30, 2008	March 31, 2011

Note: Concerning Series 31-L (¥2.0 billion), the Investment Corporation executed a memorandum of understanding on September 26, 2008 that sets March 31, 2011 as the expiration date of the commitment line agreement.

D. Holding of General Meetings of Unitholders

The Investment Corporation held its Third General Meeting of Unitholders on January 22, 2009. All the agenda items were resolved as initially submitted including a change to certain sections of the Articles of Incorporation, and the appointment of an Executive Director, Substitute Executive Director and two Supervisory Directors.

E. Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥8,204 million, operating income of ¥3,463 million, ordinary income of ¥2,435 million and net income of ¥2,434 million for its eighth fiscal period. In accordance with Article 67.15 of the Special Taxation Measures Law, the Investment Corporation distributes the total amount of its unappropriated retained earnings for each period. Cash distribution for the eighth fiscal period was ¥12,172 per unit

(2) Outlook

A. Investment Environment

Ever since the bankruptcies of major financial institutions occurred in the U.S. in September 2008, the financial crisis showed signs of worsening and prolonging and has started to spread around the world. The slowdown of the Japanese economy is rapidly increasing in severity due to the large drop in share prices and sharp yen appreciation which have led to a further cooling down in business and consumer confidence. Furthermore, there are concerns that the economic slowdown will continue for an extended period of time due to large-scale employment adjustments, evidence of knock-on effects from the domestic financial side to the real economy, a risk that the circumstances surrounding the global economy will worsen further and other factors.

As for the real estate market, official land prices were announced in March 2009 and the upward trend that had lasted for three years until last year changed to a downward trend (commercial land for the three major metropolitan areas decreased by 5.4%). Reasons for this change are the economic slowdown and rise of vacancy rates of office buildings, etc. in correlation with the slowdown, increase of inventory as a result of a poor sales of condominiums, etc., and effects of the downturn of the real estate market due to decreasing demand, etc. in light of the decline in real estate investment and loan for real estate.

In the office building leasing market, it is becoming increasingly clear that the trend is placing priority on low rents one bears over office building location or facility standards as a result of the effects of the economic slowdown. For the three major metropolitan areas, the trend to shift from city centers where rent levels are high to surrounding areas and a shift from expensive large-sized office buildings to mid-sized office buildings that are cheaper in comparison was seen. In these areas, it seems that the two trends of an increase in vacancy rates and downward adjustments of rents will continue to clash for the near term.

B. Future Management Policies

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

(a) Existing property management strategy

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

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

<u>Identify tenant satisfaction through use of tenant surveys</u>

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, and the second CS Survey, which covered 44 of its properties, during the fifth fiscal period.

Plans are in place to conduct a third CS Survey which is to cover 58 properties during the fiscal period ending October 31, 2009.

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

Reduction of the Construction Budget

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

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

Measures to Maintain and Raise Competitiveness of Properties

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

The Investment Corporation aims to provide certain uniform standards in regards to specifications and services that tend to differ by property and will implement measures to enhance the value by carrying out property management based on these unified standards. Furthermore, it aims to maintain the rent levels and asset values by implementing appropriate construction for repairs and maintenance.

Leasing management according to the market environment

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

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

On the other hand, the Investment Corporation will endeavor to conduct property management so as to increase customer satisfaction by

adopting the basic policy of maintaining current conditions in serving existing tenants.

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

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

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

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

(b) New Property Investment Strategy and Sales Policy

The Investment Corporation has thus far been acquiring investment properties by considering (1) the weighted average cost of capital, which is based on the (2) level of return on distributions, which is calculated from the investment unit price and distributions per unit and (3) debt financing costs and interest-bearing debt ratio. Hereafter, in light of the recent uncertain market environment and other factors, the Investment Corporation will no longer aim to increase asset and for the time being.

Accordingly, concerning central urban retail properties and residential properties, the Investment Corporation will not only refrain from conducting new investments, but will also place such properties on the top of the list of properties to sell while taking into consideration the market environment, asset size and other factors. In addition, in light of the area and size of individual properties and depending on the sales terms and conditions, the Investment Corporation will not exclude office buildings either from the list of properties that could be sold. Moreover, the Investment Corporation will not exclude assets whose cash flow show no signs of improvement for the short-term from the list of properties that could be sold.

The Investment Corporation seeks to continue improving the quality of its portfolio in terms of location, size and type of properties, through various measures including replacement of assets, and will continue to aim to build a strong portfolio focusing on mid-sized office buildings.

(c) Financial Strategy

The Investment Corporation will continue to pursue debt financing on an unsecured and unguaranteed basis and as well as make arrangements to ensure fixed interest rate debt in line with interest rate trends and other considerations. In addition, the Investment Corporation will seek to diversify its debt repayment period to reduce refinancing risk. Furthermore, the Investment Corporation will pursue stable financial management through such measures as continuing to maintain long-term debt ratios above prudent levels. Furthermore, through prepayment of borrowings (mainly borrowings whose repayment dates will arrive within 1 year) by refinancing them as long-term borrowings and other measures, the Investment Corporation will aim to extend the average life of its debts.

The Investment Corporation will continue to maintain its conservative leverage policy by taking such measures as keeping the ratio of interest-bearing debt to total assets at a prudent level. Furthermore, the Investment Corporation may choose to decrease its interest-bearing debt ratio through the sale of property, etc

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

(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

There were no important events following account settlement of the eighth fiscal period.

(4) Outlook

Forecasts for the ninth fiscal period (May 1, 2009 to October 31, 2009) are presented as follows. Please refer to the "Preconditions and Assumptions for the Fiscal Period Ending October 31, 2009" below for factors that underpin forecasts.

Operating Revenues	¥7,898 million
Ordinary Income	¥2,381 million
Net Income	¥2,380 million
Distribution per Unit	¥11,900
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. The following matters are important factors that may impact actual business results, etc. Moreover, factors that may impact operating conditions are not limited to these factors alone.

・Sales profit and loss (including decrease of rent) and other matters accompanying sales of property, etc. for conducting repayment of borrowings, accumulation of cash on hand and replacement of assets, etc.

"Preconditions and Assumptions for the Fiscal Period Ending October 31, 2009"

	Preconditions and Assumptions
Calculation Period	● The ninth fiscal period: May 1, 2009 to October 31, 2009 (184 days)
Property Portfolio	●Forecasts are based on the 67 properties held as of June 11, 2009. This will remain unchanged (no new properties will be acquired and no existing properties will be sold) up to and including the end of the ninth fiscal period excluding the following acquisition of property. KDX Nagoya Sakae Building (old name: Sakae 4-chome Office Building (Tentative Name)) Planned acquisition date July 1, 2009 Planned acquisition price ¥3,550 million (building portion) ● The property portfolio may change due to a variety of factors.
Operating Revenues	●Rental revenues are estimated based on historical performance and a variety of factors including leasing market conditions. ●Rental revenues for KDX Nagoya Sakae Building, written above, were calculated based on the assumption that there are no guaranteed rents. This is because the article concerning the master lease agreement with guaranteed rents was deleted from the real estate acquisition agreement dated April 25, 2008 through a change agreement concluded on June 11, 2009.
Operating Expenses	● Property-related expenses other than depreciation are estimated based on historic expenses, adjusted to reflect the expenses variables. ● In general, property tax and city planning tax are allocated to the seller and purchaser on a pro rata basis at the time of acquisition settlement. In the case of the Investment Corporation, an amount equivalent to the portion allocated to the purchaser is included in the acquisition price of the property. ● Repairs, maintenance and renovation expenses are estimated based on the amounts budgeted by the asset management company for each property and amounts considered essential for each period. Actual repairs, maintenance and renovation expenses for each fiscal period may, however, differ significantly from estimated amounts due to unforeseen circumstances or emergencies. ● For the ninth fiscal period, an amount of ¥548 million has been estimated for taxes and public dues (property tax and city-planning tax, etc.). ● For the ninth fiscal period, an amount of ¥1,460 million has been estimated for depreciation expense.
Non-Operating Expenses	● The Investment Corporation is amortizing unit issuance costs over a period of three years using the straight-line method. ● Interest payable (including finance costs) of ¥1,063 million is forecasted for the ninth fiscal period.
Debt Financing and Investment	●The balance of borrowings as of June 11, 2009 is ¥86.75 billion. Forecasts are based on the assumption

Corporation Bonds	that the balance of borrowings shall remain unchanged for the rest of the ninth fiscal period. ● The balance of investment corporation bonds as of June 11, 2009 is ¥12.0 billion. Forecasts are also based on the assumption that the balance of investment corporation bonds shall remain unchanged in the ninth fiscal period.
Investment Units Issued and Outstanding	● The number of investment units issued and outstanding as of June 11, 2009 is 200,000 units. Forecasts are based on the assumption that the number of investment units issued and outstanding shall remain unchanged for the ninth fiscal period.
Distributions per Unit	● Distributions per unit of amounts less than ¥1 are omitted. Calculations are based on a 100% distribution of unappropriated retained earnings. ● 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	● The Investment Corporation does not currently anticipate distributions in excess of earnings per unit.
Other	● 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)

	Seventh Fiscal Period (As of October 31,2008)	Eighth Fiscal Period (As of April 30, 2009)
ASSETS		
Current assets		
Cash and deposits *3	6,799,392	9,981,142
Cash and deposits in trust *3	6,230,408	5,626,942
Accounts receivable-trade	187,278	260,568
Prepaid expenses	54,922	59,595
Consumption taxes receivable	180,365	-
Other	12,773	13,727
Total current assets	13,465,140	15,941,976
Noncurrent assets		
Property, plant and equipment		
Buildings	11,004,879	11,230,049
Accumulated depreciation	△494,742	△696,022
Buildings, net	10,510,137	10,534,027
Structures	9,395	9,402
Accumulated depreciation	△1,459	△2,078
Structures, net	7,936	7,323
Machinery and equipment	35,428	37,885
Accumulated depreciation	△18,174	△23,222
Machinery and equipment, net	17,254	14,663
Tools, furniture and fixtures	39,052	39,653
Accumulated depreciation	△3,379	△5,367
Tools, furniture and fixtures, net	35,673	34,286
Land	29,093,099	29,104,205
Buildings in trust	63,333,891	62,890,727
Accumulated depreciation	△5,345,618	△6,378,641
Buildings in trust, net	57,988,273	56,512,085
Structures in trust	198,074	198,761
Accumulated depreciation	△48,445	△56,034
Structures in trust, net	149,629	142,726
Machinery and equipment in trust	870,276	863,259
Accumulated depreciation	△222,411	△267,320
Machinery and equipment in trust, net	647,864	595,938
Tools, furniture and fixtures in trust	342,957	340,194
Accumulated depreciation	△96,131	△115,256
Tools, furniture and fixtures in trust, net	246,826	224,937
Land in trust	126,813,694	124,725,632
Total property, plant and equipment *3	225,510,388	221,895,828
Intangible assets		
Leasehold right	285,350	285,350
Right of using water facilities in trust *3	-	1,382
Total intangible assets	285,350	286,732
Investments and other assets		

(Thousands of Yen)

	Seventh Fiscal Period (As of October 31,2008)	Eighth Fiscal Period (As of April 30, 2009)
Lease and guarantee deposits	12,226	11,982
Long-term prepaid expenses	213,679	498,863
Deferred tax assets	6,399	6,554
Total investments and other assets	232,306	517,400
Total noncurrent assets	226,028,045	222,699,960
Deferred assets		
Business commencement expenses	15,269	10,179
Investment corporation bond issuance costs	51,306	45,524
Investment unit issuance expenses	88,837	47,368
Total deferred assets	155,412	103,072
Total assets	239,648,597	238,745,009

(Thousands of Yen)

	Seventh Fiscal Period (As of October 31,2008)	Eighth Fiscal Period (As of April 30, 2009)
Liabilities		
Current Liabilities		
Accounts payable	407,070	304,660
Short-term loans payable *2 *3	5,000,000	10,000,000
Current portion of long-term loans payable *3	19,000,000	9,000,000
Accounts payable-other	321,639	310,173
Accrued expenses	141,200	127,475
Income taxes payable	605	649
Accured consumption taxes	36,004	288,058
Advances received	1,238,194	1,173,618
Deposits received	6,411	68,644
Total current liabilities	26,151,125	21,273,278
Noncurrent liabilities		
Investment corporation bond	12,000,000	12,000,000
Long-term loans payable *2 *3	62,750,000	67,750,000
Tenant leasehold and security deposits	1,515,158	1,536,640
Tenant leasehold and security deposits in trust	9,128,464	8,770,327
Derivatives liabilities	16,271	16,665
Total noncurrent liabilities	85,409,894	90,073,632
Total liabilities	111,561,020	111,346,911
Net assets		
Unitholders' equity		
Unitholders' capital	124,973,750	124,973,750
Surplus		
Unappropriated retained earnings(undisposed loss)	3,123,698	2,434,458
Total surplus	3,123,698	2,434,458
Total unitholders' equity	128,097,449	127,408,208
Valuation and translation adjustments		
Deferred gains or losses on hedges	△9,872	△10,110
Total valuation and translation adjustments	△9,872	△10,110
Total net assets *1	128,087,577	127,398,097
Total liabilities and net assets	239,648,597	238,745,009

(2) Statements of Income

(Thousands of Yen)

	Seventh Fiscal Period May 1, 2008 to October 31, 2008	Eighth Fiscal Period November 1, 2008 to April 30, 2009
Operating revenue		
Rent revenue-real estate *1	7,111,092	7,232,621
Other lease business revenue *1	1,045,424	971,500
Gain on sales of real estate properties *2	299,716	-
Total operating revenue	8,456,233	8,204,121
Operating expenses		
Expenses related to rent business *1	3,678,719	3,603,207
Loss on sales of real estate properties *3	-	492,462
Asset management fee	442,469	434,810
Directors' compensation	5,400	5,400
Asset custody fee	23,483	24,077
Administrative service fees	50,791	54,354
Audit fee	9,300	10,800
Other operating expenses	101,330	115,822
Total operating expenses	4,311,495	4,740,935
Operating income	4,144,738	3,463,186
Non-operating income		
Interest income	11,158	8,280
Other	3,144	3,657
Total non-operating income	14,303	11,938
Non-operating expenses		
Interest expenses	689,468	745,040
Interest expenses on investment corporation bonds	114,321	113,378
Borrowing related expenses	145,680	107,827
Amortization of investment corporation bond issuance costs	5,877	5,781
Amortization of investment unit issuance expenses	41,468	41,468
Amortization of business commencement expenses	5,089	5,089
Other	32,728	21,208
Total non-operating expenses	1,034,635	1,039,795
Ordinary income	3,124,406	2,435,329
Income before income taxes	3,124,406	2,435,329
Income taxes-current	605	959
Income taxes-deferred	187	10
Total income taxes	792	969
Net income	3,123,613	2,434,359
Retained earnings brought forward	85	98
Unappropriated retained earnings(undisposed loss)	3,123,698	2,434,458

(3) Statements of Unitholders' Equity

(Thousands of Yen)

	Seventh Fiscal Period May 1, 2008 to October 31, 2008	Eighth Fiscal Period November 1, 2008 to April 30, 2009
Unitholders' equity		
Unitholders' capital *		
Balance at the end of previous period	124,973,750	124,973,750
Changes of items during the period		
Total changes of items during the period	-	-
Balance at the end of current period	124,973,750	124,973,750
Surplus		
Unappropriated retained earnings (undisposed loss)		
Balance at the end of previous period	3,342,285	3,123,698
Changes of items during the period		
Distribution from surplus	△3,342,200	△3,123,600
Net income	3,123,613	2,434,359
Total changes of items during the period	△218,586	△689,240
Balance at the end of current period	3,123,698	2,434,458
Total unitholders' equity		
Balance at the end of previous period	128,316,035	128,097,449
Changes of items during the period		
Distribution from surplus	△3,342,200	△3,123,600
Net income	3,123,613	2,434,359
Total changes of items during the period	△218,586	△689,240
Balance at the end of current period	128,097,449	127,408,208
Valuation and translation adjustments		
Deferred gains or losses on hedges		
Balance at the end of previous period	△1,873	△9,872
Changes of items during the period		
Net change of items other than owners' equity	△7,998	△238
Total changes of items during the period	△7,998	△238
Balance at the end of current period	△9,872	△10,110
Total valuation and translation adjustments		
Balance at the end of previous period	△1,873	△9,872
Changes of items during the period		
Net change of items other than owners' equity	△7,998	△238
Total changes of items during the period	△7,998	△238
Balance at the end of current period	△9,872	△10,110
Total net assets		
Balance at the end of previous period	128,314,161	128,087,577
Changes of items during the period		
Distribution from surplus	△3,342,200	△3,123,600
Net income	3,123,613	2,434,359
Net change of items other than owners' equity	△7,998	△238
Total changes of items during the period	△226,584	△689,479
Balance at the end of current period	128,087,577	127,398,097

(4) Basis for Calculating Cash Distribution

(Unit: Yen)

	Seventh Fiscal Period (May 1, 2008 to October 31, 2008)	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)
I. Retained earnings at the end of period	3,123,698,986	2,434,458,226
II. Total Distribution	3,123,600,000	2,434,400,000
(Distribution per Unit)	(15,618)	(12,172)
III. Retained Earnings bring to next period	98,986	58,226
Method of calculating the distribution amount	The Investment Corporation determines the amount of distribution in accordance with Article 35-1 of its Articles of Incorporation, which must exceed 90% of its distributable income as stipulated in Article 67-15 of the Special Taxation Measures Law. The Investment Corporation has therefore decided to distribute the maximum amount of retained earnings at the period-end of period, namely totaling ¥3,123,600,000 to 200,000 units issued and outstanding. Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable income.	The Investment Corporation determines the amount of distribution in accordance with Article 35-1 of its Articles of Incorporation, which must exceed 90% of its distributable income as stipulated in Article 67-15 of the Special Taxation Measures Law. The Investment Corporation has therefore decided to distribute the maximum amount of retained earnings at the period-end of period, namely totaling ¥2,434,400,000 to 200,000 units issued and outstanding. Procedures for the distribution of amounts exceeding distributable income are outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation. In its fiscal period under review, the Investment Corporation has decided not to distribute cash in excess of distributable income.

(5) Statements of Cash Flows

(Thousands of Yen)

	Seventh Fiscal Period May 1, 2008 to October 31, 2008	Eighth Fiscal Period November 1, 2008 to April 30, 2009
Net cash provided by (used in)operating activities		
Income before income taxes	3,124,406	2,435,329
Depreciation and amortization	1,445,266	1,429,328
Amortization of long-term prepaid expenses	38,292	90,327
Interest income	△11,158	△8,280
Interest expenses	803,790	858,418
Amortization of deferred business commencement expenses	5,089	5,089
Amortization of investment unit issuance expenses	41,468	41,468
Amortization of investment corporation bond issuance expenses	5,877	5,781
Decrease (increase) in accounts receivable-trade	△28,274	△73,289
Decrease (increase) in consumption taxes refund receivable	△180,365	180,365
Decrease (increase) in prepaid expenses	△17,755	21,185
Increase (decrease) in accounts payable	△34,347	△102,410
Increase (decrease) in accounts payable-other	△32,132	△12,573
Increase (decrease) in accrued consumption taxes	△179,988	252,054
Increase (decrease) in advances received	65,520	△64,576
Increase (decrease) in deposits received	1,907	62,233
Loss on retirement of noncurrent assets	7,852	-
Changes in net property, plant and equipment held in trust from sale	5,100,280	3,108,889
Decrease (increase) in long-term prepaid expenses	△133,409	△401,369
Other, net	△1,907	△2,317
Subtotal	10,020,414	7,825,654
Interest income received	11,158	8,280
Interest expenses paid	△751,791	△872,143
Income taxes paid	△769	△605
Net cash provided by (used in)operating activities	9,279,012	6,961,186
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	△4,418,444	△239,340
Purchase of property, plant and equipment in trust	△11,161,392	△684,277
Purchase of intangible assets in trust	-	△1,422
Proceeds from collection of lease and guarantee deposits	11,100	244
Payments of tenant leasehold and security deposits	△41,251	△58,660
Proceeds from tenant leasehold and security deposits	285,381	80,142
Payments of tenant leasehold and security deposits in trust	△639,474	△719,185
Proceeds from tenant leasehold and security deposits in trust	862,124	361,048
Payments of bank deposits in trust	-	△1,390,000
Payments of restricted bank deposits in trust	△574,468	△562
Proceeds from restricted bank deposits in trust	1,299,218	820,124
Net cash provided by (used in) investment activities	△14,377,205	△1,831,889

(Thousands of Yen)

		Seventh Fiscal Period May 1, 2008 to October 31, 2008	Eighth Fiscal Period November 1, 2008 to April 30, 2009
Net cash provided by (used in) financing activities			
Increase in short-term loans payable		5,500,000	12,000,000
Decrease in short-term loans payable		△6,250,000	△7,000,000
Proceeds from long-term loans payable		22,750,000	9,500,000
Repayment of long-term loans payable		△13,000,000	△14,500,000
Dividends paid		△3,340,016	△3,121,450
Net cash provided by (used in) financing activities		5,659,983	△3,121,450
Net increase (decrease) in cash and cash equivalents		561,790	2,007,845
Cash and cash equivalents at beginning of period		11,141,858	11,703,649
Cash and cash equivalents at end of period	※	11,703,649	13,711,494

(6) Notes

【Going Concern】

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

【Important Accounting Standards】

	Seventh Fiscal Period (May 1, 2008 to October 31, 2008)	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)
1. Depreciation of fixed assets	(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 (2) Long-term prepaid expenses The straight-line method is applied.	(1) Property, plant and equipment (includes trust assets) Same applies as left. (2) Intangible assets (includes trust assets) The straight-line method is applied. Right of using water facilities: 6 years (3) Long-term prepaid expenses Same applies as left.
2. Accounting policies for deferred assets	(1) Deferred organization expenses Organization costs are amortized over a period of 5 years. (2) Investment unit issuance costs Unit issuance costs are amortized over a period of 3 years. (3) Investment corporation bond issuance costs Bond issuance costs are amortized by applying the straight-line method for the entire redemption period.	(1) Deferred organization expenses Same applies as left. (2) Investment unit issuance costs Same applies as left. (3) Investment corporation bond issuance costs Same applies as left.
3. Accounting standards for revenues and expenses	Accounting method for property tax Property-related taxes including property taxes and city planning taxes, etc. are imposed on properties on a calendar year basis. These taxes are generally charged to rental expenses for the period, for which the payment was made during the said period. 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 fiscal period under review amounted to ¥10,840 thousand.	Accounting method for property tax Same applies as left. In connection with the acquisition of real estate including trust beneficiary interests in real estate during the fiscal period under review, the Investment Corporation included its pro rata property portion for the year in each property acquisition price and not as rental expense. There are no property taxes included in acquisition prices for the fiscal period under review.

	Seventh Fiscal Period (May 1, 2008 to October 31, 2008)	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)
4. Accounting for hedges	(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. (2) Hedging instruments and risks hedged Hedge instruments The Investment Corporation enters into interest-rate swap transactions. Risks hedged Interest rates on debt. (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. (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.	(1) Hedge accounting method Same applies as left. (2) Hedging instruments and risks hedged Hedge instruments Same applies as left. Risks hedged Same applies as left. (3) Hedging policy Same applies as left. (4) Method of evaluating the effectiveness of hedging Same applies as left.
5. The scope of cash and cash equivalents on statements of cash flows	For the purpose of cash flow statements, cash and cash equivalents consist of cash on hand, deposits received that can be withdrawn on demand, and short-term investments with original maturities of three months or less, that are readily convertible to known amounts of cash and present insignificant risk of a change in value	Same applies as left.
6. Other significant accounting policies utilized in the preparation of financial statements	(1) Accounting method for trust beneficiary interests in real estate and other assets The assets and liabilities as well as revenues and expenses of financial assets held in the form of trust beneficiary interests in real estate and other assets are recorded in full in the Investment Corporation's balance sheets and statements of income. Important line items included in accounting for financial assets in the Investment Corporation's balance sheet are as follows: 1. Cash and deposits in trust 2. Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust,	(1) Accounting method for trust beneficiary interests in real estate and other assets Same applies as left. 1. Same applies as left. 2. Same applies as left.

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

【Notes to the Balance Sheets】

(Thousands of Yen, otherwise stated)

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

【Notes to the Statements of Income】

(Thousands of Yen)

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)		Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	
*1. Breakdown of real estate rental business profit and loss		*1. Breakdown of real estate rental business profit and loss	
A. Rental and other operating revenues		A. Rental and other operating revenues	
Rental revenues		Rental revenues	
Leasing income	5,847,509	Leasing income	5,985,835
Common area charges	1,263,582	Common area charges	1,246,786
Total	7,111,092	Total	7,232,621
Others		Others	
Parking space rental revenues	250,005	Parking space rental revenues	241,961
Utility charge reimbursement	668,718	Utility charge reimbursement	559,130
Miscellaneous	126,699	Miscellaneous	170,408
Subtotal	1,045,424	Subtotal	971,500
Total rental and operating revenues	8,156,516	Total rental and operating revenues	8,204,121
B. Rental and other operating expenses		B. Rental and other operating expenses	
Rental expenses		Rental expenses	
Property management fees and facility management fees	792,076	Property management fees and facility management fees	799,004
Utilities	611,721	Utilities	578,388
Taxes	406,438	Taxes	494,866
Repairs and maintenance costs	188,400	Repairs and maintenance costs	138,370
Insurance	17,035	Insurance	16,532
Trust fees	46,904	Trust fees	45,274
Others	163,023	Others	101,440
Depreciation	1,445,266	Depreciation	1,429,328
Loss on retirement of fixed assets	7,852	Total property-related expenses	3,603,207
Total property-related expenses	3,678,719	C. Rental business profit (A – B)	4,600,914
C. Rental business profit (A – B)	4,477,796		
*2. Profit on sale of real estate		*2. Loss on sale of real estate	
Hakata Ekimae Dai-2 Building		KDX Koishikawa Building	
Revenue from sale of the investment property	1,470,000	Revenue from sale of the investment property	670,000
Costs of the investment property	1,434,889	Costs of the investment property	678,062
Other sales' expenses	28,101	Other sales' expenses	16,368
Profit on sale of real estate	7,008	Loss on sale of real estate	24,431
ZARA Tenjin Nishi-dori		KDX Hakata Building	
Revenue from sale of the investment property	4,108,810	Revenue from sale of the investment property	2,000,000
Costs of the investment property	3,665,390	Costs of the investment property	2,430,829
Other sales' expenses	150,711	Other sales' expenses	37,202
Profit on sale of real estate	292,708	Loss on sale of real estate	468,031

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

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

【Notes to the Statements of Cash Flow】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)		Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	
*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements.		*Reconciliation of balance sheet items to cash and cash equivalents at end of period in the cash flows statements.	
(As of October 31, 2008)	(Thousands of Yen)	(As of April 30, 2009)	(Thousands of Yen)
Cash and bank deposits	6,799,392	Cash and bank deposits	9,981,142
Cash and deposits in trust	6,230,408	Cash and deposits in trust	5,626,942
Restricted bank deposits held in trust (Note)	△1,326,152	Restricted bank deposits held in trust (Note 1)	△506,590
Cash and cash equivalents	11,703,649	More than 3 months fixed deposits (Note 2)	△1,390,000
		Cash and cash equivalents	13,711,494
Note: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust.		Note 1: Restricted bank deposits held in trust are retained for repayment of tenant leasehold and security deposits held in trust. Note 2: More than 3 months fixed deposits are fixed deposit which has deposit term of more than 3 months.	

【Notes to the Lease Transactions】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)		Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	
Operating lease transactions	(Thousands of Yen)	Operating lease transactions	(Thousands of Yen)
(Lessor)		(Lessor)	
Unearned lease payments		Unearned lease payments	
Due within one year	1,493,056	Due within one year	1,314,069
Due after one year	8,487,580	Due after one year	7,930,499
Total	9,980,636	Total	9,244,568

【Notes to the Marketable Securities】

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

【Notes to the Derivative Transactions】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)
(1) Details of the transaction The Investment Corporation entering into interest-rate swap transactions uses derivatives as hedging instruments	(1) Details of the transaction Same applies as left.
(2) Transaction policies Derivatives are used by the Investment Corporation to manage its exposure to the risk of future interest rate fluctuation. Derivative transactions are not used for speculative purposes.	(2) Transaction policies Same applies as left.
(3) Purpose of the transaction In interest-related transactions, derivative transaction is used to maintain earnings stability by managing exposure to the risk of interest rate hikes in the interest rate market on borrowings. Hedge accounting is applied to the use of derivative transactions.	(3) Purpose of the transaction Same applies as left.
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.	① Hedge accounting method Same applies as left.
② Hedging instruments and risks hedged ・Hedge instruments The Investment Corporation enters into interest-rate swap transactions. ・Risks hedged Interest rates on debt	② Hedging instruments and risks hedged Same applies as left.
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.	③ Hedging policy Same applies as left.
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.	④ Method of evaluating the effectiveness of hedging Same applies as left.
(4) Risks related to derivative transaction Interest-rate swap transactions are subject to risks stemming from fluctuations in the interest rate market.	(4) Risks related to derivative transaction Same applies as left.
(5) Risks management system for derivative transaction Risks management is based on the management procedures of the Asset Management Company.	(5) Risks management system for derivative transaction Same applies as left.

【Notes to the Retirement Payment】

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

【Tax-Effect Accounting】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)		Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	
1.Principal deferred tax assets and liabilities	(Thousands of Yen)	1.Principal deferred tax assets and liabilities	(Thousands of Yen)
(Deferred tax assets)		(Deferred tax assets)	
Bad debts loss	50	Enterprise tax payable not included in expenses	17
Unrealized loss from deferred hedge transactions	6,399	Bad debts loss	22
Total deferred tax assets	6,449	Unrealized loss from deferred hedge transactions	6,554
		Total deferred tax assets	6,594
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	(%)
Normal effective statutory tax rate	39.39	Normal effective statutory tax rate	39.33
(Adjustments)		(Adjustments)	
Deductible cash distributions	△39.38	Deductible cash distributions	△39.31
Others	0.02	Others	0.02
Actual effective tax rate	0.03	Actual effective tax rate	0.04
3. The amounts of deferred tax assets and liabilities have been revised as a result of changes to the corporation tax rate, etc. in accordance with the Interim Law Concerning Local Corporation Special Tax, etc. (Law No. 25 of 2008) that went into effect on April 30, 2008. The effective statutory tax rate used to calculate deferred tax assets and liabilities has been changed from 39.39% to 39.33%. The amount affected by this change in the tax rate is immaterial.		――――――――――	

【Equity-Method Income and Retained Earnings】

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

【Related-Party Transactions】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)

1. Parent Company, corporate shareholders and other: None
2. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	516,312 (Note 2) (Note 4)	Accounts Payable -other	101,523 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note 3)	1,500 (Note4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note 5)	338,918	Accounts Payable	89,284

Notes:

1. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥27,894 thousand sales fee related to the sale of property and ¥45,949 thousand management fee related to the acquisition of property that count in book value for individual real estate.
3. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement," Operating Agency Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.
4. Consumption taxes are not included in a deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement," Property Management Agreement" between the Investment Corporation and Kenedix REIT Management, Inc. Property management fee include ¥44,425 thousand related to the acquisition of property that count in book value for individual real estate.

3. Subsidiary companies and other: None
4. Fellow subsidiary companies and other: None

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

1. Parent Company, corporate shareholders and other: None
2. Directors, individual shareholders and other

Attributes	Name	Business Activities / Position	Ratio of Possession of Voting Rights (%)	Details of Business	Deal Amount (¥Thousands)	Accounting Term	Balance of Period End (¥Thousands)
Board of Directors and Close Relatives	Taisuke Miyajima	Executive Director for the Investment Corporation and CEO and President of Kenedix REIT Management, Inc.	Possession of Right Direct 0.0%	Payment of asset management fee to Kenedix REIT Management, Inc. (Note 1)	448,160 (Note 2) (Note 4)	Accounts Payable -other	82,622 (Note 4)
As above	As above	As above	As above	Payment of business consignment fee to Kenedix REIT Management, Inc. (Note 3)	6,500 (Note4)	—	—
As above	As above	As above	As above	Payment of property management fee to Kenedix REIT Management, Inc. (Note 5)	323,675	Accounts Payable	75,069

Notes:

1. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the articles of incorporation of the Investment Corporation.
2. Asset management fee include ¥13,350 thousand sales fee related to the sale of property.
3. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement," Operating Agency Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.

4. Consumption taxes are not included in a deal amount, and are included in the balance of the end of period.
5. Taisuke Miyajima performed as a representative of the third party (Kenedix REIT Management, Inc.), and the fee is set up in the agreement," Property Management Agreement" between the Investment Corporation and Kenedix REIT Management, Inc.

3. Subsidiary companies and other: None
4. Fellow subsidiary companies and other: None

【Notes to the Information per Unit】

Seventh Fiscal Period (May 1, 2008 to October 31, 2008)		Eighth Fiscal Period (November 1, 2008 to April 30, 2009)	
Unitholders' Equity per Unit	¥640,437	Unitholders' Equity per Unit	¥636,990
Net Income per Unit	¥15,618	Net Income per Unit	¥12,171
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.

	Seventh Fiscal Period (May 1, 2008 to October 31, 2008)	Eighth Fiscal Period (November 1, 2008 to April 30, 2009)
Net Income (¥ thousand)	3,123,613	2,434,359
Amount vested in ordinary investors (¥ thousand)	—	—
Net income for ordinary units (¥ thousand)	3,123,613	2,434,359
Average number of units during the period (unit)	200,000	200,000

【Important Subsequent Events】

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

(7) Movements in Investment Units Issued and Outstanding

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

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

Notes:

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

4. Transfer of the Directors

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

Moreover, the following directors were re-appointed at the Fourth General Meeting of Unitholders held on January 22, 2009. Their terms of office are 2 years starting from February 1, 2009.

Executive Director Taisuke Miyajima
Supervisory Director Kimio Kodama
Supervisory Director Shiro Toba

Also, in order to avoid the case of having fewer directors than that designated by relevant regulatory requirements, the following non-statutory executive director was appointed.

Non-Statutory Executive Director Teruo Nozaki

5. Reference Information

(1) Component of Assets

Type of Specified Asset	Type	Area	Seventh Fiscal Period (As of October 31, 2008)		Eighth Fiscal Period (As of April 30, 2009)	
			Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)	Total Amount Held (¥M) (Note 1)	Ratio (%) (Note 2)
Real Estate	Office Buildings	Tokyo Metropolitan Area	30,845	12.9	30,897	12.9
		Other Regional Areas	9,103	3.8	9,082	3.8
Total for Real Estate			39,949	16.7	39,979	16.7
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	138,290	57.7	137,456	57.6
		Other Regional Areas	22,133	9.2	19,498	8.2
	Total for Office Buildings		160,423	66.9	156,955	65.7
	Residential Properties	Tokyo Metropolitan Area	10,844	4.5	10,750	4.5
		Other Regional Areas	1,898	0.8	1,876	0.8
	Total for Residential Properties		12,742	5.3	12,627	5.3
	Central Urban Retail Properties	Tokyo Metropolitan Area	12,679	5.3	12,620	5.3
Total of Trust Beneficiary Interests in Real Estate			185,846	77.5	182,202	76.3
Bank Deposits and Other Assets			13,852	5.8	16,562	6.9
Total Assets			239,648	100.0	238,745	100.0

Notes:

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

	Seventh Fiscal Period (As of October 31, 2008)		Eighth Fiscal Period (As of April 30, 2009)	
	Price (Millions of Yen)	Ratio (%)	Price (Millions of Yen)	Ratio (%)
Total of Liabilities	111,561	46.6	111,346	46.6
Total Unitholders' Equity	128,087	53.4	127,398	53.4
Total of Assets	239,648	100.0	238,745	100.0

(2) Properties Roster

①The 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 Eighth Fiscal Period (Note 3)	Direct Capitalization Method		Discounted Cash Flow Method			Appraiser (Note 4)	Ratio (%) (Note5)
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)	Terminal Capitalization Rate (%)		
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	10,250	10,152	10,600	10,700	4.7	10,500	4.5	4.9	A	4.6
		A-40	Toranomon Toyo Building	9,850	9,902	10,100	10,200	4.7	10,000	4.4	4.9	A	4.4
		A-46	Hiei Kudan-Kita Building	7,600	7,636	8,030	8,200	4.8	7,950	4.6	5.0	B	3.4
		A-37	KDX Ochanomizu Building	6,400	6,619	7,010	7,100	4.8	6,920	4.6	5.0	A	2.9
		A-32	KDX Shiba-Daimon Building	6,090	6,339	5,830	6,070	5.4	5,770	5.2	5.5	C	2.7
		A-13	KDX Kojimachi Building	5,950	5,807	5,190	5,330	5.0	5,150	4.8	5.1	C	2.7
		A-1	KDX Nihonbashi 313 Building	5,940	6,254	7,410	7,560	4.9	7,350	4.7	5.1	B	2.7
		A-16	Toshin-24 Building	5,300	5,223	5,030	5,080	5.6	4,970	5.4	5.8	A	2.4
		A-2	KDX Hirakawacho Building	5,180	5,224	5,340	5,470	4.8	5,280	4.6	5.0	B	2.3
		A-47	KDX Shin-Yokohama 381 Building	4,700	4,891	3,420	3,450	5.6	3,380	5.4	5.8	A	2.1
		A-17	Ebisu East 438 Building	4,640	4,559	4,790	4,830	5.1	4,750	4.8	5.3	A	2.1
		A-3	Higashi-Kayabacho Yuraku Building	4,450	4,483	5,790	5,870	5.0	5,710	4.8	5.2	A	2.0
		A-39	KDX Toranomon Building	4,400	4,864	4,050	4,100	4.6	3,990	4.4	4.8	A	2.0
		A-30	KDX Nishi-Gotanda Building	4,200	4,220	4,290	4,290	5.4	4,290	5.2	5.5	C	1.9
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	3,760	3,929	3,300	3,300	6.1	3,300	5.7	6.3	A	1.7
		A-4	KDX Hatchobori Building	3,680	3,496	3,810	3,870	5.0	3,790	4.8	5.2	B	1.6
		A-18	KDX Omori Building	3,500	3,477	3,980	4,010	5.2	3,940	5.0	5.4	A	1.5
		A-19	KDX Hamamatsucho Building	3,460	3,365	3,780	3,870	4.8	3,740	4.6	5.0	B	1.5
		A-45	KDX Roppongi 228 Building	3,300	3,454	2,410	2,450	4.9	2,360	4.7	5.1	A	1.5
		A-29	KDX Higashi-Shinjuku Building	2,950	3,206	3,360	3,470	5.3	3,310	5.1	5.5	B	1.3
		A-20	KDX Kayabacho Building	2,780	2,890	3,030	3,010	5.4	3,030	5.2	5.5	C	1.2
		A-56	KDX Jimbocho Building	2,760	2,967	2,510	2,530	5.3	2,480	5.1	5.6	A	1.2
		A-49	Nissou Dai-17 Building	2,710	2,706	1,870	1,880	5.6	1,850	5.4	5.8	A	1.2
		A-21	KDX Shinbashi Building	2,690	2,679	2,830	2,840	4.6	2,810	4.2	4.8	A	1.2
		A-5	KDX Nakano Sakaue Building	2,533	2,522	2,530	2,530	5.4	2,530	5.2	5.6	B	1.1
		A-22	KDX Shin-Yokohama Building	2,520	2,490	2,610	2,620	5.7	2,590	5.5	5.9	A	1.1
		A-6	Harajuku F.F. Building	2,450	2,486	3,090	3,120	5.6	3,060	5.4	5.8	A	1.1
		A-50	Ikejiri-Oohashi Building	2,400	2,499	1,850	1,870	6.0	1,830	5.8	6.2	A	1.0
		A-27	KDX Kajicho Building	2,350	2,448	2,450	2,470	5.0	2,440	4.8	5.2	B	1.0
		A-51	KDX Hamacho Nakanohashi Building	2,310	2,396	2,010	2,030	5.5	1,990	5.3	5.7	A	1.0
		A-15	KDX Hamacho Building	2,300	2,313	2,660	2,760	5.5	2,640	5.3	5.6	C	1.0
		A-41	KDX Shinjuku 286 Building	2,300	2,361	2,360	2,380	5.1	2,330	4.9	5.3	A	1.0
		A-7	FIK Minami Aoyama	2,270	2,280	2,910	2,940	4.9	2,870	4.7	5.1	A	1.0
		A-14	KDX Funabashi Building	2,252	2,469	2,140	2,220	6.2	2,120	6.0	6.4	C	1.0
		A-61	KDX Hamamatsucho Dai-2 Building	2,200	2,268	2,130	2,210	4.7	2,100	4.5	4.9	B	1.0
		A-55	Shin-toshin Maruzen Building	2,110	2,178	1,920	1,940	5.4	1,900	5.0	5.6	A	0.9
		A-33	KDX Okachimachi Building	2,000	2,146	1,910	1,950	5.0	1,890	4.9	5.2	B	0.9
		A-57	KDX Gobancho Building	1,951	2,026	1,630	1,640	5.2	1,620	4.9	5.3	A	0.8
		A-8	Kanda Kihara Building	1,950	1,866	1,950	1,980	5.0	1,930	4.8	5.2	B	0.8

Type	Area	No.	Property Name	Acquisition Price (Note 1)	Amount on the Balance Sheet (Note 2)	Appraisal Value at the end of Eighth Fiscal Period (Note 3)	Direct Capitalization Method		Discounted Cash Flow Method			Appraiser (Note 4)	Ratio (%) (Note5)
							Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)	Terminal Capitalization Rate (%)		
Office Buildings	Tokyo Metropolitan Area	A-2	KDX Yotsuya Building	1,950	1,963	2,370	2,390	5.4	2,350	5.2	5.6	A	0.8
		A-59	KDX Iwamoto-cho Building	1,864	1,873	1,650	1,660	5.6	1,630	5.4	5.8	A	0.8
		A-9	KDX Shinjuku-Gyoen Building	1,610	1,594	2,090	2,100	5.1	2,070	4.9	5.3	A	0.7
		A-26	KDX Kiba Building	1,580	1,651	1,630	1,670	5.7	1,620	5.5	5.8	C	0.7
		A-38	KDX Nishi-Shinjuku Building	1,500	1,557	1,450	1,480	5.3	1,440	5.1	5.4	C	0.6
		A-31	KDX Monzen-Nakacho Building	1,400	1,453	1,310	1,320	5.4	1,300	5.2	5.6	B	0.6
		A-52	KDX Kanda Misaki-cho Building	1,380	1,397	1,090	1,100	5.4	1,070	5.2	5.6	A	0.6
		A-34	KDX Hon-Atsugi Building	1,305	1,287	1,100	1,090	6.2	1,110	6.0	6.4	B	0.5
		A-35	KDX Hachioji Building	1,155	1,331	881	908	5.8	870	5.6	6.0	B	0.5
		A-28	KDX Nogizaka Building	1,065	1,130	970	986	5.2	966	5.0	5.3	C	0.4
	Other Regional Areas	A-12	Portus Center Building	5,570	5,046	5,250	5,310	6.3	5,230	6.1	6.5	B	2.5
		A-42	Karasuma Building	5,400	5,526	5,680	5,780	5.5	5,630	5.3	5.7	B	2.4
		A-53	KDX Hakata-Minami Building	4,900	4,917	4,490	4,520	6.3	4,460	6.1	6.5	A	2.2
		A-58	KDX Nagoya Sakae Building (Note 6) (Note 7)	4,000	4,165	3,530	-	-	-	-	-	B	1.8
		A-54	KDX Kitahama Building	2,220	2,239	1,810	1,810	5.8	1,810	5.4	6.0	A	1.0
		A-44	KDX Sendai Building	2,100	2,221	1,640	1,600	6.0	1,660	5.8	6.2	B	0.9
		A-24	KDX Minami Semba Dai-1 Building	1,610	1,535	1,310	1,420	5.6	1,280	5.4	5.8	C	0.7
		A-25	KDX Minami Semba Dai-2 Building	1,560	1,448	1,290	1,420	5.6	1,260	5.4	5.8	C	0.7
		A-36	KDX Niigata Building	1,305	1,480	844	854	7.2	833	7.0	7.4	A	0.5
Subtotal of Office Buildings (58 properties)				193,911	196,934	192,295	191,558 (Note 8)	-	187,049 (Note 8)	-	-	-	88.5
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	5,353	5,246	4,720	4,780	5.5	4,700	5.3	5.7	C	2.4
		B-3	Court Mejiro	1,250	1,225	1,040	1,040	5.5	1,030	5.3	5.7	A	0.5
		B-4	Apartments Motoazabu	1,210	1,206	1,120	1,130	5.4	1,110	5.2	5.6	A	0.5
		B-5	Apartments Wakamatsu Kawada	1,180	1,151	1,120	1,130	5.4	1,100	5.2	5.6	A	0.5
		B-34	Gradito Kawaguchi	1,038	1,054	949	967	5.8	945	5.5	6.1	C	0.4
		B-25	Court Shin-Okachimachi	878	864	819	833	5.3	813	5.1	5.5	B	0.4
	Other Regional Areas	B-18	Venus Hibarigaoka	1,800	1,876	1,510	1,520	6.7	1,510	6.3	6.9	C	0.8
Subtotal of Residential Properties(7 properties)				12,709	12,627	11,278	11,400	-	11,208	-	-	-	5.8
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	9,900	10,073	10,900	10,900	4.5	10,800	4.2	4.6	A	4.5
		C-2	KDX Yoyogi Building	2,479	2,546	1,980	2,030	5.1	1,970	4.9	5.2	C	1.1
Subtotal of Central Urban Retail Properties (2 properties)				12,379	12,620	12,880	12,930	-	12,770	-	-	-	5.6
Total of 67 properties				218,999	222,182	216,453	215,888 (Note 8)	-	211,027 (Note 8)	-	-	-	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 than1 million are rounded down from the amounts on the balance sheet.
3. Appraisal values (end of the eighth fiscal period) are based on the asset valuation method and standards outlined in the Investment Corporation's Articles of Incorporation and regulations formulated by the Investment Trusts Association, Japan. Appraisal values are drawn from valuation reports prepared by the Japan Real Estate Institute, Daiwa Real Estate Appraisal Corporation, and Nippon Tochi-Tatemono Limited.
4. The appraisers for the properties are Japan Real Estate Institute (A), Daiwa Real Estate Appraisal Corporation (B) and Nippon Tochi-Tatemono Limited (C).
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.
6. Notes for KDX Nagoya Sakae Building are as follows.
   "Acquisition Price", "Amount on the Balance Sheet", "Appraisal Value at the end of Eighth Fiscal Period": The values concerning land are shown.
   The value of "Direct Capitalization Method" and "Discounted Cash Flow Method" are shown as "-" since the building had not yet been acquired as of April 30, 2009 when the valuation report was prepared.
7. The survey value of KDX Nagoya Sakae Building including the building was ¥6,010 million as of April 30, 2009. Details of the survey value are as follows.

Survey Value	Direct Capitalization Method		Discounted Cash Flow Method		
	Value	Overall Capitalization Rate (%)	Value	Discount Rate (%)	Terminal Capitalization Rate (%)
6,010	6,160	5.0%	5,950	4.8%	5.2%

The Investment Corporation plans to acquire the building portion, acquisition price of ¥3,550 million on July 1, 2009.
(For the land portion, the Investment Corporation has acquired on April 25, 2008 for ¥4,000 millions.)

8. The value calculated using the "Direct Capitalization Method" and the value calculated using the "Discount Cash Flow Method" for the KDX Nagoya Sakae Building are not included in either the subtotal for the office buildings or the total for the entire property portfolio, 58 and 67, respectively. Accordingly, the subtotal and total are for 57 office buildings and 66 properties, respectively.

② Property Distribution

Property Types

Type	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Office Buildings	58	193,911	88.5
Residential Properties	7	12,709	5.8
Central Urban Retail Properties	2	12,379	5.6
Total	67	218,999	100.0

Geographic Distribution

Area	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Tokyo Metropolitan Area	57	188,534	86.0
Other Regional Areas	10	30,465	13.9
Total	67	218,999	100.0

Property Distribution by Acquisition Price

Acquisition Price (Millions of Yen)	Number of Properties	Acquisition Price (Millions of Yen)	Ratio (Note) (%)
Less than 1,000	1	878	0.4
1,000 - 2,500	34	61,405	28.0
2,500 - 5,000	19	67,933	31.0
5,000 - 7,500	9	51,183	23.3
7,500 - 10,000	3	27,350	12.4
10,000 – 12,500	1	10,250	4.6
Total	67	218,999	100.0

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

③ Details of Investment Real Estate and Trust Real Estate

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

Type	Area	No.	Property Name	Site Area (㎡) (Note1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	2,230.69	Offices, Retail Shops	12,694.32	S・SRC B1F11	February 2008	5.60
		A-40	Toranomon Toyo Building	869.01	Bank, Offices Retail Shops, Storage	8,346.83	RC B2F9	August 1962	13.06
		A-46	Hiei Kudan-Kita Building	1,844.83	Retail Shops, Office Room Parking, Storage, Offices	11,425.31	SRC・S B1F11	March 1988	3.14
		A-37	KDX Ochanomizu Building	1,515.28	Offices, Storage, Retail Shops Parking, Mechanical Room	7,720.08	SRC B1F7	August1982	2.97
		A-32	KDX Shiba-Daimon Building	1,182.40	Offices	7,824.03	SRC B1F9	July 1986	7.60
		A-13	KDX Kojimachi Building	612.17	Offices Retail Shops	5,323.81	SRC B2F9	May 1994	3.60
		A-1	KDX Nihonbashi 313 Building	1,047.72	Offices	8,613.09	SRC B2F9	April 1974	9.50
		A-16	Toshin-24 Building	1,287.16	Offices, Retail Shops Parking	8,483.17	SRC B1F8	September 1984	8.75
		A-2	KDX Hirakawacho Building	1,013.85	Offices, Retail Shops Residential Complex	8,002.97	SRC B3F10	March 1988	7.25
		A-47	KDX Shin-Yokohama 381 Building	911.24	Offices, Parking, Retail Shops	7,673.67	SRC B1F10	March 1988	11.64
		A-17	Ebisu East 438 Building	724.22	Offices Retail Shops	4,394.58	SRC B1F7	January 1992	4.16
		A-3	Higashi-Kayabacho Yuraku Building	773.43	Offices	5,916.48	SRC B1F9	January 1987	7.01
		A-39	KDX Toranomon Building	288.20	Retail Shops Offices	2,277.38	SRC B1F9	April 1988	8.07
		A-30	KDX Nishi-Gotanda Building	684.41	Offices, Parking	5,192.87	SRC B1F8	November 1992	8.28
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	1,968.13	Offices	7,420.87	SRC B1F9	February 1985	8.34
		A-4	KDX Hatchobori Building	992.20	Offices	4,800.43	SRC・RC B1F8	June 1993	6.42
		A-18	KDX Omori Building	1,123.93	Offices, Retail Shops Parking	7,334.77	RC・SRC B1F9	October 1990	0.71
		A-19	KDX Hamamatsucho Building	504.26	Offices, Retail Shops Parking	3,592.38	S F9	September 1999	6.13
		A-45	KDX Roppongi 228 Building	408.86	Offices, Retail Shops	2,235.30	SRC B1F9	April 1989	8.95
		A-29	KDX Higashi-Shinjuku Building	1,340.97	Offices, Storage Parking	7,885.40	SRC B1F9	January 1990	3.63
		A-20	KDX Kayabacho Building	617.17	Offices, Parking	3,804.86	SRC F8	October 1987	7.90
		A-56	KDX Jimbocho Building	465.92	Offices	3,292.13	SRC B1F8	May 1994	7.25

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

Type	Area	No.	Property Name	Site Area (㎡) (Note1)	Usage (Note 2)	Total Floor Area (㎡) (Note 3)	Type of Structure (Note 4)	Completion Date (Note 5)	PML (%)
Office Buildings	Tokyo Metropolitan Area	A-52	KDX Kanda Misaki-cho Building	314.54	Offices	1,536.60	SRC B1F7	October 1992	9.41
		A-34	KDX Hon-Atsugi Building	724.62	Offices Retail Shops	3,603.63	SRC F8	May 1995	11.12
		A-35	KDX Hachioji Building	460.62	Offices, Parking Retail Shops	2,821.21	SRC F9	December 1985	13.00
		A-28	KDX Nogizaka Building	409.36	Offices, Retail Shops Residential	1,695.07	RC B1F5	May 1991	9.48
	Other Regional Areas	A-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-58	KDX Nagoya Sakae Building (Note 6)	1,192.22	Offices, Retails Shops (Restaurant)	10,848.45	S (portion RC) F11	April 2009	3.39
		A-54	KDX Kitahama Building	751.92	Offices, Storage, Parking	4,652.96	S F10	July 1994	9.79
		A-44	KDX Sendai Building	987.78	Offices	5,918.30	SRC B1F10	February 1984	1.93
		A-24	KDX Minami Semba Dai-1 Building	715.44	Offices, Parking	4,236.59	SRC・RC・S B1F9	March 1993	9.04
		A-25	KDX Minami Semba Dai-2 Building	606.45	Parking, Retail Shops Offices, Residential	3,315.93	SRC・S B1F9	September 1993	10.59
		A-36	KDX Niigata Building	1,110.56	Offices Retail Shops	6,810.29	RC B2F13	July 1983	4.39
Subtotal of Office Buildings (58 properties)				60,974.42	-	372,272.27	-	Average of 20.5 yrs	-
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	4,252.86	Residential Complex Offices	18,115.39	SRC B1F10	January 2004	9.88
		B-3	Court Mejiro	1,581.91	Residential Complex	3,326.07	RC B1F3	March 1997	7.11
		B-4	Apartments Motoazabu	639.41	Residential Complex	1,685.14	RC F11	January 2004	8.84
		B-5	Apartments Wakamatsu Kawada	412.42	Residential Complex	1,858.51	RC F12	February 2004	7.61
		B-34	Gradito Kawaguchi	423.94	Residential Complex Retail Shops	1,705.38	RC F12	February 2006	6.46
		B-25	Court Shin-Okachimachi	311.22	Residential Complex	1,494.55	RC F11	October 2005	4.09
Residential Properties	Other Regional Areas	B-18	Venus Hibarigaoka	8,595.00	Residential Complex	14,976.25	①RC F6 ②RC F5 ③RC F6	March 1989	5.20
Subtotal of Residential Properties (7 properties)				16,216.76	-	43,161.29	-	Average of 7.6 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

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 (%)
Subtotal of Central Urban Retail Properties (2 properties)				1,469.25	-	7,571.64	-	Average of 6.7 yrs	-
Total of 67 properties				78,660.43	-	423,005.20	-	Average of 19.0 yrs	5.39 (Note 7)

Notes:

1. Site area data is based on figures recorded in the land register and includes relevant figures in the case of leasehold land. Data may not match with the actual current status. Property that includes land leasehold encompass the site area applicable to leasehold portions. Compartmentalized building ownership includes the site area relating to site rights and the total floor area for the entire building, structure and number of floors.
2. Usage is based on data recorded in the land register. All types of use are reported in the case of multi-purpose application.
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. 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 April 30, 2009, and is rounded down to the nearest first decimal place. KDX Nagoya Sakae Building is not included in the weighted-average age.
6. Notes for the KDX Nagoya Sakae Building are as follows.
   "Total Floor Area", "Type of Structure", "Completion Date": The figure is entered based on what is written in the inspection certificate pursuant to the provisions of Article 6-1 of the Building Standards Law, as the building has not been completed or registered. The current design content may be changed in the future in accordance with the status of construction and other factors.
   "PML Percentage": The figure is based on the present design and specifications as of April 2008.
7. Probable Maximum Loss (PML) data is based on a survey provided by Sompo Japan Risk Management, Inc. as of April 2009. The Portfolio PML is the data based on 66 properties (excluding KDX Nagoya Sakae Building.)

B. Capital Expenditure

(a) Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds for the ninth fiscal period (May 1, 2009 to October 31, 2009) are as follows. Planned capital expenditure includes portions classified into expenses for accounting purposes.

Property Name (Location)	Purpose	Schedule	Planned Amount of Capital Expenditure (Millions of Yen)		
			Total	Paid in the Fiscal Period Under Review	Total Amount Previously Paid
KDX Ochanomizu Building (Chiyoda-ku, Tokyo)	Upgrade of air conditioning system, other	May 2009 to October 2009	120	-	-
Venus Hibarigaoka (Sapporo, Hokkaido)	Roof waterproofing construction, other	As above	58	-	-

(b) Capital Expenditures During the Fiscal Period Under Review

The Investment Corporation undertook the following major capital expenditures as follows. In the fiscal period under review, the Investment Corporation completed work across its entire portfolio totaling ¥1,030 million. This total comprised of ¥891 million in capital expenditures and ¥138 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
KDX Shin-Yokohama 381 Building (Yokohama-shi, Kanagawa)	Upgrade of restrooms other	November 2008 to April 2009	217
KDX Kawasaki-Ekimae Hon-cho Building (Kawasaki-shi, Kanagawa)	Upgrade of air conditioning system, other	As above	175
KDX Ochanomizu Building (Chiyoda-ku, Tokyo)	Upgrade of air conditioning system and restrooms, other	As above	118
KDX Kajicho Building (Chiyoda-ku, Tokyo)	Upgrade of air conditioning system, other	As above	62
Ikejiri-Oohashi Building (Meguro-ku, Tokyo)	Upgrade of air conditioning system for 4F-9F, other	As above	52
Others			264
Portfolio Total			891

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

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

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

(Millions of Yen)

Fiscal period	Fourth Fiscal Period	Fifth Fiscal Period	Sixth Fiscal Period	Seventh Fiscal Period	Eighth Fiscal Period
Reserve for the end of the previous period	288	406	777	432	552
Reserve for the fiscal period under review	118	370	14	128	93
Reversal of reserve for the fiscal period under review	0	—	359	8	167
Reserve bring to the next period	406	777	432	552	477

C. Details of the Tenants (As of April 30, 2009)

Type	Area	No.	Property Name	Total Leasable Floor Area (㎡)(Note 1)	Total Leased Floor Area (㎡)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues (¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-60	KDX Harumi Building	9,294.00	9,294.00	-	-	6 (Note9)	100.0	355,161	574,468
		A-40	Toranomon Toyo Building	6,339.73	6,339.73	-	-	13	100.0	321,557	526,206
		A-46	Hiei Kudan-Kita Building	6,902.72	6,902.72	-	-	16	100.0	300,710	436,271
		A-37	KDX Ochanomizu Building	5,877.59	5,877.59	-	-	5	100.0	208,986	255,173
		A-32	KDX Shiba-Daimon Building	6,030.01	6,030.01	-	-	8	100.0	222,476	287,068
		A-13	KDX Kojimachi Building	3,809.74	3,373.98	-	-	10	88.6	172,291	321,881
		A-1	KDX Nihonbashi 313 Building	5,899.56	5,899.56	-	-	9	100.0	260,848	356,566
		A-16	Toshin-24 Building	6,610.22	6,610.22	-	-	13	100.0	217,299	263,695
		A-2	KDX Hirakawacho Building	4,447.08	4,447.08	4	4	18	100.0	185,483	243,969
		A-47	KDX Shin-Yokohama 381 Building	5,726.81	5,276.61	-	-	22	92.1	151,623	203,646
		A-17	Ebisu East 438 Building	3,079.74	2,567.94	-	-	6	83.4	153,937	239,739
		A-3	Higashi-Kayabacho Yuraku Building	4,413.17	4,413.17	-	-	7	100.0	186,330	246,519
		A-39	KDX Toranomon Building	1,966.56	1,545.30	-	-	5	78.6	146,877	175,385
		A-30	KDX Nishi-Gotanda Building	3,881.90	3,567.65	-	-	4	91.9	161,226	204,388
		A-48	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98	5,124.98	-	-	1	100.0	176,299	155,091
		A-4	KDX Hatchobori Building	3,325.04	3,325.04	-	-	6	100.0	134,445	151,562
		A-18	KDX Omori Building	4,949.46	4,679.67	-	-	10	94.5	168,450	234,164
		A-19	KDX Hamamatsucho Building	2,727.75	2,391.39	-	-	7	87.7	125,212	145,219
		A-45	KDX Roppongi 228 Building	1,914.60	1,247.53	-	-	6	65.2	63,927	76,920
		A-29	KDX Higashi-Shinjuku Building	5,926.75	5,751.01	-	-	8	97.0	126,542	169,507
		A-20	KDX Kayabacho Building	3,019.95	3,019.95	-	-	5	100.0	116,535	190,368
		A-56	KDX Jimbocho Building	2,320.69	2,320.69	-	-	4	100.0	69,708	141,188
		A-49	Nissou Dai-17 Building	2,739.62	2,739.62	-	-	7	100.0	82,915	86,608
		A-21	KDX Shinbashi Building	1,704.65	1,704.65	-	-	4	100.0	95,793	127,604
		A-5	KDX Nakano Sakaue Building	4,389.61	4,050.55	18	17	25	92.3	107,512	100,037
		A-22	KDX Shin-Yokohama Building	4,810.89	4,480.93	-	-	19	93.1	108,524	169,567
		A-6	Harajuku F.F. Building	3,068.36	3,068.36	-	-	3	100.0	115,682	169,223
		A-50	Ikejiri-Oohashi Building	2,449.11	2,023.99	-	-	6	82.6	79,047	101,819
		A-27	KDX Kajicho Building	2,562.32	2,562.32	-	-	9	100.0	93,087	120,989
		A-51	KDX Hamacho Nakanohashi Building	2,245.69	2,245.69	-	-	7	100.0	80,284	100,803
		A-15	KDX Hamacho Building	3,102.43	3,102.43	-	-	8	100.0	105,112	137,651
		A-41	KDX Shinjuku 286 Building	2,447.80	2,447.80	-	-	9	100.0	87,633	104,475
		A-7	FIK Minami Aoyama	1,823.64	1,823.64	-	-	5	100.0	90,212	115,173
		A-14	KDX Funabashi Building	3,884.65	3,884.65	-	-	19	100.0	109,037	132,673
		A-61	KDX Hamamatsucho Dai-2 Building	1,953.50	1,953.50	-	-	8	100.0	69,674	105,524
		A-55	Shin-toshin Maruzen Building	1,949.62	1,254.22	-	-	4	64.3	49,142	72,111
		A-33	KDX Okachimachi Building	1,792.54	1,792.54	-	-	4	100.0	71,810	114,836
		A-57	KDX Gobancho Building	1,651.48	1,651.48	-	-	7	100.0	48,418	57,731
		A-8	Kanda Kihara Building	1,945.55	1,945.55	-	-	8	100.0	71,154	137,482
		A-23	KDX Yotsuya Building	2,536.53	2,536.53	-	-	3	100.0	98,213	147,548
		A-59	KDX Iwamoto-cho Building	1,524.68	1,524.68	3	3	9	100.0	60,060	65,774
		A-9	KDX Shinjuku-Gyoen Building	2,105.18	2,105.18	-	-	1	100.0	74,669	109,676
		A-26	KDX Kiba Building	2,450.90	2,450.90	-	-	7	100.0	66,744	80,358

Type	Area	No.	Property Name	Total Leasable Floor Area (㎡)(Note 1)	Total Leased Floor Area (㎡)(Note 2)	Total No. of Leasable Residential units (Note 3)	Total No. of Leased Residential units (Note 4)	No. of Tenants (Note 5)	Occupancy Ratio (%) (Note 6)	Total Rental and Other Operating Revenues (¥thousands) (Note 7)	Leasehold and Security Deposits (¥thousands) (Note 8)
Office Buildings	Tokyo Metropolitan Area	A-38	KDX Nishi-Shinjuku Building	1,605.72	1,605.72	-	-	8	100.0	59,498	69,412
		A-31	KDX Monzen-Nakacho Building	2,012.22	2,012.22	-	-	5	100.0	56,902	59,492
		A-52	KDX Kanda Misaki-cho Building	1,339.46	1,339.46	-	-	8	100.0	40,294	48,985
		A-34	KDX Hon-Atsugi Building	2,747.77	2,747.77	-	-	10	100.0	61,066	87,515
		A-35	KDX Hachioji Building	2,179.88	1,866.07	-	-	6	85.6	46,794	43,392
		A-28	KDX Nogizaka Building	1,236.39	1,084.55	1	0	4	87.7	40,416	50,550
	Other Regional Areas	A-12	Portus Center Building	11,569.19	10,804.15	-	-	28	93.4	317,134	399,340
		A-42	Karasuma Building	8,551.97	7,949.62	-	-	30	93.0	211,019	268,101
		A-53	KDX Hakata-Minami Building	10,179.27	9,756.26	-	-	44	95.8	212,909	254,072
		A-58	KDX Nagoya Sakae Building	-	-	-	-	-	-	49,998	-
		A-54	KDX Kitahama Building	3,993.57	3,993.57	-	-	9	100.0	84,443	82,192
		A-44	KDX Sendai Building	3,955.45	3,608.44	-	-	26	91.2	99,807	207,765
		A-24	KDX Minami Semba Dai-1 Building	3,108.16	3,010.47	-	-	10	96.9	63,782	87,054
		A-25	KDX Minami Semba Dai-2 Building	2,699.27	2,379.07	-	-	22	88.1	56,467	41,776
		A-36	KDX Niigata Building	4,085.26	2,989.66	-	-	24	73.2	66,742	67,778
Subtotal of Office Buildings (58 properties)				215,990.38	206,502.06	26	24	595	95.6	7,257,942	9,724,101
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	7,711.14	7,711.14	140	140	1 (Note 10)	100.0	168,753	50,580
		B-3	Court Mejiro	2,046.79	1,967.66	20	19	19	96.1	43,302	17,522
		B-4	Apartments Motoazabu	1,350.74	1,142.14	22	19	19	84.6	37,156	12,033
		B-5	Apartments Wakamatsu Kawada	1,607.43	1,367.98	33	28	28	85.1	37,782	12,331
		B-34	Gradito Kawaguchi	1,619.34	1,619.34	66	66	2 (Note 11)	100.0	32,916	10,028
		B-25	Court Shin-Okachimachi	1,377.87	1,329.90	41	40	40	96.5	29,009	9,446
	Other Regional Areas	B-18	Venus Hibarigaoka	12,829.64	12,692.64	159	157	117	98.9	91,072	28,918
Subtotal of Residential Properties (7 properties)				28,542.95	27,830.80	481	469	226	97.5	439,994	140,858
Central Urban Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka	4,655.71	4,467.44	-	-	13	96.0	301,853	338,005
		C-2	KDX Yoyogi Building	1,175.38	892.15	-	-	8	75.9	57,681	104,002
Subtotal of Central Urban Retail Properties (2 properties)				5,831.09	5,359.59	-	-	21	91.9	359,535	442,008
Total of 67 properties				250,364.42	239,692.45	507	493	842 (Note 12)	95.7	8,057,472	10,306,967

Occupancy Ratio over the Past Five Years

October 31, 2005	96.6%
April 30, 2006	94.9%
October 31, 2006	95.3%
April 30, 2007	95.9%
October 31, 2007	96.9%
April 30, 2008	95.9%
October 31, 2008	95.6%
April 30, 2009	95.7%

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 singed.
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.
8. Guarantee and security deposits refers to the balance of security deposits held (including net security deposits in the case of discount) and the balance of guarantee deposits rounded down to the nearest thousand yen.
9. A pass-through type master lease contract based on partially fixed rent (from June 30, 2009) was concluded between the trustee of the property and Kenedix, Inc. placing Kenedix, Inc. as the master lease company. However, with the lease-up of said property, the agreement has been terminated by consent as of February 27, 2009.
10. Because we have concluded a rental guarantee (fixed-term lease: until January 30, 2011) fixed-term building lease contract (term of contract: to January 30, 2029) with Sekiwa Real Estate, Ltd., a master lessor, the total number of tenants is indicated 1.
11. Because the master lessor and Haseko Livenet Inc. have concluded a rental guarantee (fixed-term lease: until March 31, 2010) building lease contract for dwelling units (excluding first-floor shops), the total number of tenants is indicated as 2.
12. The number presented does not reflect the adjustment for end-tenants who are overlapping in multiple properties.

(Reference) Total rental and other revenues for the office building and central urban retail property sold during the Eighth Fiscal Period

(Unit: Thousands of Yen)

Property No.	Property Name	Total Rental and Other Operating Revenues
A-10	KDX Koishikawa Building	39,241
A-43	KDX Hakata Building	107,407
Total		146,649

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 eighth fiscal period.

E. Information concerning major tenants

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

(b) Reference: Major end tenants

(As of April 30, 2009)

	Name of End Tenant	Property Name	Leased Floor Area	Percentage of Total Leased Floor Area (Note 1)
1	Sekiwa Real Estate, Ltd.	Residence Charamante Tsukishima	7,711.14 ㎡	3.2%
2	NTT Data Corporation	KDX Harumi Building, KDX Higashi-Shinjuku Building	5,185.96 ㎡	2.2%
3	N / A (Note 2)	KDX Kawasaki-Ekimae Hon-cho Building	5,124.98 ㎡	2.1%
4	Five Foxes Co., Ltd.	Harajuku F.F. Building	2,855.05 ㎡	1.2%
5	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Toranomon Toyo Building, Harajuku F.F. Building, KDX Yoyogi Building	2,768.80 ㎡	1.2%
Subtotal			23,645.93 ㎡	9.9%
Portfolio Total			239,692.45 ㎡	100.0%

Notes:

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

Change in Management Guideline

Reference Material for "2. Management Policy and Operating Condition" "(1) Management Policy"

◆ Reasons for Changes

In the face of the extremely severe debt environment, the Investment Corporation as of February 26, 2009 changed the management guidelines in its company regulations to clarify that it may provide assets as collateral to lenders so as to smoothly procure funds.

◆ Details of the Changes

Details of the changes are as follows. The change is indicated by the underlined portion.

Before the Change in Management Guideline	After the Change in Management Guideline
Article 33 (Capital Acquisition: Debt) 1. Capital debt is conducted based on the following guidelines. (1) ~ (5) (Details Omitted) (6) As a rule, debt shall be limited to unsecured debt, but in some cases, managed assets may be offered as collateral. Below is omitted.	Article 33 (Capital Acquisition : Debt) 1. Capital debt is conducted based on the following guidelines. (1) ~ (5) (Details Omitted) (6) In principle, borrowings are unsecured and unguaranteed, <u>but there may cases when the Investment Corporation provides its portfolio properties as collateral in order to smoothly procure funds</u>. Below is omitted.

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (November 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

Type	Office Buildings													
Location	Tokyo Metropolitan Area													
Property Name	KDX Harumi Building	Toranomon Toyo Building	Hiei Kudan-Kita Building	KDX Ochanomizu Building	KDX Shiba-Daimon Building	KDX Kojimachi Building	KDX Nihonbashi 313 Building	Toshin 24 Building	KDX Hirakawacho Building	KDX Shin-Yokohama 381 Building	Ebisu East 438 Building	Higashi-Kayabacho Yuraku Building	KDX Toranomon Building	KDX Nishi-Gotanda Building
Acquisition Date	June 30, 2008	June 1, 2007	February 1, 2008	April 2, 2007	March 1, 2007	November 1, 2005	August 1, 2005	May 1, 2006	August 1, 2005	February 1, 2008	May 1, 2006	August 1, 2005	April 17, 2007	December 1, 2006
Price Information: Acquisition price (¥ Millions)	10,250	9,850	7,600	6,400	6,090	5,950	5,940	5,300	5,180	4,700	4,640	4,450	4,400	4,200
Percentage of total portfolio	4.7%	4.5%	3.5%	2.9%	2.8%	2.7%	2.7%	2.4%	2.4%	2.1%	2.1%	2.0%	2.0%	1.9%
Net book value (¥ Millions)	10,152	9,902	7,636	6,619	6,339	5,807	6,254	5,223	5,224	4,891	4,559	4,483	4,864	4,220
Appraisal value at the end of period (¥ Millions)	10,600	10,100	8,030	7,010	5,830	5,190	7,410	5,030	5,340	3,420	4,790	5,790	4,050	4,290
Percentage of total appraisal value	4.9%	4.7%	3.7%	3.2%	2.7%	2.4%	3.4%	2.3%	2.5%	1.6%	2.2%	2.7%	1.9%	2.0%
Lease Information: Total of end tenants	6	13	16	5	8	10	9	13	18	22	6	7	5	4
Leasable floor area (㎡)	9,294.00	6,339.73	6,902.72	5,877.59	6,030.01	3,809.74	5,899.56	6,610.22	4,447.08	5,726.81	3,079.74	4,413.17	1,966.56	3,881.90
Leased floor area (㎡)	9,294.00	6,339.73	6,902.72	5,877.59	6,030.01	3,373.98	5,899.56	6,610.22	4,447.08	5,276.61	2,567.94	4,413.17	1,545.30	3,567.65
Occupancy ratio														
As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	88.6%	100.0%	100.0%	100.0%	92.1%	83.4%	100.0%	78.6%	91.9%
As of October 31, 2008	100.0%	100.0%	100.0%	90.2%	100.0%	98.2%	100.0%	100.0%	100.0%	97.5%	100.0%	100.0%	78.6%	100.0%
As of April 30, 2008	-	99.1%	100.0%	100.0%	100.0%	98.2%	100.0%	100.0%	100.0%	94.6%	100.0%	100.0%	100.0%	100.0%
As of October 31, 2007	-	97.5%	-	100.0%	100.0%	97.1%	100.0%	100.0%	100.0%	-	100.0%	100.0%	100.0%	100.0%
As of April 30, 2007	-	-	-	100.0%	93.0%	97.1%	98.9%	100.0%	100.0%	-	100.0%	89.1%	-	73.7%
As of October 31, 2006	-	-	-	-	-	97.1%	100.0%	100.0%	100.0%	-	100.0%	100.0%	-	-
As of April 30, 2006	-	-	-	-	-	80.5%	100.0%	-	100.0%	-	-	100.0%	-	-
Income and Retained Earnings Information for the 8th Fiscal Period: Operating periods	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days
①Rental and other operating revenues (¥ Thousands)	355,161	321,557	300,710	208,986	222,476	172,291	260,848	217,299	185,483	151,623	153,937	186,330	146,877	161,226
Rental revenues	309,840	305,313	272,673	196,898	202,779	154,988	246,055	187,828	166,481	121,313	140,245	170,124	100,323	140,266
Other operating revenues	45,320	16,243	28,036	12,087	19,696	17,302	14,793	29,470	19,002	30,310	13,692	16,206	46,554	20,960
②Property-related expenses (¥ Thousands)	80,457	71,124	66,210	47,882	52,937	43,910	56,479	60,416	50,830	35,615	33,717	35,425	27,797	35,499
Property management fees	39,757	21,841	32,586	14,357	17,958	11,736	18,918	21,916	17,359	11,912	11,809	14,938	8,231	12,637
Taxes	6	27,943	-	14,667	11,282	15,913	17,246	18,664	14,740	5,042	10,154	9,161	9,581	8,944
Utilities	37,369	17,409	21,661	12,292	15,768	10,091	14,994	16,921	11,845	12,331	9,680	9,870	4,140	8,960
Repairs and maintenance costs	168	1,083	5,026	2,235	3,083	256	823	712	4,487	3,882	824	51	4,330	4,512
Insurance	550	402	510	337	309	258	368	386	332	335	199	249	109	232
Trust fees and other expenses	2,605	2,445	6,425	3,992	4,533	5,653	4,129	1,815	2,066	2,111	1,050	1,153	1,404	212
③NOI (=①-②) (¥ Thousands)	274,703	250,433	234,499	161,103	169,539	128,381	204,369	156,883	134,652	116,008	120,220	150,905	119,080	125,726
④Depreciation (¥ Thousands)	76,891	11,670	14,320	21,709	28,463	40,126	28,777	32,815	25,942	30,994	27,357	27,389	13,105	49,615
⑤Rental operating income (=③-④) (¥ Thousands)	197,812	238,762	220,178	139,394	141,075	88,254	175,592	124,068	108,710	85,014	92,862	123,516	105,974	76,111
⑥Capital expenditures (¥ Thousands)	-	1,025	-	118,837	17,130	2,991	1,880	1,193	14,424	217,628	490	13,216	-	17,031
⑦NCF (=③-⑥) (¥ Thousands)	274,703	249,408	234,499	42,265	152,409	125,390	202,489	155,689	120,228	△101,619	119,730	137,689	119,080	108,695
Reference: Expense ratio (=②／①)	22.7%	22.1%	22.0%	22.9%	23.8%	25.5%	21.7%	27.8%	27.4%	23.5%	21.9%	19.0%	18.9%	22.0%
Property tax for the year 2009 (or the year 2008) (¥ Thousands)	35,649	55,862	51,671	29,101	22,475	31,721	34,439	23,378	29,392	20,083	20,278	18,277	19,084	17,710
Among ② of property management fee (Leasing management fees) (¥ Thousands)	12,854	11,673	10,922	7,552	8,000	6,136	9,494	7,636	6,533	5,461	5,595	6,882	5,427	5,856
Reference: Percentage of rental and other operating revenues	3.62%	3.63%	3.63%	3.61%	3.60%	3.56%	3.64%	3.51%	3.52%	3.60%	3.63%	3.69%	3.70%	3.63%
Long-term repairs, maintenance and renovation														
Estimated amount of 12 yrs after the acquisition (¥ Thousands)	110,320	260,050	347,270	323,470	242,590	117,280	292,110	176,760	203,540	192,390	144,400	157,780	70,400	136,230
Reference: Amount of yearly avg.	9,193	21,670	28,939	26,955	20,215	9,773	24,342	14,730	16,961	16,032	12,033	13,148	5,866	11,352
Assets pledged as collateral	●	●	●	●	●	-	●	●	-	-	-	●	●	●

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (November 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

Type		Office Buildings													
Location		Tokyo Metropolitan Area													
Property Name		KDX Kawasaki-Ekimae Hon-cho Building	KDX Hatchobori Building	KDX Omori Building	KDX Hamamatsucho Building	KDX Roppongi 228 Building	KDX Higashi-Shinjuku Building	KDX Kayabacho Building	KDX Jimbocho Building	Nissou Dai-17 Building	KDX Shinbashi Building	KDX Nakano-Sakaue Building	KDX Shin-Yokohama Building	Harajuku F.F. Building	Ikejiri-Oohashi Building
Acquisition Date		February 1, 2008	August 1, 2005	May 1, 2006	May 1, 2006	January 10, 2008	September 1, 2006	May 1, 2006	March 31, 2008	February 1, 2008	May 1, 2006	August 1, 2005	May 1, 2006	August 1, 2005	February 1, 2008
Price Information	Acquisition price (¥ Millions)	3,760	3,680	3,500	3,460	3,300	2,950	2,780	2,760	2,710	2,690	2,533	2,520	2,450	2,400
	Percentage of total portfolio	1.7%	1.7%	1.6%	1.6%	1.5%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%	1.1%	1.1%
	Net book value (¥ Millions)	3,929	3,496	3,477	3,365	3,454	3,206	2,890	2,967	2,706	2,679	2,522	2,490	2,486	2,499
	Appraisal value at the end of period (¥ Millions)	3,300	3,810	3,980	3,780	2,410	3,360	3,030	2,510	1,870	2,830	2,530	2,610	3,090	1,850
	Percentage of total appraisal value	1.5%	1.8%	1.8%	1.7%	1.1%	1.6%	1.4%	1.2%	0.9%	1.3%	1.2%	1.2%	1.4%	0.9%
Lease Information	Total of end tenants	1	6	10	7	6	8	5	4	7	4	25	19	3	6
	Leasable floor area (㎡)	5,124.98	3,325.04	4,949.46	2,727.75	1,914.60	5,926.75	3,019.95	2,320.69	2,739.62	1,704.65	4,389.61	4,810.89	3,068.36	2,449.11
	Leased floor area(㎡)	5,124.98	3,325.04	4,679.67	2,391.39	1,247.53	5,751.01	3,019.95	2,320.69	2,739.62	1,704.65	4,050.55	4,480.93	3,068.36	2,023.99
	Occupancy ratio														
	As of April 30, 2009	100.0%	100.0%	94.5%	87.7%	65.2%	97.0%	100.0%	100.0%	100.0%	100.0%	92.3%	93.1%	100.0%	82.6%
	As of October 31, 2008	100.0%	100.0%	100.0%	75.4%	78.0%	86.2%	100.0%	59.8%	100.0%	100.0%	96.5%	83.2%	100.0%	100.0%
	As of April 30, 2008	100.0%	100.0%	100.0%	100.0%	80.4%	82.2%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	91.3%
	As of October 31, 2007	-	100.0%	100.0%	100.0%	-	92.6%	100.0%	-	-	100.0%	100.0%	99.6%	100.0%	-
	As of April 30, 2007	-	100.0%	100.0%	100.0%	-	100.0%	84.9%	-	-	100.0%	100.0%	100.0%	100.0%	-
	As of October 31, 2006	-	100.0%	100.0%	100.0%	-	100.0%	100.0%	-	-	100.0%	97.0%	99.6%	100.0%	-
	As of April 30, 2006	-	100.0%	-	-	-	-	-	-	-	-	98.8%	-	100.0%	-
Income and Retained Earnings Information for the 8th Fiscal Period	Operating periods	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days
	①Rental and other operating revenues (¥ Thousands)	176,299	134,445	168,450	125,212	63,927	126,542	116,535	69,708	82,915	95,793	107,512	108,524	115,682	79,047
	Rental revenues	134,066	117,915	147,240	101,509	57,679	111,214	102,452	65,353	73,186	89,580	93,307	96,887	104,287	67,300
	Other operating revenues	42,233	16,530	21,210	23,703	6,247	15,328	14,083	4,354	9,729	6,213	14,204	11,636	11,395	11,746
	②Property-related expenses (¥ Thousands)	62,062	34,437	50,347	26,854	15,374	47,211	27,830	20,537	22,242	24,448	28,425	37,073	29,507	13,581
	Property management fees	27,927	13,024	17,813	8,812	5,850	13,736	9,278	5,371	8,792	7,293	10,716	13,572	10,212	6,870
	Taxes	3,826	9,013	12,174	8,602	-	13,690	6,850	-	2,786	10,038	7,896	11,545	7,539	-
	Utilities	29,651	10,420	17,143	6,147	5,694	13,857	6,895	3,875	7,473	4,770	6,899	8,595	8,218	5,351
	Repairs and maintenance costs	-	916	574	395	3,325	705	1,661	1,482	487	365	800	536	1,202	169
	Insurance	276	219	326	152	101	334	163	114	175	126	288	243	165	152
	Trust fees and other expenses	380	841	2,314	2,744	402	4,886	2,980	9,693	2,526	1,853	1,824	2,579	2,168	1,037
	③NOI （=①-②）(¥ Thousands)	114,236	100,008	118,102	98,358	48,552	79,331	88,704	49,170	60,673	71,345	79,086	71,450	86,174	65,465
	④Depreciation (¥ Thousands)	26,386	37,147	25,919	22,001	4,759	17,897	15,642	14,504	15,905	10,309	32,910	21,326	12,259	10,064
	⑤Rental operating income（=③-④）(¥ Thousands)	87,850	62,861	92,183	76,357	43,792	61,433	73,062	34,666	44,768	61,035	46,176	50,124	73,915	55,401
	⑥Capital expenditures (¥ Thousands)	175,755	5,637	4,337	1,160	250	28,325	3,139	-	1,661	-	1,586	2,433	500	52,179
	⑦NCF（=③-⑥）(¥ Thousands)	△61,518	94,371	113,764	97,198	48,302	51,005	85,565	49,170	59,011	71,345	77,499	69,016	85,674	13,286
Reference	Expense ratio（=②／①）	35.2%	25.6%	29.9%	21.4%	24.1%	37.3%	23.9%	29.5%	26.8%	25.5%	26.4%	34.2%	25.5%	17.2%
	Property tax for the year 2009 (or the year 2008) (¥ Thousands)	15,299	17,975	24,310	17,089	13,436	27,378	13,647	9,368	10,951	20,035	15,445	13,878	15,029	11,711
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	5,929	4,784	5,848	4,562	2,295	4,201	4,188	2,426	2,930	3,410	3,808	3,672	4,119	2,949
	Reference: Percentage of rental and other operating revenues	3.36%	3.56%	3.47%	3.64%	3.59%	3.32%	3.59%	3.48%	3.53%	3.56%	3.54%	3.38%	3.56%	3.73%
	Long-term repairs, maintenance and renovation														
	Estimated amount of 12 yrs after the acquisition (¥ Thousands)	446,967	88,490	276,530	68,180	54,680	200,740	114,840	112,870	88,480	102,789	128,140	194,390	123,270	158,270
	Reference: Amount of yearly avg.	37,247	7,374	23,044	5,681	4,556	16,728	9,570	9,405	7,373	8,565	10,678	16,199	10,272	13,189
	Assets pledged as collateral	●	-	●	●	-	●	●	●	●	-	●	●	●	●

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (November 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

Type		Office Buildings													
Location		Tokyo Metropolitan Area													
Property Name		KDX Kajicho Building	KDX Hamacho Nakanohashi Building	KDX Hamacho Building	KDX Shinjuku 286 Building	FIK Minami Aoyama	KDX Funabashi Building	KDX Hamamatsucho Dai-2 Building	Shin-toshin Maruzen Building	KDX Okachimachi Building	KDX Gobancho Building	Kanda Kihara Building	KDX Yotsuya Building	KDX Iwamoto-cho Building	KDX Shinjuku-Gyoen Building
Acquisition Date		July 3, 2006	February 1, 2008	March 16, 2006	June 1, 2007	August 1, 2005	March 1, 2006	September 1, 2008	February 29, 2008	March 1, 2007	March 31, 2008	August 1, 2005	May 1, 2006	May 1, 2008	August 1, 2005
Price Information	Acquisition price (¥ Millions)	2,350	2,310	2,300	2,300	2,270	2,252	2,200	2,110	2,000	1,951	1,950	1,950	1,864	1,610
	Percentage of total portfolio	1.1%	1.1%	1.1%	1.1%	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.9%	0.7%
	Net book value (¥ Millions)	2,448	2,396	2,313	2,361	2,280	2,469	2,268	2,178	2,146	2,026	1,866	1,963	1,873	1,594
	Appraisal value at the end of period (¥ Millions)	2,450	2,010	2,660	2,360	2,910	2,140	2,130	1,920	1,910	1,630	1,950	2,370	1,650	2,090
	Percentage of total appraisal value	1.1%	0.9%	1.2%	1.1%	1.3%	1.0%	1.0%	0.9%	0.9%	0.8%	0.9%	1.1%	0.8%	1.0%
Lease Information	Total of end tenants	9	7	8	9	5	19	8	4	4	7	8	3	9	1
	Leasable floor area (㎡)	2,562.32	2,245.69	3,102.43	2,447.80	1,823.64	3,884.65	1,953.50	1,949.62	1,792.54	1,651.48	1,945.55	2,536.53	1,524.68	2,105.18
	Leased floor area(㎡)	2,562.32	2,245.69	3,102.43	2,447.80	1,823.64	3,884.65	1,953.50	1,254.22	1,792.54	1,651.48	1,945.55	2,536.53	1,524.68	2,105.18
	Occupancy ratio														
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	64.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	As of October 31, 2008	100.0%	100.0%	100.0%	100.0%	100.0%	98.4%	100.0%	80.9%	100.0%	85.7%	100.0%	100.0%	92.7%	100.0%
	As of April 30, 2008	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	100.0%	89.7%	100.0%	100.0%	100.0%	-	100.0%
	As of October 31, 2007	85.8%	-	100.0%	100.0%	100.0%	100.0%	-	-	100.0%	-	100.0%	100.0%	-	100.0%
	As of April 30, 2007	100.0%	-	100.0%	-	100.0%	100.0%	-	-	100.0%	-	100.0%	100.0%	-	100.0%
	As of October 31, 2006	100.0%	-	65.3%	-	100.0%	97.9%	-	-	-	-	100.0%	100.0%	-	100.0%
	As of April 30, 2006	-	-	87.3%	-	100.0%	91.9%	-	-	-	-	100.0%	-	-	100.0%
Income and Retained Earnings Information for the 8th Fiscal Period	Operating periods	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days
	①Rental and other operating revenues (¥ Thousands)	93,087	80,284	105,112	87,633	90,212	109,037	69,674	49,142	71,810	48,418	71,154	98,213	60,060	74,669
	Rental revenues	85,960	69,328	95,638	72,870	83,650	94,671	65,531	40,758	63,463	43,976	65,908	89,088	56,865	68,736
	Other operating revenues	7,126	10,956	9,473	14,762	6,561	14,365	4,143	8,384	8,347	4,442	5,245	9,125	3,194	5,932
	②Property-related expenses (¥ Thousands)	19,769	14,693	26,740	30,956	18,916	37,087	11,630	11,020	14,892	9,236	17,515	23,109	8,079	18,539
	Property management fees	7,642	7,823	9,739	7,276	6,474	13,857	5,361	5,921	6,006	4,808	6,351	9,857	4,350	5,433
	Taxes	5,511	0	7,116	8,430	5,141	11,523	0	-	3,150	-	4,273	6,168	0	5,784
	Utilities	5,068	5,077	6,837	7,160	4,819	9,886	5,053	3,766	4,228	2,803	5,470	5,819	2,399	4,242
	Repairs and maintenance costs	489	442	1,656	6,132	1,002	1,112	930	341	-	398	255	350	-	504
	Insurance	136	154	192	159	94	239	104	109	81	82	98	142	72	109
	Trust fees and other expenses	922	1,195	1,199	1,796	1,384	467	180	882	1,426	1,143	1,065	771	1,256	2,465
	③NOI （=①-②）(¥ Thousands)	73,317	65,591	78,371	56,676	71,295	71,949	58,044	38,122	56,917	39,182	53,638	75,104	51,980	56,130
	④Depreciation (¥ Thousands)	11,297	11,242	38,330	7,192	7,310	18,672	3,789	7,248	7,497	9,868	15,900	8,962	13,051	13,748
	⑤Rental operating income（=③-④）(¥ Thousands)	62,019	54,348	40,040	49,483	63,985	53,277	54,255	30,874	49,419	29,313	37,738	66,142	38,928	42,382
	⑥Capital expenditures (¥ Thousands)	62,795	37,132	960	22,337	1,972	400	3,622	680	5,145	-	-	700	-	-
	⑦NCF（=③-⑥）(¥ Thousands)	10,522	28,458	77,411	34,339	69,323	71,549	54,422	37,441	51,772	39,182	53,638	74,404	51,980	56,130
Reference	Expense ratio（=②／①）	21.2%	18.3%	25.4%	35.3%	21.0%	34.0%	16.7%	22.4%	20.7%	19.1%	24.6%	23.5%	13.5%	24.8%
	Property tax for the year 2009 (or the year 2008) (¥ Thousands)	10,987	10,527	13,831	16,761	10,237	15,102	15,350	11,820	6,241	7,942	8,509	12,315	5,724	11,532
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,396	2,977	3,744	2,945	3,296	3,693	2,606	1,780	2,627	1,787	2,546	3,537	2,286	2,669
	Reference: Percentage of rental and other operating revenues	3.65%	3.71%	3.56%	3.36%	3.65%	3.39%	3.74%	3.62%	3.66%	3.69%	3.58%	3.60%	3.81%	3.57%
	Long-term repairs, maintenance and renovation														
	Estimated amount of 12 yrs after the acquisition (¥ Thousands)	96,450	130,030	133,950	169,080	66,770	173,340	81,710	98,710	64,400	55,230	58,870	106,330	19,680	110,680
	Reference: Amount of yearly avg.	8,037	10,835	11,162	14,090	5,564	14,445	6,809	8,225	5,366	4,602	4,905	8,860	1,640	9,223
	Assets pledged as collateral	●	●	●	●	-	●	-	●	-	-	●	-	-	-

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (November 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

Type		Office Buildings											
Location		Tokyo Metropolitan Area							Other Regional Areas				
Property Name		KDX Kiba Building	KDX Nishi-Shinjuku Building	KDX Monzen-Nakacho Building	KDX Kanda Misaki-cho Building	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Nogizaka Building	Portus Center Building	Karasuma Building	KDX Hakata-Minami Building	KDX Nagoya Sakae Building	KDX Kitahama Building
Acquisition Date		June 20, 2006	April 2, 2007	January 19, 2007	February 1, 2008	March 1, 2007	March 1, 2007	July 14, 2006	September 21, 2005	June 1, 2007	February 1, 2008	April 25, 2008	February 1, 2008
Price Information	Acquisition price (¥ Millions)	1,580	1,500	1,400	1,380	1,305	1,155	1,065	5,570	5,400	4,900	4,000	2,220
	Percentage of total portfolio	0.7%	0.7%	0.6%	0.6%	0.6%	0.5%	0.5%	2.5%	2.5%	2.2%	1.8%	1.0%
	Net book value (¥ Millions)	1,651	1,557	1,453	1,397	1,287	1,331	1,130	5,046	5,526	4,917	4,165	2,239
	Appraisal value at the end of period (¥ Millions)	1,630	1,450	1,310	1,090	1,100	881	970	5,250	5,680	4,490	3,530	1,810
	Percentage of total appraisal value	0.8%	0.7%	0.6%	0.5%	0.5%	0.4%	0.4%	2.4%	2.6%	2.1%	1.6%	0.8%
Lease Information	Total of end tenants	7	8	5	8	10	6	4	28	30	44	-	9
	Leasable floor area (㎡)	2,450.90	1,605.72	2,012.22	1,339.46	2,747.77	2,179.88	1,236.39	11,569.19	8,551.97	10,179.27	-	3,993.57
	Leased floor area(㎡)	2,450.90	1,605.72	2,012.22	1,339.46	2,747.77	1,866.07	1,084.55	10,804.15	7,949.62	9,756.26	-	3,993.57
	Occupancy ratio												
	As of April 30, 2009	100.0%	100.0%	100.0%	100.0%	100.0%	85.6%	87.7%	93.4%	93.0%	95.8%	-	100.0%
	As of October 31, 2008	100.0%	100.0%	100.0%	100.0%	88.6%	85.6%	100.0%	100.0%	98.1%	95.4%	-	88.1%
	As of April 30, 2008	88.0%	100.0%	100.0%	86.9%	100.0%	85.6%	100.0%	100.0%	98.6%	95.4%	-	88.1%
	As of October 31, 2007	100.0%	100.0%	84.4%	-	100.0%	85.6%	87.7%	94.6%	100.0%	-	-	-
	As of April 30, 2007	100.0%	100.0%	100.0%	-	100.0%	96.4%	100.0%	97.1%	-	-	-	-
	As of October 31, 2006	69.1%	-	-	-	-	-	100.0%	100.0%	-	-	-	-
	As of April 30, 2006	-	-	-	-	-	-	-	100.0%	-	-	-	-
Income and Retained Earnings Information for the 8th Fiscal Period	Operating periods	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days
	①Rental and other operating revenues (¥ Thousands)	66,744	59,498	56,902	40,294	61,066	46,794	40,416	317,134	211,019	212,909	49,998	84,443
	Rental revenues	60,242	49,352	47,912	37,454	53,108	39,313	35,770	261,078	184,659	185,151	49,998	70,290
	Other operating revenues	6,501	10,145	8,989	2,839	7,957	7,481	4,646	56,055	26,360	27,757	-	14,152
	②Property-related expenses (¥ Thousands)	20,997	15,065	15,893	6,976	20,477	19,069	11,350	132,103	75,169	43,270	3,425	28,431
	Property management fees	6,068	5,204	5,425	4,164	6,948	9,121	4,167	76,877	21,306	18,153	-	8,058
	Taxes	4,938	4,408	3,154	0	4,018	4,109	3,160	26,144	29,556	-	3,419	2,618
	Utilities	4,531	4,026	5,730	2,555	5,103	4,505	3,602	20,974	16,368	21,826	-	9,196
	Repairs and maintenance costs	4,413	521	445	86	1,814	422	272	4,167	2,986	1,487	-	1,958
	Insurance	122	92	118	71	165	110	71	2,475	479	527	5	201
	Trust fees and other expenses	923	812	1,019	98	2,427	799	76	1,464	4,471	1,276	-	6,397
	③NOI （=①-②）(¥ Thousands)	45,746	44,433	41,008	33,317	40,588	27,724	29,066	185,030	135,850	169,638	46,572	56,012
	④Depreciation (¥ Thousands)	22,117	8,881	9,359	4,359	23,953	9,994	6,049	104,510	28,645	32,138	-	19,515
	⑤Rental operating income（=③-④）(¥ Thousands)	23,629	35,551	31,649	28,958	16,635	17,730	23,016	80,520	107,205	137,499	46,572	36,497
	⑥Capital expenditures (¥ Thousands)	1,365	1,949	310	1,155	1,522	-	1,901	3,149	13,677	-	-	2,175
	⑦NCF（=③-⑥）(¥ Thousands)	44,381	42,483	40,698	32,162	39,066	27,724	27,165	181,881	122,173	169,638	46,572	53,837
Reference	Expense ratio（=②／①）	31.5%	25.3%	27.9%	17.3%	33.5%	40.8%	28.1%	41.7%	35.6%	20.3%	6.9%	33.7%
	Property tax for the year 2009 (or the year 2008) (¥ Thousands)	9,707	8,779	6,312	5,390	7,653	8,220	6,320	67,666	38,842	18,922	31,110	10,223
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	2,295	2,121	1,998	1,502	2,074	1,520	1,418	10,248	7,078	7,807	-	2,866
	Reference: Percentage of rental and other operating revenues	3.44%	3.56%	3.51%	3.73%	3.40%	3.25%	3.51%	3.23%	3.35%	3.67%	-	3.39%
	Long-term repairs, maintenance and renovation												
	Estimated amount of 12 yrs after the acquisition (¥ Thousands)	85,850	69,950	61,470	46,140	141,590	109,860	50,870	343,420	229,180	140,450	-	167,760
	Reference: Amount of yearly avg.	7,154	5,829	5,122	3,845	11,799	9,155	4,239	28,618	19,098	11,704	-	13,980
	Assets pledged as collateral	●	-	●	-	●	-	-	●	●	●	-	-

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (November 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

Type		Office Buildings				Residential Properties							Central Urban Retail Properties		Total of 67 Properties
Location		Other Regional Areas				Tokyo Metropolitan Area						Other Regional Areas	Tokyo Metropolitan Area		
Property Name		KDX Sendai Building	KDX Minami Semba Dai-1 Building	KDX Minami Semba Dai-2 Building	KDX Niigata Building	Residence Charmante Tsukishima	Court Mejiro	Apartments Motoazabu	Apartments Wakamatsu-Kawada	Gradito Kawaguchi	Court Shin-Okachimachi	Venus Hibarigaoka	Frame Jinnan-zaka	KDX Yoyogi Building	
Acquisition Date		June 1, 2007	May 1, 2006	May 1, 2006	March 1, 2007	May 1, 2006	August 1, 2005	August 1, 2005	August 1, 2005	June 30, 2006	May 1, 2006	December 8, 2005	August 1, 2005	September 30, 2005	
Price Information	Acquisition price (¥ Millions)	2,100	1,610	1,560	1,305	5,353	1,250	1,210	1,180	1,038	878	1,800	9,900	2,479	218,999
	Percentage of total portfolio	1.0%	0.7%	0.7%	0.6%	2.4%	0.6%	0.6%	0.5%	0.5%	0.4%	0.8%	4.5%	1.1%	100.0%
	Net book value (¥ Millions)	2,221	1,535	1,448	1,480	5,246	1,225	1,206	1,151	1,054	864	1,876	10,073	2,546	222,182
	Appraisal value at the end of period (¥ Millions)	1,640	1,310	1,290	844	4,720	1,040	1,120	1,120	949	819	1,510	10,900	1,980	216,453
	Percentage of total appraisal value	0.8%	0.6%	0.6%	0.4%	2.2%	0.5%	0.5%	0.5%	0.4%	0.4%	0.7%	5.0%	0.9%	100.0%
Lease Information	Total of end tenants	26	10	22	24	1	19	19	28	2	40	117	13	8	842
	Leasable floor area (㎡)	3,955.45	3,108.16	2,699.27	4,085.26	7,711.14	2,046.79	1,350.74	1,607.43	1,619.34	1,377.87	12,829.64	4,655.71	1,175.38	250,364.42
	Leased floor area(㎡)	3,608.44	3,010.47	2,379.07	2,989.66	7,711.14	1,967.66	1,142.14	1,367.98	1,619.34	1,329.90	12,692.64	4,467.44	892.15	239,692.45
	Occupancy ratio														
	As of April 30, 2009	91.2%	96.9%	88.1%	73.2%	100.0%	96.1%	84.6%	85.1%	100.0%	96.5%	98.9%	96.0%	75.9%	95.7%
	As of October 31, 2008	86.2%	91.6%	91.2%	76.2%	100.0%	100.0%	94.6%	100.0%	100.0%	100.0%	88.7%	97.9%	91.7%	95.6%
	As of April 30, 2008	93.7%	87.2%	94.1%	61.0%	100.0%	95.1%	90.5%	92.0%	100.0%	95.4%	93.0%	97.9%	100.0%	95.9%
	As of October 31, 2007	97.1%	100.0%	93.6%	71.2%	100.0%	100.0%	97.4%	94.6%	100.0%	90.7%	94.4%	100.0%	100.0%	96.9%
	As of April 30, 2007	-	100.0%	93.6%	83.9%	100.0%	95.0%	91.7%	97.8%	100.0%	91.6%	98.7%	91.7%	100.0%	95.9%
	As of October 31, 2006	-	100.0%	90.0%	-	100.0%	100.0%	94.6%	96.3%	100.0%	100.0%	84.6%	100.0%	100.0%	95.3%
	As of April 30, 2006	-	-	-	-	-	85.1%	97.1%	97.8%	-	-	82.7%	100.0%	87.1%	94.9%
Income and Retained Earnings Information for the 8th Fiscal Period	Operating periods	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days	181days
	①Rental and other operating revenues (¥ Thousands)	99,807	63,782	56,467	66,742	168,753	43,302	37,156	37,782	32,916	29,009	91,072	301,853	57,681	8,057,472
	Rental revenues	81,081	51,087	42,578	57,057	146,882	40,558	35,741	33,529	32,809	26,980	80,092	273,319	51,786	7,101,403
	Other operating revenues	18,726	12,695	13,889	9,685	21,871	2,744	1,415	4,253	107	2,028	10,979	28,534	5,895	956,069
	②Property-related expenses (¥ Thousands)	34,601	27,639	22,548	34,398	31,915	9,468	6,515	7,273	5,887	5,047	47,247	57,857	14,308	2,097,367
	Property management fees	12,398	7,224	5,826	13,437	17,392	3,094	2,874	2,905	2,544	2,107	7,926	19,955	4,093	783,417
	Taxes	7,394	10,472	8,608	8,428	7,748	3,101	1,651	1,420	1,701	407	8,515	15,285	4,086	478,765
	Utilities	7,344	6,673	5,583	9,362	1,502	831	593	422	424	397	2,202	16,636	3,998	565,360
	Repairs and maintenance costs	5,879	2,107	1,145	1,723	2,677	1,376	515	520	301	897	13,626	989	386	108,431
	Insurance	238	182	162	267	468	109	71	76	71	60	495	268	64	16,181
	Trust fees and other expenses	1,345	978	1,222	1,179	2,126	955	810	1,928	843	1,176	14,480	4,722	1,678	145,210
	③NOI (=①-②) (¥ Thousands)	65,205	36,143	33,919	32,343	136,837	33,833	30,641	30,509	27,029	23,962	43,824	243,996	43,373	5,960,105
	④Depreciation (¥ Thousands)	17,362	24,923	29,396	11,881	45,522	11,235	6,651	11,537	10,026	9,431	22,651	56,758	9,167	1,406,395
	⑤Rental operating income (=③-④) (¥ Thousands)	47,843	11,220	4,523	20,462	91,315	22,598	23,989	18,971	17,002	14,530	21,172	187,238	34,206	4,553,709
	⑥Capital expenditures (¥ Thousands)	20,162	970	-	2,625	-	577	-	-	-	-	837	1,400	5,040	877,379
	⑦NCF (=③-⑥) (¥ Thousands)	45,042	35,173	33,919	29,718	136,837	33,256	30,641	30,509	27,029	23,962	42,986	242,596	38,333	5,082,726
Reference	Expense ratio (=②／①)	34.7%	43.3%	39.9%	51.5%	18.9%	21.9%	17.5%	19.3%	17.9%	17.4%	51.9%	19.2%	24.8%	26.0%
	Property tax for the year 2009 (or the year 2008) (¥ Thousands)	14,550	13,902	10,983	16,641	14,523	6,187	2,979	2,462	3,326	756	16,078	26,862	7,598	1,147,544
	Among ② of property management fee (Leasing management fees) (¥ Thousands)	3,367	2,039	1,844	2,022	5,343	1,574	1,383	1,393	1,223	1,081	2,752	11,139	2,062	283,209
	Reference: Percentage of rental and other operating revenues	3.37%	3.20%	3.27%	3.03%	3.17%	3.64%	3.72%	3.69%	3.72%	3.73%	3.02%	3.69%	3.58%	3.51%
	Long-term repairs, maintenance and renovation														
	Estimated amount of 12 yrs after the acquisition (¥ Thousands)	192,400	139,600	104,160	249,590	126,753	44,180	23,570	27,500	24,690	22,120	247,200	53,890	43,450	9,044,099
	Reference: Amount of yearly avg.	16,033	11,633	8,680	20,799	10,562	3,681	1,964	2,291	2,057	1,843	20,600	4,490	3,620	753,674
	Assets pledged as collateral	●	●	●	-	●	-	-	-	-	-	●	●	-	

【Reference】 Earnings Performance for the Individual Properties for the 8th Fiscal Period (May 1, 2008 to April 30, 2009)：181days ※As of April 30, 2009

	Type	Office Building (sold)		Total of 2 sold Properties	Total of 69 properties including sold properties
	Location	Other Regional Areas			
	Property Name	KDX Koishikawa Building	KDX Hakata Building		
	Acquisition Date	August 1, 2005	June 1, 2007		
Price Information	Acquisition price (¥ Millions)	704	2,350	3,054	-
	Percentage of total portfolio	23.1%	76.9%	100.0%	-
	Net book value (¥ Millions)	670	2,000	2,670	-
	Appraisal value at the end of period (¥ Millions)	678	2,430	3,108	-
	Profit on sale of real estate (¥ Millions)	△24	△468	△492	-
Lease Information	Total of end tenants	-	-	-	-
	Leasable floor area (㎡)	-	-	-	-
	Leased floor area(㎡)	-	-	-	-
	Occupancy ratio				
	As of April 30, 2009	-	-	-	-
	As of October 31, 2008	100.0%	100.0%	-	-
	As of April 30, 2008	100.0%	100.0%	-	-
	As of October 31, 2007	100.0%	100.0%	-	-
	As of April 30, 2007	100.0%	-	-	-
	As of October 31, 2006	100.0%	-	-	-
	As of April 30, 2006	100.0%	-	-	-
Income and Retained Earnings Information for the 8th Fiscal Period	Operating periods	180days	172days	174days	181days
	①Rental and other operating revenues (¥ Thousands)	39,241	107,407	146,649	8,204,121
	Rental revenues	34,173	97,044	131,218	7,232,621
	Other operating revenues	5,067	10,363	15,430	971,500
	②Property-related expenses (¥ Thousands)	44,797	31,714	76,511	2,173,878
	Property management fees	3,801	11,785	15,586	799,004
	Taxes	5,503	10,597	16,101	494,866
	Utilities	5,048	7,979	13,028	578,388
	Repairs and maintenance costs	29,744	195	29,939	138,370
	Insurance	83	267	351	16,532
	Trust fees and other expenses	615	889	1,505	146,715
	③NOI （=①-②）(¥ Thousands)	△5,555	75,693	70,137	6,030,242
	④Depreciation (¥ Thousands)	9,781	13,151	22,932	1,429,328
	⑤Rental operating income（=③-④）(¥ Thousands)	△15,337	62,541	47,204	4,600,914
	⑥Capital expenditures (¥ Thousands)	11,722	2,870	14,592	891,971
	⑦NCF（=③-⑥）(¥ Thousands)	△17,278	72,823	55,544	5,138,271
Reference	Expense ratio（=②／①）	114.2%	29.5%	52.2%	26.5%
	Property tax for the year 2009 (or the year 2008) (¥ Thousands)			-	-
	Among② of property management fee (Leasing management fees)(¥ Thousands)	784	3,736	4,521	287,731
	Reference: Percentage of rental and other operating revenues	2.00%	3.48%	3.08%	3.51%
	Long-term repairs, maintenance and renovation				
	Estimated amount of 12 yrs after the acquisition (¥ Thousands)	-	-	-	-
	Reference: Amount of yearly avg.	-	-	-	-

Note: The Investment Corporation has sold KDX Koishikawa Building on April 30, 2009, and KDX Hakata Building on April 22, 2009, respectively

(Reference)Borrowings

Borrowings on a financial institution basis as of April 30, 2009 are as follows

Classification	Lender	Drawndown Date	Balance at the End of Previous Period (¥Millions)	Balance at the End of Period (¥Millions)	Average Interest Rate (Note 1)	Last Repayment Date	Payment Method	Usage	Remarks
Short-Term Payable	The Chuo Mitsui Trust and Banking Co., Ltd.	January 10, 2008	1,000	-	1.147	January 10, 2009	Full on maturity	(Note 2)	Secured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 29, 2008	500	-	1.206	February 28, 2009			
	Citibank Japan, Ltd.	May 1, 2008	1,000	-	1.203	November 1, 2008			
	Citibank Japan, Ltd.	October 31, 2008	1,500	1,500	1.160	October 30, 2009			
	Mitsubishi UFJ Trust and Banking Corporation	October 31, 2008	1,000	1,000	1.518	October 31, 2009			
	Citibank Japan, Ltd.	November 4, 2008	-	1,000	1.163	November 2, 2009			
	Resona Bank, Ltd.	December 8, 2008	-	500	1.516	December 8, 2009			
	The Chuo Mitsui Trust and Banking Co., Ltd.	January 13, 2009	-	1,000	1.377	January 13, 2010			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 27, 2009	-	500	1.116	February 26, 2010			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 30, 2009	-	2,500	1.911	October 30, 2009			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 30, 2009	-	1,000	1.911	April 30, 2010			
	Mitsubishi UFJ Trust and Banking Corporation		-	1,000	1.911				
	Sub Total		5,000	10,000					
Current Potion of Long-Term Payable	Aozora Bank, Ltd.	December 8, 2005	1,500	-	1.098	December 7, 2008	Full on maturity	(Note 2)	Secured/ Unguaranteed
	Resona Bank, Ltd.		500	-					
	The Chiba Bank, Ltd.	March 1, 2006	800	-	1.449	February 28, 2009			
	Aozora Bank, Ltd.		500	-					
	Mitsui Sumitomo Insurance Co., Ltd.		700	-					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 16, 2006	2,500	-	1.476	March 16, 2009			
	Aozora Bank, Ltd.	May 1, 2006	2,000	-	1.629	April 30, 2009			
	The Chuo Mitsui Trust and Banking Co., Ltd.		1,500	-					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,000	-					
	Mitsubishi UFJ Trust and Banking Corporation		1,000	-					
	Resona Bank, Ltd.		1,000	-					
	Sumitomo Mitsui Banking Corporation	October 31, 2007	2,000	2,000	1.339	October 31, 2009			
	Sumitomo Mitsui Banking Corporation	April 25, 2008	1,000	1,000	1.563	October 25, 2009			
	Aozora Bank, Ltd. (Note 3)		1,500	-	1.463				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,500	1,500					
	Sumitomo Mitsui Banking Corporation (Note 4)	April 2, 2007	2,000	2,000	1.574	April 2, 2010			
	Sumitomo Mitsui Banking Corporation (Note 4)	July 31, 2008	1,200	1,200	1.681	January 31, 2010			
	Mitsubishi UFJ Trust and Banking Corporation (Note 4)		1,300	1,300					
	Sub Total		23,500	9,000					
Long-Term Payable	The Chuo Mitsui Trust and Banking Co., Ltd.	August 1, 2005	3,750	3,750	1.288	July 31, 2010	Full on maturity	(Note 2)	Secured/ Unguaranteed
	Sumitomo Mitsui Banking Corporation		3,750	3,750					
	Mitsubishi UFJ Trust and Banking Corporation		1,500	1,500					
	Resona Bank, Ltd.		500	500					
	Aozora Bank, Ltd.	May 1, 2006	1,500	1,500	2.199	April 30, 2011			
	Mitsui Sumitomo Insurance Co., Ltd.		1,000	1,000					
	Development Bank of Japan Inc.		5,000	5,000	2.731	April 30, 2016			
	Mitsubishi UFJ Trust and Banking Corporation	July 14, 2006	1,000	1,000	2.149	July 13, 2011			
	Development Bank of Japan Inc.	September 1, 2006	3,000	3,000	2.124	August 31, 2013			
	The Norinchukin Bank	December 1, 2006	2,500	2,500	1.964	November 30, 2011			
	The Chuo Mitsui Trust and Banking Co., Ltd.	April 2, 2007	2,000	2,000	1.875	April 2, 2012			
	The Norinchukin Bank	April 17, 2007	1,500	1,500	1.646	April 16, 2011			
	Sumitomo Mitsui Banking Corporation	January 10, 2008	2,500	2,500	1.503	January 10, 2012			
	Aozora Bank, Ltd.	February 29, 2008	2,000	2,000	1.366	February 28, 2011			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,500	1,500	1.429	August 31, 2011			
	Sumitomo Mitsui Banking Corporation	March 31, 2008	3,000	3,000	1.609	September 30, 2011			
	The Chuo Mitsui Trust and Banking Co., Ltd.		2,000	2,000	1.559				
	The Chuo Mitsui Trust and Banking Co., Ltd.	May 1, 2008	1,000	1,000	1.905	November 1, 2011			
	Aozora Bank, Ltd.	June 30, 2008	1,000	1,000	1.987	February 28, 2011			
	Resona Bank, Ltd.		1,500	1,500	2.150	June 30, 2012			
	Development Bank of Japan Inc.		3,000	3,000	2.263	December 28, 2012			
	Aozora Bank, Ltd.	July 15, 2008	2,000	2,000	1.867	March 31, 2011			
	Sumitomo Mitsui Banking Corporation	July 31, 2008	1,300	1,300	1.870	January 31, 2011			
	Mitsubishi UFJ Trust and Banking Corporation		1,400	1,400					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		800	800					
	Sumitomo Mitsui Banking Corporation		2,200	2,200	1.992	July 31, 2011			
	The Chuo Mitsui Trust and Banking Co., Ltd.		1,000	1,000					
	Resona Bank, Ltd.		300	300					
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 1, 2008	1,000	1,000	1.775	September 1, 2011			
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 22, 2008	1,250	1,250	1.713	March 22, 2011			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 30, 2008	2,000	2,000	1.818	March 31, 2011			
	Resona Bank, Ltd.	October 31, 2008	500	500	1.565	October 31, 2010			
	Sumitomo Mitsui Banking Corporation	February 27, 2009	-	500	2.071	February 29, 2012	(Note 5)		
	Development Bank of Japan Inc.		-	1,000	2.040	August 31, 2012	(Note 6)		
	The Chuo Mitsui Trust and Banking Co., Ltd.	April 30, 2009	-	1,500	2.225	April 28, 2011	Full on maturity		
	Resona Bank, Ltd.		-	1,000	2.230				
	Aozora Bank, Ltd.		-	3,500	2.511	October 31, 2011			
	Aozora Bank, Ltd.		-	2,000	2.511	April 27, 2012			
	Sub Total		58,250	67,750					
	Total		86,750	86,750					

Notes:

1. 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.
2. Funds procured through borrowings were used to acquire real estate or trust beneficiary interests in real estate and to repay borrowings.
3. The Investment Corporation undertook prepayment on April 30, 2009.
4. Borrowings listed in the current potion of long-term payable were listed in long-term payable in the previous fiscal period.
5. Repayment Method: August 31, 2009 to February 29, 2012: repayment of¥10 million every 6 months, and February 29, 2012: repayment of ¥450 million
6. Repayment Method:August 31, 2009 to August 31, 2012: repayment of¥20 million every 6 months, and August 31, 2012: repayment of¥880 million