

Basic Investment Strategy

In principle, Kenedix Realty Investment Corporation ("the Investment Corporation") invests in real estate and specified assets including securities backed by real estate for the purpose of securing stable earnings, sustainable investment asset growth and maximum cash distribution to investors.

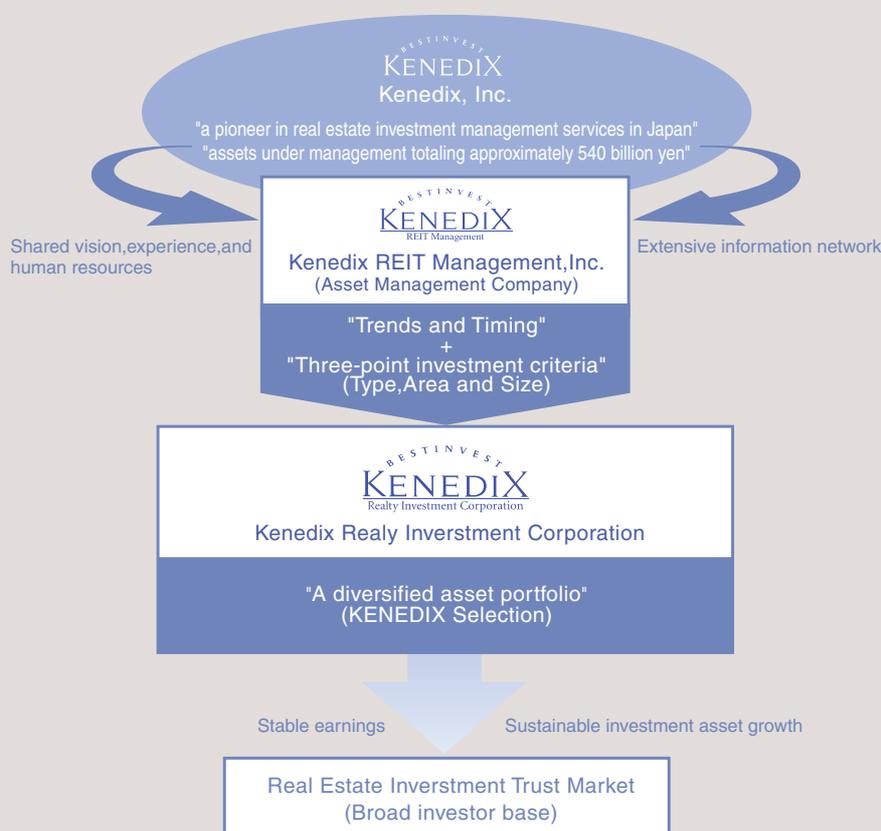
To this end, the Investment Corporation adopts a dynamic and flexible investment stance that accurately reflects its environment and market trends, and endeavors to ensure a timely response to each and every opportunity.

The Investment Corporation strives to develop a diversified investment portfolio named "KENEDIX Selection," adopting a three-point investment criteria based on property type, area and size.

In order to realize its objectives, the Investment Corporation has appointed Kenedix REIT Management, Inc. ("Asset Management Company"), as its asset management company.

The Asset Management Company is supported by the vision, experience, and human resources of Kenedix, Inc. ("Kenedix")

Note: Kenedix REIT Management, Inc. is a wholly owned subsidiary of Kenedix, Inc.



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To Our Unitholders

Taking this opportunity to present our third semiannual report, I would like to thank all unitholders for their continued support and understanding as we strive to achieve stable earnings and sustainable growth.

In its third fiscal period (May 1, 2006 to October 31, 2006), Kenedix Realty Investment Corporation (“the Investment Corporation”) recorded operating revenues of ¥5,288 million, ordinary income of ¥2,125 million and net income of ¥2,124 million. As a result, cash distribution for the fiscal period under review was ¥13,529 per unit.

Looking at its fourth fiscal period and beyond, the Investment Corporation will continue to pursue stable growth from a medium- and long-term perspective by investing mainly in mid-sized office buildings based on the revised portfolio development policy, which announced on December 11, 2006. We offer our sincere appreciation to all unitholders for continuing to share and support our vision.



Taisuke Miyajima

Executive Director, Kenedix Realty Investment Corporation
CEO and President, Kenedix REIT Management, Inc.

Investment Highlights

Cash Distribution for the Third Fiscal Period (May 1, 2006 to October 31, 2006): ¥13,529 per unit

Note: The third fiscal period commenced on May 1, 2006 and ended on October 31, 2006, a period of 184 days.

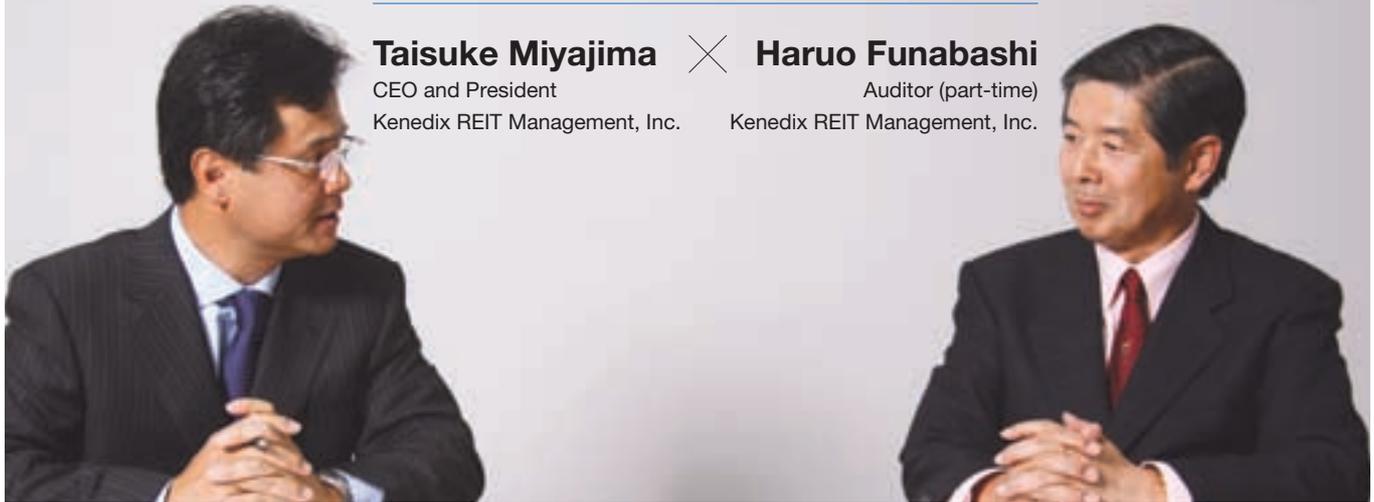
Investment Highlights

	Results for the First Fiscal Period	Results for the Second Fiscal Period	Results for the Third Fiscal Period
Operating Revenues	¥1,196 million	¥2,871 million	¥5,288 million
Operating Income	¥589 million	¥1,343 million	¥2,565 million
Ordinary Income	¥243 million	¥1,103 million	¥2,125 million
Net Income	¥242 million	¥1,101 million	¥2,124 million
Distribution per Unit	¥3,052	¥13,884	¥13,529

Financial Results

	First Fiscal Period	Second Fiscal Period	Third Fiscal Period
Total Assets	¥77,325 million	¥92,053 million	¥160,314 million
Unitholders' Equity	¥44,527 million	¥45,387 million	¥90,933 million
Unitholders' Equity to Total Assets	57.6%	49.3%	56.7%
Unitholders' Equity per Unit	¥561,008	¥571,840	¥579,192

Dialogue: Asset Management Company's Approach



Taisuke Miyajima

CEO and President
Kenedix REIT Management, Inc.



Haruo Funabashi

Auditor (part-time)
Kenedix REIT Management, Inc.

To begin with, please give us your frank opinion and impression of the efforts of the Compliance Committee at Kenedix REIT Management, Inc.

Miyajima: While there have been recent cases where investment corporations charged with misconduct have been ordered to improve business operations, I personally believe we are now at a point where we have to face issues of corporate ethics and governance more seriously. While you have assumed the post of auditor at Kenedix REIT Management and participate as a member of the Compliance Committee, what are your thoughts about the actual management of the company?

Funabashi: Simply put, I think things are going very well right now. I feel that the Compliance Committee and the Board of Directors are more than window dressing; they place problems and issues squarely on the table and discuss them. The words “disclose” and “discuss” demonstrate a “can-do” approach to business ethics, and I give the company credit for taking this to heart and putting it into practice.

Miyajima: Putting information on the table for discussion is definitely something that we try to do on a daily basis. The Compliance Committee has one attorney-at-law, who is an outside member, and auditors from Kenedix, Inc., a sponsor company. In order to hold a proper discussion with people who have no direct contact with our asset management business, we are taking steps to provide information through briefings in order to share as much information as possible on such issues as current market conditions and trends.

Funabashi: Well, that sort of activity is really important. Sharing information is an essential prerequisite for having a lively discussion, not only about market conditions, but also about developments at government authorities such as the Financial Services Agency and Ministry of Land, Infrastructure and Transport. On top of that, I think it would encourage discussion about compliance in specific areas.

What are your thoughts about safeguarding investors' profits?

Miyajima: J-REITs operate as a kind of external management, in that companies establish an asset management company, which then manages the investment corporation. This scheme evolved because it was thought to suit the Japanese market. However, what you need to be most careful about under such a style of J-REIT asset management is the question of how to protect investor's profits. Although the asset management company is commissioned by the investment corporation and must also protect investor's profits, it is also a subsidiary of its companies. What are your thoughts on that point?

Funabashi: J-REITs receive and manage large amounts of funds from an unspecified number of investors. In my opinion, this system must underlie all J-REITs. The most important thing is to consider things from the investor's point of view. From what I think, the asset management company's position should be biased toward the investor. The bias should be weighted toward the investor at a ratio, ideally, of about seven points for the investor and three points for the companies of the asset

management company.

Miyajima: I see..... While continuing to safeguard investor profits, we must grow the Investment Corporation through fair and stable dealings with our companies. I believe that safeguarding investors' profits will increase demand for the Investment Corporation, which will ultimately benefit the support-line companies.

Funabashi: That's right. If we produce results that satisfy the investor, more and more people will invest, and continue investing in J-REITs. That's both a plus for the asset management company and, in the medium and long terms, for the sponsors. I suppose you could say that the J-REIT system is a business model that must consider things from that kind of macro perspective.

What do we need to keep in mind when investing mainly in medium-sized office buildings?

Funabashi: I believe that we need to continually work to provide a better office environment at more reasonable prices. The office and working environment that surrounds many Japanese is not always of high quality. We must provide the best possible property at the most reasonable prices so that our tenants can work in comfort. Achieving that, and getting

our tenants to say that their business performance improved by moving into an office owned by the Investment Corporation is the best possible outcome.

Miyajima: Incidentally, I would like to refer to some data here. According to a survey, approximately 94% of the business offices in Tokyo today are occupied by small- and medium-size enterprises of fewer than 29 employees. The area of each floor of the offices that the Investment Corporation invests in is on average about 100 tsubo – just enough space for a small- or medium-size enterprise of 10 to 30 people. In other words, nearly every company is a potential tenant of the Investment Corporation.

That's exactly why, as you say, tenant satisfaction is truly important. In December 2005, we conducted a customer satisfaction survey by giving questionnaires to the tenants, including their employees, of all of the office buildings that the Investment Corporation invests in. By making repeated improvements based on the survey results, we will make even better office environments.

Funabashi: That's really important. Today, Japan's economic foundation is supported by a countless number of small- and medium-size companies. If we can contribute to increasing the drive and motivation of office workers by providing comfortable office environments, it will have a positive, though indirect, effect on the Japanese economy.

What is your opinion regarding timely information disclosure?

Funabashi: Timely information disclosure is vital for companies, whether they are J-REITs or business corporations that accumulate funds from a large number of unspecified investors. Given that J-REITs invest primarily in real estate, it is somewhat easier to see what is to come in the market. In other words, there are fewer surprises for investors. However, it does not mean that we can be loosened in information disclosure: we have to disclose appropriate information in a highly transparent manner since the rules concerning what and how to disclose information are clearly specified.

Miyajima: A problem would arise when an unusual event occurs that falls outside of the rules.

Funabashi: That's right. However, in today's world, if one cannot decide whether information should be disclosed or not, I think that in any event, the disclosure should be made. Whether the information is positive or negative, letting investors know what the company is doing will help put their minds at rest and enable you to gain their future understanding.

Miyajima: That is certainly true. Making a disclosure about something you have doubts about does need some courage.



However, we always strive to be forthcoming in our disclosures.

Funabashi: Depending on what has been disclosed, investors may temporarily sell off their investment units and the company may receive an avalanche of calls. Nevertheless, this is transitory phenomenon. To build a long-term relationship of trust with investors, you have to have courage and overcome the obstacles.

Finally, could you tell us about the direction that you believe our company should take?

Funabashi: I would like to see us share the professional J-REIT team spirit with each and every one of our employees, and see us strive to become the most knowledgeable source about medium-sized office buildings, while providing facilities that meet all of our customers' needs. These are things we should be proud of, as we carry on with our work.

If we become so well-known in the market that people say, "For medium-sized office buildings, let's ask Kenedix first," we'll be able to collect even more information.

Best of all, as a J-REIT asset management company, we are fully staffed with financial and real estate experts. Through the optimal combination of knowledge in these different fields, I would like to see us become an even more expert team in our field.

Miyajima: As the president of the Asset Management Company, I would like to see our employees take on a greater number of challenges each day.

Funabashi: Yes, me too. What energizes people the most is when they fully exert themselves passionately toward the achievement of a goal. Only then do we feel challenged and experience a purpose in life. How to establish compliance and protect officers and employees are important issues, but I

believe the ideal is a state in which we are naturally protected without having to be conscious of the regulations and rules. When someone has a real sense of fulfillment from their job, they can be in compliance without consciously trying to be.

Miyajima: I certainly agree with you.

The creation of such an environment is the job of company management. If each and every employee enjoys their work and makes the business grow, and we continue to expand as a J-REIT throughout the market while gaining the trust of investors, then we will have achieved the ideal that we have set for ourselves.



Haruo Funabashi

Auditor (part-time)
Kenedix REIT Management, Inc.

July 1997

Deputy Commissioner, National Tax Administration

June 1998

Secretary General, Securities and Exchange Surveillance Commission

June 2000

Director General, Minister's Secretariat, National Land Agency

July 2001

Vice-Minister for Land and Hokkaido Development, Ministry of Land, Infrastructure and Transport

February 2003

Chief Executive Officer, Sirius Institute Inc. (current position)

May 2004

Visiting Professor, Graduate School of International Corporate Strategy, Hitotsubashi University (current position)

October 2004

Auditor, Kenedix REIT Management, Inc. (current position)

March 2005

Auditor, Kenedix, Inc. (current position)



A-13 Belles Modes Building



A-17 Ebisu East 438 Building

KENEDIX Selection



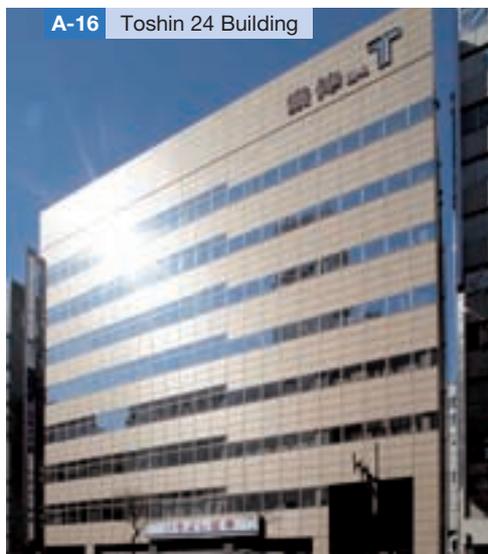
A-18 KDX Omori Building



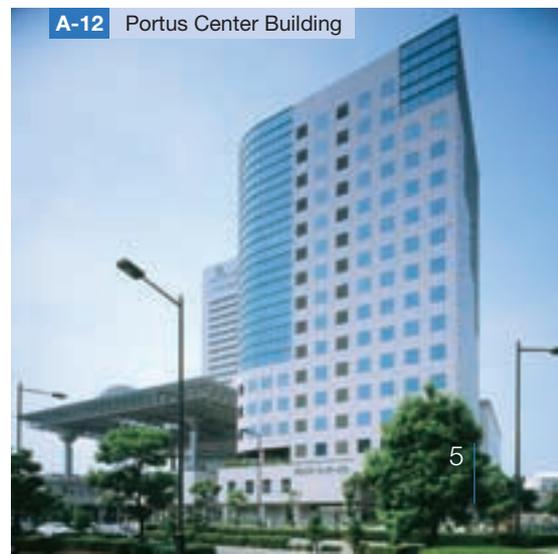
A-21 NTB-M Building



A-2 Sogo Hirakawacho Building



A-16 Toshin 24 Building



A-12 Portus Center Building

Properties Roster

Properties as of the end of the 3rd period (64 properties)

■ Acquired on May 1, 2006
■ Acquired during the 3rd Period

Type	Area	Acquired Time	Name	Location	Acquisition Price (¥M)(Note1)	Completion Date (Note2)	Occupancy Ratio (%)(Note3)	
Office	Tokyo Metropolitan Area		Belles Modes Building	Chiyoda ward, Tokyo	5,950	May 1994	97.1	
			Nihonbashi 313 Building	Chuo ward, Tokyo	5,940	Apr.1974	100.0	
		■	Toshin 24 Building	Yokohama, Kanagawa	5,300	Sep.1984	100.0	
			Sogo Hirakawacho Building	Chiyoda ward, Tokyo	5,180	Mar.1988	100.0	
		■	Ebisu East 438 Building	Shibuya ward, Tokyo	4,640	Jan.1992	100.0	
			Higashi-Kayabacho Yuraku Building	Chuo ward, Tokyo	4,450	Jan.1987	100.0	
			Noir Hatchobori	Chuo ward, Tokyo	3,680	Jun.1993	100.0	
		■	KDX Omori Building	Ota ward, Tokyo	3,500	Oct.1990	100.0	
		■	KDX Hamamatsucho Building	Minato ward, Tokyo	3,460	Sep.1999	100.0	
		■	KDX Higashi-Shinjuku Building	Shinjuku ward, Tokyo	2,950	Jan.1990	100.0	
		■	Dai-ichi Kayabacho Building	Chuo ward, Tokyo	2,780	Oct.1987	100.0	
		■	NTB·M Building	Minato ward, Tokyo	2,690	Feb.1992	100.0	
			K&Y Building (Southern Plaza)	Nakano ward, Tokyo	2,533	Aug.1992	97.0	
		■	KDX Shin-Yokohama Building	Yokohama, Kanagawa	2,520	Sep.1990	99.6	
			Harajuku F.F. Building	Shibuya ward, Tokyo	2,450	Nov.1985	100.0	
		■	KDX Kajicho Building	Chiyoda ward, Tokyo	2,350	Mar.1990	100.0	
			KDX Hamacho Building	Chuo ward, Tokyo	2,300	Sep.1993	65.3	
			FIK Minami Aoyama	Minato ward, Tokyo	2,270	Nov.1988	100.0	
			KDX Funabashi Building	Funabashi, Chiba	2,252	Apr.1989	97.9	
			Kanda Kihara Building	Chiyoda ward, Tokyo	1,950	May 1993	100.0	
		■	KDX Yotsuya Building	Shinjuku ward, Tokyo	1,950	Oct.1989	100.0	
			NNK Building	Shinjuku ward, Tokyo	1,610	Jun.1992	100.0	
		■	Kiba Ocean Building	Koto ward, Tokyo	1,580	Oct.1992	69.1	
	■	KDX Nogizaka Building	Minato ward, Tokyo	1,065	May 1991	100.0		
		Koishikawa Yoshida Building	Bunkyo ward, Tokyo	704	Oct.1992	100.0		
		Other Regional Areas		Portus Center Building	Sakai, Osaka	5,570	Sep.1993	100.0
	■		KDX Minami Semba Dai-1 Building	Osaka, Osaka	1,610	Mar.1993	100.0	
	■		KDX Minami Semba Dai-2 Building	Osaka, Osaka	1,560	Sep.1993	90.0	
			Hakata-Ekimae Dai-2 Building	Fukuoka, Fukuoka	1,430	Sep.1984	99.2	
Office (29 properties) Sub Total					86,224	Avg.17.0 yrs	97.7	
Retail	Tokyo Metropolitan Area		Jinnan-zaka Frame	Shibuya ward, Tokyo	9,900	Mar. 2005	100.0	
			Yoyogi M Building	Shibuya ward, Tokyo	2,479	Aug. 1991	100.0	
	Other Regional Areas	■	ZARA Tenjin Nishi-dori	Fukuoka, Fukuoka	3,680	Nov. 2005	100.0	
Retail (3 properties) Sub Total					16,059	Avg. 3.5 yrs	100.0	

Notes:

- Figures in the "Acquisition Price" column represent the real estate or trust beneficiary interest sales price (excluding consumption tax, rounded down to the nearest million yen) for each property acquired, identified in relevant Real Estate or Trust Beneficiary Interest Purchase and Sales Agreements.
- The "Completion Date" column refers to the date of construction completed recorded in the land register. Each average age subtotals and total for the investment portfolio is shown as the weighted-averages portfolio age based upon acquisition prices with a base date of October 31, 2006.
- "Occupancy Ratio" is the leased floor area divided by total leasable floor area. The figure is rounded to the first decimal place. Ratios are calculated as of October 31, 2006. Each average ratio subtotals and total for the investment portfolio is shown as the average occupancy ratio.
- The total acquisition price for 65 properties held by the Investment Corporation as of December 11, 2006.
- The weighted-average age of the 65 properties held by the Investment Corporation as of December 11, 2006 with a base date of December 1, 2006.
- The current name of the property is the "FSD Building." Plans are in place to change the name of the property to the "KDX Nishi-Gotanda Building" on April 1, 2007.

■ Acquired on May 1, 2006
 ■ Acquired during the 3rd Period

Type	Area	Acquired Time	Name	Location	Acquisition Price (¥M) (Note1)	Completion Date (Note2)	Occupancy Ratio (%) (Note3)	
Residential	Tokyo Metropolitan Area	■	Residence Charmante Tsukishima	Chuo ward, Tokyo	5,353	Jan. 2004	100.0	
		■	Regalo Ochanomizu I&II	Bunkyo ward, Tokyo	3,600	I : Jan. 2006 II : Feb. 2006	93.8	
			Storia Sirokane	Minato ward, Tokyo	3,150	Feb. 2003	92.9	
			Tre di Casa Minami Aoyama	Minato ward, Tokyo	2,460	Feb. 2004	100.0	
		■	Regalo Shiba-Kouen	Minato ward, Tokyo	2,260	Nov. 2005	100.0	
			Court Mejiro	Shinjuku ward, Tokyo	1,250	Mar. 1997	100.0	
			Apartments Motoazabu	Minato ward, Tokyo	1,210	Jan. 2004	94.6	
			Apartments Wakamatsu-Kawada	Shinjuku ward, Tokyo	1,180	Feb. 2004	96.3	
		■	Chigasaki Socie Ni-bankan	Chigasaki, Kanagawa	1,160	Jan. 1991	91.3	
			Court Nihonbashi-Hakozaki	Chuo ward, Tokyo	1,130	Feb. 2004	97.2	
		■	Court Nishi-Shinjuku	Shinjuku ward, Tokyo	1,130	Oct. 2005	93.0	
			Side Denenchofu	Ota ward, Tokyo	1,110	Feb. 1997	97.2	
		■	Gradito Kawaguchi	Kawaguchi, Saitama	1,038	Feb. 2006	100.0	
			S-court Yokohama-Kannai II	Yokohama, Kanagawa	945	Mar. 2003	100.0	
		■	Regalo Komazawa-Kouen	Setagaya ward, Tokyo	912	Feb. 2006	100.0	
			Court Motoasakusa	Taito ward, Tokyo	880	Jan. 2005	100.0	
		■	Court Shin-Okachimachi	Taito ward, Tokyo	878	Oct. 2005	100.0	
			Bloom Omotesando	Shibuya ward, Tokyo	875	Mar. 2003	100.0	
			Human Heim Okachimachi	Taito ward, Tokyo	830	Dec. 2004	100.0	
		■	Primo Regalo Kagurazaka	Shinjuku ward, Tokyo	762	Jan. 2006	96.0	
		Court Shinbashi	Minato ward, Tokyo	748	Dec. 1997	100.0		
	■	Primo Regalo Youga	Setagaya ward, Tokyo	730	Dec. 2005	100.0		
		Court Suitengu	Chuo ward, Tokyo	659	Jul. 2003	90.0		
	■	Court Shimouma	Setagaya ward, Tokyo	638	Oct. 2005	100.0		
		Ashiya Royal Homes	Ashiya, Hyogo	2,330	Jun. 1991	80.3		
		Venus Hibarigaoka	Sapporo, Hokkaido	1,800	Mar. 1989	84.6		
		Other Regional Areas	■	Regalo Ibaraki I&II	Ibaraki, Osaka	1,600	I : May 1991 II : Mar. 1993	67.1
	■		Collection Higashi-Sakura	Nagoya, Aichi	1,264	Mar. 2006	94.0	
	■		Renaissance 21 Hirao Jousui-machi	Fukuoka, Fukuoka	900	Oct. 2005	91.9	
	■		Montore Nishikouen Bay Court	Fukuoka, Fukuoka	826	Feb. 2006	84.1	
			Abreast Hara	Nagoya, Aichi	444	Feb. 2000	100.0	
			Abreast Hirabari	Nagoya, Aichi	407	Mar. 2000	90.8	
Residential (Total 32 properties) Sub Total					44,459	Avg. 4.7 yrs	91.8	
Total of 64 properties					146,742	Avg. 11.8 yrs	95.3	

Properties Acquired in the 4th Period

● Acquired during the 4th Period

	Tokyo Metropolitan Area	●	KDX Nishi- Gotanda Building (Note6)	Shinagawa ward, Tokyo	4,200	Nov. 1992	-
Total of 65 properties					150,942 (Note4)	Avg. 12.0 yrs (Note5)	-

Properties Sold during the 3rd Period

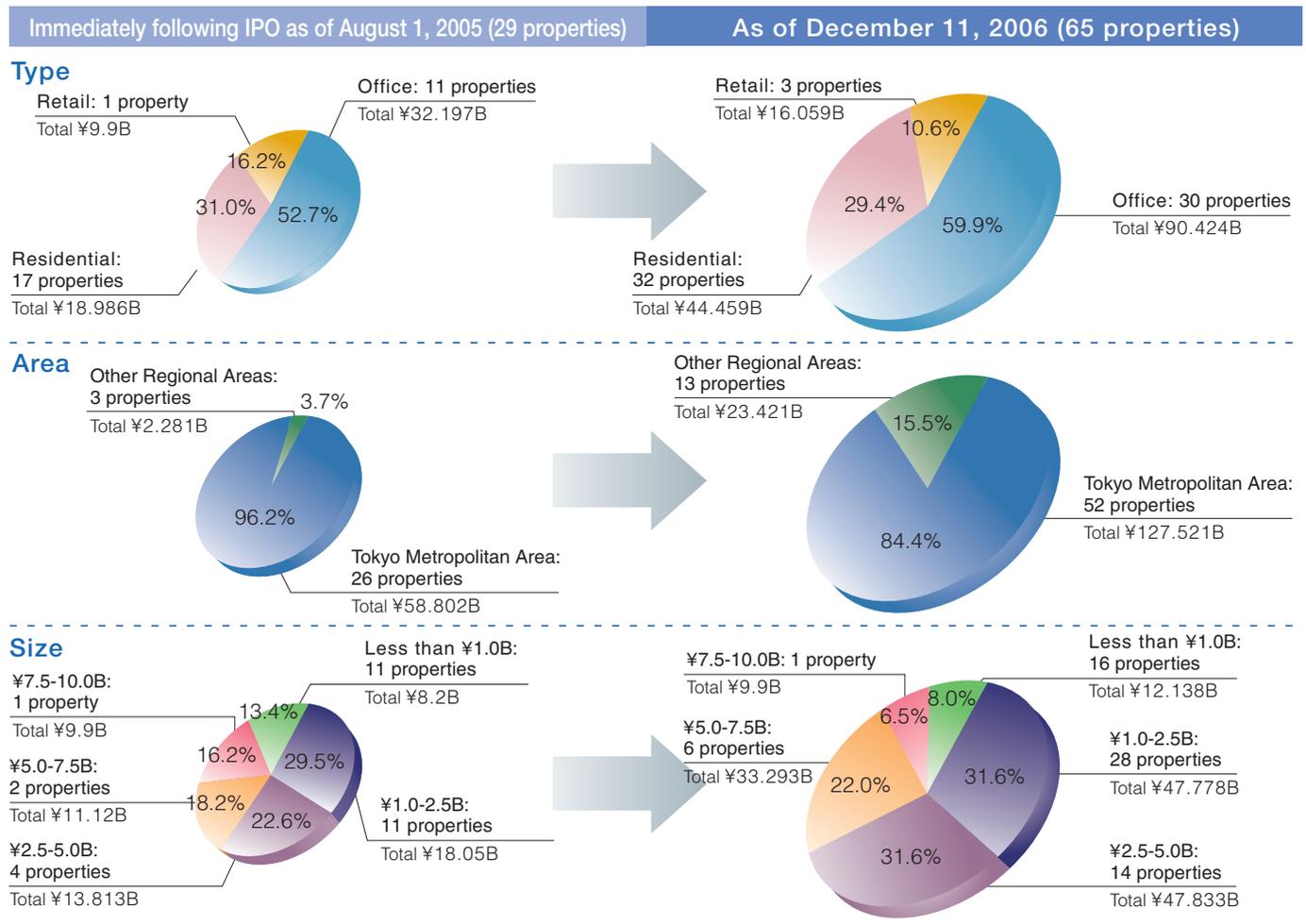
▲ Sold during the 3rd Period

	Tokyo Metropolitan Area	▲	Storia Todoroki	Setagaya ward, Tokyo	877	Dec. 2002	-
		▲	Clair Court Rokakouen	Setagaya ward, Tokyo	831	Aug. 1998	-

Portfolio Highlights

Portfolio Composition

The Investment Corporation strives to develop a diversified investment portfolio adopting a three-point investment criteria based on property type, area and size.

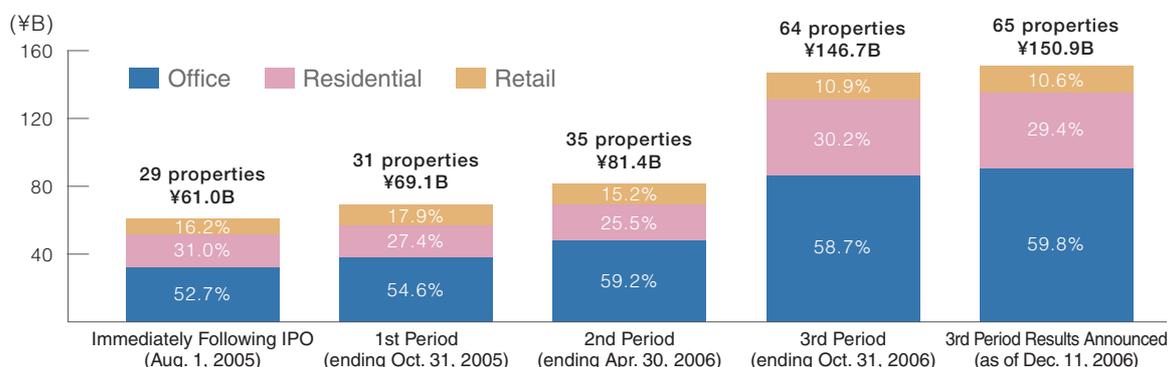


Notes : 1. The Tokyo Metropolitan Area consists of Tokyo, Kanagawa, Saitama and Chiba prefectures.
 2. Percentage figures in the above pie charts represent the proportion of each category as a percentage of the total calculated on a property acquisition-price basis. Percentage figures are rounded down to the first decimal place.
 3. B=billions

Total Acquisition Price	61 billion yen	Total Acquisition Price	150.9 billion yen
Total Number of Properties	29 properties	Total Number of Properties	65 properties
Weighted-Average Portfolio Age	11.7 years	Weighted-Average Portfolio Age	12.0 years

Note: The weighted-average portfolio age, current as of December 1, 2006, is shown as the weighted-average portfolio age based upon acquisition prices with a base date of December 1, 2006.

External Growth Performance (based on acquisition price)

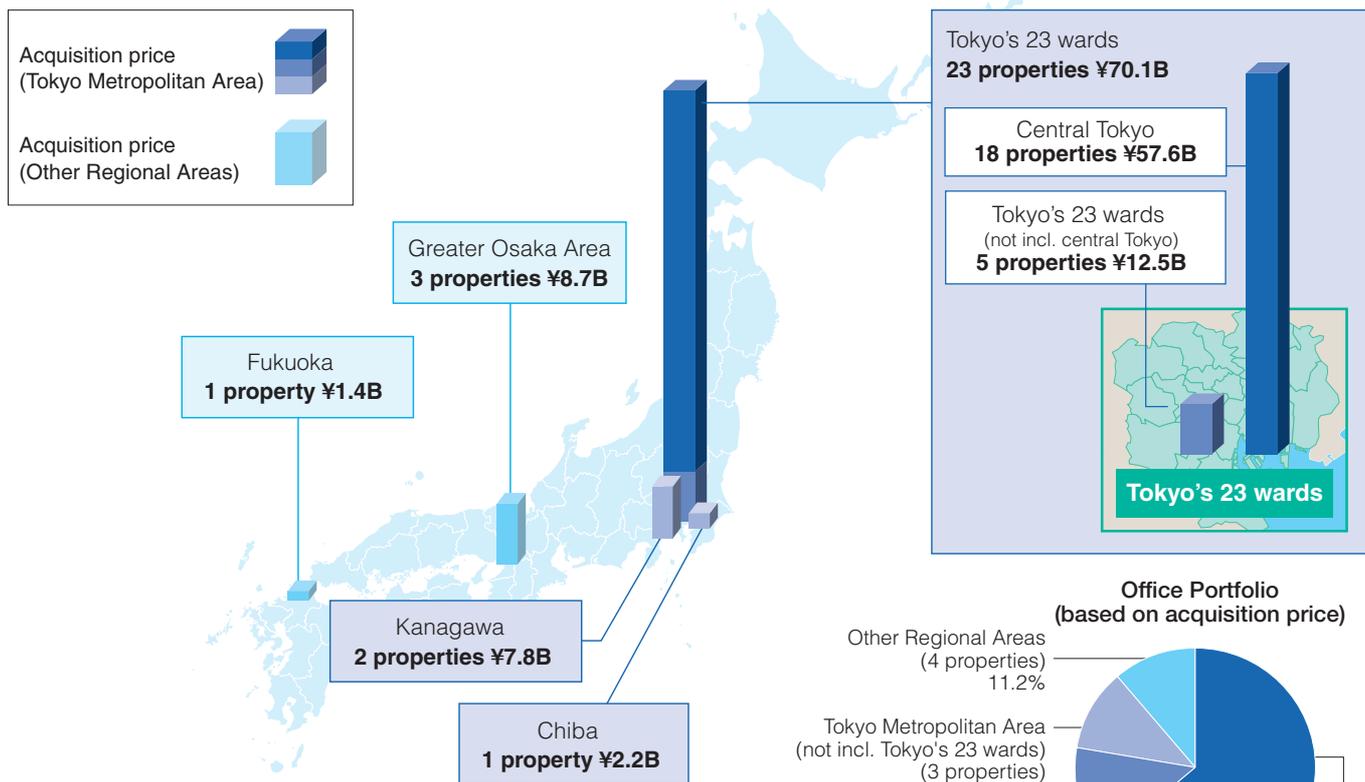


Note: Amounts of less than ¥100 million omitted for total acquisition price and digits below decimal point omitted for ratios.

KENEDIX Selection (As of December 11, 2006)

Office Buildings (30 properties)

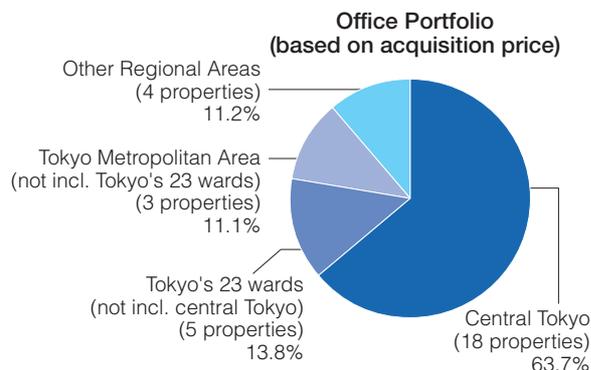
Emphasis on mid-sized office buildings in the Tokyo Metropolitan Area, in particular Central Tokyo.



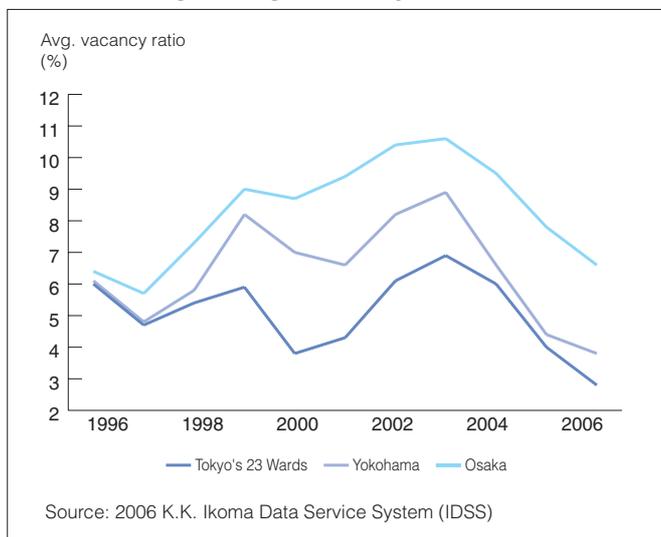
Notes:

1. Central Tokyo consists of the Chiyoda, Chuo, Minato, Shibuya and Shinjuku wards.
2. Acquisition Price are rounded to the nearest ¥100 million.
3. Ratios indicate the total acquisition price for properties in each area in proportion to the total acquisition price for all properties combined.
4. Ratios are rounded down to the first decimal place.

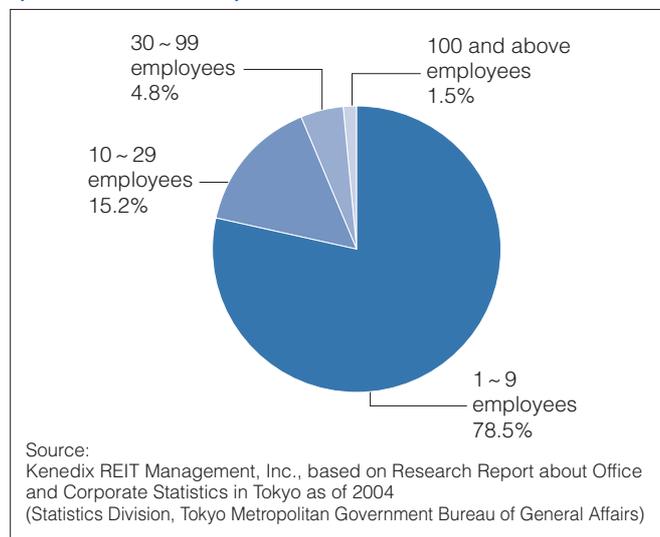
*The data above is based upon a portfolio of 30 office buildings held by Kenedix Realty Investment Corporation (including 29 properties held at the end of the third fiscal period and 1 property already acquired during the fourth fiscal period) as of December 11, 2006. In addition, as of the same date, the Investment Corporation holds 32 residential properties and 3 retail properties.



Office Building Average Vacancy Ratio



Number of Employees per Office (Tokyo) (% of total offices)



Questions & Answers

“Questions & Answers” are based on an interview with Taisuke Miyajima, CEO and President of Kenedix REIT Management, Inc. (“Asset Management Company”), the asset management company for Kenedix Realty Investment Corporation (“the Investment Corporation”).

Changes to the Portfolio Development Policies

Q. Please elaborate on the changes to the portfolio development policy announced in December 2006.

A. 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 strives to develop a diversified investment portfolio for its basic policy. Based upon this basic policy, the Investment Corporation has conducted a review of its portfolio development policies in order to shift to investments in office buildings. Details are as follows.

(After the changes)

Type of Use	Investment Ratio Target
Office Buildings	50% - 100%
Residential Properties	0% - 30%
Central Urban-Type Retail Properties	0% - 20%
Other	0% for now

(Before the changes)

Type of Use	Investment Ratio Target
Office Buildings	More than 50%
Residential Properties	More than 20%
Retail Properties	Less than 30%
Other	

Q. What are the reasons for changing the portfolio development policy at this time?

A. The Investment Corporation adheres to a basic policy that adopts a dynamic and flexible investment stance. Working from this policy, as of December 11, 2006, the Investment Corporation owned a portfolio of 65 properties with a total acquisition price of approximately ¥150 billion, demonstrating its success in diversifying properties.

The Investment Corporation has previously emphasized investment in mid-sized office buildings located in the Tokyo Metropolitan Area. However, to respond to recent conditions in the office leasing market (increased rent levels, improvement of occupancy ratios, etc.), the Investment Corporation has decided to invest mainly in office buildings and to make no new investment in residential properties for a certain period.

Q. Are there any changes for the target asset scale that you have set for the future, and are you going to achieve this target only by investing in office buildings?

A. The Investment Corporation’s goal of an asset scale target exceeding ¥200 billion by December 31, 2007, remains unchanged. We will invest mainly in office buildings, but also in central urban-type retail properties located in highly flourishing districts as an alternative to investment in office buildings.

Q. Reflecting upon your decision not to conduct any new investment in residential properties, do you think that residential properties are losing their attractiveness as investment targets?

A. The Investment Corporation recognizes a certain advantage of a portfolio comprising of some residential properties, as they contribute to realizing stable cash flows. However, the Investment Corporation has concluded that concentrating new investment mainly in office buildings will have a more positive impact on the improvement of cash flows.

Q. Are you planning to invest mainly in mid-sized office buildings heretofore?

A. The Investment Corporation has previously emphasized investment in mid-sized office buildings located in the Tokyo Metropolitan Area. The Investment Corporation will continue to invest mainly in mid-sized office buildings, while keeping in mind an approach of diversifying properties. For the investment area, the Investment Corporation will continue to invest mainly in the Tokyo Metropolitan Area and a certain ratio of office buildings in major cities of Other Regional Areas.

Q. Are there any policy changes for the category of “retail properties?”

A. There are no policy changes for the category of “retail properties.” The Investment Corporation has previously invested in central urban-type retail properties located in highly flourishing districts as an alternative to investment in office buildings. To make this situation evident, the Investment Corporation has decided to refer to these past investments as “central urban-type retail properties,” rather than simply as “retail properties.”

Growth Potential

Q. What target for asset scale have you set for the future?

A. As of December 12, 2006, the date the Investment Corporation’s third fiscal period results were announced, the Investment Corporation owned a portfolio of 65 properties with total acquisition price of approximately ¥150 billion. Based on the steady progress achieved to date, we will endeavor to exceed an asset scale of ¥200 billion by December 31, 2007. Our goals, however, do not revolve entirely around increasing asset scale. In concert with efforts to increase the size of the Investment Corporation’s portfolio, we will make every effort to steadily enhance earnings per share (EPS).

Q. What steps does the Investment Corporation take with regard to property management?

A. Rental revenues provide a major source of income for the Investment Corporation. Accordingly, every effort is made to maintain and enhance rent level and occupancy ratios, which are the key components in the Investment Corporation’s leasing activities. While taking into consideration economic and real estate market trends, the Investment Corporation adopts a tenant-oriented approach to its leasing activities with the aim of ensuring a timely and flexible response as well as optimal tenant satisfaction. Based on the aforementioned, the Asset Management Company undertakes property management activities as follows.

- Implement customer satisfaction surveys in an effort to identify tenant needs. Implement appropriate remedial and improvement measures.
- Enhance tenant satisfaction and property competitive advantage through renovation of co-owned areas as well as upgrades and renewal for the facility.
- Promote new tenant leasing activities together with existing tenant renewal negotiations based on movements in real estate leasing markets and tenant needs in an effort to capitalize on “trends” and “timing.”
- Strengthen leasing activities through efforts to improve ties with leasing intermediary companies.
- Review property management contents and standards.

The Investment Corporation has appointed Kenedix Advisors Co., Ltd. (“Kenedix Advisors”) as its sole property management company.

Investment Properties

Q. Please elaborate on the unique characteristics of medium-sized office buildings.

A. Compared with large-sized office buildings, medium-sized office buildings provide greater liquidity. In addition to the larger number of buildings on the market, the acquisition prices and rent level of medium-sized office buildings offer a wider scope of acquisition and leasing opportunities. Under these circumstances, the Investment Corporation recognizes that medium-sized office buildings provide the Investment Corporation with the best avenue to leverage its abilities in identifying properties with competitive advantage and its expertise and know-how in property leasing and management. Furthermore, given tenant characteristics and the large pool of competing properties, the Investment Corporation recognizes that medium-sized office buildings exhibit higher rates of tenant turnover with rent levels more finely attuned to economic trends, particularly in times of recovery.

Q. Why does the Investment Corporation invest mainly in medium-sized office buildings?

A. As a fund manager, the Kenedix Group boasts a wealth of experience and know-how in medium-sized office buildings. Focusing on this segment enables the Investment Corporation to leverage this considerable strength. We also hold high expectation for continued increase in rent level in line with favorable economic trends.

Q. What are your thoughts on the leasing market for residential properties?

A. In line with changes in population trends, fluctuations in the number of households by area are experiencing increased polarization. In this context, we are seeing steady leasing demand for residential properties primarily in the Tokyo Metropolitan Area. In addition, the population and the number of households in certain major cities of Other Regional Areas are also increasing. Accordingly, we expect leasing demand for residential properties in Sapporo, Nagoya and Fukuoka to expand. The Investment Corporation intends to invest in residential properties with a keen eye to the aforementioned trends.

Q. What are your expectations for the real estate and J-REIT markets?

A. We believe that real estate markets will remain active in the Tokyo Metropolitan Area. Accordingly, the ability to acquire prime properties at reasonable prices will become increasingly difficult. The Investment Corporation also recognizes that real estate markets are subject to a variety of trends based on property type, area and size. While activity in one area may be robust, other areas may experience stagnant conditions. With this in mind, the possibility that real estate prices will appreciate nationwide is considered slim. Under these circumstances, the ability to accurately identify real estate trends by property type, area and size will become more important. Currently, Japanese Real Estate Investment Trust ("J-REIT") market is comprised of over 30 publicly listed trusts with market capitalization exceeding ¥3 trillion. Looking ahead, it would not be a surprise if there were between 50 and 70 listed J-REITs with market capitalization around ¥10 trillion in the next few years. In the domestic market, yields on REITs exceed 10-year government bonds by nearly 2.0%. At this level, J-REITs remain highly competitive when compared with REITs in markets overseas.

Financial Strategy

Q. What benchmark have you established for interest-bearing debt ratio, and what are the Investment Corporation's debt policies?

A. The Investment Corporation is conscious of maintaining a prudent financial strategy together with an appropriate interest-bearing debt ratio (a balance between total assets and interest-bearing debt). Currently, the target ratio is set between 35 to around 50%. From its incorporation, the Investment Corporation has undertaken debt on an unsecured and unguaranteed basis. This reflects the high credit standing of the Investment Corporation and an acknowledgement by financial institutions of the quality of investment properties, investment policies and the Asset Management Company's personnel and management.

Q. How do you see interest rate trends in the future? What measures do you have in place to avoid the risk of future increase in interest rates?

A. The interest rates are expected to show a moderate rise. We believe the key factor in determining future market conditions will be the speed of interest rate increase. If the pace at which interest rates rise serves to promote economic growth, the impact on real estate markets is naturally favorable. For example, in an environment where economic growth outpaces the increase of interest rates, rent levels can also be expected to rise. With this in mind, the Investment Corporation invests primarily in medium-sized office buildings, characterized by relatively high rates of tenant turnover. Under these circumstances, we are able to maintain rent levels in line with market trends. In an effort to avoid the risk of future increase in interest rates, the Investment Corporation adopts a prudent fixed interest rate policy. In principle, we enter into interest-rate swap agreements to fix cost levels on floating rate long-term debt. Furthermore, the Investment Corporation acquired an A3 credit rating from Moody's Investors Services, Inc. in February 2006 and A+ rating from Japan Credit Rating Agency, Ltd. in December 2006. Looking ahead, we will also consider the issue of fixed rate investment corporation bonds as a measure to avoid the risk of future increase in interest rates.

Financial Summary

Trends in Operating Conditions

Period		First Fiscal Period (As of Oct. 31, 2005)	Second Fiscal Period (As of Apr. 30, 2006)	Third Fiscal Period (As of Oct. 31, 2006)
Operating revenues	Millions of Yen	1,196	2,871	5,288
(Rental revenues)	Millions of Yen	1,196	2,871	5,131
Operating expenses	Millions of Yen	606	1,527	2,723
(Property-related expenses)	Millions of Yen	518	1,265	2,397
Operating income	Millions of Yen	589	1,343	2,565
Ordinary income	Millions of Yen	243	1,103	2,125
Net income (a)	Millions of Yen	242	1,101	2,124
Total assets (b)	Millions of Yen	77,325	92,053	160,314
Interest-bearing debt (c)	Millions of Yen	29,000	42,000	62,000
Unitholders' equity (d)	Millions of Yen	44,527	45,387	90,933
Unitholders' capital	Millions of Yen	44,285	44,285	88,729
Number of investment units issued and outstanding (e)	Per Unit	79,370	79,370	157,000
Unitholders' equity per unit (d) / (e)	Yen	561,008	571,840	579,192
Total distribution (f)	Millions of Yen	242	1,101	2,124
Distribution per unit (f) / (e)	Yen	3,052	13,884	13,529
(Earnings distributed per unit)	Yen	3,052	13,884	13,529
(Distribution in excess of earnings per unit)	Yen	-	-	-
Return on assets (annualized) (Note 1, 2)	%	0.3 (1.3)	1.3 (2.6)	1.7 (3.3)
Return on unitholders' equity (annualized) (Note 2, 3)	%	0.6 (2.2)	2.5 (4.9)	3.1 (6.2)
Unitholders' equity ratio at the end of period (d) / (b)	%	57.6	49.3	56.7
Interest-bearing debt ratio at the end of period (c) / (b)	%	37.5	45.6	38.7
Payout ratio (Note 4)	%	99.9	99.9	99.9
[Other reference]				
Number of properties	Properties	31	35	64
Total leasable floor area	m ²	81,298.67	104,868.65	192,085.34
Occupancy ratio at the end of period	%	96.6	94.9	95.3
Depreciation expenses for the period	Millions of Yen	268	650	1,135
Capital expenditures for the period	Millions of Yen	47	510	655
Leasing NOI (net operating income) (Note 5)	Millions of Yen	945	2,256	3,869
FFO (funds from operation) (Note 6)	Millions of Yen	510	1,752	3,102
FFO per unit (Note 7)	Yen	6,430	22,076	19,759

Notes:

- Return on assets = Ordinary income / (Total assets at the beginning of period + Total assets at the end of period) / 2 x 100
Total assets at the beginning of first fiscal period reflect the value on August 1, 2005, which was the first actual date of operations of the first fiscal period.
- Annualized values for the second fiscal period are calculated based upon a period of 181 days, and 184 days for the third fiscal period. Annualized values for the first fiscal period are calculated based upon a period of 92 days, the actual number of business days in the first fiscal period (from August 1, 2005 to October 31, 2005).
- Return on unitholders' equity = Net income / (Total unitholders' equity at the beginning of period + Total unitholders' equity at the end of period) / 2 x 100
Total unitholders' equity at the beginning of period reflects the value on August 1, 2005, which was the first actual date of operations of the first fiscal period.
- Payout ratio is rounded down to the first decimal place.
- Leasing NOI = Rental revenues - Rental expenses + Depreciation expenses for the period
- FFO = Net income + Depreciation expenses for the period - Profit on sale of trust beneficiary interests in real estate or real estate
- FFO per unit = FFO / number of investment units issued and outstanding (figures below ¥1 rounded down)

Management Review & Policies

Operating Conditions for the Second Fiscal Period

(1) 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. (Securities Code: 8972). As of October 31, 2006, the end of the third fiscal period, the number of investment units issued and outstanding totaled 157,000 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.

(2) Investment Environment and Management Performance

a. Investment environment

During the fiscal period under review, the Japanese economy made an improvement in corporate earnings and capital expenditures along with robust employment conditions. Although growth in personal consumption was stagnant, the economic recovery continued.

As for real estate, according to a land price survey (Kijun Chika) conducted by prefecture and local governments on July 1, 2006, commercial and residential land prices in the three major metropolitan areas rose for the first time in 16 years. Tokyo's 23 wards, Osaka, Kyoto and Nagoya are showing an increasing trend for higher land prices and an even higher margin of increase. Average commercial land prices are on a strong upward trend in Tokyo and increasing in each prefecture, including Chiba, Kanagawa, Aichi, Kyoto, and Osaka. Thus, land prices in the central inner cities of Japan's three major metropolitan areas and in outlying regions are showing a clear price recovery, as revealed in the land prices (Chika Kouji) officially announced in 2006.

b. Management performance

In the beginning of the fiscal period under review, the Investment Corporation acquired 26 properties with a total acquisition price of ¥58,033 million. From the viewpoint of review of its portfolio, the Investment Corporation sold 2 residential properties (total acquisition price of ¥1,708 million) on May 10, 2006. Using the original network of the Asset Management Company, the Investment Corporation acquired 4 office buildings and 1 residential property in the Tokyo Metropolitan Area during the third fiscal period with a total acquisition price of ¥8,983 million. As a result, the number of properties owned as of October 31, 2006 stood at 64, with a total acquisition price of ¥146,742 million. Looking at the portfolio as a whole, 58.7% was comprised of office buildings, 30.2% of residential properties and 10.9% retail properties on an acquisition price basis. In addition, the occupancy ratio as of the end of the third fiscal period was 95.3%, reflecting stable investment and asset management.

< External Growth Performance after IPO >

		Immediately following IPO (as of August 1, 2005)		First Fiscal Period (as of October 31, 2005)		Second Fiscal Period (as of April 30, 2006)		Second Fiscal Period (as of April 30, 2006)	
		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	32,197	52.7	37,767	54.6	48,269	59.2	86,224	58.7
	Residential Properties	18,986	31.0	18,986	27.4	20,786	25.5	44,459	30.2
	Retail Properties	9,900	16.2	12,379	17.9	12,379	15.2	16,059	10.9
	Total	61,083	100.0	69,132	100.0	81,434	100.0	146,742	100.0
Area	Tokyo Metropolitan Area	58,802	96.2	61,281	88.6	71,783	88.1	123,321	84.0
	Other Regional Areas	2,281	3.7	7,851	11.3	9,651	11.8	23,421	15.9
	Total	61,083	100.0	69,132	100.0	81,434	100.0	146,742	100.0

Notes: Total acquisition price is the total of acquisition price for each property classified by type and area.

Total acquisition price is rounded down to the nearest million yen. Percentages are rounded down to the nearest first decimal place.

Operation and Management of Existing Properties

The Investment Corporation has appointed Kenedix Advisors Co., Ltd. as its sole property management company for the entire portfolio as of the end of the third 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. As of October 31, 2006, the investment portfolio maintains a high occupancy ratio. The Investment Corporation is satisfied with the quality of property management.

In addition to property management services, the Investment Corporation has executed master lease agreements with Kenedix Advisors covering all of its properties held as of October 31, 2006 (excluding Residence Charmante Tsukishima, Jinnan-zaka Frame, ZARA Tenjin Nishi-dori and tenants without approval for subleasing). In appointing a member of the Kenedix Group as lessee, the Investment Corporation is able to provide better tenant-oriented leasing management through Kenedix Advisors. At the same time, this scheme allows the Investment Corporation to more effectively utilize tenant security and guarantee deposits.

The Investment Corporation leverages scale merits and the communication and negotiation skills of the Kenedix Group in an effort to reduce operating costs, and have succeeded reductions in building maintenance costs.

CS Strategy-Based Leasing Management

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. As a part of these efforts, the Asset Management Company implemented a survey in collaboration with J.D. Power Asia Pacific Inc., an internationally recognized company that engages in customer satisfaction evaluation, covering the Investment Corporation's office building portfolio. As a part of this survey the administration officers of each tenant and tenant employees were asked to respond to many questions including building location and environment, external façade, entrance, air conditioning system of lease space areas, lighting ventilation, OA compliant, elevators, toilets, kitchen facilities, smoking area, parking, management company service, status and standard of cleaning, security, fire prevention and remarks of each building and its facilities as well as the nature and quality of operating and management services.

On a scale of five, respondents were asked to rank each of the aforementioned questions. The survey provided invaluable information pertaining to the strengths and weaknesses of each building. Under the remarks section, a number of respondents provided insightful observations. Based on survey results, the Investment Corporation will work to clarify and improve outstanding issues.

Through this vital feedback channel, the Investment Corporation will also implement appropriate maintenance and renovation for each property taking into consideration associated costs and benefits. Through these means, the Investment Corporation is working efficiently to generate improvements in rent levels and asset values, increase earnings and promote sustained internal growth.

(3) Capital Acquisition

To support the acquisition of additional assets, the Investment Corporation undertook debt financing of ¥20 billion during the third fiscal period comprising ¥18 billion of long-term debt and ¥2 billion of short-term debt. As a result, the balance of debt financing as of October 31, 2006 stood at ¥62 billion comprising ¥48.5 billion of long-term debt and ¥13.5 billion of short-term debt. Of this amount, ¥37.3 billion of long-term debt as of October 31, 2006 was procured on a floating rate basis. In order to minimize the risk of future increase in interest rate, the Investment Corporation has entered into interest-rate swap agreements, effectively fixing applicable interest rates.

Since its public listing through to the end of the third fiscal period, the Investment Corporation has undertaken flexible debt funding on both an unsecured and unguaranteed basis. This is the result of the high standing in which the Investment Corporation, its investment policies, asset quality as well as the personnel and expertise of the Asset Management Company are held among financial institutions. In addition, the Investment Corporation strives to diversify repayment dates for its debt financing in an effort to reduce refinancing risk. The Investment Corporation also strives to extend average repayment period by placing added emphasis on long-term debt.

Note: Short-term debt is repayable within 1 year. Long-term debt is repayable over terms exceeding 1 year.

(4) Operating Results and Cash Distribution

As a result of the aforementioned management performance, the Investment Corporation reported operating revenues of ¥5,288 million for its third fiscal period. Operating income was ¥2,565 million, ordinary income ¥2,125 million and net income ¥2,124 million.

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 third fiscal period was ¥13,529 per unit.

Future Management Policies and Pending Issues

(1) Investment Environment

Looking ahead, the Japanese economy is forecasted to continue its path toward full-fledged recovery on the back of domestic private-sector demand. Favorable conditions are attributed to a robust corporate sector and the positive flow-on effects to the household sector. Buoyed by improvements in employment conditions resulting in an upswing in household disposable incomes, personal consumption is expected to increase. Signs are strong for capital expenditure growth, bolstered by an improvement in corporate earnings. Driven by the aforementioned gains in employment conditions and household disposable incomes, the construction of residential properties is also expected to bottom out with signs of upward movement.

Against this economic backdrop, positive signs are emerging in the domestic real estate market. Posted land prices for March 2006, and a land survey conducted by prefecture and local governments for September 2006, confirmed land price appreciation in the three major cities of Tokyo, Osaka and Nagoya. At the same time, land prices for specific major cities in regional areas are also increasing. On a nationwide basis, land prices are exhibiting increased polarization. Appreciation is restricted to major economic and financial centers of the Tokyo Metropolitan Area (in particular the Central Tokyo), and specific regional areas that exhibit strong potential for population growth (for example, Sapporo in Hokkaido and Fukuoka in Kyushu).

From the perspective of real estate purchase and sales, the acquisition of prime properties is expected to become increasingly competitive. This is attributed to the continued flow of domestic and overseas real estate funds in search of higher returns. With little change anticipated in the foreseeable future, activities in the real estate market are expected to remain robust with positive conditions prevailing throughout.

(2) Management Policies and Pending Issues

a. Existing property management strategy

Rental revenues provide a major source of income for the Investment Corporation. Accordingly, every effort is made to maintain and enhance rent level and occupancy ratios, which are the key components in the Investment Corporation's leasing activities. While taking into consideration economic and real estate market trends, the Investment Corporation adopts a tenant-oriented approach to its leasing activities with the aim of ensuring a timely and flexible response as well as optimal tenant satisfaction.

Based on the aforementioned, the Asset Management Company undertakes property management activities as follows.

- Implement customer satisfaction surveys in an effort to identify tenant needs. Implement appropriate remedial and improvement measures.
- Enhance tenant satisfaction and property competitive advantage through renovation of co-owned areas as well as upgrades and renewal for the facility.
- Promote new tenant leasing activities together with existing tenant renewal negotiations based on movements in real estate leasing markets and tenant needs in an effort to capitalize on "trends" and "timing".
- Strengthen leasing activities through efforts to improve ties with leasing intermediary companies.
- Review property management contents and standards.

b. New property investment strategy

The Investment Corporation will continue to invest in medium-sized office buildings located in the Tokyo Metropolitan Area as the cornerstone of its investment policy. At the same time, the Investment Corporation will emphasize residential properties in densely populated areas with a high number of households and retail properties in central urban commercial districts. To facilitate the implementation of the aforementioned investment policy, in addition to the original network of the Asset Management Company, the Investment Corporation will leverage the support-line provided by the Kenedix Group. The Kenedix Group comprises Kenedix, Kenedix Advisors and other affiliated companies.

Through this support-line, the Asset Management Company is positioned to secure real estate information related to properties, for which the Kenedix Group acts as intermediary (excluding the original network of the Asset Management Company), as well as pension funds, private placement funds and development properties. Based on this information and depending on its source, the Investment Corporation is able to consider acquisition either on a priority basis or at the same time as all other third parties. Against the backdrop of a competitive market, the role of this support-line is increasingly significant in the Asset Management Company's acquisition of quality properties.

Another key role of the support-line is to facilitate property acquisition through the warehousing function. Under the warehousing function, members of the Kenedix Group may acquire or temporarily hold an investment property sourced from the original network of the Asset Management Company on those occasions when the Investment Corporation is not itself in the immediate position to acquire the property, or for timing reasons the property fails to completely comply with the Investment Corporation's investment criteria. In the case of the warehousing function, the Investment Corporation maintains "first priority" arrangements to acquire the property once initial obstacles have been cleared.

Note: Pension Funds refer to the real estate investment funds for pension plans and other plans and managed by Kenedix Advisors.

(3) 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, maintain long-term debt ratios at or above prudent levels and issue investment corporate bonds with the aim of extending the average repayment period of its liabilities.

The Investment Corporation will maintain the ratio of interest-bearing debt to total assets at a prudent level and implement leveraged management in an effort to ensure stable financial management.

(4) 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/>).

(5) Acquiring Credit Rating

As a part of efforts to diversify procurement methods, including the issue of investment corporation bonds, and to extend the average repayment period for its overall debt financing, the Investment Corporation acquired a credit rating of A+ (Outlook : Stable) from Japan Credit Rating Agency, Ltd. on December 11, 2006. The Investment Corporation's investment policies, quality of individual assets, real estate portfolio, the unsecured and unguaranteed nature of debt financing, quality of the Asset Management Company's personnel and the support of the Kenedix Group were appraised by the credit rating agency. This is the second credit rating acquired following the A3 (Outlook: Stable) from Moody's Investors Services, Inc. on February 28, 2006.

<Credit Rating>

Credit Rating Agency	Details of the Rating
Japan Credit Rating Agency, Ltd.	Senior Debts : A+
	Outlook: Stable

(6) Change of Portfolio Development Policy

The Asset Management Company resolved to change management guidelines contained in its company regulations on December 11, 2006.

a. Overview

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 strives to develop a diversified investment portfolio adopting a three-point investment criteria based on property type, area and size for its basic policy. Based upon this basic policy, the Investment Corporation has conducted a review of its portfolio development policies in order to shift to investments in office buildings, and has made changes to the management guidelines of the Asset Management Company.

b. The Major Changes in the Management Guidelines

Portfolio Development Policy

After the Change in Management Guidelines	Before the Change in Management Guidelines
Taking into consideration the liquidity and scale of the real estate market, the degree of real estate market information, prudent diversification based on the type of use for each property, diversification of the tenant base, and the management results of the Kenedix Group, <u>the Investment Corporation shall invest mainly in office buildings, and also shall be able to invest in central urban-type retail properties, residential properties, and other properties.</u>	Taking into consideration the liquidity and scale of the real estate market, the degree of real estate market information, prudent diversification based on the type of use for each property, diversification of the tenant base, and the management results of the Kenedix Group, the Investment Corporation shall invest primarily in office buildings, residential properties, retail properties and other properties.
<u>"Central Urban-Type Retail Properties"</u> refers to <u>retail properties</u> located in highly flourishing districts <u>with high potential for attracting alternative tenants.</u>	<u>"Retail Properties"</u> refers to <u>mainly central urban-type retail properties</u> located in highly flourishing districts

c. Details of the Changes

The Investment Corporation adheres to a basic policy that adopts a dynamic and flexible investment stance, which accurately reflects its environment and market trends, endeavors to ensure a timely response to each and every opportunity, and strives to develop a diversified

investment portfolio with a three-point investment criteria based on property type, area and size. Working from this policy, as of December 11, 2006, the Investment Corporation owned a portfolio of 65 properties with a total acquisition price of approximately ¥150 billion, demonstrating its success in diversifying properties.

The Investment Corporation has previously emphasized investment in mid-sized office buildings located in the Tokyo Metropolitan Area. However, to respond to recent conditions in the office leasing market (increased rent levels, improvement of occupancy ratios, etc.), the Investment Corporation has decided to invest mainly in office buildings and to make no new investment in residential properties for a certain period. The Investment Corporation previously invested in central urban-type retail properties located in highly flourishing districts as an alternative to investment in office buildings. To make this situation evident, the Investment Corporation has decided to refer to these past investments as "Central Urban-Type Retail Properties," rather than simply as "Retail Properties."

d. Investment Portfolio Target

After the Change in Management Guidelines

Investment Portfolio Target			Investment Ratio Target
A Type of Use	Office Buildings	Office buildings for leasing purposes as their principal use	<u>50-100%</u>
	Residential Properties	Residential properties for leasing purposes as their principal use	<u>0-30%</u>
	<u>Central Urban-Type Retail Properties</u>	Retail properties located in highly flourishing districts	<u>0-20%</u>
	Other	Amusement parks, business hotels, parking, educational, medical and health care-related facilities, low-lying leasehold land and other	<u>0% for now</u>
B Area	Tokyo Metropolitan Area	Major cities in Tokyo, Kanagawa, Saitama and Chiba prefectures	More than 70%
	Other Regional Areas	Primarily government-designated cities in Other Regional Areas	Less than 30%
C Size	Minimum Investment	Office Buildings, <u>Central Urban-Type Retail Properties</u> , Other	More than 1.0 billion yen per investment
		Residential Properties	More than 0.5 billion yen per investment
	Maximum Investment	Investment in a single property shall not exceed 30% of the total investment portfolio after acquisition	

Before the Change of Management Guidelines

Investment Portfolio Target			Investment Ratio Target
A Type of Use	Office Buildings	Office buildings for leasing purposes as their principal use	<u>More than 50%</u>
	Residential Properties	Residential properties for leasing purposes as their principal use	<u>More than 20%</u>
	Retail Properties	<u>Mainly central urban-type retail properties</u> located in highly flourishing districts	<u>Less than 30%</u>
	Other	Amusement parks, business hotels, parking, educational, medical and health care-related facilities, low-lying leasehold land and other	
B Area	Tokyo Metropolitan Area	Major cities in Tokyo, Kanagawa, Saitama and Chiba prefectures	More than 70%
	Other Regional Areas	Primarily government-designated cities in Other Regional Areas	Less than 30%
C Size	Minimum Investment	Office Buildings, <u>Retail Properties</u> , Other	More than 1.0 billion yen per investment
		Residential Properties	More than 0.5 billion yen per investment
	Maximum Investment	Investment in a single property shall not exceed 30% of the total investment portfolio after acquisition	

Investment Ratio= The subtotal of investment in each asset classification / Total acquisition price of the investment portfolio

Acquisition Price=The price only refers to the purchase price of real estate or trust beneficiary interest, and excludes the taxes and acquisition expenses.

Financial Statements

(Third Fiscal Period: From May 1, 2006 to October 31, 2006)

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Kenedix Realty Investment Corporation

Report of Independent Auditors

To the Board of Directors and Unitholders of
Kenedix Realty Investment Corporation

We have audited the accompanying balance sheets of Kenedix Realty Investment Corporation as of October 31, 2006 and April 30, 2006, and the related statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month periods then ended, all expressed in yen. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Kenedix Realty Investment Corporation at October 31, 2006 and April 30, 2006, and the results of its operations and its cash flows for the six-month periods then ended in conformity with accounting principles generally accepted in Japan.



December 7, 2006

Kenedix Realty Investment Corporation

BALANCE SHEETS

As of October 31, 2006 and April 30, 2006

In thousands of yen

	As of October 31, 2006	As of April 30, 2006
Assets		
Current assets:		
Cash and bank deposits	¥ 9,488,708	¥ 7,843,092
Rental receivables	83,375	47,704
Consumption tax refundable	599,486	138,323
Other current assets	72,300	90,170
Total current assets	10,243,869	8,119,289
Property and equipment, at cost:		
Land	91,714,229	52,329,667
Buildings and structures	58,684,305	30,980,765
Machinery and equipment	741,661	442,540
Tools, furniture and fixtures	612,929	600,118
Less-accumulated depreciation	(2,033,503)	(918,354)
Net property and equipment	149,719,621	83,434,736
Other assets:		
Organization costs	35,628	40,717
Unit Issuance costs	88,923	-
Others	226,301	458,296
Total assets	¥ 160,314,342	¥ 92,053,038
Liabilities and Unitholders' Equity		
Liabilities		
Current liabilities:		
Trade and other payables	¥ 406,892	¥ 188,956
Short-term debt	15,000,000	11,500,000
Deposits received	1,748	4,463
Rents received in advance	767,536	529,895
Other current liabilities	28,287	16,574
Total current liabilities	16,204,463	12,239,888
Long-term debt	47,000,000	30,500,000
Leasehold and security deposits received	6,124,894	3,528,348
Others	51,688	397,786
Total liabilities	69,381,045	46,666,022
Unitholders' equity		
Unitholders' capital	88,729,652	44,285,003
Units Authorized: 2,000,000 units		
Units Issued and outstanding: 157,000 and 79,370 units		
as of October 31, 2006 and April 30, 2006, respectively		
Retained earnings	2,124,112	1,102,013
Unrealized gain from deferred hedge transactions	79,533	-
Total unitholders' equity	90,933,297	45,387,016
Total liabilities and unitholders' equity	¥ 160,314,342	¥ 92,053,038

Kenedix Realty Investment Corporation
STATEMENTS OF INCOME AND RETAINED EARNINGS

For the period from November 1, 2005 to April 30, 2006 and the period from May 1, 2006 to October 31, 2006

	In thousands of yen	
	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006
Operating Revenues:		
Rental revenues	¥ 5,131,499	¥ 2,871,789
Profit on sale of trust beneficiary interests in real estate	157,334	
Total operating revenues	5,288,833	2,871,789
Operating Expenses:		
Property-related expenses	2,397,202	1,265,552
Asset management fees	203,842	150,114
Administrative service and custodian fees	46,728	37,777
Other operating expenses	75,869	74,363
Total operating expenses	2,723,641	1,527,806
Operating income	2,565,192	1,343,983
Non-Operating Expenses:		
Interest expense	375,765	164,607
Financing related expense	20,904	11,743
Amortization of organization costs	5,090	5,090
Amortization of unit issuance costs	17,785	55,119
Others, net	20,567	4,410
Income before income taxes	2,125,081	1,103,014
Income taxes	1,009	1,015
Net income	2,124,072	1,101,999
Retained earnings at the beginning of period	40	14
Retained earnings at the end of period	¥ 2,124,112	¥ 1,102,013

Kenedix Realty Investment Corporation

Statement of Changes in Unitholders' Equity

For the period from May 1, 2006 to October 31, 2006

(Thousands in Yen)

	Unitholders' Equity			
	Unitholders' capital	Retained earnings	Unrealized gain from deferred hedge transactions	Total
Balance at the beginning of a period	¥ 44,285,003	¥ 1,102,013	¥ -	¥ 45,387,016
Changes during the fiscal period				
New unit issuance	44,444,649	-	-	44,444,649
Payment of dividends	-	1,101,973	-	1,101,973
Net income	-	2,124,072	-	2,124,072
Interest-rate swap	-	-	79,533	79,533
Total changes during the fiscal period	44,444,649	1,022,099	79,533	45,546,281
Balance at the end of period	¥ 88,729,652	¥ 2,124,112	¥ 79,533	¥ 90,933,297

(Note: The statement of changes in unitholders' equity is required to disclose from this fiscal period.)

Kenedix Realty Investment Corporation
STATEMENTS OF CASH FLOWS

For the period from November 1, 2005 to April 30, 2006 and the period from May 1, 2006 to October 31, 2006

	In thousands of yen	
	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006
Cash Flows from Operating Activities:		
Income before income taxes	¥ 2,125,081	¥ 1,103,014
Adjustments to reconcile income before income taxes to net cash provided by operating activities:		
Depreciation and amortization	1,169,328	661,924
Interest expense	375,765	164,607
Changes in assets and liabilities:		
Rental receivables	(35,671)	46,728
Consumption tax refundable	(461,163)	771,868
Trade and other payables	214,623	(73,711)
Rents received in advance	237,642	149,650
Sale of trust beneficiary interests in real estate	1,763,670	-
Others, net	(136,387)	(137,274)
Subtotal	5,252,888	2,686,806
Cash payments of interest expense	(363,960)	(149,708)
Cash payments of income taxes	(1,015)	(855)
Net cash provided by operating activities	4,887,913	2,536,243
Cash Flows from Investing Activities:		
Purchases of property and equipment	(69,184,115)	(13,173,409)
Proceeds from leasehold and security deposits received	2,852,843	772,228
Payments of leasehold and security deposits received	(256,297)	(220,261)
Payments of restricted bank deposits	(750,424)	(82,013)
Proceeds from restricted bank deposits	225,670	181,004
Others, net	(717)	(7,489)
Net cash used in investing activities	(67,113,040)	(12,529,940)
Cash Flows from Financing Activities:		
Proceeds from short-term debt	13,000,000	1,500,000
Payment of dividends	(11,000,000)	
Proceeds from long-term debt	18,000,000	11,500,000
Proceeds from issuance of units	44,444,650	-
Payment of dividends	(1,098,661)	(239,970)
Net cash provided by financing activities	63,345,989	12,760,030
Net change in cash and cash equivalents	1,120,862	2,766,333
Cash and cash equivalents at the beginning of period	7,057,143	4,290,810
Cash and cash equivalents at the end of period	¥ 8,178,005	¥ 7,057,143

Kenedix Realty Investment Corporation

Notes to Financial Statements

For the period from November 1, 2005 to April 30, 2006 and the period from May 1, 2006 to October 31, 2006

1. ORGANIZATION AND BASIS OF PRESENTATION

Organization

Kenedix Realty Investment Corporation ("the Investment Corporation") is a real estate investment corporation whose units are listed on the Tokyo Stock Exchange. The Investment Corporation is engaged in ownership and operation of selected office buildings, residential and retail properties in Japan. The Investment Corporation was incorporated as an investment corporation under the Law Concerning Investment Trusts and Investment Corporations of Japan, or the Investment Trust Law. Pursuant to this law, the Investment Corporation is externally managed by a licensed asset management company, Kenedix REIT Management, Inc. ("Asset Management Company"), a wholly-owned subsidiary of Kenedix, Inc. ("Kenedix")

On May 6, 2005, the Investment Corporation was originally formed with ¥200 million of initial capital contributions from Kenedix, Asset Management Company and their executives and employees. On July 20, 2005, the Investment Corporation raised ¥41,869 million of equity capital through an initial public offering of 75,000 investment units and was listed on the J-REIT section of the Tokyo Stock Exchange on the following day.

On August 1, 2005, 29 properties with an aggregate purchase price of ¥61,083 million were acquired with additional debt proceeds of ¥23,000 million and substantial operations of the Investment Corporation were commenced from that date.

On August 16, 2005, the Investment Corporation completed third-party allotment of 3,970 investment units, generating an additional ¥2,216 million. Subsequent to that, the Investment Corporation acquired 2 additional properties in September, 2005. During the period ended April 30, 2006, the Investment Corporation acquired 4 additional properties by utilizing internal cash and bank borrowing.

On May 1, 2006, the Investment Corporation raised ¥42,172 million of equity capital through a public offering of 73,660 investment units and 26 properties with an aggregate purchase price of ¥58,033 million were acquired with additional debt proceeds of ¥16,000 million.

On May 26, 2006, the Investment Corporation completed third-party allotment of 3,970 investment units, generating an additional ¥2,273 million. During the period ended October 31, 2006, the Investment Corporation sold 2 properties and acquired 5 properties.

At October 31, 2006, the Investment Corporation had total unitholders' capital of ¥88,730 million with 157,000 investment units outstanding. The Investment Corporation owned a portfolio of 64 properties with total acquisition costs of ¥146,742 million containing total leasable area of 192,085 m². The occupancy ratio was approximately 95.3%. A portfolio of 64 properties consists of 29 office buildings, 32 residential properties and 3 retail properties. 51 properties are located in the Tokyo Metropolitan Area and 13 properties are located in Other Regional Areas.

Basis of Presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Investment Trust Law of Japan, the Japanese Corporation Law, the Securities and Exchange Law of Japan and related regulations, and in conformity with accounting principles and practices generally accepted in Japan ("Japanese GAAP"), which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards or accounting principles generally accepted in the United States of America.

The accompanying financial statements are a basically translation of the audited financial statements that were prepared for Japanese domestic purposes from the accounts and records maintained by the Investment Corporation and filed with the Kanto Local Finance Bureau of the Ministry of Finance as required by the Securities and Exchange Law. In preparing the accompanying financial statements, relevant notes have

been added and certain reclassifications have been made from the financial statements issued domestically in order to present them in a form that is more familiar to readers outside Japan. The Investment Corporation's first fiscal period began on May 6, 2005 and ended on October 31, 2005. The Investment Corporation's fiscal period is a six-month period which ends at the end of April and October of each year, respectively. The Investment Corporation does not prepare consolidated financial statements because it has no subsidiaries.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, deposits placed with banks and short-term investments which are highly liquid, readily convertible to cash and with insignificant risk of market value fluctuation, with maturities of three months or less from the date of purchase.

(b) Property and Equipment

Property and equipment are stated at cost. Depreciation of property and equipment is calculated on a straight-line basis over the estimated useful lives of the assets ranging as stated below:

	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006
Buildings and structures	2-46 years	2-46 years
Machinery and equipment	3-17 years	3-17 years
Tools, furniture and fixtures	3-15 years	3-15 years

(c) Impairment of Fixed Assets

Beginning the fiscal period ended October 31, 2005, the Investment Corporation adopted "Accounting Standard for Impairment of Fixed Assets" ("Opinion on Establishment of Accounting Standard for Impairment of Fixed Assets" issued by the Business Accounting Deliberation Council in Japan on August 9, 2002) and "Implementation Guidance for the Accounting Standards for Impairments of Fixed Assets" ("Financial Accounting Guidance No. 6" issued by the Accounting Standards Board of Japan on October 31, 2003). The new accounting standard was applicable for all reporting periods beginning after April 1, 2005. The Investment Corporation has not recognized an impairment loss on any of the properties during the fiscal periods ended October 31, 2006 and April 30, 2006.

(d) Organization Costs

Organization costs are amortized over a period of five years, comprised of ten fiscal periods, with an equal amount amortized in each fiscal period.

(e) Unit Issuance Costs

Unit issuance costs are amortized over a period of three years under the straight-line method. Underwriters' commissions in connection with the issuance of unitholders' equity are offset against proceeds raised since the "Spread Method" was used for the unit issuance. Under the Spread Method, securities underwriters underwrite the units at the issue price and offer them to investors at the offer price, which is different from the issue price. The difference between the offer price and the issue price represents the underwriting commission received by the securities underwriters, eliminating the need for the issuer to pay underwriting commissions. If securities underwriters had underwritten the units at the issue price and offered the units to investors at an offer price equal to the issue price (known as the "Conventional Method"), a commission would have been incurred and it would have been expensed as new unit issuance costs. Therefore, the Spread Method understated unit issuance costs by ¥1,263 million on the balance sheet and decreased amortization of unit issuance costs by ¥253 million and increased income before income taxes on the income statement by the same amount compared to the Conventional Method for the period from May 1, 2006 through October 31, 2006.

(f) Accounting Treatment of Trust Beneficiary Interests in Real Estate

For trust beneficiary interests in real estate, which are commonly utilized in the ownership of commercial properties in Japan and through which the Investment Corporation holds all of its real property, all assets and liabilities within trust are recorded in the relevant balance sheet and income statement accounts.

(g) Revenue Recognition

Operating revenues consist of rental revenues including base rents and common area charges, and other operating revenues including utility charge reimbursements, parking space rental revenues and other miscellaneous revenues. Rental revenues are generally recognized on an accrual basis over the life of each lease. Utility charge reimbursements are recognized when earned and their amounts can be reasonably estimated. Reimbursements from tenants including utility charge reimbursements are recorded on a gross basis and such amounts are recorded both as revenue and expense during the fiscal period, respectively.

(h) Taxes on Property and Equipment

Property-related taxes including property taxes, city planning taxes and depreciable property taxes are imposed on properties on a calendar year basis. Under the Japanese tax rule, the seller of the property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser for these accrued property-related tax liabilities.

When the Investment Corporation purchases properties, it typically allocates the portion of the property-related taxes related to the period following the purchase date of each property through the end of the calendar year. The amounts of those allocated portions of the property-related taxes are capitalized as part of the acquisition costs of the related properties. Capitalized property-related taxes amounted to ¥182 million and ¥32 million as of October 31, 2006 and April 30, 2006. In subsequent calendar years, such property-related taxes are charged as operating expenses in the fiscal period in which the installments of such taxes are paid to the relevant tax authorities.

(i) Income Taxes

Deferred tax assets and liabilities are computed based on the difference between the financial statements and income tax bases of assets and liabilities using the statutory tax rates.

(j) Derivative Financial Instruments

The Investment Corporation utilizes interest-rate swap agreements as derivative financial instruments only for the purpose of hedging its exposure to changes in interest rates. The Investment Corporation deferred recognition of gains or losses resulting from changes in fair value of interest-rate swap agreements because its interest-rate swap agreements met the criteria for deferral hedging accounting.

(k) Rounding of Amounts Presented

Amounts have been truncated in the Japanese financial statements prepared in accordance with Japanese GAAP and filed with regulatory authorities in Japan, whereas amounts have been rounded to the nearest million in the accompanying financial statements. Totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

3. Changes in Accounting Policy

(a) Beginning the fiscal period ended October 31, 2006, unit issuance costs have been capitalized and amortized over a period of 3 years, although unit issuance costs were previously expensed in the period of payment. Due to a change in Accounting Rules for Investment Corporation effective on May 1, 2006 and “Tentative Solution on Accounting for Deferred Assets” (Practical Solution No.19 issued by the Accounting Standards Board of Japan on August 11, 2006) issued by the Accounting Standards Board of Japan, appropriate deferred charges such as new unit issuance costs are allowed to be capitalized and being amortized over a 3 year period.

As a result of this change in accounting policy, non-operating expenses of the Investment Corporation during the current period decreased by ¥89 million yen and income before income taxes increased by the same amount compared with the amounts which would have been recorded under the previous accounting rule.

(b) Beginning the fiscal period ended October 31, 2006, the Investment Corporation adopted the new accounting standards, “Accounting

Standard for Presentation of Net Assets in the Balance Sheet" (Statement No.5 issued by the Accounting Standards Board of Japan on December 9, 2005) and its implementation guidance (the Financial Accounting Standard Implementation Guidance No.8 issued by the Accounting Standards Board of Japan on December 9, 2005).

4. Cash and Cash Equivalents

Cash and cash equivalents consisted of the following as of October 31, 2006 and April 30, 2006:

	In thousands of yen	
	As of October 31, 2006	As of April 30, 2006
Cash and bank deposits	¥ 9,488,708	¥ 7,843,092
Restricted bank deposits held in trust	(1,310,703)	(785,949)
Cash and cash equivalents	¥ 8,178,005	¥ 7,057,143

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

5. SCHEDULE OF PROPERTY

	In millions of yen					
	As of October 31, 2006			As of April 30, 2006		
	Acquisition costs	Accumulated depreciation	Book value	Acquisition costs	Accumulated depreciation	Book value
Land	¥ 91,714	¥ -	¥ 91,714	¥ 52,330	¥ -	¥ 52,330
Buildings and structures	58,684	1,897	56,787	30,981	847	30,134
Machinery and equipment	742	73	669	442	32	410
Tools, furniture and fixtures	613	63	550	600	39	561
Total	¥ 151,753	¥ 2,033	¥ 149,720	¥ 84,353	¥ 918	¥ 83,435

6. SHORT-TERM AND LONG-TERM DEBTS

The following summarizes short-term and long term debt outstanding as of October 31, 2006 and April 30, 2006:

(As of October 31, 2006)

Classification	Drawdown Date	Repayment Date	Weighted-average interest rate	Balance (In millions of yen)
Unsecured short-term debt	March 1, 2006	February 28, 2007	0.69%	¥ 500
	May 1, 2006	April 30, 2007	0.68%	2,000
	July 31, 2006	July 31, 2007	0.68%	4,000
	September 20, 2006	September 20, 2007	0.70%	6,000
	October 31, 2006	October 31, 2007	0.70%	1,000
Unsecured current portion of long-term debt	November 1, 2005	October 31, 2007	0.77%	1,500
Subtotal				15,000
Unsecured long-term debt	August 1, 2005	July 31, 2008	0.87%	9,500
	August 1, 2005	July 31, 2010	1.29%	9,500
	November 1, 2005	October 31, 2008	1.09%	3,500
	December 8, 2005	December 7, 2008	1.10%	2,000
	March 1, 2006	February 28, 2009	1.45%	2,000
	March 16, 2006	March 16, 2009	1.48%	2,500
	May 1, 2006	April 30, 2009	1.63%	6,500
	May 1, 2006	April 30, 2011	2.20%	2,500
	May 1, 2006	April 30, 2016	2.73%	5,000
	July 14, 2006	July 13, 2011	2.15%	1,000
	September 1, 2006	August 31, 2013	2.12%	3,000
Subtotal				47,000
Total				¥ 62,000

7. PER UNIT INFORMATION

The net asset value per unit as of October 31, 2006 and April 30, 2006 was ¥579,192 and ¥571,840. Net income per unit as of October 31, 2006 and April 30, 2006 was ¥13,575 and ¥13,884.

The weighted average number of units outstanding of 156,460 and 79,370 was used for the computation of the amount of net income per unit as of October 31, 2006 and April 30, 2006.

8. INCOME TAXES

The Investment Corporation is subject to corporate income taxes at a regular statutory rate of approximately 40%. However, the Investment Corporation may deduct from its taxable income amounts distributed to its unitholders, provided the requirements are met under the Special Taxation Measure Law of Japan. Under this law, the Investment Corporation must meet a number of tax requirements, including a requirement it currently distribute in excess of 90% of its taxable income for the fiscal period in order to be able to deduct such amounts. If the Investment Corporation does not satisfy all of the requirements, the entire taxable income of the Investment Corporation will be subject to regular corporate income taxes. Since the Investment Corporation distributed approximately 100% of its distributable income in the form of cash distributions totaling ¥2,124 million and ¥1,102 million for the periods ended October 31, 2006 and April 30, 2006. Such distributions were treated as deductible distributions for purposes of corporate income taxes. The effective tax rate on the Investment Corporation's income was 0.05% and 0.09% for the periods ended October 31, 2006 and April 30, 2006. The following summarizes the significant difference between the statutory tax rate and the effective tax rate:

	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006
Statutory tax rate	39.39%	39.39%
Deductible cash distributions	(39.37)	(39.35)
Other	0.03	0.05
Effective tax rate	0.05%	0.09%

9. UNITHOLDERS' EQUITY

The Investment Corporation issues only non-par value units in accordance with the Investment Trust Law. The entire amount of the issue price of new units is designated as stated capital. The Investment Corporation is required to maintain net assets of at least ¥50 million as required by the Investment Trust Law.

10. RELATED-PARTY TRANSACTIONS

(a) Transactions with Kenedix Advisors Co., Ltd. ("Kenedix Advisors")

Kenedix Advisors, a wholly-owned subsidiary of Kenedix, provides the Investment Corporation with property management services and related services. For these services, the Investment Corporation pays Kenedix Advisors property management fees and other fees in accordance with the terms of its Property Management Agreements. Transactions with Kenedix Advisors are as follows:

	In thousands of yen	
	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006

Property management fees	¥ 183,464	¥ 104,453
Management transfer fees	66,200	8,400
Construction management fees	24,537	16,306

(b) Transactions with Y.K. KDX1 (“KDX1”)

KDX1 is a wholly owned subsidiary of Kenedix. On November 1, 2005, the Investment Corporation acquired additional property from KDX1 for ¥5,950 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

(c) Transactions with Y.K. KDX2 (“KDX2”)

KDX2 is a wholly owned subsidiary of Kenedix. On May 1, 2006 the Investment Corporation acquired 4 properties from KDX2 for ¥8,300 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

(d) Transactions with Y.K. Lump Sum Investment (“Lump Sum”)

Lump Sum is a wholly owned subsidiary of Kenedix. On May 1, 2006 the Investment Corporation acquired 4 properties from Lump Sum for ¥7,100 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

(e) Transactions with Y.K. KW Property10 (“KW Property10”)

KW Property10 is a wholly owned subsidiary of Kenedix. On May 1, 2006 the Investment Corporation acquired 2 properties from KW Property10 for ¥4,426 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

(f) Transactions with Y.K. KW Property5 (“KW Property5”)

KW Property5 is a wholly owned subsidiary of Kenedix. On May 1, 2006 the Investment Corporation acquired 7 properties from KW Property5 for ¥7,310 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

(g) Transactions with Y.K. KDX3 (“KDX3”)

KDX3 is a wholly owned subsidiary of Kenedix. On May 1, 2006 the Investment Corporation acquired 1 property from KDX3 for ¥3,680 million. The purchase price of these properties was determined based on an independently appraised value at the time of acquisition.

11. BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES AND PROPERTY-RELATED EXPENSES

Rental and other operating revenues and property-related expenses for the periods from May 1, 2006 to October 31, 2006 and from November 1, 2005 to April 30, 2006 consist of the following:

	In thousands of yen	
	From May 1, 2006 to October 31, 2006	From November 1, 2005 to April 30, 2006
Rental and other operating revenues:		
Rental revenues	¥ 3,908,749	¥ 2,220,814
Common area charges	640,707	353,853
Subtotal	4,549,456	2,574,667
Others:		
Parking space rental revenues	175,387	86,129
Utility charge reimbursement	314,355	152,653
Miscellaneous	92,301	58,340
Subtotal	582,043	297,122
Total rental and other operating revenues	¥ 5,131,499	¥ 2,871,789
Property management fees and facility management fees	¥ 529,334	¥ 322,416
Depreciation	1,135,559	650,193
Utilities	296,833	146,890
Taxes	179,543	9,328
Insurance	13,979	8,621
Repairs and maintenance	62,666	55,117
Trust fees	43,761	21,337
Others	135,527	51,650
Total property-related expenses	¥ 2,397,202	¥ 1,265,552

12. LEASES

The Investment Corporation, as lessor, has entered into leases whose fixed monthly rents are due in advance with lease term of generally two years for office buildings and residential properties and with lease term ranging from two to ten years for retail properties. The future minimum rental revenues under existing non-cancelable operating leases as of October 31, 2006 and April 30, 2006 are as follows:

	In thousands of yen	
	As of October 31, 2006	As of April 30, 2006
Due within one year	¥ 1,266,416	¥ 811,080
Due after one year	9,709,697	3,273,632
Total	¥ 10,976,113	¥ 4,084,712

13. DERIVATIVES AND HEDGE ACCOUNTING

The Investment Corporation has entered into interest-rate swap agreements with several Japanese financial institutions to hedge its variable rate long-term debt obligations. The Investment Corporation utilizes interest-rate swap agreements, which are derivative financial instruments, only for the purpose of mitigating future risks of fluctuations of interest rates, but does not enter into such transactions for speculative or trading purposes. The Investment Corporation entered into such derivative transactions to hedge risk in accordance with its Articles of Incorporation and the established risk management policies of the Asset Management Company.

The following summarizes the notional amounts and the estimated fair value of the interested-related positions outstanding as of October 31, 2006:

Type	Notional amount	(As of October 31, 2006)
		Fair value
Interest-rate swap: Fixed rate payable and floating rate receivable	¥37,300 million	¥131 million

14. PROPERTY INFORMATION

Details of the property portfolio as of October 31, 2006 were as follows:

Type	Office Buildings		Residential Properties		Retail Properties	
Location	Tokyo Metropolitan Area	Other Regional Areas	Tokyo Metropolitan Area	Other Regional Areas	Tokyo Metropolitan Area	Other Regional Areas
Number of properties	25	4	24	8	2	1
Property information (In millions of yen)						
Acquisition price	¥ 76,054	¥ 10,170	¥ 34,888	¥ 9,571	¥ 12,379	¥ 3,680
Percentage of total acquisition costs	51.8%	6.9%	23.8%	6.5%	8.4%	2.5%
Net book value	77,200	10,225	35,859	10,040	12,698	3,698
Appraisal value at year end	81,777	10,380	35,764	9,772	13,860	3,760
Percentage of total appraisal value	52.7%	6.7%	23.0%	6.3%	8.9%	2.4%
Financial results for the period ended October 31, 2006 (In thousands of yen)						
Rental and other operating revenues	¥ 2,743,043	¥ 533,037	¥ 1,072,316	¥ 312,697	¥ 362,406	¥ 108,000
Rental revenues	2,398,817	434,607	1,004,999	272,643	330,391	108,000
Other revenues	344,226	98,430	67,317	40,054	32,015	-
Property-related expenses	663,594	195,170	207,365	108,647	81,251	5,616
Property management fees	272,674	104,711	86,485	34,810	26,361	4,294
Taxes	101,026	28,595	20,124	10,367	19,535	-
Utilities	209,547	44,868	12,539	6,892	22,987	-
Repairs and maintenance	25,913	7,804	16,125	11,292	1,533	-
Insurance	5,686	3,346	2,755	1,623	447	122
Trust fees and other expenses	48,748	5,846	69,337	43,663	10,388	1,200
NOI (Net Operating Income)	2,079,449	337,867	864,951	204,050	281,155	102,384
Depreciation expenses	504,629	176,661	282,575	94,018	67,820	9,856
Operating income from property leasing activities	1,574,820	161,206	582,376	110,032	213,335	92,528
Capital expenditures	431,691	63,878	72,176	77,990	9,803	-
NCF (Net Cash Flow)	1,647,758	273,989	792,775	126,060	271,352	102,384

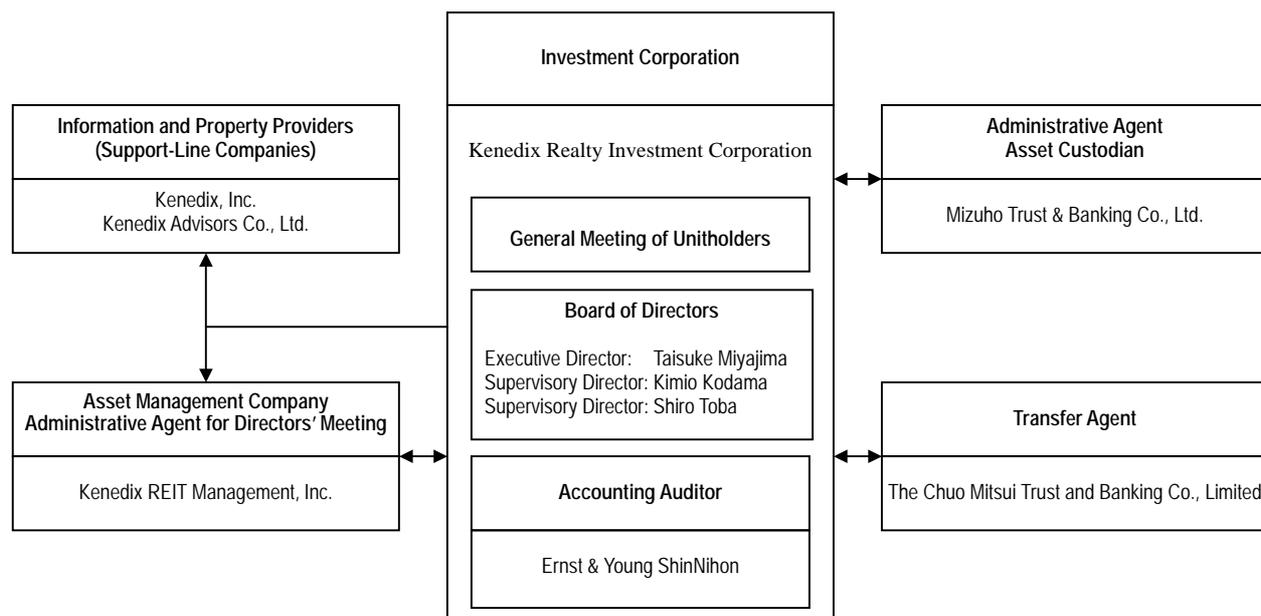
A breakdown of property-type as of October 31, 2006 was as follows:

Class of assets	Property type	Area	Balance at the end of period (In millions of yen)	Percentage of total assets
Property and equipment	Office Buildings	Tokyo Metropolitan Area	¥ 77,200	48.2
		Other Regional Areas	10,225	6.4
	Subtotal		87,425	54.6
	Residential Properties	Tokyo Metropolitan Area	35,859	22.4
		Other Regional Areas	10,040	6.3
	Subtotal		45,899	28.7
	Retail Properties	Tokyo Metropolitan Area	12,698	7.9
		Other Regional Areas	3,698	2.3
	Subtotal		16,396	10.2
Total			149,720	93.4
Bank deposits and other assets			10,594	6.6
Total assets			160,314	100.0
Total liabilities			69,381	43.3
Net assets			¥ 90,933	56.7

Management Report

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Structure of Investment Corporation



Asset Management Agreement / Operating Agency Agreement
 Administrative Agency Agreement / Asset Custodian Agreement
 Transfer Agency Agreement
 Memorandum of Understanding with Kenedix, Inc. and Kenedix Advisors Co., Ltd.

Board of Directors

The members of our board of directors are as follows:

Taisuke Miyajima

Taisuke Miyajima has been our executive director since May 2005. In 1985, he joined Mitsubishi UFJ Trust and Banking Corporation (formerly The Mitsubishi Trust and Banking Corporation) where he gained about a decade of business experience in a number of positions within the company, including its Capital Markets Department. He joined Kenedix (formerly Kennedy-Wilson Japan Co., Ltd.) in 1998, and was seconded to the Asset Management Company in 2004 where he became chief executive officer and president. Prior to serving as our executive director, he transferred his employment to the Asset Management Company in 2005, continuing to serve in the same position. He has obtained approval from the Commissioner of the Finance Services Agency for holding concurrent positions with us and the Asset Management Company pursuant to Article 13 of the Investment Trust Law, as of April 18, 2005. Taisuke Miyajima holds 20 of our units.

Kimio Kodama

Kimio Kodama has been a supervisory director since May 2005. He was admitted to the Japanese bar in 1963 and is a general practitioner of Japanese law. He established Hanzomon Sogo Law Office (formerly Towa Law Office) in 1966. He has been a director of Kyoritsu Women's Educational Institution since 1997 and served as a director for The Housing Loan Guarantee Corporation since 1998.

Shiro Toba

Shiro Toba has been a supervisory director since May 2005. He joined Misuzu Audit Corporation (formerly Chuo Shinko Audit Corporation) in 1989 and became a Japanese certified public accountant in 1993. Prior to being certified as a tax accountant in 2002, he established Toba Public Accounting Office in 1997. He has been serving as a representative director of Minori Accounting Co., Ltd. since January 2005 and as a director of BTK Solution Co., Ltd. since March 2005.

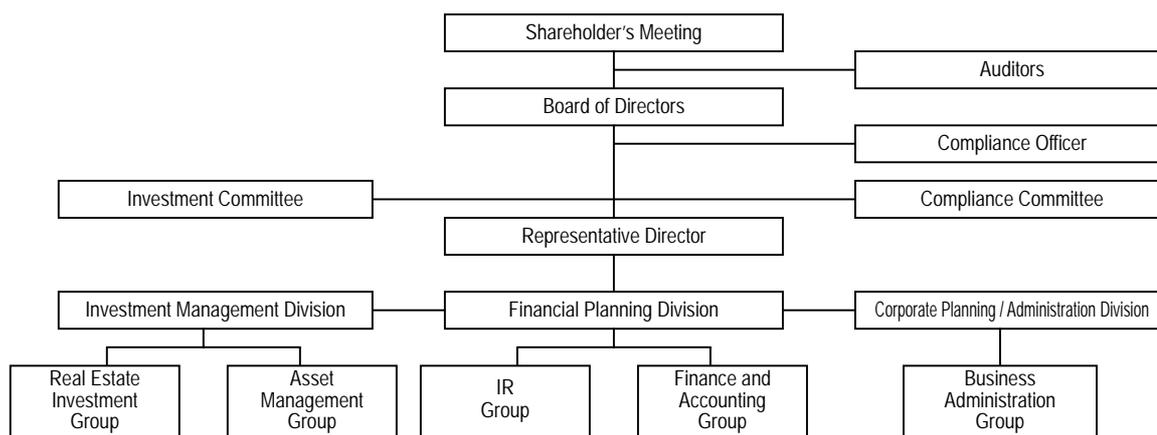
Outline of the Asset Management Company

Name: Kenedix REIT Management, Inc.

Capital: ¥200 million

History: November 28, 2003 KW REIT Management was established
 July 2, 2004 Building Lots and Buildings Transaction Business License, License No. (1) 83303, issued by the Governor of Tokyo
 November 9, 2004 Renamed to Kenedix REIT Management, Inc.
 February 28, 2005 Discretionary Transaction Agent License, License No. 33, issued by the Governor of Tokyo
 April 18, 2005 Investment Corporation/Asset Management License, License No. 44, granted by the Prime Minister of Japan
 April 26, 2005 Obtained approval to be Operating Agent for the Investment Corporation

Organization Chart:



Principal Shareholder:

Name	Location	Number of Stocks Owned	Ratio (Note)
Kenedix, Inc.	2-2-9, Shimbashi, Minato-ku, Tokyo	6,450 units	100.00%

(Note) Ratio represents the number of stocks owned in proportion to the total number of outstanding stocks.

The Kenedix Group

The Kenedix Group is made up of leading providers of real estate advisory services, real estate asset and property management services and real estate investment management services in Japan. Since our formation, which was promoted by Kenedix, Inc. ("Kenedix"), we have received significant support from the Kenedix Group in our business and activities, and we expect to continue to rely on the Kenedix Group. We believe that our relationship with the Kenedix Group provides us with competitive advantages.

- **Kenedix, Inc.** Kenedix was originally founded in April 1995 under the name of Kennedy-Wilson Japan and renamed to Kenedix, Inc. in May 2005. Kenedix commenced property fund management in February 1999. Kenedix commenced managing property funds for major Japanese insurance companies in July 2001 and was listed on NASDAQ Japan (now Nippon New Market-Hercules) of the Osaka Securities Exchange Co., Ltd. in February 2002. Kenedix entered the real estate development business in August 2002 and commenced managing property funds for pension funds in November 2003. Kenedix was listed on the Second Section of the Tokyo Stock Exchange in December 2003 and moved to the First Section in December 2004. The core businesses of Kenedix include real estate investment advisory, asset management and note investment management, including on behalf of international investors, pension funds and other institutional investors. Kenedix primarily targets investment in office buildings, in addition to residential, retail and logistics properties, while actively engaging in real estate development for investment. We believe we benefit from the experience and resources of Kenedix and the competitive advantages of our relationship with Kenedix as an independent real estate management company.

- **Kenedix REIT Management, Inc.** Kenedix REIT Management, Inc. ("Asset Management Company") acts as our asset management company, and is broadly responsible for the formulation and execution of our investment strategy and our other activities. The Asset Management Company's employees have diverse experience in the real estate and financial markets in Japan, including experience in real estate appraisal and securities analysis. We seek to take advantage of the knowledge and experience of the Asset Management Company and its employees in the real estate market to help us locate and acquire properties that fit our investment strategy.

- **Kenedix Advisors Co., Inc.** Kenedix Advisors Co., Inc. ("Kenedix Advisors") was incorporated in November 2003 as a real estate fund and property management company, particularly for pension funds. Kenedix Advisors was renamed from KW Pension Fund Advisors Co., Ltd. in May 2005 and is a 100% subsidiary of Kenedix. We have appointed Kenedix Advisors as our property manager for all of our properties. Kenedix Advisors also acts as a leasing management company for most of our properties pursuant to variable pass-through master lease agreements described in this report.

We and the Asset Management Company are parties to a "Memorandum of Understanding" with Kenedix and Kenedix Advisors dated May 31, 2005. The Memorandum of Understanding provides us with certain assurances from Kenedix and Kenedix Advisors with respect to information, negotiation rights and other support for the acquisition of properties.

Memorandum of Understanding with Kenedix and Kenedix Advisors

We entered into a Memorandum of Understanding with Kenedix, Kenedix Advisors and the Asset Management Company on May 31, 2005. The Memorandum of Understanding has a term of three years, which is automatically renewed for successive one-year periods unless any of the parties notifies the other parties of its intent to terminate the Memorandum of Understanding at least 90 days prior to the expiration of the term. We have no current intention, and are not aware of any current intention of the Asset Management Company, Kenedix or Kenedix Advisors, to terminate the Memorandum of Understanding.

Support from Kenedix

Pursuant to the Memorandum of Understanding, Kenedix has agreed to provide support to us in the following areas:

- ***Second Preference to Property Information Acquired by Kenedix.***

When Kenedix receives information regarding any available property, including properties under development, which, in its reasonable opinion, meets the investment criteria of any of the real estate investment funds in which the major investors are pension funds to which Kenedix Advisors serves as asset management company (the "Pension Funds"), Kenedix, unless otherwise prohibited by laws or regulations or contracts to which it is a party, has agreed to preferentially provide information on such property to Kenedix Advisors. Kenedix has agreed to grant the Asset Management Company preference in information regarding any available property which, in its reasonable opinion, meets our investment criteria but (i) does not meet the investment criteria of any Pension Funds, or (ii) in its reasonable judgment, made after providing such information on such property to Kenedix Advisors, is difficult to sell to a Pension Fund. Until Kenedix becomes capable of reasonably determining that it is difficult to sell such property to a Pension Fund or us, Kenedix agrees not to provide such information to third parties or to acquire the property for itself.

• ***Second Preference Negotiating Rights for Kenedix Property.***

In the event that Kenedix disposes of a property that it owns or that is owned by one of its subsidiaries or a fund fully financed by Kenedix or one of its subsidiaries (a "Kenedix Property") and, in its reasonable opinion, meets the investment criteria of a Pension Fund, Kenedix, unless otherwise prohibited by laws or regulations or contracts to which it is a party, has agreed to grant Kenedix Advisors preferential negotiating rights for such property. Kenedix will grant the Asset Management Company preferential negotiating rights for a Kenedix Property which, in its reasonable opinion, meets our investment criteria and (i) does not meet the investment criteria of any Pension Funds, or (ii) no Pension Fund has agreed to purchase during the period for its preferential negotiating rights. In the event that Kenedix and the Asset Management Company do not reach an agreement for purchase and sale of such property during the negotiation period, Kenedix may offer such property to a third party upon giving notice to the Asset Management Company. If the terms proposed by such third party are no more favorable to Kenedix than those proposed by Kenedix Advisors or the Asset Management Company, Kenedix will offer an option to Kenedix Advisors or the Asset Management Company to consider purchasing such property on such terms for a Pension Fund or us, respectively.

• ***Information on Property Owned by Kenedix Private Placement Funds.***

In the event that Kenedix disposes of a property which is owned by a real estate investment fund for which it serves as asset management company (excluding any fund referred to in the immediately preceding paragraph) and, in its reasonable opinion, meets the investment criteria of a Pension Fund or us, Kenedix will, unless otherwise prohibited by laws or regulations or contracts to which it is a party, provide information on such property to Kenedix Advisors and the Asset Management Company no later than such time as Kenedix provides such information to third parties.

• ***Property Acquisition Support.***

The Asset Management Company may request Kenedix to purchase and hold a property owned by a third party, with a view to reselling it to us. In the event that Kenedix has accepted such a request and purchased the property directly or indirectly through its subsidiaries, we are granted a first option to purchase such property for one year following the acquisition, and Kenedix may not offer such property to any party other than the Asset Management Company during such period.

Support from Kenedix Advisors

Pursuant to the Memorandum of Understanding, Kenedix Advisors has agreed to provide support to us in the following areas:

• ***Property Information Acquired by Kenedix Advisors.***

When Kenedix Advisors receives information regarding any available property which, in its reasonable opinion, does not meet the investment criteria of any Pension Funds but meets our investment criteria, Kenedix Advisors, unless otherwise prohibited by laws or regulations or contracts to which it is a party, agrees to preferentially provide information on such property to the Asset Management Company. Until such time that Kenedix Advisors reasonably determines that it is difficult to sell such property to us, Kenedix Advisors agrees not to provide such information to third parties.

• ***Preferential Negotiating Rights for Property Owned by Pension Funds.***

In the event that Kenedix Advisors disposes of a property which is owned by a Pension Fund, Kenedix has agreed, upon the request of Kenedix Advisors, to find, negotiate a sale with, and arrange for the delivery of the property to a buyer. If Kenedix Advisors reasonably determines that such property meets our investment criteria, it has agreed, unless otherwise prohibited by laws or regulations or contracts to which it is a party, to grant the Asset Management Company preferential negotiating rights for such property. In the event that Kenedix Advisors and the Asset Management Company do not reach an agreement for the purchase and sale of the property during the negotiation period, Kenedix Advisors may offer such property to a third party upon giving notice to the Asset Management Company. If the terms proposed by such third party are no more favorable to Kenedix Advisors than those proposed by the Asset Management Company, Kenedix Advisors has agreed to offer an option to the Asset Management Company purchase such property on such terms for us.

Policies with Respect to Certain Activities

Basic Policies

We seek to achieve our investment objective within the framework of the following basic policies, which are reflected in our articles of incorporation as follows:

- We will invest, directly or indirectly, primarily in office buildings, residential and retail properties located in the Tokyo Metropolitan Area including major cities in Tokyo, Kanagawa, Saitama and Chiba prefectures and Other Regional Areas throughout Japan, including government-designated cities (or *seirei shitei toshi*; cities designated by government ordinance and authorized to perform many of the functions normally performed by prefectures), through specified assets.
- We will conduct an investigation and a comprehensive review of all relevant information regarding any prospective acquisition target, such as anticipated future revenues from such property, potential of the area in which such property is located, construction specifications, equipment, estimated earthquake resistance, state of maintenance, environmental and geological features, and related rights attached to such property.
- We will maintain the percentage of the value of our specified real estate assets relative to the value of our specified assets at 75% or more at any time. Specified real estate assets refers to real estate, real estate leasing rights, surface rights, and beneficiary interests in trusts which hold real estate, land leasing rights or surface rights.
- We will maintain the percentage, calculated in accordance with the ordinance of the Ministry of Finance issued under Article 67-15, Paragraph 9 of the Special Taxation Measures Law, of the value of our real estate assets relative to the total value of our assets at 75% or more at any time.

Other Policies

We and the Asset Management Company have developed additional policies with respect to our activities. These policies, to the extent that they are not addressed in our articles of incorporation, may be amended or revised from time to time without a vote of our unitholders. These policies are not binding and are intended to guide the implementation of our investment objective and management of our operations. The Asset Management Company has broad discretion to develop our business strategies and to manage our operations. At any given time, our business operations or the characteristics of our property portfolio may not be fully consistent with these policies.

Portfolio Management Policies

We have portfolio management policies focusing on developing and maintaining a portfolio that seeks to achieve stable revenues and distributions.

Types of Properties. We divide property acquisition targets into one of three functional types of properties: office buildings, focusing on mid-sized office buildings, residential properties and central urban-type retail properties.

Geographic Diversification. Our geographic investment focus is on properties located in the Tokyo Metropolitan Area, including major cities in Tokyo, Kanagawa, Saitama, and Chiba prefectures, with an emphasis on Central Tokyo consisting of the Chiyoda, Chuo, Minato, Shibuya and Shinjuku wards. A portion of our investment portfolio is also located in Other Regional Areas (primarily government-designated cities or major regional hub cities) with the aim of ensuring portfolio diversification and minimizing risks associated with changes in economic and real estate market conditions, earthquakes, typhoons and other natural disasters, and uneven population distribution among regions.

Size and Value of Property. Our general policy for the value of investment properties is to purchase office buildings and retail properties with a minimum value of ¥1 billion with a total investment value of a single property not to exceed 30% of the total investment portfolio. We seek to purchase residential properties with a minimum value of ¥0.5 billion. The total floor area at an office building or a retail property should be more than 1,000 square meters. Our investment targets in residential properties are single-type, compact-type, family-type and prestige-type residential properties. Single type properties consist of small apartments mainly for one person between 20-30m² and have at least 20 units per building. Compact type properties consist of larger apartments mainly for one or two people over 30m² and have at least 15 units per building. Family type properties consist of apartments mainly for three or more people over 60m² and have at least 15 units per building. Prestige type properties consist of apartments mainly for high income families and executives of over 100m² and have at least 5 units per building.

Tenant Characteristics. We make investment decisions based on a tenant's attributes, credibility, line of business, purpose of use, lease terms and conditions, and possible turnover.

Portfolio Goals. Based on our focus on properties in the Tokyo Metropolitan Area as described above, the Asset Management Company decides on specific portfolio targets with respect to our investments. The policy takes into account general economic conditions, real estate

market conditions, interest rate trends, population shifts, and other factors, with the aim of realizing our basic investment objective. In the event of a significant change in economic, real estate market or other conditions, however, this portfolio management policy is reviewed and amended as and when considered appropriate by the Asset Management Company.

The Asset Management Company has set non-binding portfolio composition boundaries as general aspirations with respect to our investment activities. These may change from time to time. The Asset Management Company has set a broad framework for a portfolio consisting of 50%-100% office buildings, 0-30% residential properties and 0-20% central urban-type retail properties. In terms of location, the policy calls for 70% or more of our properties to be located in the Tokyo Metropolitan Area with the remainder in Other Regional Areas. However, at any given time, our actual property portfolio may not reflect these given goals.

Compliance with Certain Japanese Tax Law Matters

We intend to manage our investments in such a manner as to qualify for lower property registration and acquisition taxes and for deductibility of distributions to our unitholders under Japanese tax laws applicable to J-REITs.

Other Investments

We may, through the Asset Management Company, make investments other than as previously described, although we do not currently intend to do so. We are permitted to make certain investments other than real estate-related investments within the restrictions imposed by the Tokyo Stock Exchange's J-REIT listing rules and the Investment Trusts Association's J-REIT rules and our articles of incorporation. For example, we are permitted to invest in securities issued in connection with real estate securitizations under Japanese law.

Our articles of incorporation prohibit us from investing in foreign real estate, assets or securities backed by foreign real estate and assets denominated in foreign currency.

Our Investment Guidelines set forth that in principle, investment properties are acquired from a medium- and long-term prospective, and assets are not acquired for short-term buying and selling. Short-term herein means a period of less than 1 year, medium-term means a period of more than 1 year to less than 5 years, and long-term means a period of more than 5 years.

Cash Management

Although our articles of incorporation allow us to invest surplus funds in low-risk negotiable securities and monetary claims, we do not intend to make investments in securities and monetary claims for the purpose of cash management. Surplus funds may be used for acquisition of investment properties and capital expenditures, working capital, distribution payment, and payment of obligations including repayment of tenant leasehold and security deposits and borrowings as well as redemption of bonds.

Financial Policy

We borrow only from qualified institutions as defined in the Securities and Exchange Law of Japan (assuming that our tenant leasehold and security deposits are not loans for such purposes). All of our current borrowings are unsecured, provided that we maintain certain financial ratios. We currently do not have any outstanding guarantees. By financing our property acquisitions only after we identify specific properties for potential purchase, we seek to limit the amount of our cash and cash equivalents for which we have no immediate use.

In general, we seek to keep the aggregate amount of our borrowings (excluding tenant leasehold and security deposits) at 60% or less of the value of our total assets. We may, however, exceed that percentage from time to time, for example, as a result of financing acquisitions of additional properties through borrowings instead of equity.

We seek to raise long-term debt capital in longer terms, including debt with maturities over 5 years, in order to extend our average maturities and lower refinancing risk by spreading principal repayments over fiscal periods. In this manner, we seek to create a relatively stable debt financing program.

Depending on market conditions, our financing needs for particular acquisitions or our general liquidity requirements, we may make various types of bank borrowings—fixed or variable interest, short-term or long-term—and also obtain bank lines of credit. We may also issue debt in the capital markets. We may enter into interest hedging transactions, such as interest options and swaps, in order to minimize market and interest rate risks with respect to our borrowings.

We may, by resolution of our board of directors and without unitholder approval, issue additional units in any manner and in such terms and for such consideration as we deem appropriate, subject to the provisions of the Investment Trust Law. Existing unitholders have no preemptive right to purchase units issued in any offering, and any such offering might cause dilution of a unitholder's investment in us.

Our Investment Objective and Strategy

Our investment objective is to secure, in the medium to long term, relatively stable distributions for our unitholders through investment in real estate and interests in real estate. We seek to achieve our investment objective through the following strategies:

Seek Stable Portfolio Growth through Diversified Property Investments

We seek to expand our property portfolio over time by acquiring a diversified range of office buildings, residential and central urban-type retail properties in major metropolitan areas in Japan, with particular emphasis on the Tokyo Metropolitan Area. We believe that improved conditions in real property markets in major urban areas, including stabilizing property values, falling vacancy ratios and greater transaction volume, create a favorable environment for expanding our portfolio. To capitalize on this environment, we are currently focusing our acquisition efforts on mid-sized office buildings in the Tokyo Metropolitan Area, in particular Central Tokyo, and central urban-type retail properties in flourishing commercial districts as an alternative to investment in office buildings. We believe that our diversified strategy gives us the flexibility to take advantage of a range of market opportunities to acquire a diverse portfolio of attractive properties, while lowering our overall portfolio risk and differentiating us from other J-REITs.

Leverage Relationship with the Kenedix Group

We believe that we have a strong relationship with the Kenedix Group, which has broad expertise and experience in real property investment and management in Japan. We intend to continue to draw on the expertise and experience of the Kenedix Group and its employees to help us locate and acquire attractive properties and increase their value through active property management. We refer to our portfolio in our marketing activities as "*KENEDIX Selection*", to emphasize the importance of the Kenedix Group in the selection and management of our properties.

Increase Revenues and the Value of Properties that We Acquire through Active Property Management

A key part of our strategy is to increase unitholder value through focused and proactive management of our properties. We intend for the Asset Management Company and Kenedix Advisors, working with on-site property managers, to develop and implement strategies to increase property revenues and value. Key components of our property management strategies include flexible and focused leasing activities that are geared toward particular tenant needs and market trends, careful control of management and operating costs, and achieving efficiencies by centralizing appropriate aspects of property management.

Distributions

In order to maintain our favorable tax treatment available to J-REITs under the Special Taxation Measures Law of Japan, we must distribute in excess of 90% of our distributable income as defined in the Special Taxation Measures Law, which differs slightly from retained earnings under Japanese GAAP. Our articles of incorporation require that we make cash distributions in at least this amount. Our articles of incorporation permit us to distribute cash to our unitholders in excess of retained earnings up to the maximum amount calculated in accordance with the standards set by the Investment Trusts Association of Japan, which set forth that a closed-end J-REIT, such as us, may distribute up to 60% of its depreciation expense in excess of net income as a return of capital, in the event that its retained earnings are less than 90% of its distributable income as defined in the Special Taxation Measures Law, if it determines that it is appropriate to do so.

However, if such maximum amount is still below 90% of our distributable income as defined in the Special Taxation Measures Law, our articles of incorporation further permit us to make distributions in the amount we determine to satisfy the requirements to maintain our favorable tax treatment under the Special Taxation Measures Law. In any event, our articles of incorporation permit us to make distributions in at least the amounts required in order to maintain our favorable tax treatment under the Special Taxation Measures Law.

However, any distribution in excess of retained earnings is likely to create complex Japanese tax issues, especially for individual Japanese resident unitholders. Accordingly, we do not intend to distribute any such excess amounts in the absence of appropriate changes in Japanese tax law that address these Japanese tax issues.

Distribution Performance

Fiscal Period	First Fiscal Period	Second Fiscal Period	Third Fiscal Period
Duration of Period	May 6, 2005 to October 31, 2005	November 1, 2005 to April 30, 2006	May 1, 2006 to October 31, 2006
Unappropriated Retained Earnings	¥242,251,377	¥1,102,013,492	¥2,124,112,014
Retained Earnings for the next fiscal period	¥14,137	¥40,412	¥59,014
Cash Distributions (Distribution per unit)	¥242,237,240 (¥3,052)	¥1,101,973,080 (¥13,884)	¥2,124,053,000 (¥13,529)
Earnings Distributed (Earnings Distributed per unit)	¥242,237,240 (¥3,052)	¥1,101,973,080 (¥13,884)	¥2,124,053,000 (¥13,529)
Payments for capital participations (Payments for capital participations per unit)	- (-)	- (-)	- (-)

Movements in Investment Units Issued and Outstanding

Movements in unitholders' capital and the number of investment units issued and outstanding until the end of the third fiscal period 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)

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.

Trends of Investment Unit Certificate Price on the Tokyo Stock Exchange

High and low trading prices for the Investment Corporation's investment units during the first and second fiscal period as traded on the REIT market of the Tokyo Stock Exchange were as follows:

Period	First Fiscal Period	Second Fiscal Period	Third Fiscal Period
End of Fiscal Period	October 31, 2005	April 30, 2006	October 31, 2006
High Price	¥618,000	¥670,000	¥636,000
Low Price	¥573,000	¥574,000	¥564,000

The Main Investors of the Investment Corporation

The main investors of the Investment Corporation as of October 31, 2006 are as follows.

Name	Address	Number of Investment Units owned	Ratio (%)
Japan Trustee Services Bank, Ltd. (trust account)	1-8-11, Harumi, Chuo-ku, Tokyo	13,672	8.71
Nikko Cititrust and Banking Co. (investment trust account)	2-3-14, Higashi-Shinagawa, Shinagawa-ku, Tokyo	12,055	7.67
Goldman Sachs International	6-10-1, Roppongi, Minato-ku, Tokyo	8,945	5.69
Trust & Custody Services Bank, Ltd. (securities investment trust account)	1-8-12, Harumi, Chuo-ku, Tokyo	8,145	5.18
Kenedix, Inc.	2-2-9, Shimbashi, Minato-ku, Tokyo	7,850	5.00
The Master Trust Bank of Japan, Ltd. (trust account)	2-11-3, Hamamatsucho, Minato-ku, Tokyo	7,029	4.47
State Street Bank and Trust Company	6-7, Kabutocho, Nihonbashi Chuo-ku, Tokyo	4,018	2.55
Resona Bank, Ltd.	2-2-1, Bingo-machi, Chuo-ku, Osaka	3,260	2.07
The Jyoy Bank, Ltd.	2-11-13, Hamamatsucho, Minato-ku, Tokyo	3,183	2.02
Sumitomo Mitsui Banking Corporation	1-1-2, Yurakucho, Chiyoda-ku, Tokyo	2,542	1.61
	Total	70,702	45.03

Note : Figures for ratio of investment units owned have been rounded down to the second decimal place.

Debt Financing

Debt financing on a financial institution basis as of October 31, 2006 are as follows.

Classification	Lender	Drawdown Date	Balance at the End of Previous Period (Millions of Yen)	Balance at the End of current Period (Millions of Yen)	Interest Rate (Note 1)	Repayment Date	Payment Method	Usage	Remarks
Short-term Loan	Aozora Bank, Ltd.	August 1, 2005	2,000	-	0.434	July 31, 2006	Full on maturity	(Note 2)	Unsecured/ Unguaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,000	-					
	Resona Bank, Ltd.		500	-					
	Mitsubishi UFJ Trust and Banking Corporation		500	-					
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 21, 2005	3,000	-	0.471	September 20, 2006			
	Sumitomo Mitsui Banking Corporation		1,000	-					
	Aozora Bank, Ltd.		1,000	-					
	Resona Bank, Ltd.		1,000	-					
	Mitsubishi UFJ Trust and Banking Corporation	November 1, 2005	1,000	-	0.538	October 31, 2006			
	Sumitomo Mitsui Banking Corporation	March 1, 2006	500	500	0.541	February 28, 2007			
	Sumitomo Mitsui Banking Corporation	May 1, 2006	-	1000	0.520	April 30, 2007			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		-	1000					
	Aozora Bank, Ltd.	July 31, 2006	-	2,000	0.670	July 31, 2007			
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		-	1,000					
	Resona Bank, Ltd.		-	500					
	Mitsubishi UFJ Trust and Banking Corporation		-	500					
	The Chuo Mitsui Trust and Banking Co., Ltd.	September 20, 2006	-	3,000	0.645	September 20, 2007			
	Aozora Bank, Ltd.		-	2,000					
	Resona Bank, Ltd.		-	1,000					
	Mitsubishi UFJ Trust and Banking Corporation		-	1,000					
	October 31, 2006	-	1,000	0.701	October 31, 2007				
	Sub Total		11,500	13,500					

Classification	Lender	Drawdown Date	Balance at the End of Previous Period (Millions of Yen)	Balance at the End of current Period (Millions of Yen)	Interest Rate (Note 1)	Repayment Date	Payment Method	Usage	Remarks
Long-Term Loan	Mitsubishi UFJ Trust and Banking Corporation	August 1, 2005	2,700	2,700	0.869	July 31, 2008	Full on maturity	(Note 2)	Unsecured/ Unguaranteed
	The Norinchukin Bank		2,500	2,500					
	The Chiba Bank, Ltd.		1,200	1,200					
	The Chuo Mitsui Trust and Banking Co., Ltd.		1,000	1,000					
	Sumitomo Mitsui Banking Corporation		1,000	1,000					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		800	800					
	Resona Bank, Ltd.		300	300					
	The Chuo Mitsui Trust and Banking Co., Ltd.	November 1, 2005	3,750	3,750	1.288	July 31, 2010			
	Sumitomo Mitsui Banking Corporation		3,750	3,750					
	Mitsubishi UFJ Trust and Banking Corporation		1,500	1,500					
	Resona Bank, Ltd.		500	500					
	Sumitomo Mitsui Banking Corporation	November 1, 2005	1,500	1,500	0.769	October 31, 2007			
	The Norinchukin Bank		3,000	3,000	1.090	October 31, 2008			
	Resona Bank, Ltd.		500	500					
	Aozora Bank, Ltd.	December 8, 2005	1,500	1,500	1.098	December 7, 2008			
	Resona Bank, Ltd.		500	500					
	The Chiba Bank, Ltd.	March 1, 2006	800	800	1.449	February 28, 2009			
	Aozora Bank, Ltd.		500	500					
	Mitsui Sumitomo Insurance Co., Ltd.		700	700					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 16, 2006	2,500	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						
Aozora Bank, Ltd.	-		1,500						
Mitsui Sumitomo Insurance Co., Ltd.	-		1,000						
Development Bank of Japan	-		5,000						
Mitsubishi UFJ Trust and Banking Corporation	July 14, 2006	-	1,000	2.199	April 30, 2011				
Development Bank of Japan	September 1, 2006	-	3,000	2.731	April 30, 2016				
				2.149	July 13, 2011				
				2.124	August 31, 2013				
	Sub Total		30,500	48,500					
	Total		42,000	62,000					

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 debt financing were used to acquire trust beneficiary interests in real estate.

Investment Corporation Bonds

The Investment Corporation had not issued investment corporation bonds as of October 31, 2006.

Portfolios Outline

Composition of Portfolio Assets

Type of Specified Asset	Type	Area	Second Fiscal Period (As of April 30, 2006)		Third Fiscal Period (As of October 31, 2006)	
			Total Amount Held (Millions of Yen)	Ratio (%)	Total Amount Held (Millions of Yen)	Ratio (%)
Real Estate	Office Buildings	Tokyo Metropolitan Area	2,338	2.5	3,466	2.2
	Retail Properties	Tokyo Metropolitan Area	55	0.1	52	0.0
Total for Real Estate			2,393	2.6	3,519	2.2
Trust Beneficiary Interest in Real Estate	Office Buildings	Tokyo Metropolitan Area	39,679	43.1	73,733	46.0
		Other Regional Areas	7,126	7.7	10,225	6.4
	Total for Office Buildings		46,806	50.8	83,958	52.4
	Residential Properties	Tokyo Metropolitan Area	18,707	20.3	35,858	22.4
		Other Regional Areas	2,826	3.1	10,039	6.3
	Total for Residential Properties		21,534	23.4	45,898	28.6
	Retail Properties	Tokyo Metropolitan Area	12,700	13.8	12,645	7.9
		Other Regional Areas	-	-	3,698	2.3
Total for Retail Properties		12,700	13.8	16,343	10.2	
Total of Trust Beneficiary Interests in Real Estate			81,040	88.0	146,200	91.2
Bank Deposits and Other Assets			8,618	9.4	10,594	6.6
Total Assets			92,053	100.0	160,314	100.0

Note: "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).

Purchase and Sales during the Fiscal Period Under Review

Status of Real Estate and Securities Backed by Real Estate Purchase and Sales

Type	Area	No.	Property Name	Purchase		Sales			
				Date of Acquisition	Acquisition Price (Millions of Yen)	Date of Sales	Sales Price (Millions of Yen)	Book Value (Millions of Yen)	Capital Gain (Loss) (Millions of Yen)
Office	Tokyo Metropolitan Area	A-16	Toshin 24 Building	May 1, 2006	5,300	-	-	-	-
		A-17	Ebisu East 438 Building	May 1, 2006	4,640	-	-	-	-
		A-18	KDX Omori Building	May 1, 2006	3,500	-	-	-	-
		A-19	KDX Hamamatsucho Building	May 1, 2006	3,460	-	-	-	-
		A-29	KDX Higashi-Shinjuku Building	September 1, 2006	2,950	-	-	-	-
		A-20	Dai-ichi Kayabacho Building	May 1, 2006	2,780	-	-	-	-
		A-21	NTB・M Building	May 1, 2006	2,690	-	-	-	-
		A-22	KDX Shin-Yokohama Building	May 1, 2006	2,520	-	-	-	-
		A-27	KDX Kajicho Building	July 3, 2006	2,350	-	-	-	-
		A-23	KDX Yotsuya Building	May 1, 2006	1,950	-	-	-	-
		A-26	Kiba Ocean Building	June 20, 2006	1,580	-	-	-	-
	A-28	KDX Nojizaka Building	July 14, 2006	1,065	-	-	-	-	
	Other Regional Areas	A-24	KDX Minami-Semba Dai-1 Building	May 1, 2006	1,610	-	-	-	-
A-25		KDX Minami-Semba Dai-2 Building	May 1, 2006	1,560	-	-	-	-	
Total of Office					37,955	-	-	-	-
Residential	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	May 1, 2006	5,353	-	-	-	-
		B-20	Regalo Ochanomizu I&II	May 1, 2006	3,600	-	-	-	-
		B-21	Regalo Shiba-Kouen	May 1, 2006	2,260	-	-	-	-
		B-22	Chigasaki Socie Ni-bankan	May 1, 2006	1,160	-	-	-	-
		B-23	Court Nishi-Shinjuku	May 1, 2006	1,130	-	-	-	-
		B-34	Gradito Kawaguchi	June 30, 2006	1,038	-	-	-	-
		B-24	Regalo Komozawa-Kouen	May 1, 2006	912	-	-	-	-
		B-25	Court Shin-Okachimachi	May 1, 2006	878	-	-	-	-
		B-26	Primo Regalo Kagurazaka	May 1, 2006	762	-	-	-	-
		B-27	Primo Regalo Youga	May 1, 2006	730	-	-	-	-
		B-28	Court Shimouma	May 1, 2006	638	-	-	-	-
		B-10	Storia Todoroki	-	-	May 10, 2006	1,015	902	72
	B-12	Clair Court Rokakouen	-	-	May 10, 2006	985	861	84	
	Other Regional Areas	B-29	Ashiya Royal Homes	May 1, 2006	2,330	-	-	-	-
		B-30	Regalo Ibaraki I&II	May 1, 2006	1,600	-	-	-	-
B-31		Collection Higashi-Sakura	May 1, 2006	1,264	-	-	-	-	
B-32		Renaissance 21 Hirao Jousui-machi	May 1, 2006	900	-	-	-	-	
B-33		Montore Nishikouen Bay Court	May 1, 2006	826	-	-	-	-	
Total of Residential					25,381	-	2,000	1,763	157
Retail	Other Regional Areas	C-3	ZARA Tenjin Nishi-dori	May 1, 2006	3,680	-	-	-	-
		Total of Retail					3,680	-	-
Total					67,016	-	2,000	1,763	157

Note : Acquisition prices are the sales amounts recorded in trust beneficiary interest agreements exclusive of associated costs such as brokerage fees and taxes.

Capital Expenditure

Planned capital expenditures

Major capital expenditure plans for renovation of properties in which the Investment Corporation holds a trust beneficiary interest for the fourth fiscal period (November 1, 2006 to April 30, 2007) 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
Nihonbashi 313 Building (Chuo-ku, Tokyo)	Plumbing equipment work, interior facilities work, other	November 2006 to April 2007	161	12	12
Jinnan-zaka Frame (Shibuya-ku, Tokyo)	Fully renewal work, other	As above	127	4	4
KDX Funabashi Building (Funabashi-shi, Chiba)	Upgrade of air conditioning system, other	As above	87	1	1
Ashiya Royal Homes (Ashiya-shi, Hyogo)	Upgrade of indoor facilities and parking facilities, other	As above	63	-	-
Higashi-Kayabacho Yuraku Building (Chuo-ku, Tokyo)	Upgrade of individual air conditioning system, other	As above	47	-	-

Capital Expenditures During the Third Fiscal Period

The Investment Corporation undertook the following major capital expenditures as follows. In the third fiscal period, the Investment Corporation completed work across its entire portfolio totaling ¥655 million. This total comprised of ¥718 million in capital expenditures and ¥62 million for repairs, maintenance and renovation expenses.

Property Name (Location)	Purpose	Schedule	Amount of Capital Expenditures (Millions of Yen)
KDX Hamacho Building (Chuo-ku, Tokyo)	Conversion of leasable areas, renewal work for interior facilities of co-owned areas, other	May 2006 to October 2006	81
Chigasaki Socie Ni-bankan (Chigasaki-shi, Kanagawa)	Large-scale renovation, other	As above	57
Venus Hibarigaoka (Sapporo, Hokkaido)	Renewal work for interphone system, building exterior works, other	As above	52
Others			464
Portfolio Total			655

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	First Fiscal Period	Second Fiscal Period	Third Fiscal Period
Reserve for the end of the previous period	-	92	165
Reserve for the fiscal period under review	92	130	148
Reversal of reserve for the fiscal period under review	-	57	26
Reserve bring to the next period	92	165	288

Expenses and Liabilities

Details for Expenses

(Thousands of Yen)

Item	Second Fiscal Period	Third Fiscal Period
(a) Asset management fees	150,114	203,842
(b) Custodian fees	10,233	11,705
(c) Administrative service fees	27,544	35,023
(d) Directors' salaries	5,400	5,400
(e) Audit fees	4,000	5,900
(f) Other operating expenses	64,963	64,569
Total	262,254	326,439

Note : In addition to the asset management fees indicated in the above table, a total of ¥46,636 thousand for the second fiscal period and ¥193,157 thousand for the third fiscal period, representing property acquisition management fees, was included in the book values of individual real estate assets.

Details of Related-Party Transactions

(1) Details

	Purchase and Sales Amounts	
	Amount of Purchase (Millions of Yen)	Amount of Sales (Millions of Yen)
Total	67,016	-
	Amount of Purchase from Related -Parties	Amount of Sale to Related -Parties
	30,816(46.0%)	-
Details of related-party transactions		
Y.K. KDX 2	8,300(12.4%)	-
Y.K. Lump Sum Investment	7,100(10.6%)	-
Y.K. KW Property 10	4,426(6.6%)	-
Y.K. KW Property 5	7,310(10.9%)	-
Y.K. KDX 3	3,680(5.5%)	-

(2) Fees

Classification	Total Fees (A) (Thousands of Yen)	Details of fees and other payments to related parties		Ratio (B /A)%
		Payment Recipient	Amount of Fee (B) (Thousands of Yen)	
Leasing management fees	183,464	Kenedix Advisors Co., Ltd.	183,464	100.0
Management transfer fees	66,200	As above	66,200	100.0
Construction supervision fees	24,537	As above	24,537	100.0

Note: Related parties in the above table are the related parties for the Asset Management Company, which are defined under Implementation Ordinance No. 20 of the Investment Trust Law. Transaction details and commissions paid to Kenedix Advisors, Y.K. KDX2, Y.K. Lump Sum Investment, Y.K. KW Property10, Y.K. KW Property5, and Y.K. KDX3 during the fiscal period under review are listed in the above table.

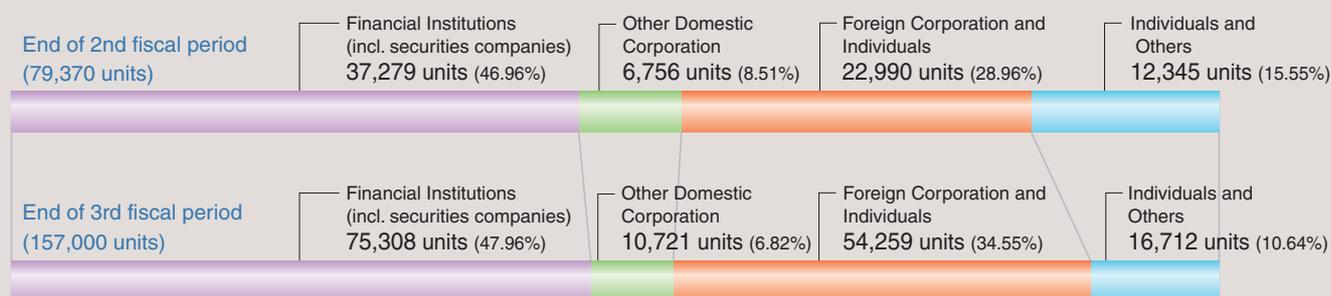
Trends in Investment Unit Prices

The Investment Corporation's investment unit certificates were first listed on the Tokyo Stock Exchange on July 21, 2005. Trends in investment unit price and trading turnover from the date of public listing to the close of its third fiscal period, October 31, 2006, are provided in the following table.



Notes: 1. Investment unit prices are shown based upon closing prices.
 2. References to "KRI" are to Kenedix Realty Investment Corporation.

Details of the Unitholders



Note: Comparative ratios are rounded down to the second decimal place.

Information Provided on the Investment Corporation's Website

The Investment Corporation will make every effort to disclose relevant and accurate information on its Web site in a timely fashion.

URL

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

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Kenedix Realty Investment Corporation Corporate Data (As of March 1, 2007)

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Date of Incorporation

May 6, 2005

Capital

¥88,729,652,470
157,000 units

Stock Listing

REIT market of the Tokyo Stock Exchange

Security Codes

8972

Transfer Agent

The Chuo Mitsui Trust & Banking Co., Ltd.
3-33-1 Shiba, Minato-ku, Tokyo 105-8574, Japan

Auditor

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