

KENEDIX

Residential Investment Corporation

Financial Results for the Period Ended July 2016 (9th Fiscal Period)

September 14, 2016



TSE
3278



Disclaimer

The contents of this document, including summary notes, quotes, data and other information, are provided solely for informational purposes of Kenedix Residential Investment Corporation (KDR) and not intended for the purpose of soliciting investment in, or as a recommendation to purchase or sell, any specific products. When you invest, please make decision by your own judgements and responsibility.

Please be aware that matters described herein may change or cease to exist without prior notice of any kind. This document contains forward-looking statements and anticipations of future results, based on current assumptions and beliefs in light of currently available information and resources. Risks and uncertainties, both known and unknown, including those relating to the future performance of the real estate market in Japan, interest rate fluctuations, competitive scenarios, and changing regulations or taxation, may cause KDR's actual results, performance, achievements and financial performance to be materially different from those explicitly or implicitly expressed in this document.

With respect to any and all terms herein, including without limitation, this document, the information provided is intended to be thorough. However, no assurance or warranties are given with respect to the accuracy or completeness thereof.

Neither KDR nor Kenedix Real Estate Fund Management, Inc. (KFM) shall be liable for any errors, inaccuracies, loss or damage, or for any actions taken in reliance thereon, or undertake any obligation to publicly update the information contained in this document after the date of this document.

Revised editions of our annual reports will be posted on our website if there should be major corrections going forward.



Table of Contents

1. Financial Results for the Period Ended July 2016	
Highlights from the Period Ended July 2016 (1H 2016)	p.5
Progress Towards the Stabilized DPU Goal	p.6
Outlook of the Acquisition and the Sale in 2H 2016	p.7
Outlook of the Portfolio	p.8
Acquisition of Properties with Speed and Flexibility	p.9-10
Summary of Income Statements	p.11
Distribution per Unit	p.12
Summary of Balance Sheets	p.13
Appraisal Unrealized Capital Gains and NAV per Unit	p.14
Occupancy Rates	p.15
Rent per Tsubo of Residential Unit	p.16
Tenant Moving Trend	p.17
Rent Increase/Decline and Average Downtime	p.18
Initiatives to Improve the Performance of Properties	p.19
Efforts to Improve Sustainability	p.20
Finance-1: Key Finance Indicators	p.21
Finance-2: Finance and Repayment Terms	p.22
Unitholders	p.23
2. Outlook for the Period Ending January 2017	
Outlook for the Period Ending January 2017 (2H 2016)	p.25
Distribution per Unit	p.26
3. Toward Realizing Sustained Expansion in Unitholders' Value	
Road Map for Increasing Unitholders' Value	p.29
Targets for Increasing Unitholders' Value	p.30

Appendices	
The Properties to be Acquired in 2H 2016	p.32-36
Sub-MLIT standard Toyo Tire & Rubber Seismic Isolation Materials	p.37
Internal Reserve	p.38
Tenant Demographics Analysis	p.39
Investment Unit Price	p.40
Status of Borrowings (as of August 31, 2016)	p.41
Financial Statements	p.42-43
Trends in Performance	p.44
Appraisal Values	p.45-49
Summary of Portfolio Performance	p.50
Portfolio Performance in 1H 2016	p.51-55

1. Financial Results for the Period Ended July 2016

(1H 2016: 9th Fiscal Period)

Highlights from the Period Ended July 2016 (1H 2016)

External Growth -External growth by the acquisition of properties with speed and flexibility-

- Acquired properties at **competitive prices** by acquiring properties from **bridge funds**
- Acquired newly-built property through **1-on-1 negotiation** by using **forward commitments**
- Used **mutual transactions** to improve **portfolio quality** regarding property age and other characteristics

Acquisition Price
(2 sold props ⇄ 9 acquired props)

¥1.2 billion



¥7.5 billion

Appraisal NOI Cap Rate
(Ave. of 9 acquired props)

5.3 %

Average Property Age
(2 sold props ⇄ 3 acquired props by mutual transaction)

8.6 years



0.3 years

Financial Strategy -Steady progress with measures to increase unitholders' value-

- Steadily **reduce the cost of debt** by increasing the share of debt with **longer-term fixed interest rates**
- **Diversified fund procurement methods** by issuing **investment corporation bonds** totaling ¥3 billion (including 12-year long-term bonds) for the first time (August 2016)

April 2016 Refinancing Extended the Length of Loans
(Loans for repayments ⇒ New loans)

4.0 years



9.7 years

April 2016 Refinancing Lowered the average Interest Rate
(Loans for repayments ⇒ New loans)

1.34 %



1.08 %

Issued Long-term Bonds

Term: 12 years

Interest Rate: 0.8 %

Property Operations -Sound property operation and actions to keep properties competitive for a long term-

- **Average occupancy rate** increased to an all-time high of **96.3%**
- Record-high **rent increase ratio per unit** for new tenants and lease renewals

Average Occupancy Rate
(2H 2015 ⇒ 1H 2016)

95.4 %



96.3 %

Rent Increase Ratio of New Tenants
(2H 2015 ⇒ 1H 2016)

39.8 %



52.2 %

Rent Increase Ratio of Renewal Tenants
(2H 2015 ⇒ 1H 2016)

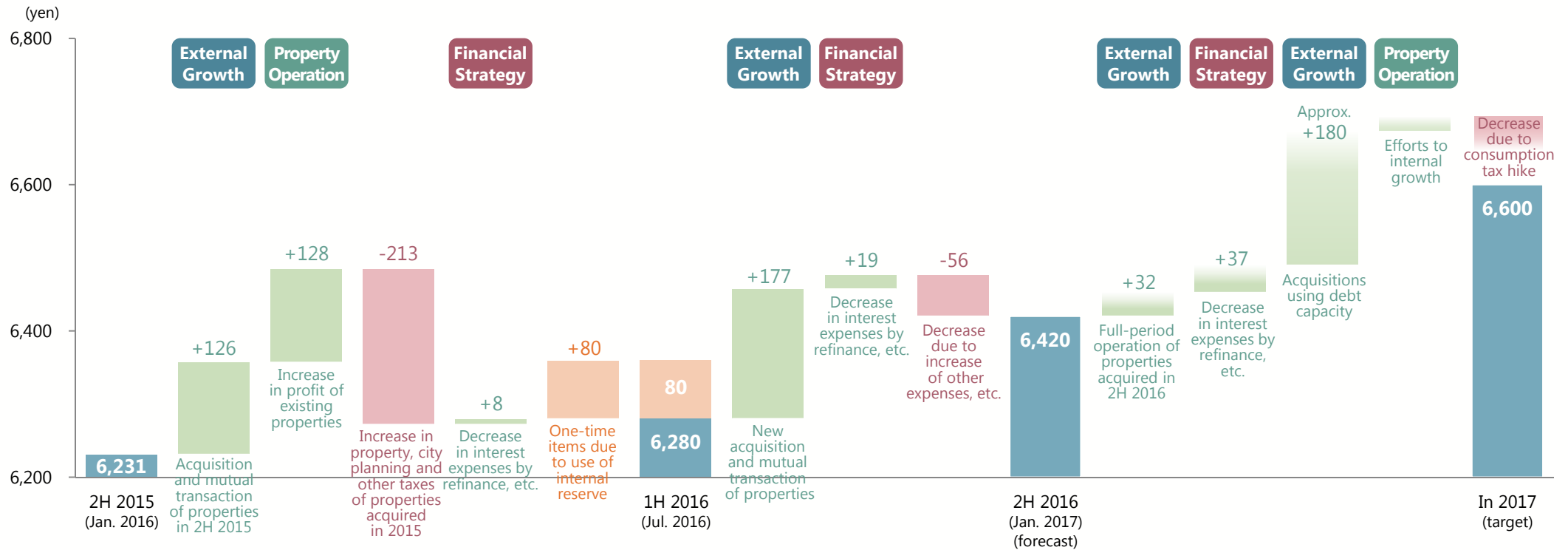
6.3 %



7.4 %

Progress Toward the Stabilized DPU Goal

Progress Toward the Stabilized DPU Goal ⁽¹⁾



Trends in LTV



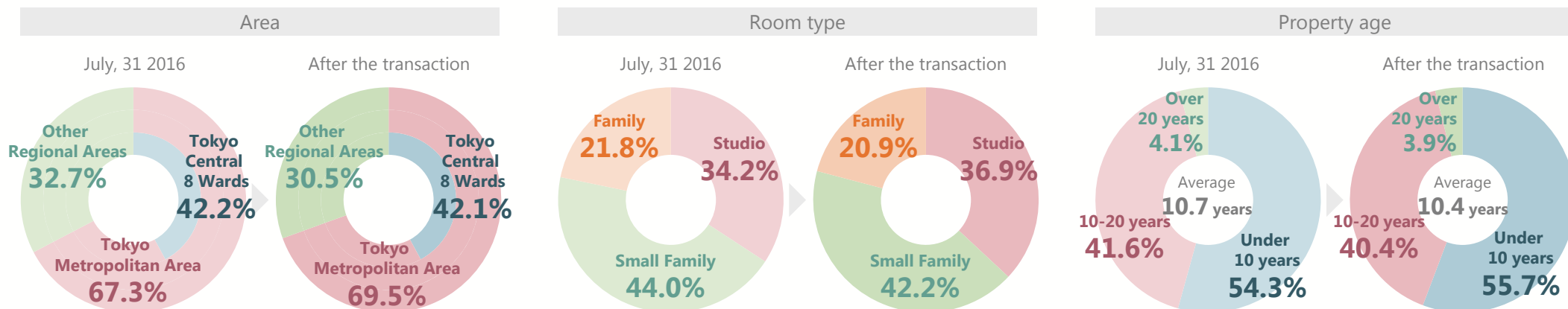
Note 1: New acquisitions and mutual transactions of properties in the 2H 2016 forecast is calculated by dividing the increase in net income resulting from the planned acquisition of 9 properties and sale of 2 properties during this fiscal period by the number of investment units issued. Decrease in interest expenses by refinance, etc. in the 2H 2016 forecast is calculated by dividing the decrease in interest expenses, etc. resulting from refinancing debt (¥3.5 billion in 1H 2016 and ¥8.5 billion in 2H 2016) by the number of investment units issued. Full-period operation of properties acquired in 2H 2016 in the 2017 target is calculated by dividing the estimated increase in net income in 1H 2018 resulting from the planned acquisition of 9 properties and sale of 2 properties during this fiscal period by the number of investment units issued. Decrease in interest expenses by refinance, etc. in the 2017 target is calculated by dividing the estimated decrease in interest expenses, etc. resulting from refinancing debt (¥8.5 billion in 2H 2016 and ¥11.0 billion in 2H 2017) by the number of investment units issued. Acquisitions using debt capacity in the 2017 target is calculated by dividing estimated net income, after deducting from leasing business income the increase in expenses caused by the new property acquisitions (expected total cost of ¥6.6 billion) using new debt at LTV of 51% by the number of investment units issued. The stable DPU is a reference figure that is provided solely to show how acquisitions of properties and other activities influence portfolio earnings.

Outlook of the Acquisition and the Sale in 2H 2016

Outlook of the Acquisition and the Sale in 2H 2016

	As of July, 31 2016	Acquisition from bridge fund	Acquisition by forward commitment	Mutual transaction		After the transaction	Difference
				Acquisition	Sale		
Number of properties	105 props	+5 props	+1 props	+3 props	-2 props	112 props	+7 props
Total acquisition price	¥148.1 bln	+¥3.9 bln	+¥1.1 bln	+¥2.5 bln	-¥1.2 bln	¥154.4 bln	+¥6.2 bln
Rentable units	7,243 units	+187 units	+47 units	+119 units	-129 units	7,467 units	+224 units
Total appraisal unrealized gain ⁽¹⁾	¥20.3 bln	+¥0.7 bln	+¥0.0 bln	+¥0.4 bln	-¥0.3 bln	¥21.1 bln	+0.8 bln
Appraisal NOI cap rate ⁽²⁾	5.6 %	5.4 %	5.0 %	5.4 %	7.1 %	5.6 %	-
Average property age ⁽³⁾	10.7 years	9.3 years	0.0 years	0.3 years	8.6 years	10.4 years	-0.3 years

Trends in Portfolio Breakdown



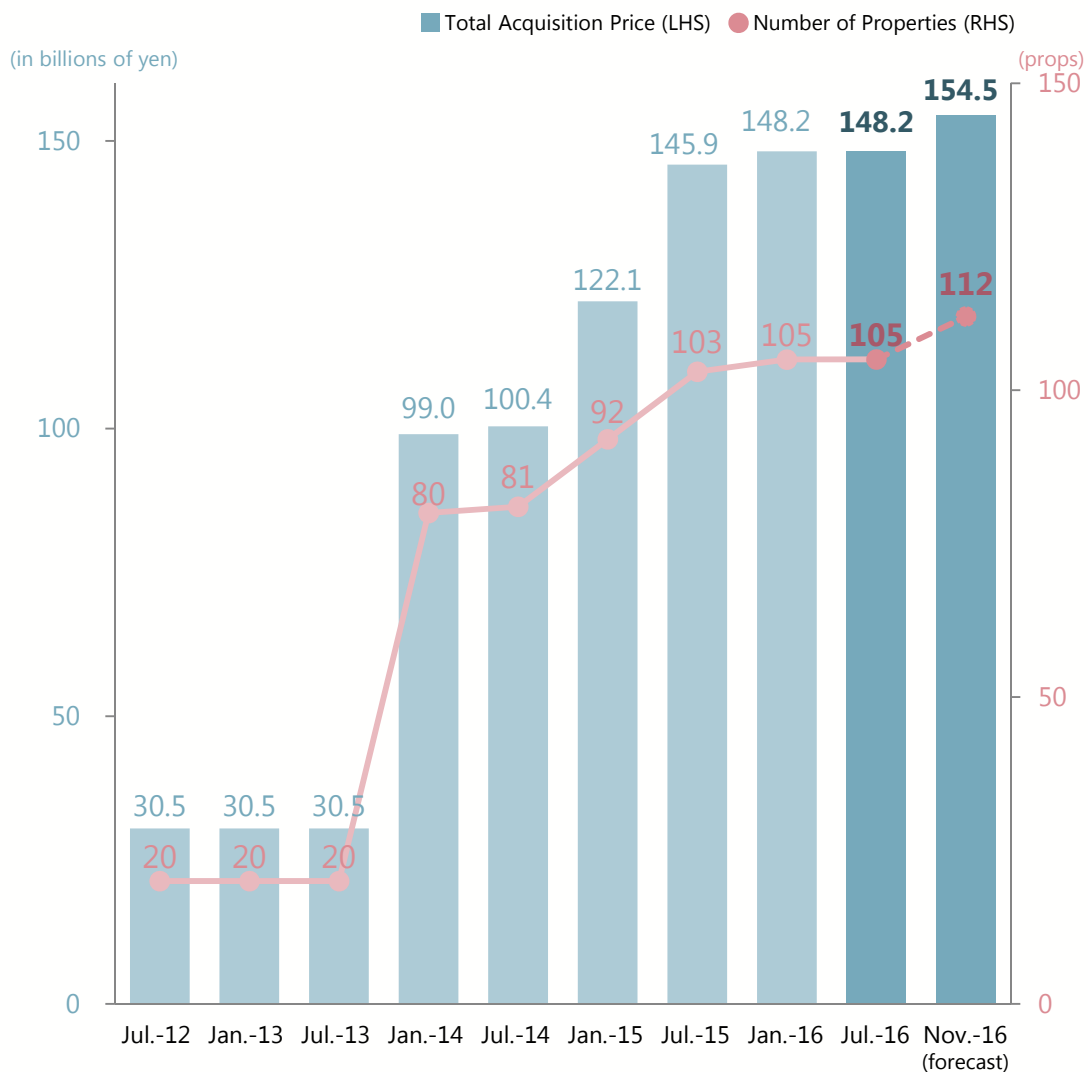
Note 1: "Appraisal Unrealized Capital Gain" = Appraisal Value as of July 31, 2016 – Book Value. However, the properties acquired in 2H 2016 are calculated by appraisal value minus (anticipated) acquisition price.

Note 2: "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / (anticipated) Acquisition Price. However, the properties sold in 2H 2016 are calculated by NOI described in Appraisal Report divided by Sale price. Cosmo Heim Motosumiyoshi, which is on land with leasehold interest, is excluded from the calculation because it has no appraisal NOI.

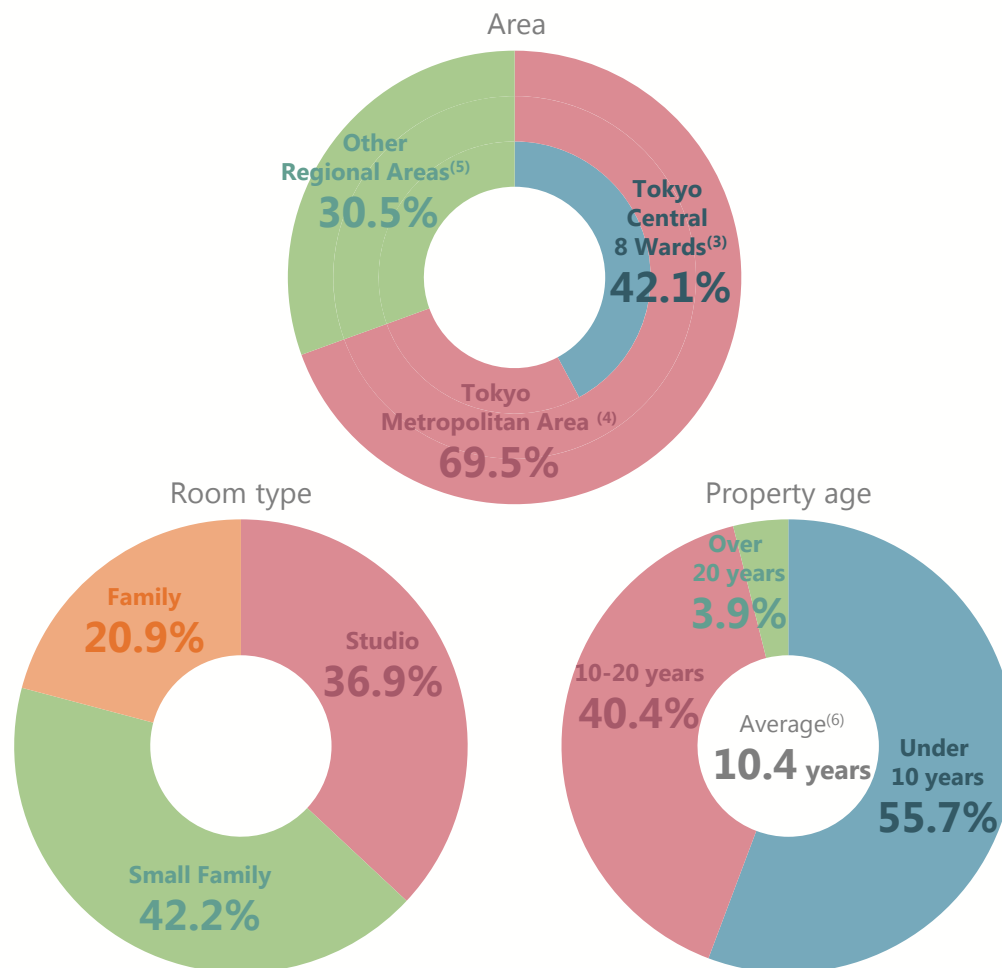
Note 3: "Average Property Age" are calculated by the weighted average by the (anticipated) acquisition price of the periods from completion dates to the July 31, 2016. The property under construction is calculated as 0 years.

Outlook of the Portfolio

Trends in Total Acquisition Price⁽¹⁾ and Number of Properties



Portfolio Breakdown⁽²⁾ (as of the end of November 2016)



Note 1: "Acquisition Price" refers to the pre-tax price that does not include the expenses spent on the acquisition of properties.

Note 2: "Asset Breakdown" describes the ratio by acquisition price.

Note 3: "Tokyo Central 8 Wards" include Minato-ku, Shibuya-ku, Chuo-ku, Chiyoda-ku, Shinjuku-ku, Meguro-ku, Setagaya-ku and Shinagawa-ku.

Note 4: "Tokyo Metropolitan Area" includes Tokyo, Kanagawa, Saitama and Chiba.

Note 5: "Other Regional Areas" include government-designed municipalities and other regional hub cities.

Note 6: "Average Property Age" is calculated by the weighted average by the acquisition price of the periods from completion dates to the end of July 2016. The property under construction is calculated as 0 year.

Acquisition of Properties with Speed and Flexibility

Acquisition from Bridge Fund

Summary of bridge fund

G. K. Bohemian	Date of organization	March 20, 2015
	Primary number of properties	8 props

Summary of preferential negotiation rights

Conditions for purchase	An asking price with reasonable prospects for achieving the target internal rate of return (IRR) of the operator
Period of the rights ⁽¹⁾	Until August 31, 2016

Group A

Preferential right for negotiations with the operator for obtaining the real estate in trust.



	KDX Residence Nishi-azabu	KDX Residence Azabu Sendaizaka	KDX Residence Waseda Tsurumaki	KDX Residence Bunkyo Yushima	KDX Residence Kamishakujii
Location	Minato-ku, Tokyo	Minato-ku, Tokyo	Shinjuku-ku, Tokyo	Bunkyo-ku, Tokyo	Nerima-ku, Tokyo
Property age ⁽²⁾	8.4 years	9.8 years	9.0 years	10.5 years	9.1 years
Appraisal value ⁽³⁾	¥1,420 mln	¥890 mln	¥765 mln	¥854 mln	¥735 mln
Acquisition price	¥1,224 mln	¥792.3 mln	¥561 mln	¥695 mln	¥648 mln

KDR will acquire at more competitive price than initially estimated

Total acquisition price
¥3,920 mln

Appraisal unrealized capital gain ratio⁽⁴⁾
19.0%

Appraisal NOI cap rate⁽⁴⁾
5.4%

KDR acquired the properties of group A at competitive price by selling the properties of group B at prices that exceed the estimated price by KDR

Group B

Prior to selling the real estate in trust to a third party, the seller must tell KDR the price and other terms of the proposed sale.



	KDX Residence Sumiyoshi	KDX Residence Urayasu	KDX Residence Noborito
Location	Koto-ku, Tokyo	Urayasu, Chiba	Kawasaki, Kanagawa
Property age ⁽²⁾	8.4 years	8.4 years	8.6 years
Appraisal value ⁽³⁾	¥430 mln	¥693 mln	¥428 mln

As initially planned, these properties were sold to external buyers at prices that exceeded the estimated prices by KDR.

Note 1: The initial preferential negotiating right expires on May 31, 2016. But if there is a legitimate reason to believe the property can be purchased, the right can be extended for three months. Therefore, the extended period is described.
 Note 2: "Property Age" is calculated by the periods from completion dates to the end of July 2016.
 Note 3: "Appraisal Value" is total of the appraisal value as of the latest time of evaluation. (Group A: July 1, 2016, Group B: The end of February 2016)
 Note 4: "Appraisal Unrealized Capital Gain Ratio" = (Appraisal Value – Acquisition Price) / Acquisition Price. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price.

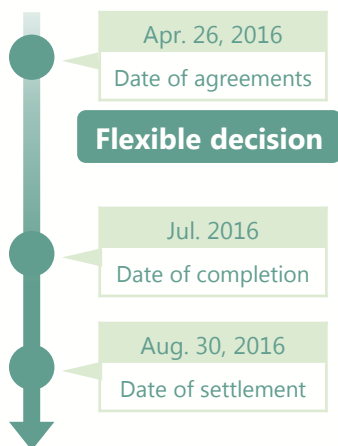
Acquisition of Properties with Speed and Flexibility

Acquisition by Forward Commitment

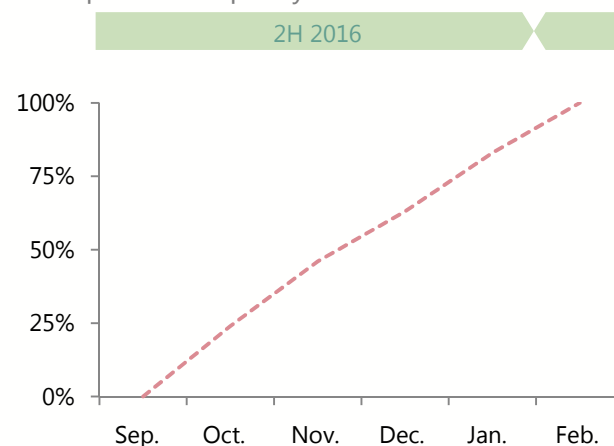


KDX Residence Nishi-magome	
Location	Ota-ku, Tokyo
Room type	Studio
Rentable units	47 units
Property age ⁽¹⁾	0.0 year
Acquisition price	¥1,130 mln
Appraisal value ⁽²⁾	¥1,170 mln
Appraisal NOI cap rate ⁽²⁾	5.0%

Schedule



Anticipated occupancy rate

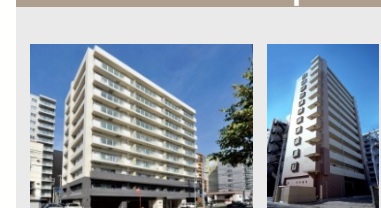


KDR acquired the new-built property located in Tokyo through 1-on-1 negotiation with the seller due to flexible investment decision for the project

Acquisition and Sale by Mutual Transaction

Properties to be sold

Sale of the old properties that will need capex



KDX Toyohira Sanjo Residence	
Location	Sapporo, Hokkaido
Property age ⁽¹⁾	8.4 years
Acquisition Price	¥582.5 mln
Appraisal value ⁽²⁾	¥754 mln

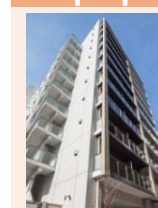
KDX Residence Kamisugi	
Location	Sendai, Miyagi
Property age ⁽¹⁾	8.8 years
Acquisition Price	¥700 mln
Appraisal value ⁽²⁾	¥882 mln

Total acquisition price
¥1,282 mln

Average property age⁽¹⁾
8.6 years

Properties to be acquired

Acquisition of the newly-built properties at competitive price



KDX Residence Shin-otsuka	
Location	Toshima-ku, Tokyo
Property age ⁽¹⁾	0.5 years
Acquisition Price	¥764 mln
Appraisal value ⁽²⁾	¥899 mln



KDX Residence Sakurajosui	
Location	Suginami-ku, Tokyo
Property age ⁽¹⁾	Completion in Sep. 2016
Acquisition Price	¥894 mln
Appraisal value ⁽²⁾	¥1,050 mln



KDX Residence Ryogoku	
Location	Sumida-ku, Tokyo
Property age ⁽¹⁾	0.5 years
Acquisition Price	¥842 mln
Appraisal value ⁽²⁾	¥980 mln

Increasing total acquisition price

Total acquisition price
¥2,500 mln

Declining average property age

Average property age⁽¹⁾
0.3 years

KDR traded the old properties and the newly-built properties taking into account the property age balance of the portfolio and the long-term capex plan.

Note 1: "Property Age" is calculated by the periods from completion dates to the end of July 2016. "Average Property Age" is calculated by the weighted average by the (anticipated) acquisition price. The property under construction is calculated as 0 year.
Note 2: "Appraisal Value" is the appraisal value as of the time of evaluation (KDX Residence Nishi-magome: August 1, 2016, The properties to be acquired and sold by mutual transaction: July 1, 2016). "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / (anticipated) Acquisition Price. KDX Residence Nishi-magome and the properties to be acquired fall under the category of forward commitment by investment corporations as stipulated in the "Annual Supervisory Policies for Financial Instruments Business Operators" determined by the Financial Services Agency of Japan and thus we have obtained the appraisal report as of the end of 1H 2016. The appraisal value as of the end of 1H 2016 is same as that described above.

Summary of Income Statements

Income Statements

	2H 2015		1H 2016		Period on Period		Actual vs Forecast		
	Actual	Forecast	Actual	Actual					
(in millions of yen)									
Operating Term ⁽¹⁾	184 days	182 days	182 days						
Operating Revenues	5,226	5,313	5,333	107	2.1%	20	0.4%		Up due to full-period operation of the properties acquired in 2H 2015 and high occupancy rate of existing properties, etc.
Rent revenue-real estate	4,796	4,872	4,872	76	1.6%	0	0.0%		
Other lease business revenue	411	432	456	44	10.8%	23	5.5%		Up more than expected due to increasing one-time revenue such as exit penalty, key money and renewal fee, etc.
Gains on sale of real estate property	9	0	0	-9	-100.0%	0	-		
Dividend income	9	9	4	-4	-48.0%	-4	-48.0%		Lower than forecast due to sale of some properties by silent partnership.
Operating Expenses	2,509	2,622	2,610	100	4.0%	-12	-0.5%		
Expenses related to rent business	1,084	1,173	1,175	91	8.4%	2	0.2%		One-time revenue and leasing cost such as advertising expenses increased because of peak season. Taxes up about ¥59 million because of start of recognition of property and other taxes for properties acquired in 2015.
Depreciation	852	857	857	5	0.6%	0	0.0%		
Other operating expense	573	592	577	4	0.7%	-14	-2.5%		
Operating Income	2,717	2,690	2,723	6	0.2%	33	1.2%		
Non-operating income	1	1	1	0	-30.5%	0	-0.1%		Consumption taxes paid decreased in 2H 2015 as the pct. of taxable sales was higher due to sales of properties but increased in 1H 2016 as no properties were sold.
Non-operating expenses	533	536	531	-1	-0.3%	-5	-0.9%		
Interest expenses, etc.	478	482	477	-1	-0.3%	-5	-1.1%		Decrease more than expected due to decrease in IR cost, etc.
Other non-operating expenses	55	54	54	0	-1.1%	0	0.0%		Decrease more than expected due to decrease in interest expenses by refinance, etc.
Ordinary Income	2,185	2,154	2,193	8	0.4%	38	1.8%		
Income before income taxes	2,185	2,154	2,193	8	0.4%	38	1.8%		
Total income taxes	0	1	0	0	-	0	-		
Net Income	2,184	2,153	2,192	8	0.4%	38	1.8%		Sales of properties by silent partnerships caused an about ¥27 million valuation loss on partnership investments. Used about ¥27 million of internal reserve to eliminate the inconsistency between the treatments of this loss for accounting and tax purposes.
Total dividend	2,175	2,153	2,220	45	2.1%	66	3.1%		
Distribution per Unit	6,231円	6,170円	6,360円	129	2.1%	190	3.1%		
NOI ⁽²⁾	4,124	4,131	4,153	29	0.7%	22	0.5%		
FFO ⁽³⁾	3,082	3,066	3,104	21	0.7%	38	1.2%		

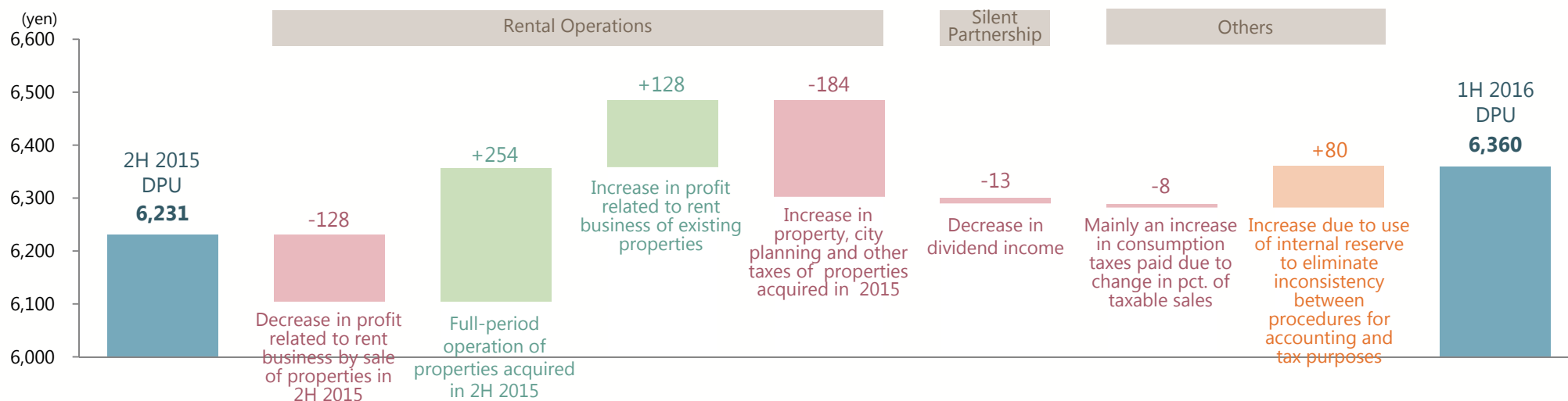
Note 1: The operating term of 2H 2015 is 184 days, but actual operating term after acquisition of properties is 177.3 days (weighted average). The operating term of the 1H 2016 is 182 days.

Note 2: NOI(Net Operating Income) = Rent revenue-real estate + Other lease business revenue – Expenses related to rent business

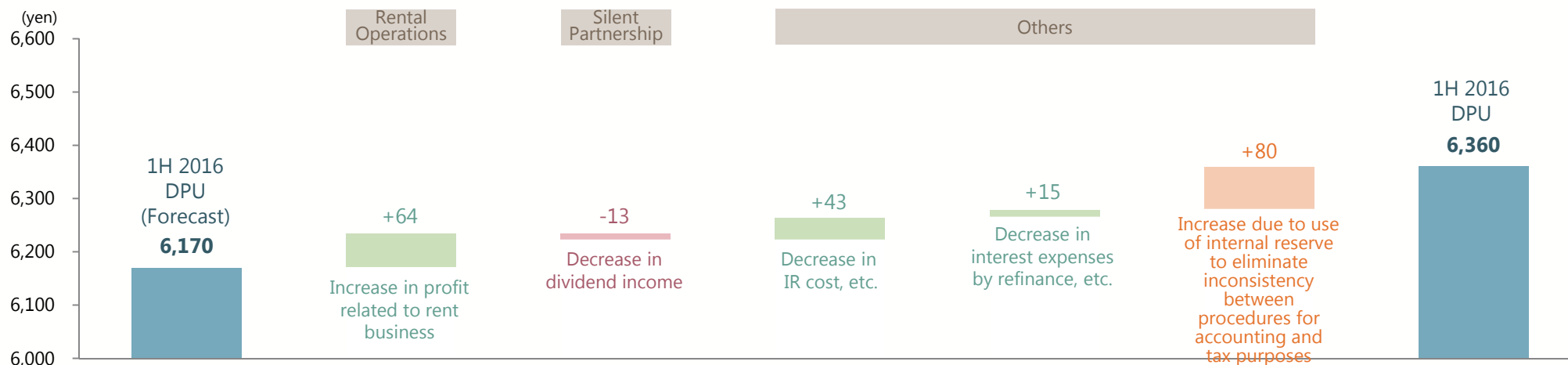
Note 3: FFO(Funds From Operation) = Net income + Depreciation + Deferred asset amortization +/- Gains or losses on sale of real estate property

Distribution per Unit

DPU Breakdown (Period on Period)



DPU Breakdown (Actual vs Forecast)



Summary of Balance Sheets

Balance Sheets

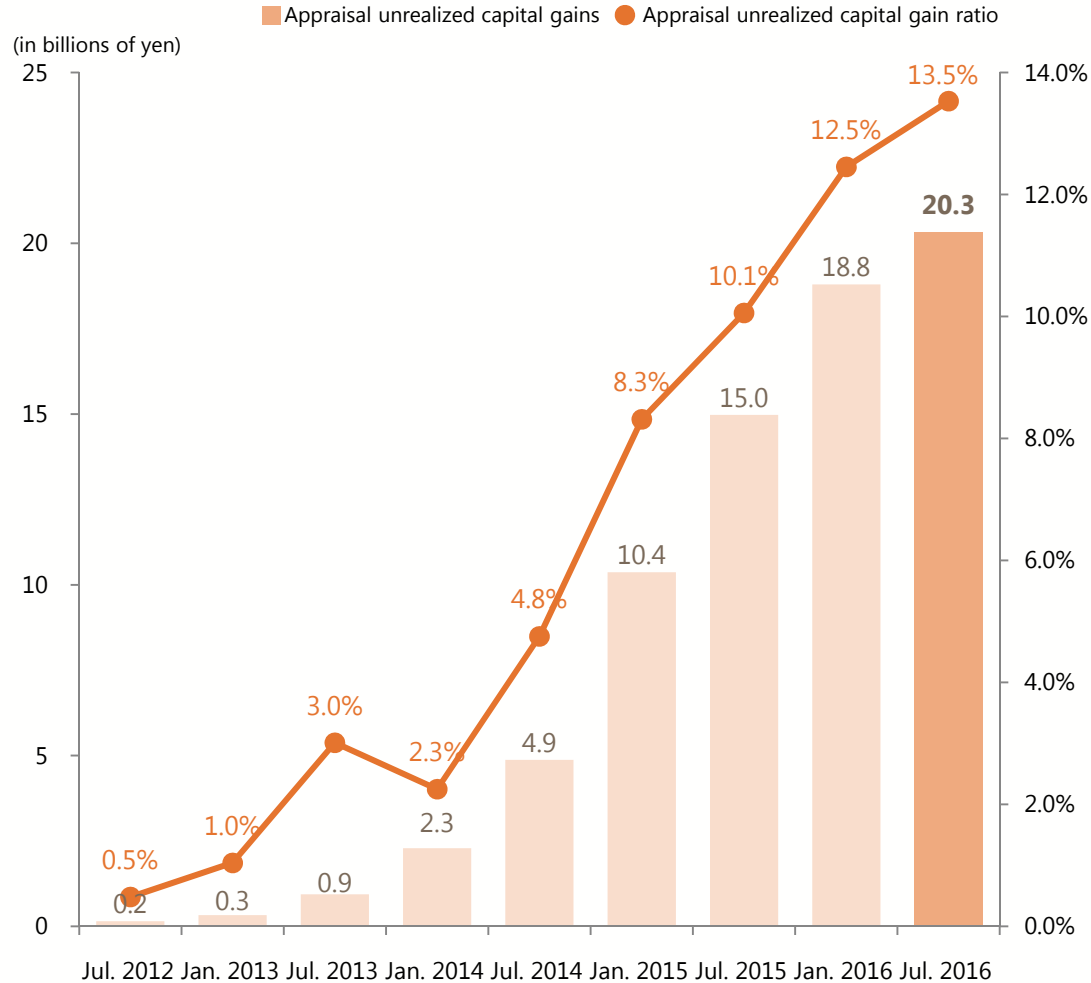
(in millions of yen)	2H 2015	1H 2016	Period on Period		
Total Assets	160,064	159,948	-116	-0.1%	
Cash and deposits	8,066	8,733	666	8.3%	Net cash is ¥ 5,036 million, which is cash and deposits minus tenant deposits in trust and unappropriated retained earnings. Increased ¥643 million by depreciation, etc.
Total property, plant and equipment, net	150,905	150,211	-693	-0.5%	
(Land	89,836	89,836)	0	-	
(Buildings, Structures, etc.	61,069	60,375)	-693	-1.1%	
Other	1,092	1,003	-88	-8.1%	Investment securities decreased because of the sales of some properties by silent partnerships.
Total Liabilities	77,675	77,583	-92	-0.1%	
Loans payable	74,800	74,800	0	-	
(Short-term loans payable and current portion of long-term loans payable	12,000	8,500)	-3,500	-2.9%	Loans of ¥3.5 billion were repaid on April 2016 with lowering the cost of debt and extending the borrowing term from 4.0 years to 9.7 years.
(Long-term loans payable	62,800	66,300)	3,500	5.6%	
Tenant leasehold and security deposits in trust	1,415	1,422	7	0.5%	
Other liabilities	1,460	1,361	-99	-6.8%	Decrease due to the decrease of consumption tax payable, etc.
Net Assets	82,389	82,365	-24	0.0%	
Unitholders' equity	80,132	80,132	0	-	
Unappropriated retained earnings (undisposed loss)	2,258	2,275	17	0.8%	Internal reserve was ¥55 million in July 2016 because about ¥27 million was used to eliminate inconsistency between procedures for accounting and tax purposes.
Deferred gains or losses on hedges	▲1	▲42	▲41	-	
LTV ⁽¹⁾	46.7%	46.8%			LTV slightly increased due to changes of total assets.
Capital-to-Asset ratio	51.5%	51.5%			Appraisal unrealized capital gains increased from ¥18.7 billion as of January 2016 to ¥20.3 billion as of July 2016.
Appraisal values (as of the end of the period)	169,702	170,538	836	0.4%	
NAV ⁽²⁾	98,927	100,416	1,488	1.5%	NAV per unit continued to increase steadily because of the growth in appraisal unrealized capital gains.

Cash and deposits		8,733
Unappropriated Retained Earnings	Tenant deposit	Net Cash
2,275	1,422	5,036

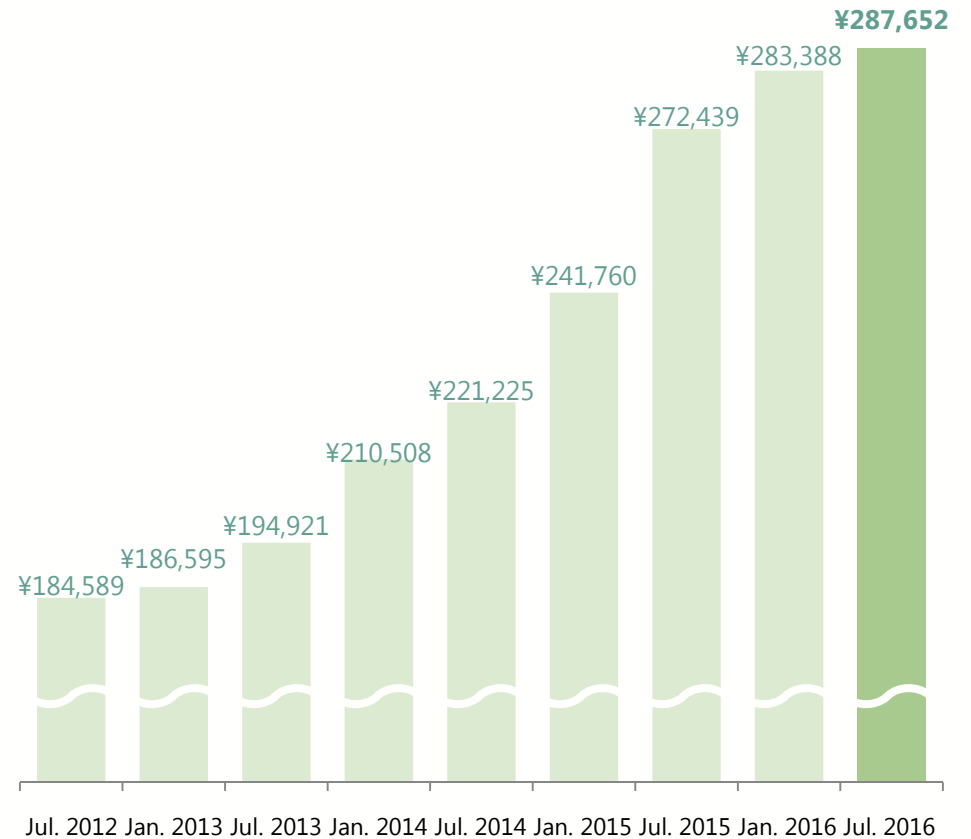
Note 1: LTV (Loan to Value)=Interest-bearing Liabilities / Total Assets
Note 2: NAV (Net Asset Value)=Net Assets – Unappropriated Retained earnings + Appraisal Values – Fixed Assets

Appraisal Unrealized Capital Gains and NAV per Unit

Appraisal Unrealized Capital Gains⁽¹⁾ and Appraisal Unrealized Capital Gain Ratio⁽²⁾



NAV per Unit



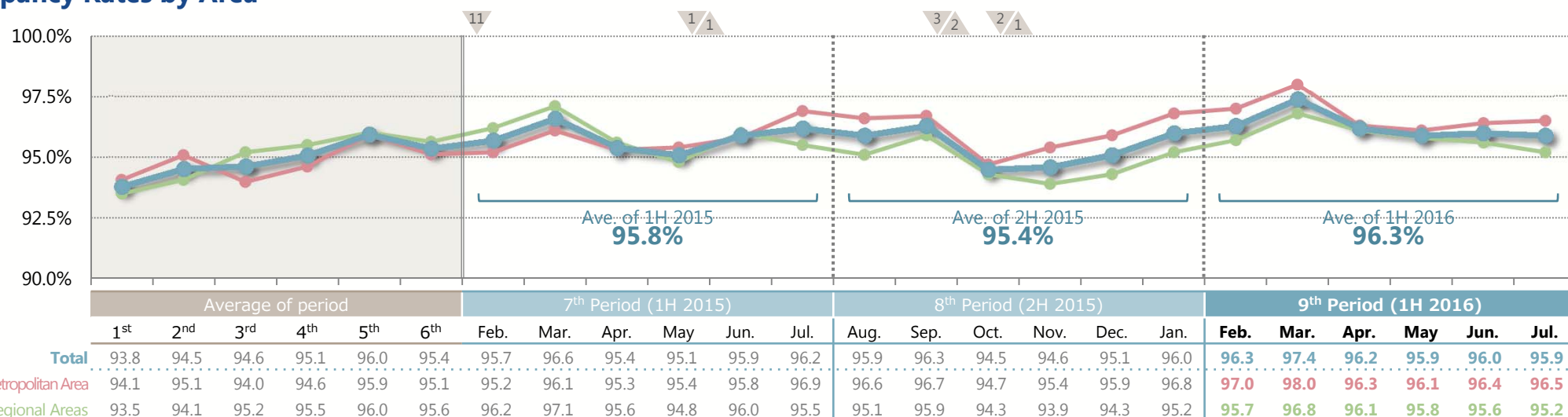
Note 1: "Appraisal Unrealized Capital Gains" = Total Appraisal Value at the End of the Period - Total Book Value at the End of the Period

Note 2: "Appraisal Unrealized Capital Gain Ratio" = Total Appraisal Unrealized Capital Gains at the End of the Period / Total Book Value at the End of the Period

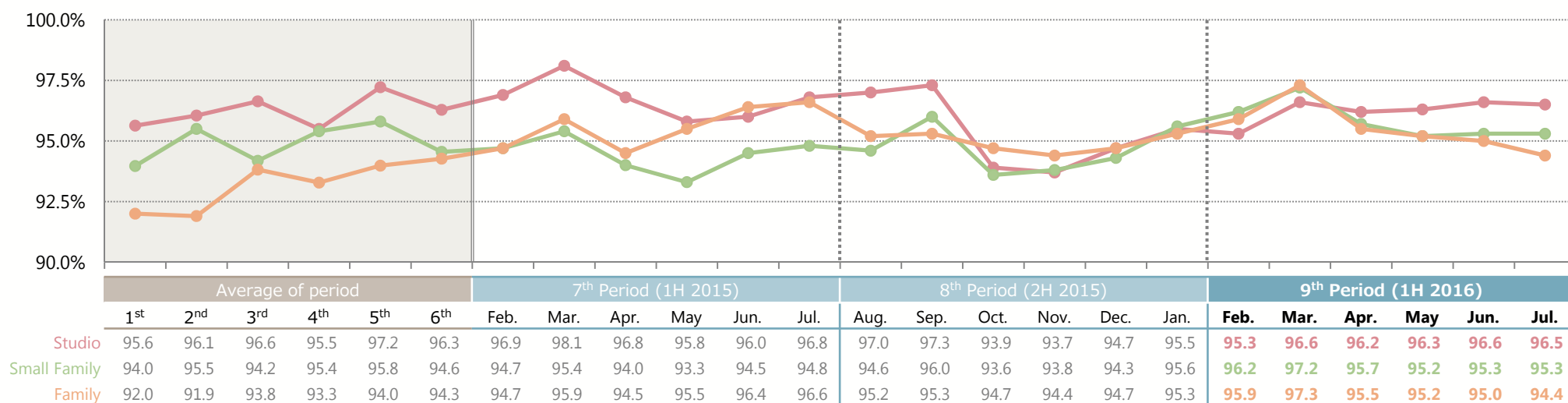
Occupancy Rates

Occupancy Rates by Area⁽¹⁾

▼ Acquisition of properties ▲ Sale of properties



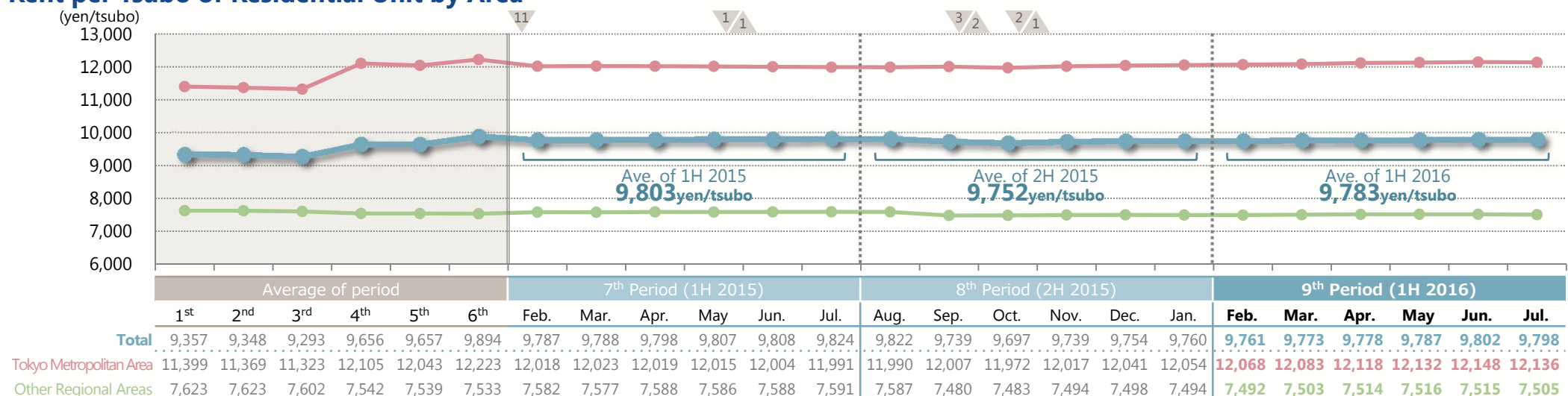
Occupancy Rates by Room Type⁽¹⁾



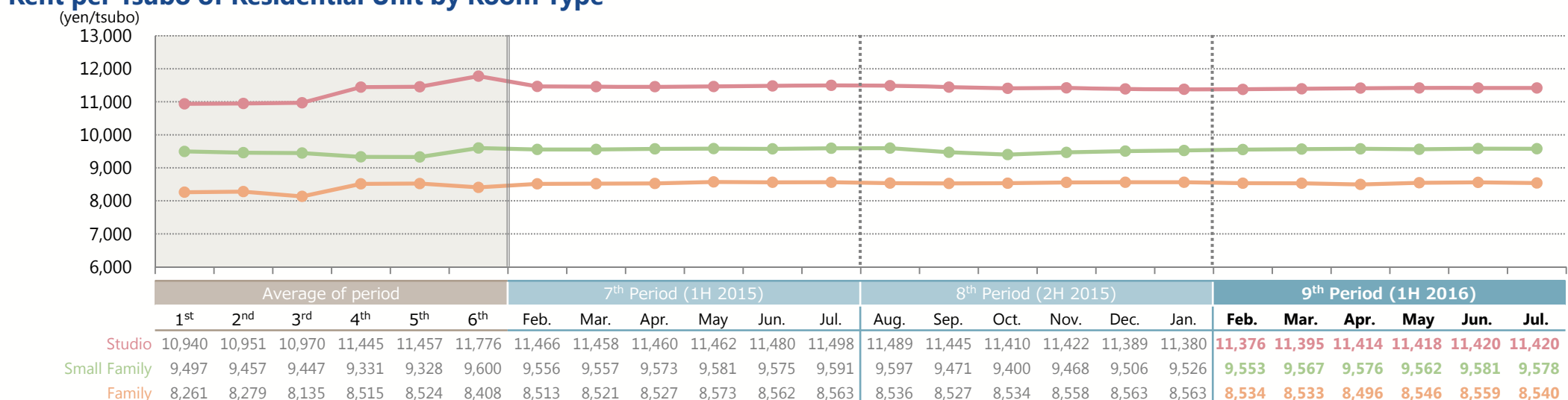
Note 1: Occupancy Rates by Area include those from stores and offices. Occupancy Rates by Room Type exclude those which have rent guaranteed master lease contract.

Rent per Tsubo of Residential Unit

Rent per Tsubo of Residential Unit by Area⁽¹⁾



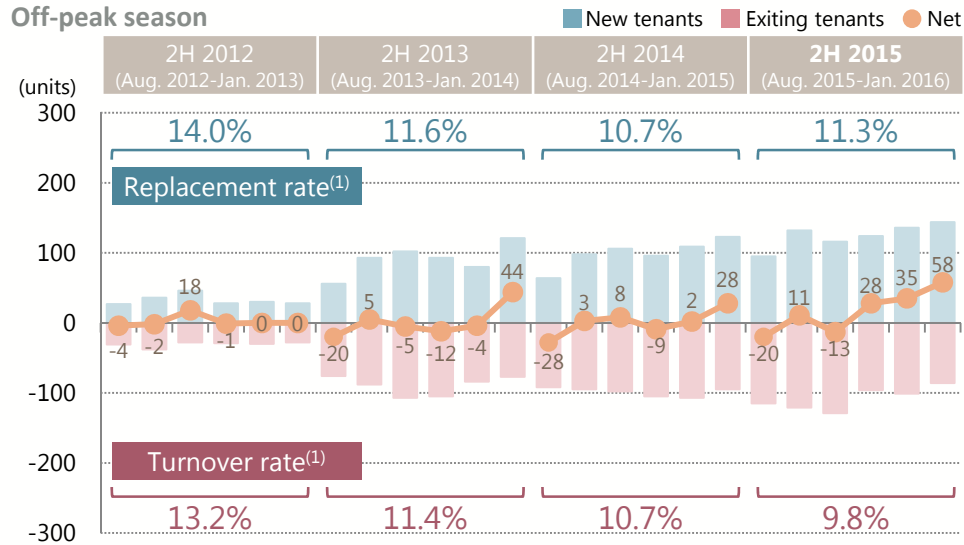
Rent per Tsubo of Residential Unit by Room Type⁽¹⁾



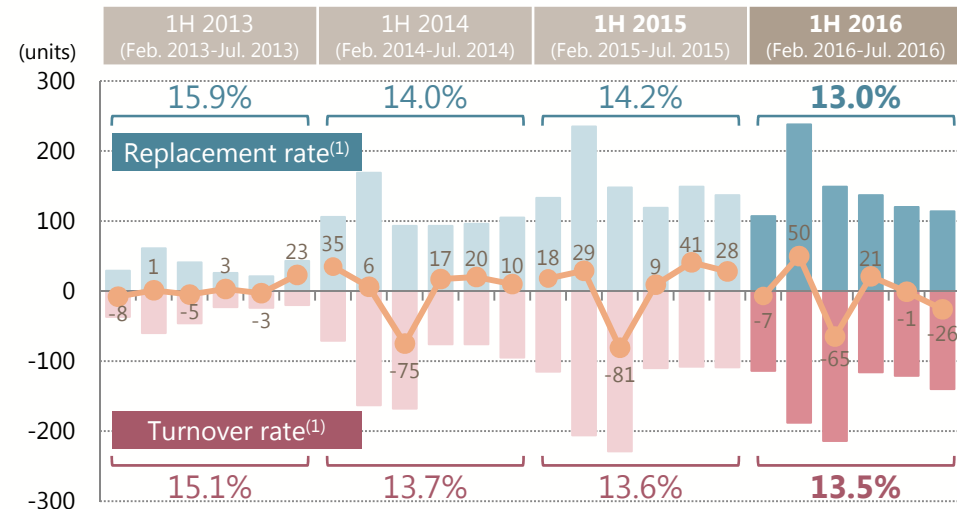
Note 1: Rent per Tsubo of Residential Unit by Area and Rent per Tsubo of Residential Unit by Room Type do not include those from stores and offices. (1 Tsubo = 35.5832 sq. ft.)

Tenant Moving Trend

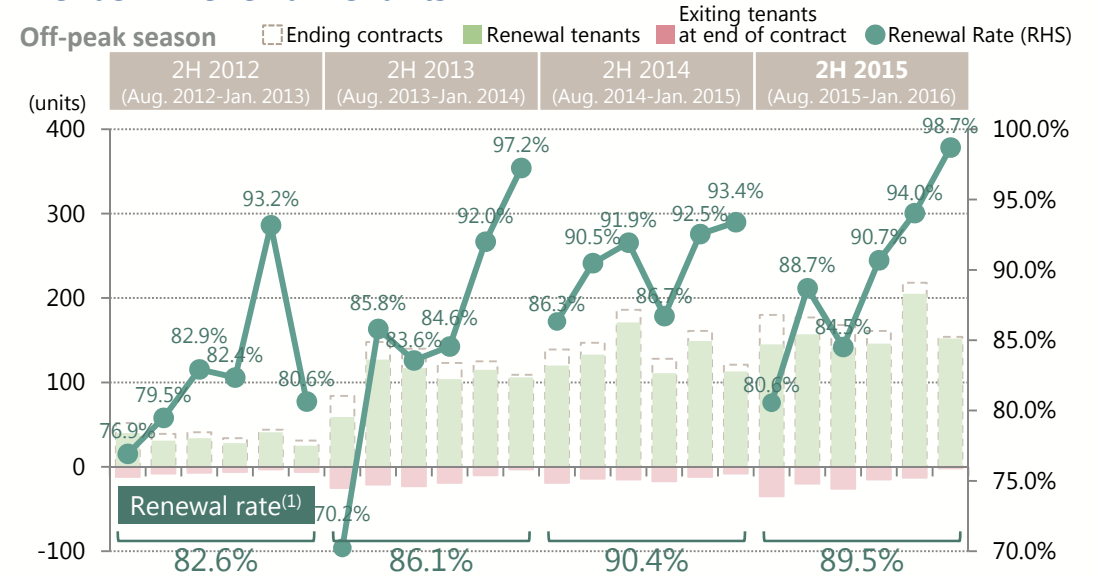
Trends in New and Exiting Tenants



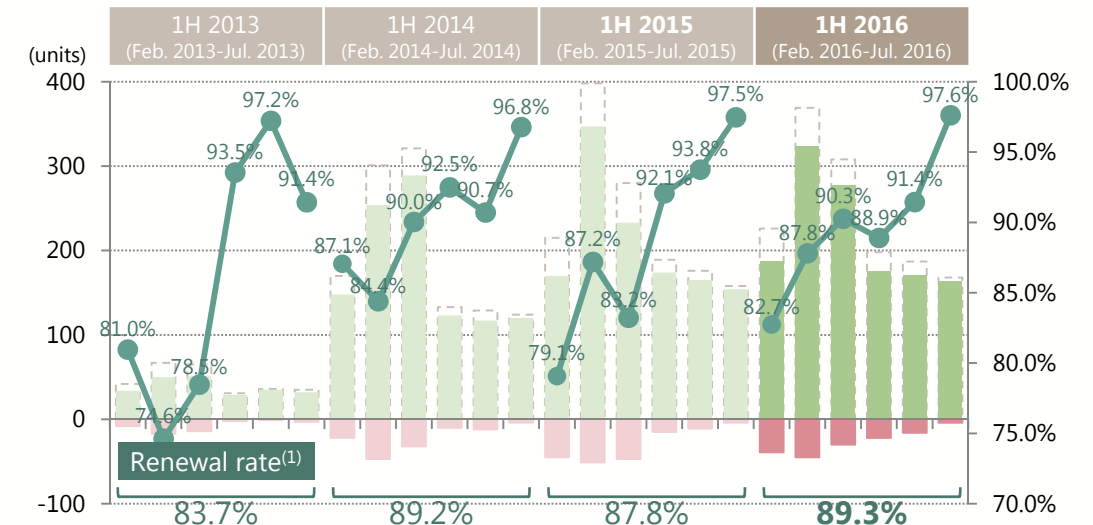
Peak season



Trends in Renewal Tenants



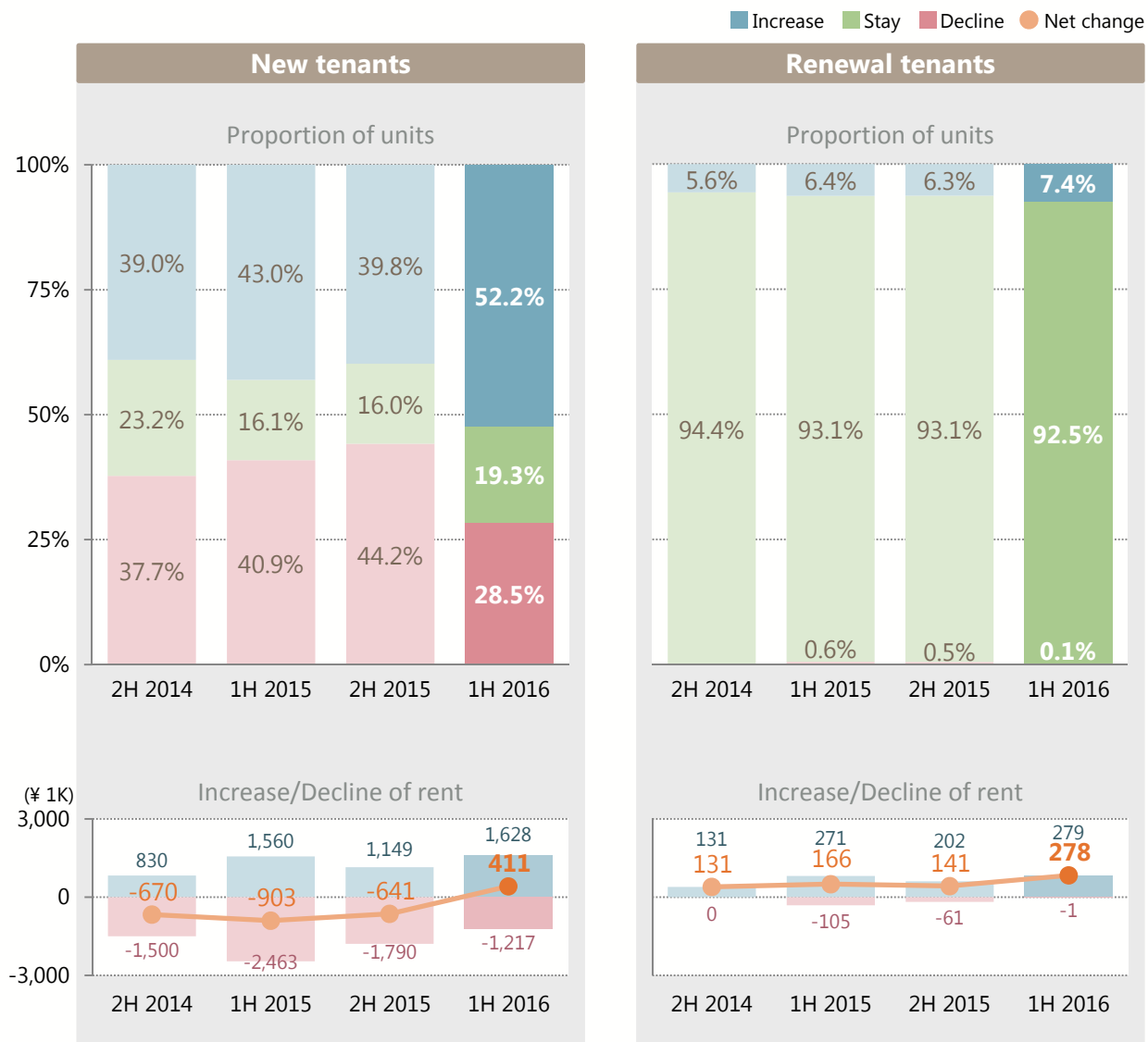
Peak Season



Note 1: "Replacement rate" = New tenants during the period / Rentable units at the End of Period, "Turnover rate" = Exiting tenants during the period / Rentable units at the End of Period, "Renewal rate" = Renewal tenants during the period / Ending contracts during the period

Rent Increase/Decline and Average Downtime

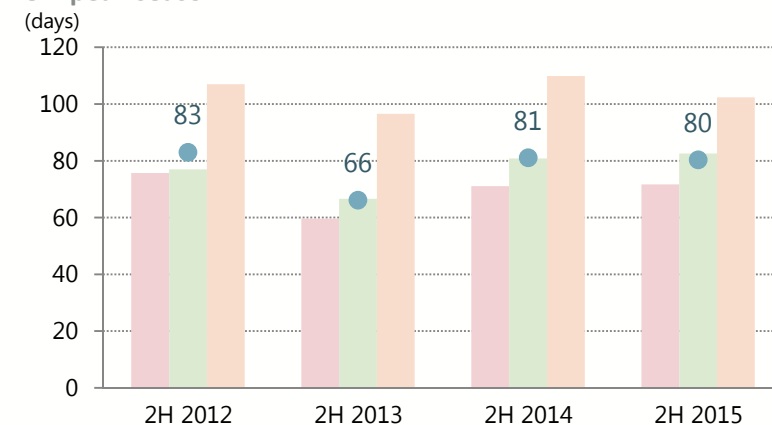
Rent Increase/Decline



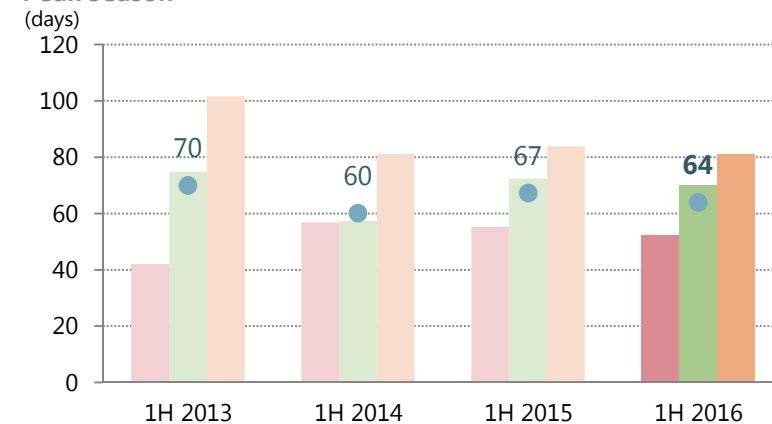
Average Downtime⁽¹⁾

Legend: Studio (Red), Small Family (Green), Family (Orange), Average (Blue)

Off-peak season (days)



Peak Season (days)



Note 1: "Average Downtime" is calculated based on the average of downtime from the exiting of previous tenant.

Initiatives to Improve the Performance of Properties

Renovations and Other Measures for Internal Growth

Renovations and other actions are taken at some units after a tenant leaves with the goal of achieving a steady improvement in each building's performance.

Property	Content of works	New tenant rent	Average downtime after renovation
KDX Residence Hanzomon	Renovation of two apartments	+6.0%	26 days
KDX Residence Tsurumi	Enhancement of value of three apartments	+5.8%	21 days
KDX Residence Yotsuya	Bathroom renovations at two apartments	+4.9%	24 days
KDX Residence Denen Chofu	Kitchen and bathroom replacements and new flooring at six apartments	+2.5%	28 days
KDX Izumi Residence	Altered the configuration of two apartments	+1.7%	28 days

Carefully selected renovations

Renovations of kitchens, bathrooms and other facilities with the proper timing have made our apartments more competitive.



New configurations for today's tenants

To reflect rental market trends, interior walls and closet of two 3LDK apartments of KDX Izumi Residence were removed to create a 2LDK layout.



Proper Maintenance and Operation of Properties

Major renovations and other improvements are made based on a well-structured plan in order to maintain and operate properties properly.

KDX Residence Nihombashi Ningyocho

A major renovation and other improvements to boost value were performed for the entrance, exterior walls, exterior stairway, waterproofing roof and other areas of this 14-year-old building.



KDX Residence Daikanyama II

To maintain the quality and asset value of this 20-year-old building, a major renovation was performed including replacement of exterior tile, waterproofing the roof and balconies, and other improvements.



LED Lights in Common Areas

Investments continue for replacing lights in common areas with LED lights, which are environmentally friendly and are less costly to operate. Common areas in three properties were switched to LED lights during 1H 2016.



Remote Surveillance of Road Heating

The installation in October 2015 of remote surveillance systems for road heating at three properties in Sapporo cut the cost of fuel needed to melt snow by 54% from the prior winter.



Efforts to Improve Sustainability

Participation in GRESB Assessment

In 2016, The Investment Corporation participated in GRESB ("Global Real Estate Sustainability Benchmark") Assessment. GRESB is a benchmark to evaluate sustainability performance of private and listed real estate portfolio from environmental and social perspectives.



DBJ Green Building Certification⁽¹⁾

The Investment Corporation has received DBJ Green Building Certification as an evaluation of environmental and social considerations for following 3 properties. The Investment Corporation will continue our efforts for the environment and strive to improve and new acquisition of the certification.



KDX Residence Ebisu



Ashiya Royal Homes



KDX Residence Yotsuya



DBJ Green Building
2015

Properties with excellent
environmental & social
awareness



DBJ Green Building
2015

Properties with excellent
environmental & social
awareness



DBJ Green Building
2015

Properties with high
environmental & social
awareness

Installation of "SATOYAMA" Unit

"SATOYAMA" Unit is group planting unit of dormant conventional seed and plant in village forest ("SATOYAMA"). The Investment Corporation set up the unit in the entrance of KDX Residence Okachimachi. Through the installation of "SATOYAMA" Unit, The Investment Corporation contribute to the "SATOYAMA" restoration activities, comfortable living environment and also prevention of left bicycle.



"SATOYAMA" Unit

REFORESTATION

都市からはじめるSATOYAMA再生

荒廃した里山に休眠する在来種苗を寄せ植えしたこの"里山ユニット"を暮らしに取り入れることで、都市に SATOYAMA の風景を再現します。
KENEDIXは、皆様に緑のある心地よい高品質な住環境をご提供するだけでなく、アーバン・シード・バンクと協働し"里山ユニット"を通して継続的な里山再生活動及び生物多様性保全に寄与していきます。また、神奈川の福祉作業所で大切に育てられた在来種苗を積極的に採用することで、福祉的就労の支援も同時実現します。

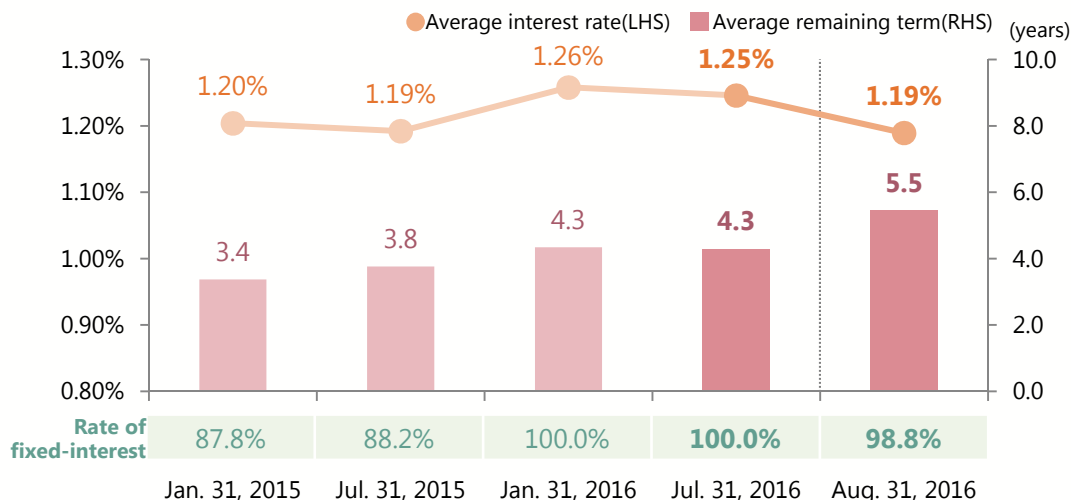
KDX Residence Okachimachi



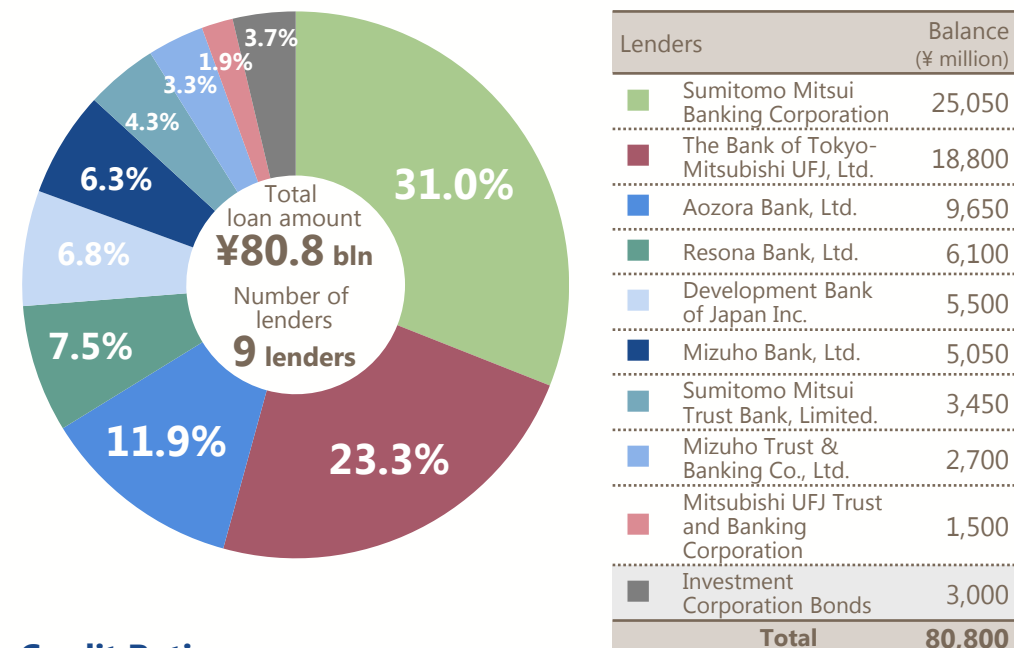
Note 1: "DBJ Green Building Certification" is a system established by Development Bank of Japan in April 2011 to support real estate that meets environmental and social conditions.

Finance-1: Key Finance Indicators

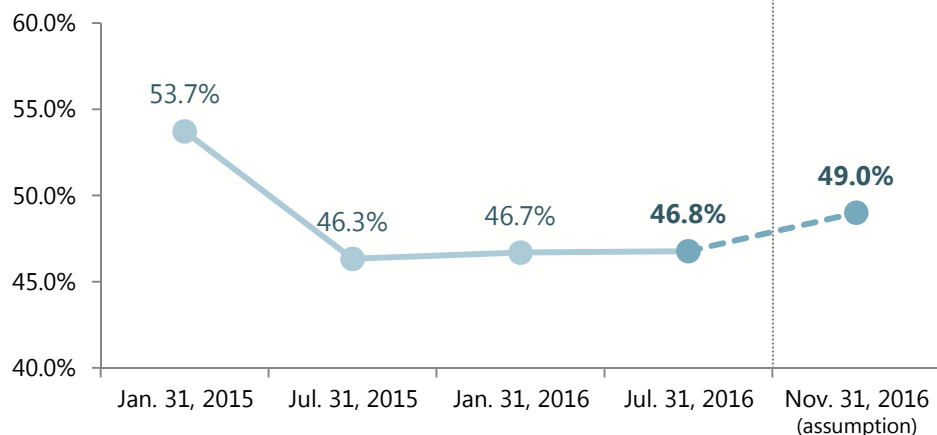
Average Interest Rate⁽¹⁾, Average Remaining Term and Rate of Fixed-interest⁽²⁾



Status of Interest-bearing Liabilities (as of August 31, 2016)



LTV (based on total assets)⁽³⁾



Credit Rating

Rating Agency	Japan Credit Rating Agency, Ltd. (JCR)
Long-term Issuer Rating	A(Outlook: Positive)

※ The outlook of credit rating changed from "Stable" to "Positive" on November 13, 2015.

Note 1: "Average Interest Rate" calculated by weighted average interest rate at the end of the period that took into consideration up-front fee (per year) and the effect of the interest rate cap or interest rate swap.

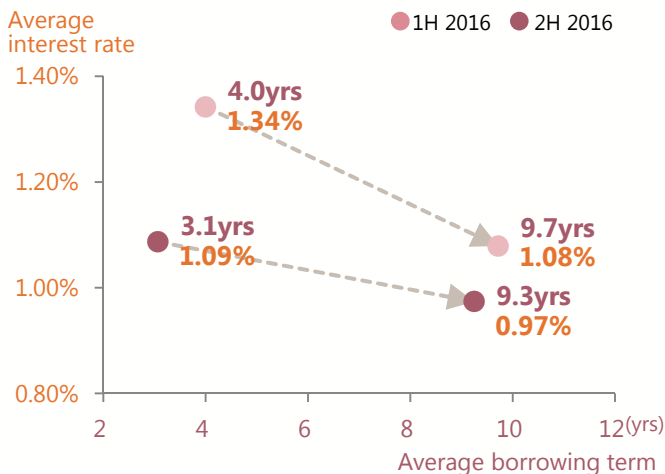
Note 2: "Average Remaining Term" calculated by weighted average remaining term of interest-bearing liabilities at the end of the period. "Rate of Fixed-Interest" calculated the percentage of fixed interest rate loans of total amount of loans at the end of the period. The floating loans which are substantially fixed with the interest rate cap or interest rate swap are included in the Fixed-Rate.

Note 3: "LTV" as of Nov. 31, 2016 is calculated by the sum of total interest-bearing liabilities as of Jul. 31, 2016 and 7 billion yen of new loans (assumption as of Nov. 31, 2016) divided by the sum of total asset as of Jul. 31, 2016 and 7 billion yen of new loans (assumption as of Nov. 31, 2016).

Finance-2: Finance and Repayment Terms

Summary of Finance in 1H 2016 and 2H 2016

Refinance in 1H 2016 and 2H 2016



New loans (borrowed on Aug. 2016) ⁽¹⁾

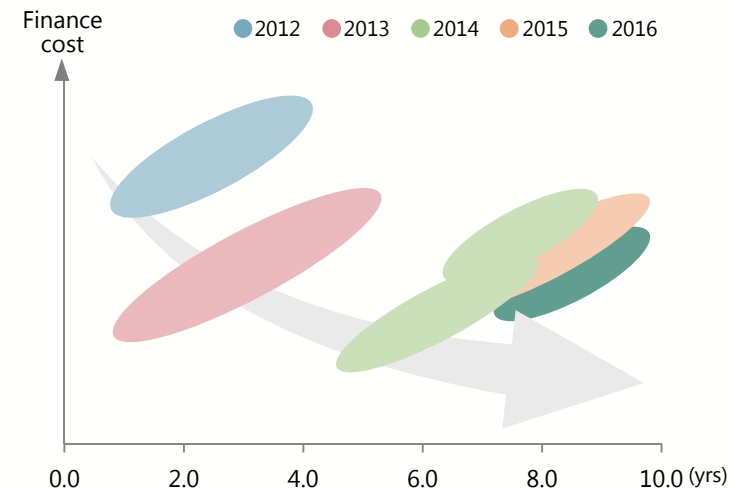
Loans	Amount	Term	Interest rate
Short-term	¥1.0 bln	1.0 years	0.43%
Long-term	¥2.5 bln	9.6 years	0.95%
Total	¥3.5 bln	7.1 years	0.80%

Investment corporation bonds (issued on Aug. 2016)

Bonds	Amount	Term	Interest rate
1 st series	¥1.0 bln	5 years	0.20%
2 nd series	¥1.0 bln	10 years	0.54%
3 rd series	¥1.0 bln	12 years	0.80%

Note 1: The new short-term loan(¥1.0 bln) is the remaining amount after the prepayment on Aug. 31, 2016.

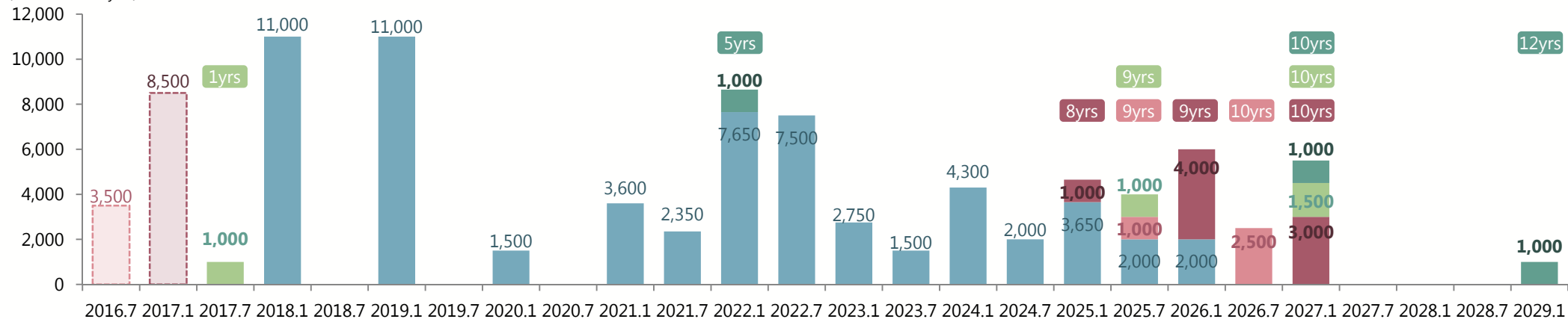
Image of Finance Policy ⁽²⁾



Note 2: The graph is an approximate representation of the cost and length of new finance in each year.

Repayment Terms

(in millions of yen)



Unitholders

Breakdown of Unitholders

Breakdown of Unitholders (as of July 31, 2016)

Sort	Unitholders		Units		Average number of units per unitholder (Units/Unitholders)
	Number of unitholders	Ratio	Number of units	Ratio	
Individuals and others	9,665	96.0%	44,529	12.8%	4.6
Financial Institutions	62	0.6%	209,993	60.2%	3,387.0
Foreign companies and individuals	149	1.5%	74,359	21.3%	499.1
Other domestic companies	167	1.7%	15,196	4.4%	91.0
Security firms	20	0.2%	5,012	1.4%	250.6
Total	10,063	100.0%	349,089	100.0%	34.7

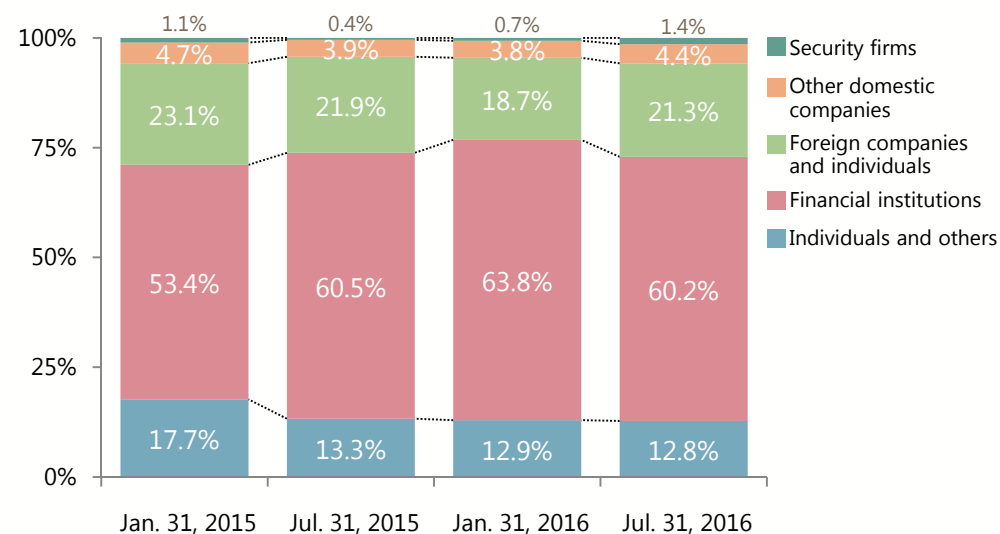
Major Unitholders

Top 10 Unitholders (as of July 31, 2016)

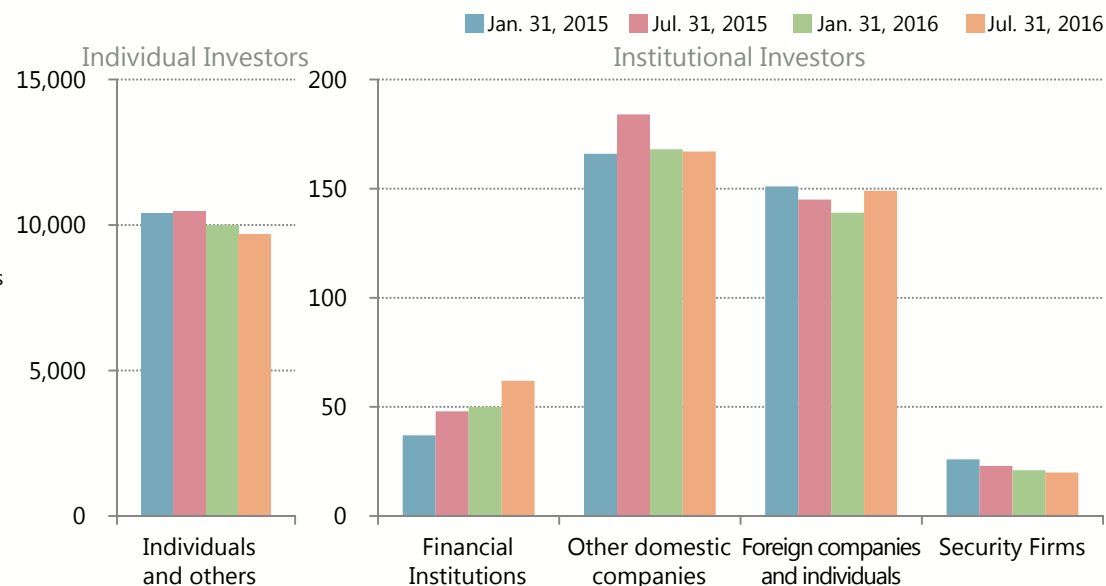
Name	Units	Ratio
Japan Trustee Services Bank, Ltd. (Trust Acct.)	104,818	30.02%
The Master Trust Bank of Japan Ltd. (Trust Acct.)	32,243	9.23%
NOMURA BANK (LUXEMBOURG) S.A.	30,437	8.71%
Trust and Custody Services Bank, Ltd. (Securities Investment Trust Acct.)	26,566	7.61%
The Nomura Trust Banking Co., Ltd. (Trust Acct.)	14,874	4.26%
Kenedix, Inc.	7,310	2.09%
Mizuho Trust & Banking Co., Ltd.	5,424	1.55%
STATE STREET BANK AND TRUST COMPANY 505223	5,289	1.51%
JP MORGAN CHASE BANK 385628	4,079	1.16%
GOLDMAN SACHS INTERNATIONAL	3,926	1.12%
Total	234,966	67.3%

Note 1: Ratio means the percentage for total units owned to total units issued. (Rounded down to the nearest three decimal places)

Trends in Composition of Unitholders (based on number of units)



Trends in Numbers of Unitholders



2. Outlook for the Period Ending January 2017 (2H 2016: 10th Fiscal Period)

Outlook for the Period Ending January 2017 (2H 2016)

Outlook

(in millions of yen)

	1H 2016	2H 2016	Period on Period	
Operating Term	Actual 182 days	Forecast 184 days		
Operating Revenues	5,333	5,441	107	2.0%
Rent revenue-real estate	4,872	5,019	146	3.0%
Other lease business revenue	456	392	-63	-13.9%
Gains on sale of real estate property	0	29	29	-
Dividends income	4	0	-4	-100.0%
Operating Expenses	2,610	2,643	33	1.3%
Expenses related to rent business	1,175	1,176	1	0.1%
Depreciation	857	875	18	2.1%
Other lease business expense	577	590	13	2.4%
Operating Income	2,723	2,797	73	2.7%
Non-operating income	1	0	0	-52.1%
Non-operating expenses	531	527	-4	-0.8%
Interest expenses, etc.	477	495	18	3.9%
Other non-operating expenses	54	30	-24	-44.9%
Ordinary Income	2,193	2,270	77	3.5%
Income before income taxes	2,193	2,270	77	3.5%
Total income taxes	0	1	0	-
Net Income	2,192	2,269	77	3.5%
Total dividend	2,220	2,241	20	0.9%
Distribution per Unit	6,360yen	6,420yen	60	0.9%
NOI	4,153	4,235	81	2.0%
FFO	3,104	3,146	41	1.3%

The estimated average occupancy rate for 2H 2016 is 95.2%.
Rent up about ¥141 million due to the acquisition of properties and mutual transactions in 2H 2016.

Decreases in key money, renewal fees and leasing expenses due to lower tenant replacement and turnover rates at existing properties because this is not a peak period for new tenants.
Plan to start recognizing expenses (about ¥8 million) in 1H 2017 for property, city planning and other taxes associated with 2H 2016 property acquisitions and mutual transactions.

Gains on sales of properties as two properties were sold on reshuffle.

Decrease in consumption taxes paid caused by lower pct. of taxable sales resulting from property sales. Asset management fees are expected to increase due to property acquisitions.
Plan to start recognizing expenses (about ¥10 million) in 1H 2017 for asset management fees (I) (linked to total assets at end of prior period) associated with 2H 2016 property acquisitions and mutual transactions.

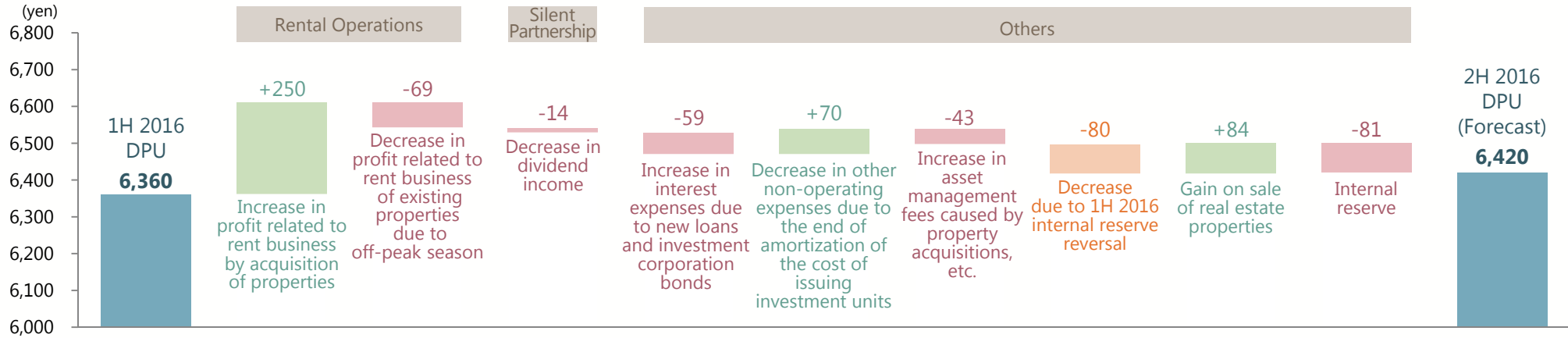
Higher due to loans to acquire properties and the sale of investment corporation bonds.

Lower due to the end of amortization of the cost of issuing investment units for the July 2013 public offering.

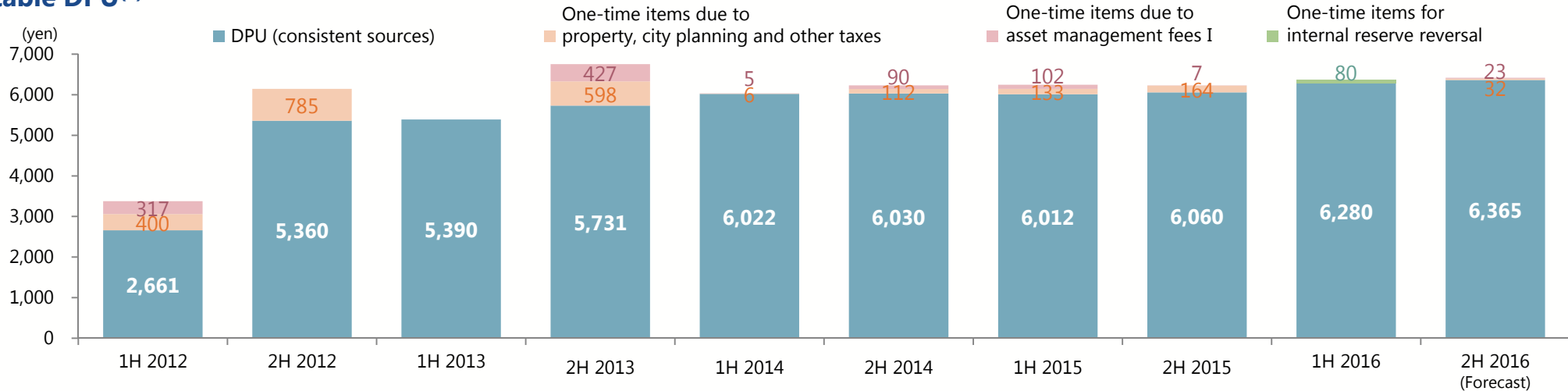
Plan to use gains on sales of property, etc. to increase internal reserve.
A 1H 2016 silent partnership investment valuation loss of about ¥27 million will be recognized as a loss for tax purposes in 2H 2016. As a result, most gains on sales of property, etc. will not be taxed and are to be added to the internal reserve.

Distribution per Unit

DPU Breakdown (Actual vs Forecast)



Stable DPU⁽¹⁾



Note 1: Stable DPU is the actual DPU in each period minus one-time items due to property, city planning and other taxes, one-time items due to asset management fees I, and one-time items for internal reserve reversal. For properties acquired during the period from 1H 2012 to 1H 2015, the tax adjustment uses actual taxes paid starting in the period corresponding to one year after each property was acquired. For properties acquired after 2H 2015, this adjustment uses tax payments expected to begin in 2H 2016. For each property, the daily cost of taxes based on the number of days the property has been managed by KDR is calculated. The sum of this daily cost in each period is then divided by the number of investment units issued at the end of that period to obtain the tax adjustment. For the asset management fee I adjustment, the total of the book value (except acquisition cost in 2H 2016 forecast) of properties, which have increased or decreased in each period, is multiplied by an annual rate of 0.3% and then divided by the number of days the properties were managed to obtain a daily figure. This figure is then divided by the number of investment units issued at the end of that period to obtain the adjustment. The one-time items for internal reserve reversal are calculated by dividing the amount of the reversal at the end of 1H 2016 by the number of investment units issued as of the end of each period. Stable DPU is an estimate calculated solely for reference as an indicator of the earning power of the portfolio at specific times after excluding the effects of expenses in subsequent fiscal periods resulting from acquisitions of properties and other activities.



memo

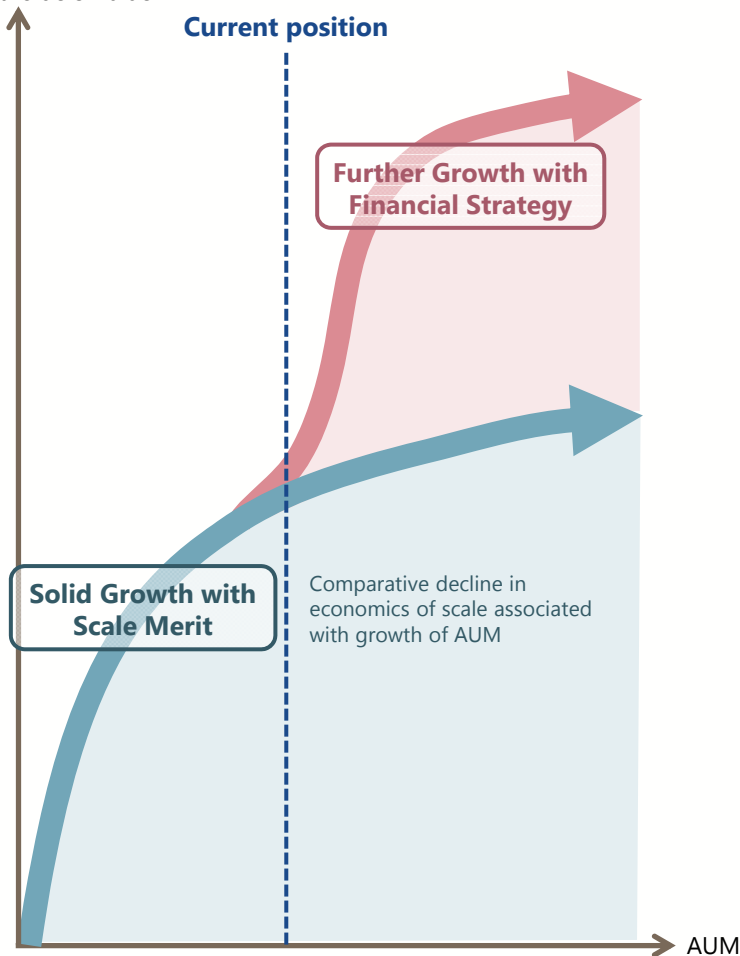
A large rectangular area with a light blue border, divided into two columns by a vertical line. Both columns contain horizontal dotted lines for writing.

3. Toward Realizing Sustained Expansion in Unitholders' Value

Road Map for Increasing Unitholders' Value

Image of Further Growth in Unitholders' Value

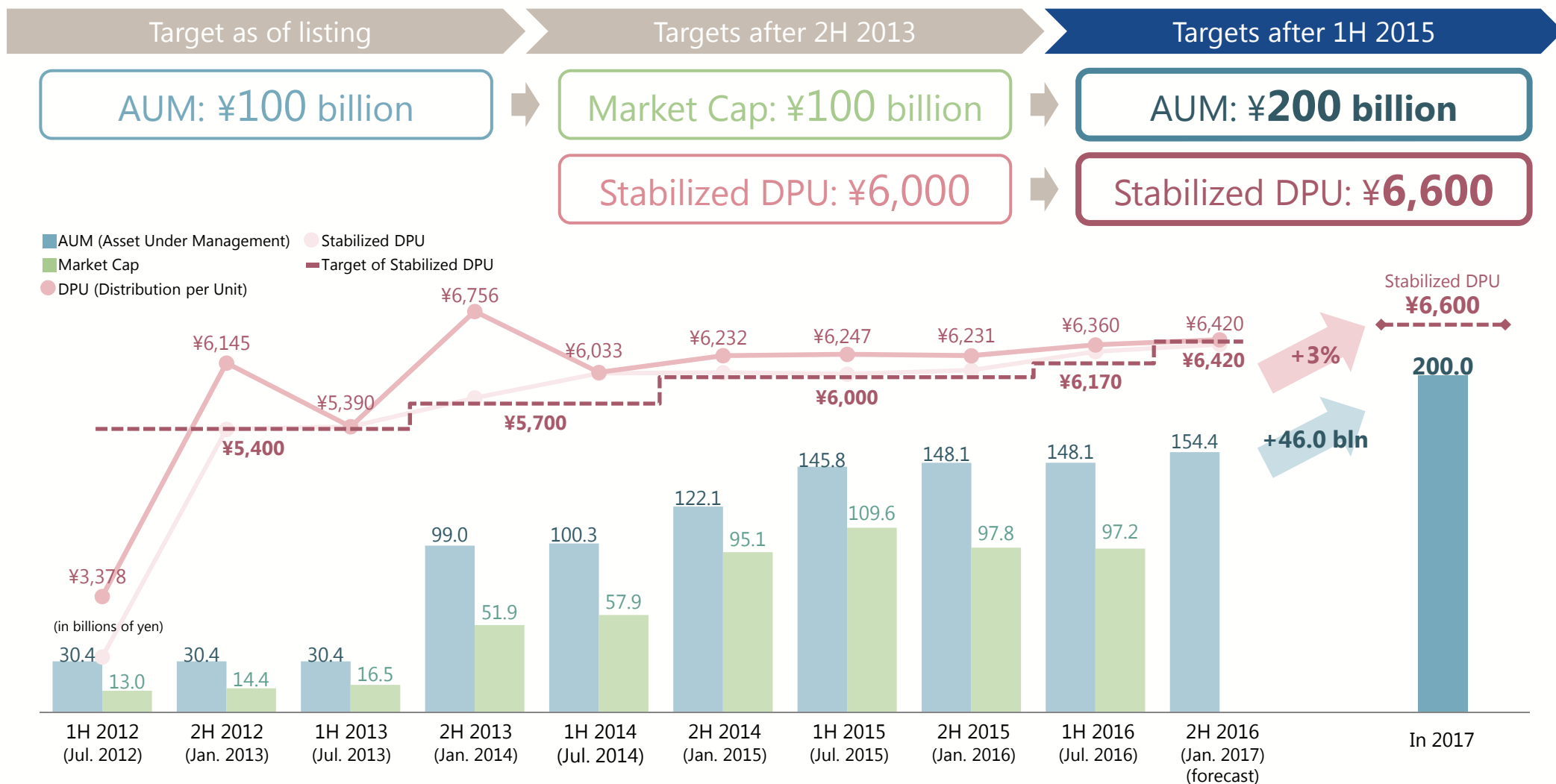
Impact with
unitholders' value



	Current initiatives	Medium and long-term goals
Financial Strategy	<ul style="list-style-type: none"> Long-term, fixed-rate debt Lower cost of finance Maintain LTV at a proper level Use gains on sales of property, etc. to increase internal reserve 	<p>Improve credit standing to further cut cost of fund procurement</p> <p>Goal is to use a higher credit rating and inclusion in global indexes to reinforce KDR's reputation in order to attract more investor segments and further cut the cost of procuring funds.</p> <ul style="list-style-type: none"> Credit rating may increase JCR long-term issuer rating A (Outlook: Positive) Inclusion in indices Inclusion in EPRA/NAREIT and other global index
External Growth	<p>Innovative purchasing schemes</p> <ul style="list-style-type: none"> Speedy acquisitions using debt capacity Flexible acquisitions using bridge funds Real estate developments and other new challenges 	<p>Steady external growth to raise assets to ¥200 billion</p> <p>Use debt capacity to buy properties quickly and, with the Kenedix Group, use a variety of schemes to acquire properties. The goal is steady external growth with the goal of increasing assets to ¥200 billion.</p> <ul style="list-style-type: none"> Acquisitions using debt capacity Debt capacity (estimates of LTV; 49%⇒51%) About ¥7.0 billion Cooperation with the KDX Group Consider multi-purpose properties, debt investments, M&A and other new schemes
Property Operation	<p>Preserve and increase property value</p> <ul style="list-style-type: none"> Consistent property performance Numerous cost-cutting actions Reshuffle properties to improve portfolio quality Make properties more competitive with prudent renovation/maintenance expenditure 	<p>Use internal growth to make properties more profitable</p> <p>Use many activities to make the KDX Residence brand more powerful and aim for higher tenant satisfaction. Also work on raising rent. The goal is to increase the earning power of properties.</p> <ul style="list-style-type: none"> Maintain/increase rent Portfolio NOI (1H 2016) 5.6% Improve tenant satisfaction Make buildings with the KDX Residence brand even more appealing

Our goal is consistent medium to long-term growth in unitholders' value as we closely monitor market trends.

Targets for Increasing Unitholders' Value



We are committed to more improvement in unitholders' value by aiming for growth in AUM and the stabilized DPU.

Appendices

The Properties to be Acquired in 2H 2016 1/5

KDX Residence Nishi-magome

Primary location selection criteria: **Jigurai**
Property type: **Studio**



Magome area, where the Magome Castle was built formerly, was called the Magome Literary Village because it was home to large numbers of writers and artists after Meiji-era. Today, Magome is still a high-end residential district.

Ikegami Honmonji Temple, which is one of the new 100 views of Tokyo, and Honmonji Park are near the property. There are many convenience facilities near this station. Due to this pleasant and convenient location, a wide range of rental demand can be expected from singles and couples working in central Tokyo.

Location	Ota ward, Tokyo	Completion Date	July 2016
Acquisition Price	¥1,130 million	Appraisal Value ⁽²⁾	¥1,170 million
Occupancy Rate (as of Jun. 2016)	-(1)	Appraisal NOI Cap Rate ⁽²⁾	5.0%
Access	4 minutes' walk from Nishi-magome Station		

Note 1: The occupancy rate of KDX Residence Nishi-magome is described as "-" because it is under construction.

Note 2: "Appraisal Value" is described the appraisal value at the time of acquisition of property. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price

KDX Residence Nishi-azabu

Primary location selection criteria: **Jigurai**
Property type: **Small Family**



This property is located in one of the most distinguished land in Tokyo. Initially developed as a residential district during the period from Meiji through Taisho-era, the area has now become known as an exclusive residential uptown district. As situated in a central area of Tokyo, it provides an easy access to major business and commercial areas.

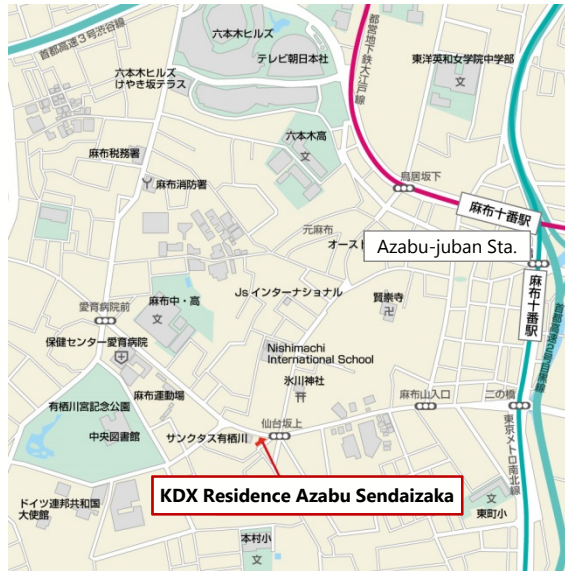
In the surrounding area, there are convenient facilities for living such as Roppongi Hills and Mohri Garden etc. within the walking distance. Therefore, stable rental demand can be expected mainly from singles and couples.

Location	Minato ward, Tokyo	Completion Date	February 2008
Acquisition Price	¥1,224 million	Appraisal Value ⁽²⁾	¥1,420 million
Occupancy Rate (as of Jun. 2016)	97.0%	Appraisal NOI Cap Rate ⁽²⁾	5.0%
Access	10 minutes' walk from Roppongi Station		

The Properties to be Acquired in 2H 2016 2/5

KDX Residence Azabu Sendaizaka

Primary location selection criteria: **Jigurai**
Property type: **Studio**



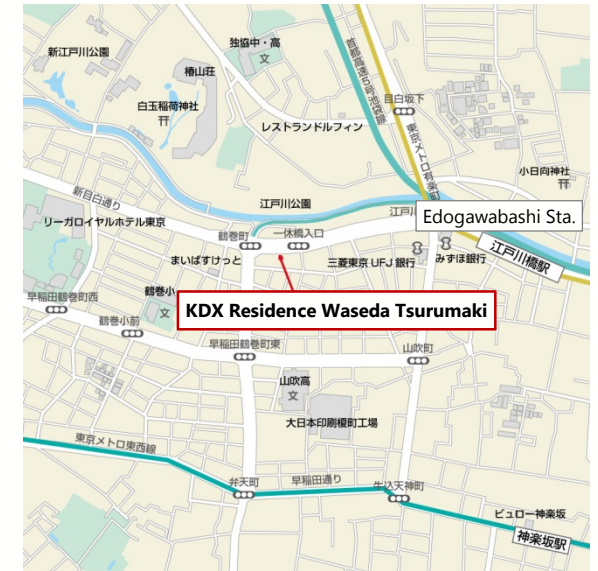
This property is located at the upslope of Sendaizaka Roppongi, one of the most prosperous areas in Tokyo, is within the walking distance. While the property is excellent in transportation convenience, it is located in a quiet and exclusive residential area and is situated in one of the most distinguished land in Tokyo.

The property is adjacent to Arisugawa-no-miya Memorial Park, which is providing an excellence in habitability. Therefore, stable rental demand can be expected mainly from singles and couples.

Location	Minato ward, Tokyo	Completion Date	October 2006
Acquisition Price	¥792.3 million	Appraisal Value ⁽¹⁾	¥890 million
Occupancy Rate (as of Jun. 2016)	97.1%	Appraisal NOI Cap Rate ⁽¹⁾	5.0%
Access	9 minutes' walk from Azabu-juban Station 9 minutes' walk from Hiroo Station		

KDX Residence Waseda Tsurumaki

Primary location selection criteria: **Convenience**
Property type: **Studio**



This property has excellent access to two stations on two routes and it has an excellent transportation convenience with about 15 minutes by train to Otemachi Station from Edogawabashi Station.

The area is known as one of the academic districts in Tokyo, with some educational institutions are located. There are all the facilities in the neighborhood that are convenient for living. The area also has a leafy environment with Toyama Park etc. Therefore, a stable rental demand can be expected from singles working in central Tokyo and students.

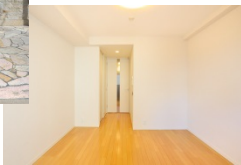
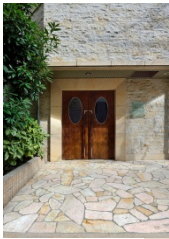
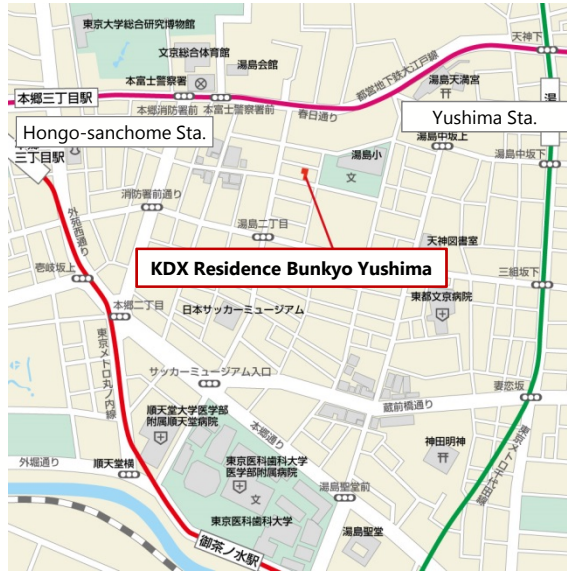
Location	Shinjuku ward, Tokyo	Completion Date	August 2007
Acquisition Price	¥561 million	Appraisal Value ⁽¹⁾	¥765 million
Occupancy Rate (as of Jun. 2016)	85.2%	Appraisal NOI Cap Rate ⁽¹⁾	6.1%
Access	6 minutes' walk from Edogawabashi Station 10 minutes' walk from Waseda Station		

Note 1: "Appraisal Value" is described the appraisal value at the time of acquisition of property. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price

The Properties to be Acquired in 2H 2016 3/5

KDX Residence Bunkyo Yushima

Primary location selection criteria **Jigurai**
Property type **Studio**



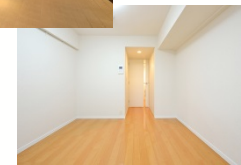
The "Yushima" area is one of the distinguished lands in Tokyo which still maintains an atmosphere of the Edo-era and there are many historical structures including Yushima Seido (Sacred Hall).

In the surrounding area, there are many convenient facilities for living such as Ameyoko Street. The area is also favorable in habitability as being adjacent to Ueno Onshi Park, which has many cultural facilities such as art museums. Therefore, stable rental demand can be expected mainly from singles and couples.

Location	Bunkyo ward, Tokyo	Completion Date	January 2006
Acquisition Price	¥695 million	Appraisal Value ⁽¹⁾	¥854 million
Occupancy Rate (as of Jun. 2016)	97.7%	Appraisal NOI Cap Rate ⁽¹⁾	5.6%
Access	5 minutes' walk from Yushima Station 5 minutes' walk from Hongo-sanchohome Station		

KDX Residence Kamishakuji

Primary location selection criteria **Convenience**
Property type **Studio**



The property, from which Otemachi Station is about 32 minutes by train, is providing an excellent transportation convenience to the central area of Tokyo.

It has all the convenient facilities for living in the surrounding area such as Kami-shakuji Shopping District. It also has a favorable living environment and habitability, being surrounded by Shakuji Park and other spacious parks that still maintain riches in nature of this area. Therefore, a wide range of rental demand can be expected from singles working in central Tokyo.

Location	Nerima ward, Tokyo	Completion Date	June 2007
Acquisition Price	¥648 million	Appraisal Value ⁽¹⁾	¥735 million
Occupancy Rate (as of Jun. 2016)	91.5%	Appraisal NOI Cap Rate ⁽¹⁾	5.6%
Access	4 minutes' walk from Kamishakuji Station		

Note 1: "Appraisal Value" is described the appraisal value at the time of acquisition of property. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price

The Properties to be Acquired in 2H 2016 4/5

KDX Residence Shin-otsuka

Primary location selection criteria **Convenience**
Property type **Studio**



This property is located near four stations, with only about a four-minute walk and the property provides excellent access to Tokyo's main business and commercial areas.

Several shopping areas are within walking distance. One is Sunshine City, which includes a large indoor shopping mall and many restaurants. Another is the Sun Mall Otsuka and two other shopping arcades. Otsuka Park is also near the property. With all of these attributes for good living, a wide range of rental demand can be expected from singles working in central Tokyo.

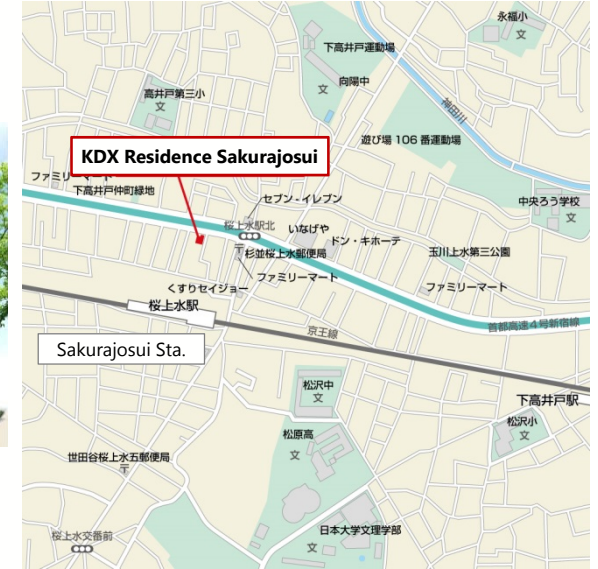
Location	Toshima ward, Tokyo	Completion Date	February 2016
Acquisition Price	¥764 million	Appraisal Value ⁽²⁾	¥899 million
Occupancy Rate (as of Jun. 2016)	100.0%	Appraisal NOI Cap Rate ⁽²⁾	5.5%
Access	4 minutes' walk from Shin-otsuka Station		

Note 1: The occupancy rate of KDX Residence Sakurajosui is described as "-" because it is under construction.

Note 2: "Appraisal Value" is described the appraisal value at the time of acquisition of property. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price

KDX Residence Sakurajosui

Primary location selection criteria **Jigurai**
Property type **Studio**



Revenue compensation by seller
If the occupancy rate (based on rental revenue reckoned) at the date of acquisition is less than 95%, the seller is supposed to rent whole of the property in the equivalent rent of occupancy rate of 95% until either early period: one year after from the date of acquisition or the last day of the month in which the occupancy rate has reached 95%.

Takaidoshuku was the first district of inns along the Koshu Kaido, one of five major highways originating at Tokyo's Nihonbashi in the Edo Period. Takaido, which means "high well," is said to originate from a natural spring in a high part of this village.

The property is in a quiet residential area. supermarkets and banks are nearby and the Shimo-Takaido Shopping Arcade is within walking distance. Convenience for transportation and various facilities for everyday activities are expected to generate consistent rental demand chiefly from singles.

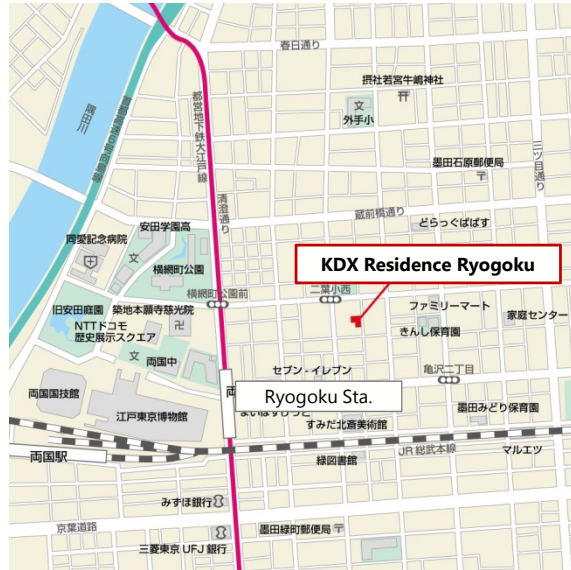
Location	Suginami ward, Tokyo	Completion Date	September 2016 (scheduled)
Acquisition Price	¥894 million	Appraisal Value ⁽²⁾	¥1,050 million
Occupancy Rate (as of Jun. 2016)	- ⁽¹⁾	Appraisal NOI Cap Rate ⁽²⁾	5.3%
Access	3 minutes' walk from Sakurajosui Station		

The Properties to be Acquired in 2H 2016 5/5

KDX Residence Ryogoku



Primary location selection criteria: Convenience
Property type: Studio



During the Edo Period, a bridge here was built in 1661 and named Ryogoku ("two provinces") bridge, which gave this district its name.

Residents of Ryogoku have easy access to supermarkets, banks and shopping as well as restaurants and other establishments that preserve old traditions. There are also a number of parks, including the Former Yasuda Garden. As a result of this attractive location, substantial rental demand from singles and couples working in central Tokyo can be expected.

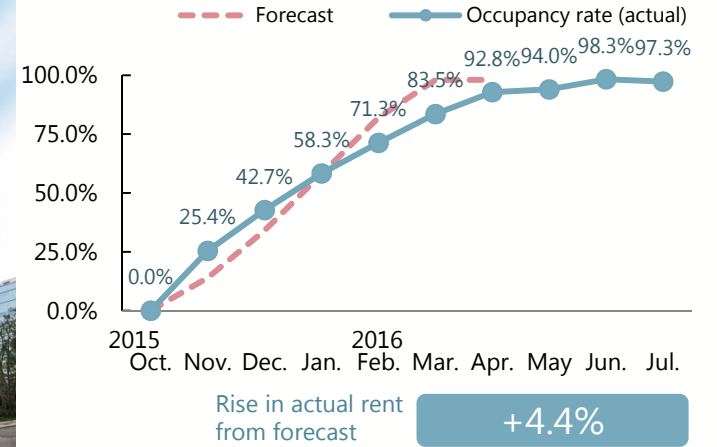
Location	Sumida ward, Tokyo	Completion Date	February 2016
Acquisition Price	¥842 million	Appraisal Value ⁽²⁾	¥980 million
Occupancy Rate (as of Jun. 2016)	28.4%	Appraisal NOI Cap Rate ⁽²⁾	5.4%
Access	5 minutes' walk from Ryogoku Station		

Note 1: "Occupancy Rate" is the figure as of June 30, 2016.

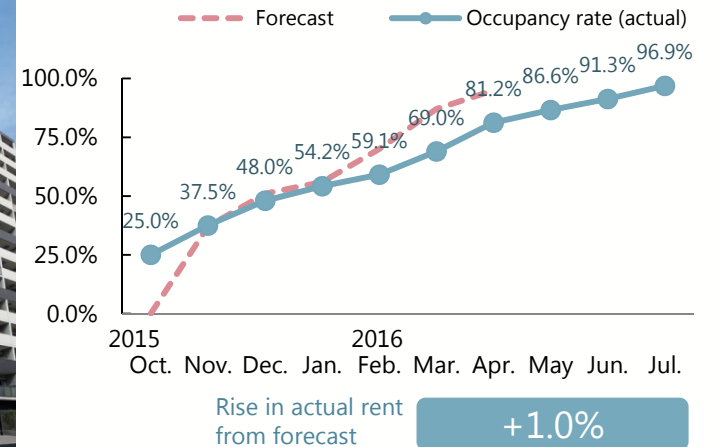
Note 2: "Appraisal Value" is described the appraisal value at the time of acquisition of property. "Appraisal NOI Cap Rate" = NOI described in Appraisal Report / Acquisition Price

(Reference) Status of the Newly-built Properties Acquired in 2H 2015

KDX Residence Ebisu



Serenite Kita-kyuhoji



Sub-MLIT standard Toyo Tire & Rubber Seismic Isolation Materials

Failure of Toyo Tire & Rubber Seismic Isolation Materials to Meet the Certification Requirements and Subsequent Actions

March 13, 2015 (Friday)	March 16 (Monday)	April 21 (Tuesday)	April 25 (Saturday), April 26 (Sunday)	April 30 (Thursday)	September 30 (Wednesday)
<p>Toyo Tire announced that its seismic isolation materials do not comply with certification requirements of the Ministry of Land, Infrastructure, Transport and Tourism of Japan (MLIT).</p> <p>Start of examination to determine if any portfolio buildings use these materials.</p>	<p>One portfolio building uses Toyo Tire seismic isolation materials, but Toyo Tire stated that these materials complied with the certification requirements.</p>	<p>Toyo Tire announced a new incident involving seismic isolation material fraud.</p> <p>Toyo Tire notified KDR that the seismic isolation materials in the portfolio building are included in this newly disclosed incident.</p>	<p>KDR visited each tenant in the building to explain the situation.</p>	<p>The MLIT and Toyo Tire measured the seismic isolation properties of the affected KDR owned building and concluded that the building is structurally sound up to a seismic intensity of 6-upper to 7.</p>	<p>KDR, KFM and a trust bank who is the trustee of the building signed a Compensation Agreement with Toyo Tire and Toyo Chemical Industrial Products.</p>

Signing of a Compensation Agreement

KDR, the Asset Management Company and a trust bank who is the trustee of the building signed a Compensation Agreement with Toyo Tire & Rubber Co., and Toyo Chemical Industrial Products regarding compensation for damages due to the use of certain seismic isolation laminated rubber that did not meet the certification criteria in the building.

For the time being, an understanding has been reached concerning compensation for damages. However, the contents of the Agreement will not be disclosed because problems may occur during in the implementation of compensation payments.

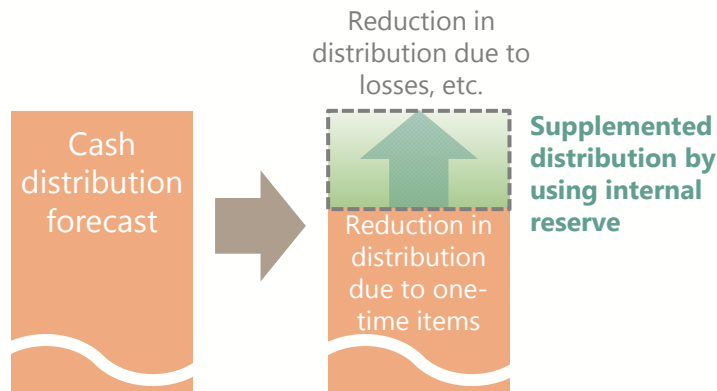
Replacement of the Substandard Seismic Isolation Laminated Rubber

KDR will continue to hold discussions regarding construction related to the replacement of the substandard seismic isolation laminated rubber and plans to ask Toyo Tire and Toyo Chemical Industrial Products to take all actions required for a satisfactory conclusion of this problem.

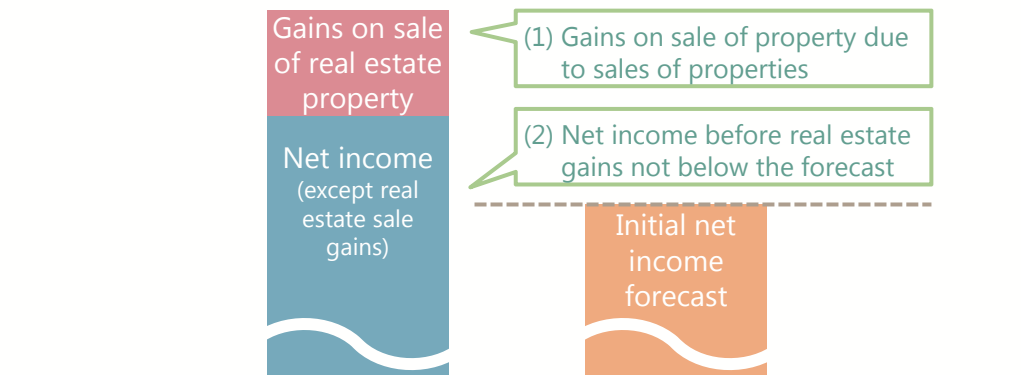
In July 2016, KDR got report regarding the production resurgence of the seismic isolation laminated rubber from Toyo Tire. We are holding discussions regarding the replacement, etc. with Toyo Tire continuously.

Internal Reserve

Purposes and Use of Internal Reserve



Conditions for the Use and Guideline for the Amount of Internal Reserve



Purposes and Use of Internal Reserve

To continue to maintain stable distributions, we will consider using internal reserve when any of the following events is expected to temporarily reduce distributions

- Losses resulting from real estate sales or the impairment of assets under management
- Temporary decline in rental revenues caused by the acquisition of a property upon its completion or other event
- Conduit requirement insufficiency caused by inconsistency between procedures for tax and accounting purposes
- Conduit requirement insufficiency caused by market valuations of interest rate derivatives
- Dilution of distributions per unit caused by the flexible public offerings
- Losses caused by disasters and other unforeseen events

Conditions for the Use of Internal Reserve

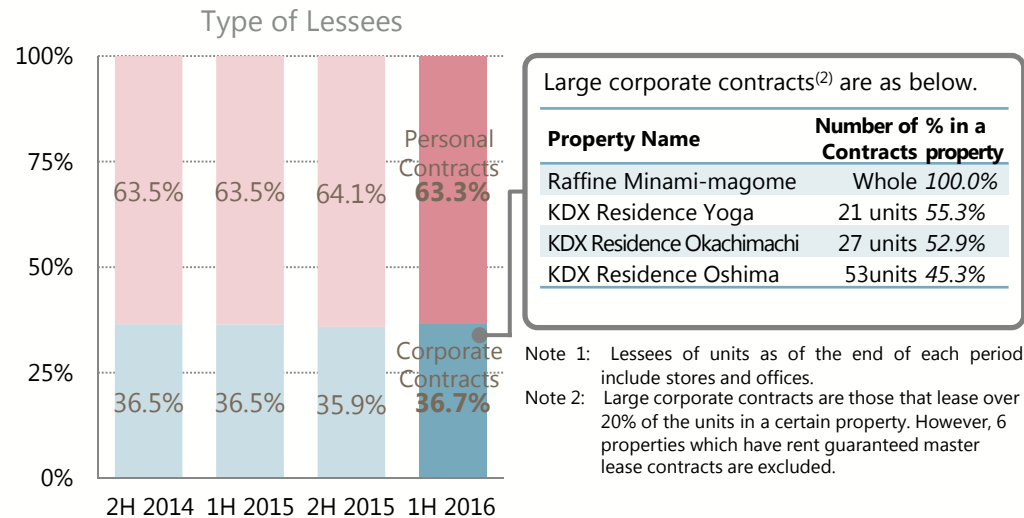
When there is a gain on the sale of real estate property, etc., we will consider using internal reserve up to the point to prevent net income (excluding the gain) from falling below the initial forecast

Guideline for the Amount of Internal Reserve

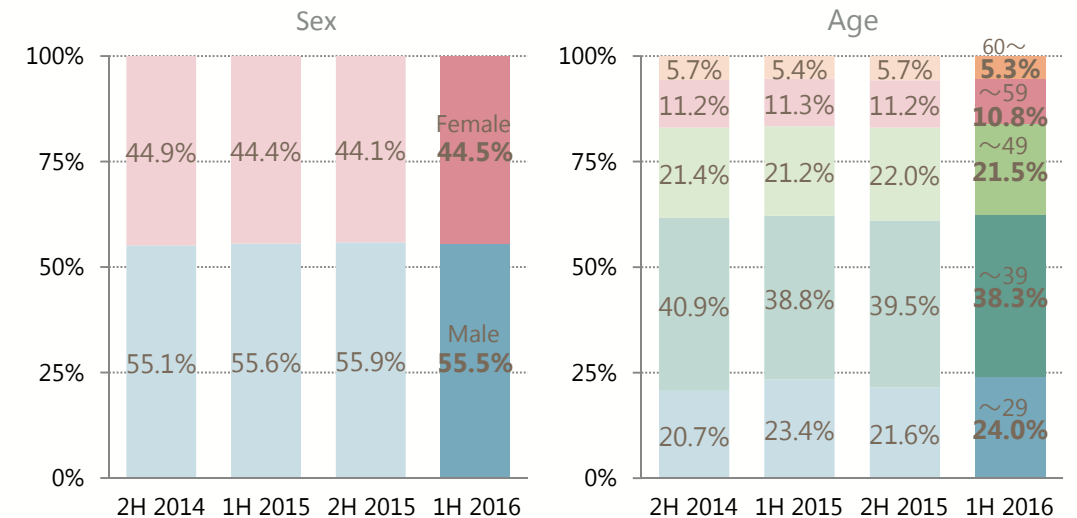
The current guideline for internal reserve is 10% of net income (The internal reserve as of the end of July 2016 is ¥55 million)

Tenant Demographics Analysis

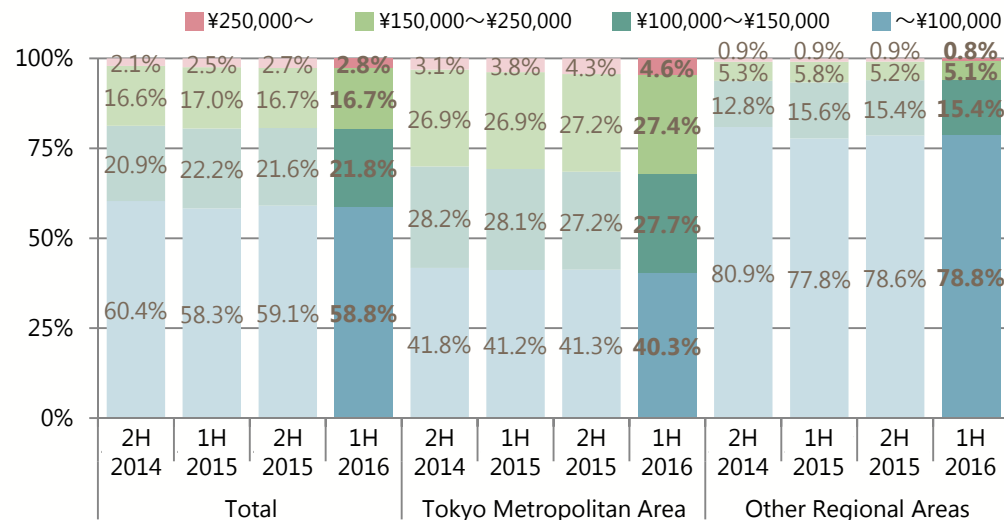
Type of Lessees⁽¹⁾



Breakdown of Personal Contracts



Breakdown of Rent Range⁽³⁾



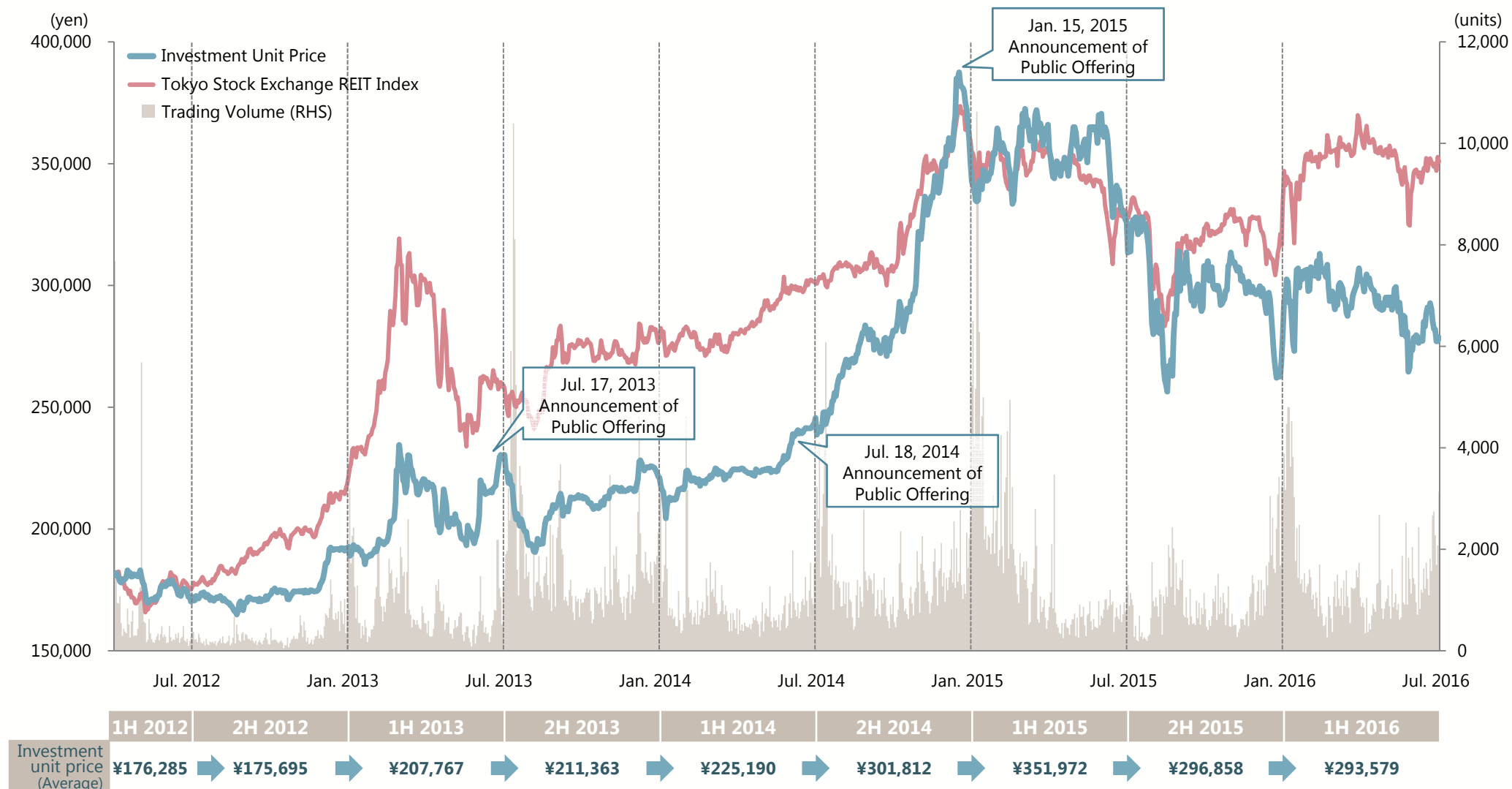
Average Rent per Residential Unit (as of July 31, 2016)⁽³⁾

Room Type \ Area	Tokyo Metropolitan Area	Other Regional Areas	Total
Studio	¥92,791	¥69,436	¥84,197
Small Family	¥162,837	¥86,419	¥118,150
Family	¥214,686	¥165,236	¥190,971
Total	¥134,381	¥91,466	¥113,742

Note 3: Breakdown by Rent Range and Average Rent per Residential Unit do not include stores and offices.

Investment Unit Price

Trends in Investment Unit Price and Trading Volume (from April 26, 2012 to July 31, 2016)



Note1: Tokyo Stock Exchange REIT Index is indexed from the closing price as of April 26, 2012 (964.36) which is initial listing date of KDR to the closing price of KDR (¥181,000).

Status of Borrowings (as of August 31, 2016)

Series	Lenders*	Balance (¥ million)	Interest Rate ⁽¹⁾	Drawdown Date	Final Principal Repayment Date ⁽²⁾
3-D	SMBC, BTMU, Aozora, Resona, SMTB, MHTB, Mizuho	11,000	0.90950% ⁽³⁾	Aug. 7, 2013	Aug. 31, 2017
3-E	SMBC, BTMU, Aozora, Resona, SMTB, MHTB, Mizuho	8,000	1.05200% ⁽³⁾	Aug. 7, 2013	Aug. 31, 2018
3-F	DBJ	3,000	1.08750%	Aug. 7, 2013	Aug. 31, 2018
4-A	BTMU	1,000	1.10900% ⁽³⁾	Jan. 31, 2014	Jan. 31, 2021
4-B	SMBC	1,000	1.22100% ⁽³⁾	Jan. 31, 2014	Jul. 31, 2021
5	Aozora	1,350	1.18300% ⁽³⁾	Mar. 28, 2014	Mar. 28, 2021
6-A	SMBC	2,000	1.26700% ⁽³⁾	Apr. 30, 2014	Apr. 30, 2022
6-B	Aozora	1,500	1.26700% ⁽³⁾	Apr. 30, 2014	Apr. 30, 2022
6-C	BTMU	1,000	1.26700% ⁽³⁾	Apr. 30, 2014	Apr. 30, 2022
6-D	Resona	1,000	1.26700% ⁽³⁾	Apr. 30, 2014	Apr. 30, 2022
7-A	SMBC, BTMU, Mizuho, Aozora, Resona, MHTB	3,750	0.91625% ⁽³⁾	Aug. 7, 2014	Aug. 7, 2021
7-B	DBJ	1,000	0.99625%	Aug. 7, 2014	Aug. 7, 2021
8-A	SMBC, BTMU, Mizuho, Resona, MHTB, Aozora	1,650	1.25400% ⁽³⁾	Aug. 7, 2014	Aug. 7, 2023
8-B	DBJ	500	1.32000%	Aug. 7, 2014	Aug. 7, 2023
9-A	SMBC	600	0.94500% ⁽³⁾	Aug. 29, 2014	Aug. 31, 2021
9-B	BTMU	600	0.94500% ⁽³⁾	Aug. 29, 2014	Aug. 31, 2021
9-C	Aozora	500	0.94500% ⁽³⁾	Aug. 29, 2014	Aug. 31, 2021
10	Mizuho	950	1.08300% ⁽³⁾	Nov. 14, 2014	Nov. 30, 2022
11-A	SMBC	2,000	0.80400% ⁽³⁾	Nov. 28, 2014	Nov. 30, 2020
11-B	MUTB	1,500	0.68850% ⁽³⁾	Nov. 28, 2014	Nov. 30, 2019

Series	Lenders*	Balance (¥ million)	Interest Rate ⁽¹⁾	Drawdown Date	Final Principal Repayment Date ⁽²⁾
13-A	SMBC	1,200	0.87460% ⁽³⁾	Feb. 5, 2015	Jan. 31, 2022
13-B	BTMU	1,200	1.10500% ⁽³⁾	Feb. 5, 2015	Jan. 31, 2024
14-A	Aozora	2,000	0.87470% ⁽³⁾	Apr. 30, 2015	Apr. 30, 2022
14-B	Resona	1,500	0.98710% ⁽³⁾	Apr. 30, 2015	Apr. 30, 2023
14-C	BTMU	2,000	1.09970% ⁽³⁾	Apr. 30, 2015	Apr. 30, 2024
14-D	SMBC	1,000	1.26540% ⁽³⁾	Apr. 30, 2015	Apr. 30, 2025
15-A	Aozora	300	0.67750% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2020
15-B	Resona	1,100	0.92275% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2022
15-C	MHTB	700	0.92275% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2022
15-D	SMTB	950	1.04660% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2023
15-E	BTMU	1,700	1.16870% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2024
15-F	Mizuho	950	1.16870% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2024
15-G	SMBC	2,000	1.34470% ⁽³⁾	Aug. 31, 2015	Aug. 31, 2025
15-H	DBJ	1,000	1.19250%	Aug. 31, 2015	Aug. 31, 2024
16-A	BTMU	300	0.62400% ⁽³⁾	Oct. 27, 2015	Oct. 27, 2020
16-B	BTMU	1,000	1.15600% ⁽³⁾	Oct. 27, 2015	Apr. 27, 2025
17-A	BTMU	1,000	0.81850% ⁽³⁾	Apr. 28, 2016	Apr. 28, 2025
17-B	SMBC	2,500	0.90300% ⁽³⁾	Apr. 28, 2016	Apr. 30, 2026
18-A	SMBC	1,000	0.43182%	Aug. 1, 2016	Jul. 31, 2017
18-B	BTMU	1,000	0.66000%	Aug. 1, 2016	Jul. 31, 2025
19	Mizuho	1,500	0.81630%	Aug. 30, 2016	Aug. 31, 2026
20-A	Aozora	1,000	0.71300% ⁽³⁾	Aug. 31, 2016	Aug. 31, 2024
20-B ^①	SMTB	1,000	0.79650% ⁽³⁾	Aug. 31, 2016	Aug. 31, 2025
20-B ^②	Resona	500	0.79650% ⁽³⁾	Aug. 31, 2016	Aug. 31, 2025
20-C ^①	BTMU	2,000	0.67000%	Aug. 31, 2016	Aug. 31, 2025
20-C ^②	MHTB	500	0.75130%	Aug. 31, 2016	Aug. 31, 2025
20-D	SMBC	3,000	0.90600% ⁽³⁾	Aug. 31, 2016	Aug. 31, 2026
Total		77,800			

* Sumitomo Mitsui Banking Corporation ("SMBC"), Bank of Tokyo-Mitsubishi UFJ, Ltd. ("BTMU"), Aozora Bank, Ltd. ("Aozora"), Resona Bank, Ltd. ("Resona"), Development Bank of Japan Inc. ("DBJ"), Mizuho Bank, Ltd. ("Mizuho"), Sumitomo Mitsui Trust Bank, Limited. ("SMTB"), Mizuho Trust & Banking Co., Ltd. ("MHTB"), Mitsubishi UFJ Trust and Banking Corporation ("MUTB")

Note 1: The debt financing above are all floating interest rate debt financing, except Series 3-F, Series 7-B, Series 8-B, Series 15-H, Series 18-B, Series 19, series 20-c-1 and Series 20-c-2. Although, KDR executed Interest-Rate Swap Agreements covering Series 3-D and Series 3-E (on August 5, 2013), Series 4-A and Series 4-B (on January 29, 2014), Series 5 (on March 26, 2014) and Series 6-A, Series 6-B, Series 6-C and Series 6-D (on April 25, 2014), Series 7-A and Series 8-A (on August 5, 2014), Series 9-A, Series 9-B and Series 9-C (on August 27, 2014), Series 10 (on November 12, 2014), Series 11-A and Series 11-B (on November 26, 2014), Series 13-A and Series 13-B (on February 3, 2015), Series 14-A, Series 14-B, Series 14-C and Series 14-D (on April 27, 2015), Series 15-A, Series 15-B, Series 15-C, Series 15-D, Series 15-E, Series 15-F and Series 15-G (on August 27, 2015), Series 16-A and Series 16-B (on October 23, 2015), Series 17-A and Series 17-B (on May 10, 2016), Series 20-A, Series 20-B-1, Series 20-B-2 and Series 20-d (on August 29, 2016), respectively.

Note 2: The repayment method for the debt financing above, all except for Series 2-C, are principal repayments in full on maturity.

Note 3: The debt financing above are floating interest rate debt financing. Although, KDR executed Interest-Rate Swap Agreements for hedging the interest payment increase risk. Therefore, there are indicated the interest rate after execution of Interest-Rate Swap (fixing of interest).

Financial Statements

Balance Sheets

	(in thousands of yen)	
	8 th Fiscal Period (as of January 31, 2016)	9 th Fiscal Period (as of July 31, 2016)
Assets		
Current assets		
Cash and deposits	4,448,588	5,146,011
Cash and deposits in trust	3,618,286	3,587,036
Operating accounts receivable	25,022	45,529
Prepaid expenses	3,343	6,174
Deferred tax assets	-	14
Consumption taxes receivable	-	43,758
Other	2,215	2,300
Total current assets	¥8,097,456	¥8,830,826
Noncurrent assets		
Property, plant and equipment		
Land	1,798,041	1,798,041
Building in trust	59,489,381	58,807,263
Structures in trust	332,063	322,684
Machinery and equipment in trust	1,126,358	1,101,107
Tools, furniture and fixtures in trust	121,215	144,126
Land in trust	88,038,597	88,038,597
Total property, plant and equipment, net	¥150,905,658	¥150,211,821
Investments and other assets		
Investment securities	132,897	62,397
Lease and guarantee deposits	10,950	10,950
Long-term prepaid expenses	787,229	756,459
Total investments and other assets	¥931,077	¥829,807
Total noncurrent assets	¥151,836,735	¥151,041,628
Deferred assets		
Deferred organization costs	8,296	3,053
Investment unit issuance costs	122,138	72,819
Total deferred assets	¥130,435	¥75,873
Total assets	¥160,064,627	¥159,948,328

	(in thousands of yen)	
	8 th Fiscal Period (as of January 31, 2016)	9 th Fiscal Period (as of July 31, 2016)
Liabilities		
Current liabilities		
Operating accounts payable	408,685	336,650
Current portion of long-term loans payable	12,000,000	8,500,000
Accounts payable-other	189,155	188,167
Accrued expenses	20,333	20,220
Income taxes payable	605	692
Accrued consumption taxes	87,311	14,553
Advances received	698,353	706,262
Deposits received	55,597	52,106
Total current liabilities	¥13,460,042	¥9,818,652
Noncurrent liabilities		
Long-term loans payable	62,800,000	66,300,000
Tenant leasehold and security deposits in trust	1,415,065	1,422,073
Other	-	42,355
Total noncurrent liabilities	¥64,215,065	¥67,764,428
Total liabilities	¥77,675,108	¥77,583,081
Net Assets		
Unitholders' equity		
Unitholders' capital	80,132,379	80,132,279
Surplus		
Unappropriated retained earnings (undisposed loss)	2,258,172	2,275,223
Total surplus	2,258,172	2,275,223
Total unitholders' equity	¥82,390,551	¥82,407,602
Deferred gains or losses on hedges	△1,032	△42,355
Total net assets	¥82,389,519	¥82,365,247
Total liabilities and net assets	¥160,064,627	¥159,948,328

Financial Statements

Statements of Income and Retained Earnings

(in thousands of yen)

	8 th Fiscal Period from: Aug. 1, 2015 to: Jan. 31, 2016	9 th Fiscal Period from: Feb. 1, 2016 to: Jul. 31, 2016
Operating revenues		
Rent revenues-real estate	4,796,385	4,872,868
Other lease business revenue	411,751	456,142
Gains on sale of real estate property	9,284	-
Dividends Income	9,211	4,790
Total operating revenues	5,226,632	5,333,801
Operating expenses		
Expenses related to rent business	1,936,375	2,032,807
Asset management fees	355,326	355,306
Asset custody fees	10,932	11,003
Administrative service fees	37,737	37,574
Directors' compensation	4,500	4,500
Other operating expenses	164,677	168,880
Total operating expenses	2,509,550	2,610,072
Operating Income	¥2,717,082	¥2,723,729
Non-operating income		
Interest income	255	252
Dividends and redemption-prescription	1,246	801
Interest on refund	15	1
Total non-operating income	1,517	1,055
Non-operating expenses		
Interest expenses	370,333	373,683
Derivative-related expenses	3,391	1,644
Borrowing expenses	104,644	101,784
Amortization of deferred organization costs	5,300	5,243
Amortization of investment unit issuance costs	49,860	49,318
Total non-operating expenses	533,531	531,674
Ordinary Income	¥2,185,069	¥2,193,110
Income before income taxes	¥2,185,069	¥2,193,110
Income taxes-current	605	899
Income taxes-deferred	195	△14
Total income taxes	800	885
Net Income	¥2,184,268	¥ 2,192,224
Retained earnings brought forward	73,903	82,998
Unappropriated retained earnings (undisposed loss)	¥2,258,172	¥2,275,223

Distributions

	8 th Fiscal Period from: Aug. 1, 2015 to: Jan. 31, 2016	9 th Fiscal Period from: Feb. 1, 2016 to: Jul. 31, 2016
I. Retained earnings at the end of period	2,258,172,370 yen	2,275,223,755 yen
II. Total distributions	2,175,173,559 yen	2,220,206,040 yen
(Distributions per unit)	(6,231 yen)	(6,360 yen)
III. Retained earnings brought forward to the next period	82,998,811 yen	55,017,715 yen

Statements of Cash Flows

(in thousands of yen)

	8 th Fiscal Period from: Aug. 1, 2015 to: Jan. 31, 2016	9 th Fiscal Period from: Feb. 1, 2016 to: Jul. 31, 2016
Net cash provided by (used in) operating activities	7,769,272	2,950,194
Net cash provided by (used in) investing activities	△7,545,034	△107,937
Net cash provided by (used in) financing activities	△882,308	△2,176,084
Net increase (decrease) in Cash and Cash Equivalents (△ decrease)	¥△658,070	¥666,173
Cash and cash equivalents at the beginning of period	8,724,944	8,066,874
Cash and cash equivalents at the End of Period	¥8,066,874	¥8,733,047

Trends in Performance

Trends in Income

	8 th Fiscal Period (as of January 31, 2016)	9 th Fiscal Period (as of July 31, 2016)
Operating Term	184.0 days	182.0 days
Average Days of Property Management	177.4 days	182.0 days
Operating Revenues	¥5,226 million	¥5,333 million
Operating Income	¥2,717 million	¥2,723 million
Ordinary Income	¥2,185 million	¥2,193 million
Net Income	¥2,184 million	¥2,192 million
Distribution per Unit	¥6,231	¥6,360
Payout Ratio	99.6 %	101.3 %

Trends in Financial Statements

	8 th Fiscal Period (as of January 31, 2016)	9 th Fiscal Period (as of July 31, 2016)
Total Assets	¥160,064 million	¥159,948 million
Net Assets	¥82,389 million	¥82,365 million
Capital-to-Asset Ratio	51.5 %	51.5 %
Total Unitholders' Capital	¥80,132 million	¥80,132 million
Total Investment Units Held	349,089 units	349,089 units
Net Assets per Unit	¥236,012	¥235,943
Return on Assets (per year) ⁽¹⁾	2.7 %	2.8 %
Return on Equity (per year) ⁽²⁾	5.3 %	5.3 %
FFO (Funds From Operation) ⁽³⁾	¥3,082 million	¥3,104 million
FFO per Unit	¥8,830	¥8,893
Total Interest-bearing Liabilities	¥74,800 million	¥74,800 million
Average Interest Rate	1.0 %	1.0 %
Average Borrowing Term	4.3 years	4.3 years
LTV ⁽⁴⁾	46.7 %	46.8 %
NAV ⁽⁵⁾	¥98,927 million	¥100,416 million
NAV per Unit	¥283,388	¥287,652

Note 1: Return on Assets=Ordinary Income / (Total Assets at the beginning of the period + Total Assets at the end of the period)/2

Note 2: Return on Equity=Net Income / (Net Assets at the beginning of the period + Net Assets at the end of the period)/2

Note 3: FFO=Net Income + Depreciation + Deferred Assets Depreciation +/- Gains and Losses on Sales (Rounded down to the nearest one decimal places)

Note 4: LTV=Interest-bearing Liabilities / Total Assets

Note 5: NAV=Net Assets – Unappropriated Retained earnings + Appraisal Values – Fixed Assets

Trends in Portfolio Performance

	8 th Fiscal Period (as of January 31, 2016)	9 th Fiscal Period (as of July 31, 2016)
Number of Properties	105 props	105 props
Properties Acquired during the period	5 props	0 props
Properties Transferred during the period	3 Props	0 Props
Total Acquisition Price	¥148,184 million	¥148,184 million
Total Book Value	¥150,905 million	¥150,211 million
Total Appraisal Value	¥169,702 million	¥170,538 million
Rentable Units	7,243 units	7,243 units
Rentable Area	286,310.51 m ²	286,310.51 m ²
Leasing Business Revenues	¥5,208 million	¥5,329 million
Leasing Business Expenses (ex. Depreciation)	¥1,084 million	¥1,175 million
NOI (Net Operating Income) ⁽⁶⁾	¥4,124 million	¥4,153 million
NOI Cap Rate (per year)	5.6 %	5.6 %
Capital Expenditure	¥167 million	¥163 million
Depreciation	¥852 million	¥857 million
Depreciation Rate (per acquisition price, year)	1.1 %	1.2 %
NOI Cap Rate after Depreciation (per year)	4.4 %	4.5 %
Occupancy Rates (average during the period)	95.4 %	96.3 %
Occupancy Rates (at the end of the period)	96.0 %	95.9 %
Rent per Tsubo (average during the period)	¥9,752 per tsubo	¥9,783 per tsubo
Rent per Tsubo (at the end of the period)	¥9,760 per tsubo	¥9,798 per tsubo
Replacement Rate ⁽⁷⁾	11.3 %	13.0 %
Turnover Rate ⁽⁸⁾	9.8 %	13.5 %
Renewal Rate (average during the period) ⁽⁹⁾	89.5 %	89.3 %
Average Occupancy Period ⁽¹⁰⁾	1,066 days	1,140 days
Average Downtime ⁽¹¹⁾	80 days	64 days

Note 6: NOI=Operating Revenues – Operating Expenses(ex. Depreciation) (Rounded down to the nearest one decimal places)

Note 7: Replacement=New tenants during the operating period / Rentable Units

Note 8: Turnover=Exiting tenants during the operating period / Rentable Units

Note 9: Renewal Rate=Renewal tenants during the operating period / Ending contracts during the operating period

Note 10: Average Occupancy Period is based on exiting tenants during the operating period

Note 11: Average Downtime is based on new tenants during the operating period

Appraisal Values 1/5

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price d	Difference e [b-d]	Book Value f	Difference g [b-f]
			Previous a	End of the 9 th Period b	Difference c [b-a]	Previous	End of the 9 th Period	Previous	End of the 9 th Period	Previous	End of the 9 th Period				
T-1	KDX Daikanyama Residence	F	5,530	5,530	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	4,700	830	4,753	776
T-3	KDX Odemma Residence	F	2,000	2,000	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,775	225	1,754	245
T-4	KDX Iwamoto-cho Residence	F	951	952	1	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	822	130	815	136
T-5	KDX Bunkyo Sengoku Residence	F	1,750	1,750	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,488	262	1,487	262
T-6	KDX Azumabashi Residence	F	832	836	4	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	650	186	638	197
T-7	KDX Shimura Sakaue Residence	F	3,230	3,230	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	2,830	400	2,771	458
T-9	Cosmo Heim Motosumiyoshi	F	1,770	1,770	-	-	-	4.9%	4.9%	5.1%	5.1%	1,750	20	1,798	-28
T-10	KDX Musashi Nakahara Residence	F	707	709	2	5.1%	5.1%	4.9%	4.9%	5.3%	5.3%	637	72	642	66
T-11	KDX Chiba Chuo Residence	D	1,630	1,660	30	5.1%	5.0%	4.9%	4.8%	5.3%	5.2%	1,480	180	1,415	244
T-12	KDX Kawaguchi Saiwai-cho Residence	F	1,410	1,410	-	5.0%	5.0%	4.8%	4.8%	5.2%	5.2%	1,150	260	1,147	262
T-13	KDX Residence Shirokane I	F	3,340	3,360	20	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	3,000	360	3,035	324
T-15	KDX Residence Shirokane II	F	3,170	3,170	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	2,800	370	2,829	340
T-16	KDX Residence Minami-aoyama	F	2,370	2,370	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	2,230	140	2,252	117
T-17	KDX Residence Minami-azabu	F	2,430	2,430	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	2,080	350	2,097	332
T-18	KDX Residence Shiba Koen	F	2,090	2,110	20	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	1,781	329	1,793	316
T-19	KDX Residence Azabu East	F	1,840	1,840	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,560	280	1,573	266
T-20	KDX Residence Takanawa	F	935	935	-	4.2%	4.2%	4.0%	4.0%	4.4%	4.4%	770	165	777	157
T-21	KDX Residence Nishihara	F	1,780	1,780	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,450	330	1,462	317
T-22	KDX Residence Daikanyama II	F	894	895	1	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	730	165	765	129
T-23	KDX Residence Sendagaya	F	758	758	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	650	108	654	103
T-24	KDX Residence Nihonbashi Suitengu	D	3,660	3,740	80	4.3%	4.2%	4.1%	4.0%	4.5%	4.4%	3,240	500	3,252	487
T-25	KDX Residence Nihonbashi Hakozaki	D	1,260	1,290	30	4.3%	4.2%	4.1%	4.0%	4.5%	4.4%	1,147	143	1,153	136

Note 1: Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd. and "M" means Morii Appraisal & Investment Consulting Inc. Appraisal values are rounded down to the nearest ¥M. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2016 / 9th Period; July 31, 2016), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value.

Appraisal Values 2/5

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price d	Difference e [b-d]	Book Value f	Difference g [b-f]
			Previous a	End of the 9 th Period b	Difference c [b-a]	Previous	End of the 9 th Period	Previous	End of the 9 th Period	Previous	End of the 9 th Period				
T-26	KDX Residence Higashi-shinjuku	F	3,760	3,760	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	3,270	490	3,284	475
T-27	KDX Residence Yotsuya	F	2,460	2,470	10	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	2,260	210	2,283	186
T-28	KDX Residence Nishi-shinjuku	F	1,180	1,190	10	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,000	190	1,007	182
T-29	KDX Residence Kagurazaka	F	826	826	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	720	106	725	100
T-30	KDX Residence Futako Tamagawa	F	1,390	1,390	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	1,250	140	1,268	121
T-31	KDX Residence Komazawa Koen	F	1,030	1,030	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	920	110	927	102
T-32	KDX Residence Misyuku	F	855	856	1	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	760	96	768	87
T-33	KDX Residence Yoga	F	796	796	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	700	96	708	87
T-34	KDX Residence Shimouma	F	679	684	5	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	600	84	609	74
T-35	Raffine Minami-magome	F	1,650	1,650	-	5.6%	5.6%	5.4%	5.4%	5.8%	5.8%	1,250	400	1,255	394
T-36	KDX Residence Yukigaya Otsuka	F	1,210	1,210	-	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	1,050	160	1,054	155
T-37	KDX Residence Denen Chofu	D	1,160	1,180	20	4.6%	4.5%	4.4%	4.3%	4.8%	4.7%	1,000	180	1,027	152
T-38	KDX Residence Tamagawa	F	885	885	-	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	776	109	772	112
T-39	KDX Residence Monzennakacho	F	896	896	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	773	123	776	119
T-40	KDX Residence Okachimachi	F	971	979	8	4.6%	4.6%	4.4%	4.4%	4.8%	4.8%	850	129	858	120
T-41	KDX Residence Moto-asakusa	F	913	923	10	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	800	123	807	115
T-42	KDX Residence Itabashi Honcho	F	709	711	2	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	620	91	622	88
T-43	KDX Residence Azusawa	F	619	619	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	550	69	570	48
T-44	KDX Residence Tobu Nerima	F	490	490	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	420	70	417	72
T-45	KDX Residence Yokohama Kannai	F	940	940	-	4.9%	4.9%	4.7%	4.7%	5.1%	5.1%	800	140	802	137
T-46	KDX Residence Miyamaedaira	F	1,090	1,090	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	999	91	1,004	85
T-47	KDX Residence Machida	F	1,950	1,950	-	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	1,800	150	1,786	163

Note 1: Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd. and "M" means Morii Appraisal & Investment Consulting Inc. Appraisal values are rounded down to the nearest ¥M. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2016 / 9th Period; July 31, 2016), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value.

Appraisal Values 3/5

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price d	Difference e [b-d]	Book Value f	Difference g [b-f]
			Previous a	End of the 9 th Period B	Difference c [b-a]	Previous	End of the 9 th Period	Previous	End of the 9 th Period	Previous	End of the 9 th Period				
T-48	KDX Residence Kinshicho	F	1,540	1,540	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,350	190	1,372	167
T-49	KDX Residence Nihombashi Hamacho	F	1,140	1,140	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	996	144	1,018	121
T-50	KDX Residence Nihombashi Ningyocho	F	631	631	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	530	101	569	61
T-51	KDX Residence Jiyugaoka	F	1,440	1,440	-	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	1,268	172	1,337	102
T-52	KDX Residence Togoshi	F	4,330	4,330	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	3,745	585	3,816	513
T-53	KDX Residence Shinagawa Seaside	F	3,030	3,030	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	2,593	437	2,645	384
T-54	KDX Residence Ojima	F	2,110	2,110	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	1,857	253	1,893	216
T-55	KDX Residence Oyama	F	3,030	3,050	20	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	2,679	371	2,731	318
T-56	KDX Residence Hanzomon	F	5,310	5,310	-	4.4%	4.4%	4.1%	4.1%	4.5%	4.5%	4,832	478	4,954	355
T-57	B-Site Akihabara	F	901	901	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	850	51	876	24
T-58	Bureau Kagurazaka	F	1,460	1,460	-	4.4%	4.4%	4.1%	4.1%	4.4%	4.4%	1,360	100	1,396	63
T-59	KDX Residence Sendagi	F	2,310	2,310	-	4.5%	4.5%	4.3%	4.3%	4.7%	4.7%	2,200	110	2,321	-11
T-60	KDX Residence Seijo	F	1,500	1,500	-	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,400	100	1,437	62
T-61	KDX Residence Akihabara	F	1,400	1,410	10	4.4%	4.4%	4.2%	4.2%	4.6%	4.6%	1,250	160	1,284	125
T-62	KDX Residence Iriya	F	1,250	1,250	-	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	1,062	188	1,093	156
T-63	KDX Residence Tachikawa	F	3,370	3,380	10	4.6%	4.6%	4.4%	4.4%	4.8%	4.8%	3,026	353	3,108	271
T-64	KDX Residence Tsurumi	F	1,300	1,300	-	5.3%	5.3%	5.1%	5.1%	5.5%	5.5%	1,050	250	1,110	189
T-65	KDX Residence Morishita Chitose	M	1,130	1,150	20	4.6%	4.5%	4.4%	4.3%	4.8%	4.7%	1,100	50	1,135	14
T-66	KDX Residence Akasaka	F	1,450	1,450	-	4.2%	4.2%	4.0%	4.0%	4.4%	4.4%	1,150	300	1,216	233
T-67	KDX Residence Kanda	F	884	924	40	4.3%	4.3%	4.1%	4.1%	4.5%	4.5%	700	224	744	179
T-68	KDX Residence Ebisu	F	3,630	3,700	70	4.2%	4.2%	4.0%	4.0%	4.4%	4.4%	2,845	855	3,005	694
Subtotal			113,942	114,366	424	4.5%	4.5%	4.4%	4.4%	4.8%	4.8%	99,731	14,634	101,281	13,084

Note 1: Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd. and "M" means Morii Appraisal & Investment Consulting Inc. Appraisal values are rounded down to the nearest ¥M. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2016 / 9th Period; July 31, 2016), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value.

Appraisal Values 4/5

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price d	Difference e [b-d]	Book Value f	Difference g [b-f]
			Previous a	End of the 9 th Period b	Difference c [b-a]	Previous	End of the 9 th Period	Previous	End of the 9 th Period	Previous	End of the 9 th Period				
R-1	KDX Toyohira Sanjo Residence	F	754	754	-	5.5%	5.5%	5.3%	5.3%	5.7%	5.7%	582	171	570	183
R-2	KDX JozenjiDori Residence	D	1,300	1,320	20	5.3%	5.2%	5.1%	5.0%	5.5%	5.4%	1,015	305	995	324
R-3	KDX Izumi Residence	F	1,300	1,300	-	4.9%	4.9%	4.7%	4.7%	5.1%	5.1%	1,120	180	1,099	200
R-4	KDX Chihaya Residence	F	1,330	1,360	30	5.1%	5.0%	4.9%	4.8%	5.3%	5.2%	1,080	280	1,055	304
R-5	KDX Sakaisuji Hommachi Residence	F	3,210	3,210	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	2,910	300	2,839	370
R-6	KDX Shimmachi Residence	F	1,240	1,240	-	4.9%	4.9%	4.7%	4.7%	5.1%	5.1%	1,015	225	989	250
R-7	KDX Takarazuka Residence	F	1,840	1,850	10	4.9%	4.9%	4.7%	4.7%	5.1%	5.1%	1,510	340	1,450	399
R-8	KDX Shimizu Residence	F	2,010	2,050	40	5.1%	5.1%	4.9%	4.9%	5.3%	5.3%	1,680	370	1,641	408
R-9	KDX Residence Odori Koen	F	857	861	4	5.3%	5.3%	5.1%	5.1%	5.5%	5.5%	765	96	761	99
R-10	KDX Residence Kikusui Yojo	F	928	937	9	5.5%	5.5%	5.3%	5.3%	5.7%	5.7%	830	107	828	108
R-11	KDX Residence Tokyohira Koen	F	512	515	3	5.6%	5.6%	5.4%	5.4%	5.8%	5.8%	445	70	446	68
R-12	KDX Residence Kamisugi	D	865	882	17	5.3%	5.2%	5.1%	5.0%	5.5%	5.4%	700	182	698	183
R-13	KDX Residence Ichiban-cho	D	647	660	13	5.3%	5.2%	5.1%	5.0%	5.5%	5.4%	530	130	529	130
R-14	KDX Residence Kotodai	D	543	551	8	5.3%	5.2%	5.1%	5.0%	5.5%	5.4%	520	31	520	30
R-15	KDX Residence Izumi Chuo	D	593	600	7	5.4%	5.3%	5.2%	5.1%	5.6%	5.5%	480	120	482	117
R-16	KDX Residence Higashi-sakura I	F	2,680	2,680	-	4.9%	4.9%	4.7%	4.7%	5.1%	5.1%	2,350	330	2,351	328
R-17	KDX Residence Higashi-sakura II	F	1,030	1,030	-	5.0%	5.0%	4.8%	4.8%	5.2%	5.2%	900	130	900	129
R-18	KDX Residence Jingumae	F	995	1,010	15	5.3%	5.3%	5.1%	5.1%	5.5%	5.5%	840	170	838	171
R-19	KDX Residence Nishi-oji	D	891	898	7	5.0%	4.9%	4.8%	4.7%	5.2%	5.1%	813	85	816	81
R-20	KDX Residence Saiin	D	485	488	3	5.0%	4.9%	4.8%	4.7%	5.2%	5.1%	440	48	442	45
R-21	KDX Residence Namba	F	1,570	1,570	-	5.2%	5.2%	5.0%	5.0%	5.4%	5.4%	1,410	160	1,415	154
R-22	KDX Residence Namba-minami	F	1,540	1,540	-	5.1%	5.1%	4.9%	4.9%	5.3%	5.3%	1,350	190	1,348	191

Note 1: Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd. and "M" means Morii Appraisal & Investment Consulting Inc. Appraisal values are rounded down to the nearest ¥M. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2016 / 9th Period; July 31, 2016), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value.

Appraisal Values 5/5

(in millions of yen)

No.	Property Name	Appraiser	Appraisal Value			Cap Rate		Discount Rate		Terminal Cap Rate		Acquisition Price d	Difference e [b-d]	Book Value f	Difference g [b-f]
			Previous a	End of the 9 th Period b	Difference c [b-a]	Previous	End of the 9 th Period	Previous	End of the 9 th Period	Previous	End of the 9 th Period				
R-23	KDX Residence Shin-osaka	F	574	575	1	5.2%	5.2%	5.0%	5.0%	5.4%	5.4%	510	65	507	67
R-24	KDX Residence Ibaraki I・II	F	1,382	1,382	-	5.4%	5.4%	5.2%	5.2%	5.6%	5.6%	1,275	107	1,282	99
R-25	KDX Residence Toyonaka-minami	F	819	820	1	5.3%	5.3%	5.1%	5.1%	5.5%	5.5%	740	80	729	90
R-26	KDX Residence Moriguchi	F	626	627	1	5.3%	5.3%	5.1%	5.1%	5.5%	5.5%	551	76	548	78
R-27	KDX Residence Sannomiya	F	1,290	1,290	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	1,080	210	1,082	207
R-28	Ashiya Royal Homes	F	1,650	1,650	-	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	1,360	290	1,423	226
R-29	KDX Residence Funairi Saiwai-cho	F	641	642	1	5.9%	5.9%	5.7%	5.7%	6.1%	6.1%	588	54	584	57
R-30	KDX Residence Tenjin-higashi II	F	824	825	1	5.1%	5.1%	4.9%	4.9%	5.3%	5.3%	680	145	679	145
R-32	KDX Residence Nishi Koen	F	836	837	1	5.2%	5.2%	5.0%	5.0%	5.4%	5.4%	763	74	763	73
R-33	KDX Residence Hirao Josui-machi	F	853	853	-	5.0%	5.0%	4.8%	4.8%	5.2%	5.2%	760	93	764	88
R-34	Melody Heim Gotenyama	F	495	495	-	5.8%	5.8%	5.6%	5.6%	6.0%	6.0%	400	95	414	80
R-35	Leopalace Flat Shin-sakae	M	4,020	4,100	80	5.0%	4.9%	4.9%	4.8%	5.2%	5.1%	3,500	600	3,679	420
R-36	KDX Residence Koman Yamate	F	1,100	1,100	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	973	127	996	103
R-37	KDX Residence Hommachibashi	F	3,440	3,440	-	4.8%	4.8%	4.6%	4.6%	5.0%	5.0%	3,201	239	3,283	156
R-38	KDX Residence Minami-kusatsu	D	2,260	2,260	-	5.7%	5.6%	5.5%	5.4%	5.9%	5.8%	1,974	285	2,061	198
R-39	KDX Residence Ohori Harbor View Tower	D	4,980	5,090	110	5.0%	4.9%	4.8%	4.7%	5.2%	5.1%	4,606	483	4,783	306
R-40	KDX Residence Minami-sanjo	F	1,450	1,470	20	5.2%	5.2%	5.0%	5.0%	5.4%	5.4%	915	555	983	486
R-41	Serenite Kita-kyuhoji	M	1,400	1,410	10	4.8%	4.7%	4.6%	4.5%	5.0%	4.9%	1,290	119	1,338	71
Subtotal			55,760	56,172	412	5.1%	5.0%	4.9%	4.9%	5.3%	5.2%	48,453	7,718	48,929	7,242
Total			169,702	170,538	836	4.7%	4.7%	4.5%	4.5%	4.9%	4.9%	148,184	22,353	150,211	20,326

Note 1: Regarding Appraisers, "F" means Japan Real Estate Institute, "D" means Daiwa Real Estate Appraisal co., Ltd. and "M" means Morii Appraisal & Investment Consulting Inc. Appraisal values are rounded down to the nearest ¥M. Contents of the real estate appraisal are opinions and judgements at the time of evaluation(Previous; January 31, 2016 / 9th Period; July 31, 2016), and do not guarantee the validity, accuracy and the possibility of sales at appraisal values. Subtotal and Total of "Cap Rate", "Discount Rate" and "Terminal Cap Rate" are calculated by the weighted average by the appraisal value.

Summary of Portfolio Performance

Portfolio Performance

(in millions of yen)	Total			Tokyo Metropolitan Area			Other Regional Areas		
	2H 2015	1H 2016	Period on Period	2H 2015	1H 2016	Period on Period	2H 2015	1H 2016	Period on Period
Number of Properties	108 props	105 props		67 props	65 props		41 props	40 props	
Total Acquisition Price	152,774.4	148,184.4		103,951.2	99,731.2		48,823.2	48,453.2	
Operating Term ⁽¹⁾	184days	182days		184days	182days		184days	182days	
Total Rental and Other Operating Revenues	5,208.1	5,329.0	2.3%	3,273.7	3,330.5	1.7%	1,934.4	1,998.4	3.3%
Rental and Other Operating Revenues	4,796.3	4,872.8	1.6%	3,042.4	3,068.7	0.9%	1,753.8	1,804.1	2.9%
Others	411.7	456.1	10.8%	231.2	261.8	13.2%	180.5	194.3	7.6%
Total Property-related Expenses	1,084.0	1,175.2	8.4%	642.1	698.5	8.8%	441.8	476.6	7.9%
Property management fees, etc.	350.0	369.3	5.5%	220.7	235.6	6.7%	129.3	133.7	3.7%
Taxes	255.5	314.7	23.2%	142.7	174.5	22.3%	112.7	140.2	24.3%
Utilities	97.3	90.2	-7.2%	59.9	54.8	-8.5%	37.3	35.4	-5.2%
Repairs and maintenance	203.4	210.6	3.5%	122.1	129.7	6.2%	81.3	80.9	-0.5%
Insurance	7.9	7.8	-1.8%	4.3	4.1	-3.1%	3.6	3.6	-0.1%
Trust fees and other costs	169.6	182.3	7.5%	92.2	99.7	8.1%	77.3	82.6	6.8%
Net Operating Income ("NOI")	4,124.1	4,153.7	0.7%	2,631.5	2,631.9	0.0%	1,492.5	1,521.8	2.0%
NOI Cap Rate (per year)	5.6%	5.6%		5.2%	5.3%		6.2%	6.3%	
Depreciation	852.3	857.5	0.6%	449.6	450.2	0.1%	402.6	407.3	1.2%
Depreciation rate (per acquisition price, year)	1.1%	1.2%		0.9%	0.9%		1.7%	1.7%	
NOI Cap Rate after Depreciation (per year)	4.4%	4.5%		4.3%	4.4%		4.5%	4.6%	

Note 1: The operating term of 2H 2015 is 184 days, but actual operating term after the acquisition of properties is 177.3 days (weighted average). The operating term of 1H 2016 is 182 days. Concerning the operating properties of Tokyo Metropolitan Area, the operating terms of 2H 2015 is 176.3 days (weighted average). Concerning the operating properties of Other Regional Areas, the operating terms of 2H 2015 is 179.6 days.

Portfolio Performance in 1H 2016 1/5

(in thousands of yen)																	
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type ⁽¹⁾	Rentable Units	Rentable Area	Rented Area	Occupancy Rate	Operating Days	Leasing Business Revenues	Leasing Business Expenses	NOI	Depreciation	Leasing Business Income	NOI Cap Rate	NOI Cap Rate after Depreciation
						(unit)	(m ²)	(m ²)	(%)	(days)	a	b	c [a-b]	d	e [c-d]	(per year)	(per year)
T-1	KDX Daikanyama Residence	4,700,000	4,753,385	5,530,000	SF	86	5,338.99	5,153.92	96.5%	182	159,542	28,885	130,656	15,647	115,008	5.6%	4.9%
T-3	KDX Odemma Residence	1,775,000	1,754,966	2,000,000	SF	54	2,353.23	2,222.94	94.5%	182	56,689	12,489	44,200	10,532	33,667	5.0%	3.8%
T-4	KDX Iwamoto-cho Residence	822,000	815,146	952,000	SF	36	1,131.24	1,090.81	96.4%	182	27,824	7,664	20,160	5,212	14,947	4.9%	3.6%
T-5	KDX Bunkyo Sengoku Residence	1,488,000	1,487,028	1,750,000	S	77	2,054.10	1,919.37	93.4%	182	51,130	11,820	39,310	6,500	32,810	5.3%	4.4%
T-6	KDX Azumabashi Residence	650,000	638,351	836,000	S	41	1,054.83	1,031.09	97.7%	182	24,659	5,277	19,382	4,883	14,498	6.0%	4.5%
T-7	KDX Shimura Sakaue Residence	2,830,000	2,771,971	3,230,000	F	85	6,117.48	5,965.60	97.5%	182	104,218	26,585	77,633	21,334	56,298	5.5%	4.0%
T-9	Cosmo Heim Motosumiyoshi	1,750,000	1,798,041	1,770,000	-	-	-	-	-	182	43,750	1,197	42,552	0	42,552	4.9%	4.9%
T-10	KDX Musashi Nakahara Residence	637,000	642,485	709,000	F	35	2,123.46	2,002.48	94.3%	182	25,733	6,717	19,015	3,521	15,494	6.0%	4.9%
T-11	KDX Chiba Chuo Residence	1,480,000	1,415,261	1,660,000	S	106	3,546.91	3,446.11	97.2%	182	60,789	17,480	43,308	17,170	26,137	5.9%	3.5%
T-12	KDX Kawaguchi Saiwai-cho Residence	1,150,000	1,147,918	1,410,000	SF	61	2,491.66	2,419.96	97.1%	182	46,693	7,744	38,949	7,229	31,719	6.8%	5.5%
T-13	KDX Residence Shirokane I	3,000,000	3,035,456	3,360,000	SF	50	3,617.32	3,527.20	97.5%	182	110,352	31,602	78,750	7,591	71,159	5.3%	4.8%
T-15	KDX Residence Shirokane II	2,800,000	2,829,810	3,170,000	S	85	2,889.66	2,827.40	97.8%	182	88,787	18,103	70,684	6,636	64,048	5.1%	4.6%
T-16	KDX Residence Minami-aoyama	2,230,000	2,252,446	2,370,000	SF	20	1,680.79	1,642.08	97.7%	182	63,880	11,676	52,203	3,216	48,987	4.7%	4.4%
T-17	KDX Residence Minami-azabu	2,080,000	2,097,052	2,430,000	SF	62	2,785.42	2,747.06	98.6%	182	72,232	12,200	60,032	6,768	53,264	5.8%	5.1%
T-18	KDX Residence Shiba Koen	1,781,000	1,793,085	2,110,000	SF	64	2,507.52	2,341.36	93.4%	182	61,984	14,056	47,927	5,765	42,162	5.4%	4.7%
T-19	KDX Residence Azabu East	1,560,000	1,573,524	1,840,000	S	76	1,849.00	1,827.99	98.9%	182	55,161	11,224	43,937	6,070	37,866	5.6%	4.9%
T-20	KDX Residence Takanawa	770,000	777,093	935,000	SF	27	1,034.27	956.58	92.5%	182	25,498	8,269	17,228	2,744	14,483	4.5%	3.8%
T-21	KDX Residence Nishihara	1,450,000	1,462,102	1,780,000	SF	39	2,310.08	2,216.35	95.9%	182	48,854	10,041	38,813	5,656	33,156	5.4%	4.6%
T-22	KDX Residence Daikanyama II	730,000	765,839	895,000	F	17	985.10	985.10	100.0%	182	28,304	9,215	19,089	1,048	18,040	5.2%	5.0%
T-23	KDX Residence Sendagaya	650,000	654,001	758,000	SF	16	748.96	748.96	100.0%	182	22,738	3,822	18,915	2,800	16,115	5.8%	5.0%
T-24	KDX Residence Nihonbashi Suitengu	3,240,000	3,252,980	3,740,000	F	79	5,534.86	5,534.86	100.0%	182	94,039	13,393	80,646	17,663	62,982	5.0%	3.9%
T-25	KDX Residence Nihonbashi Hakozaiki	1,147,000	1,153,499	1,290,000	S	60	1,537.38	1,496.36	97.3%	182	40,167	10,715	29,452	6,466	22,986	5.1%	4.0%
T-26	KDX Residence Higashi-shinjuku	3,270,000	3,284,056	3,760,000	S	179	4,358.43	4,247.48	97.5%	182	110,263	27,510	82,753	11,545	71,207	5.1%	4.4%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)
 Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m² and less than 30m² and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m² and less than 60m² and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m² and more than 5 rentable units per property]

Portfolio Performance in 1H 2016 2/5

(in thousands of yen)																	
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type ⁽¹⁾	Rentable Units (unit)	Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenues	Leasing Business Expenses	NOI	Depreciation	Leasing Business Income	NOI Cap Rate	NOI Cap Rate after Depreciation
											a	b	c [a-b]	d	e [c-d]	(per year)	(per year)
T-27	KDX Residence Yotsuya	2,260,000	2,283,710	2,470,000	F	42	3,101.16	2,974.42	95.9%	182	77,072	25,123	51,948	9,149	42,799	4.6%	3.8%
T-28	KDX Residence Nishi-shinjuku	1,000,000	1,007,784	1,190,000	S	54	1,345.92	1,345.92	100.0%	182	36,016	7,067	28,949	3,806	25,143	5.8%	5.0%
T-29	KDX Residence Kagurazaka	720,000	725,264	826,000	S	34	890.93	890.93	100.0%	182	24,813	4,587	20,226	3,296	16,930	5.6%	4.7%
T-30	KDX Residence Futako Tamagawa	1,250,000	1,268,688	1,390,000	F	38	2,339.62	2,271.22	97.1%	182	43,214	6,967	36,247	5,243	31,004	5.8%	5.0%
T-31	KDX Residence Komazawa Koen	920,000	927,671	1,030,000	SF	32	1,020.18	1,020.18	100.0%	182	29,843	5,664	24,179	4,620	19,558	5.3%	4.3%
T-32	KDX Residence Misyuku	760,000	768,498	856,000	S	39	1,103.82	1,059.44	96.0%	182	26,570	5,844	20,725	3,082	17,643	5.5%	4.7%
T-33	KDX Residence Yoga	700,000	708,075	796,000	S	38	1,012.80	1,012.80	100.0%	182	26,109	5,751	20,358	2,598	17,760	5.8%	5.1%
T-34	KDX Residence Shimouma	600,000	609,725	684,000	S	29	829.05	829.05	100.0%	182	20,089	4,453	15,636	2,227	13,408	5.2%	4.5%
T-35	Raffine Minami-magome	1,250,000	1,255,143	1,650,000	S	56	2,408.56	2,408.56	100.0%	182	51,614	3,046	48,567	3,964	44,602	7.8%	7.2%
T-36	KDX Residence Yukigaya Otsuka	1,050,000	1,054,370	1,210,000	S	72	1,526.98	1,461.36	95.7%	182	39,505	8,137	31,367	5,430	25,936	6.0%	5.0%
T-37	KDX Residence Denen Chofu	1,000,000	1,027,371	1,180,000	F	36	2,359.44	2,162.82	91.7%	182	36,379	9,119	27,259	3,552	23,707	5.5%	4.8%
T-38	KDX Residence Tamagawa	776,000	772,905	885,000	S	52	1,170.40	1,129.34	96.5%	182	28,005	5,161	22,843	5,876	16,966	5.9%	4.4%
T-39	KDX Residence Monzennakacho	773,000	776,585	896,000	S	49	1,171.41	1,097.76	93.7%	182	26,915	6,389	20,526	3,912	16,613	5.3%	4.3%
T-40	KDX Residence Okachimachi	850,000	858,197	979,000	S	51	1,329.79	1,305.91	98.2%	182	29,459	9,581	19,877	3,747	16,130	4.7%	3.8%
T-41	KDX Residence Moto-asakusa	800,000	807,430	923,000	SF	44	1,314.91	1,281.33	97.4%	182	29,680	6,259	23,421	4,429	18,991	5.9%	4.8%
T-42	KDX Residence Itabashi Honcho	620,000	622,143	711,000	S	46	1,127.58	1,059.40	94.0%	182	23,752	7,525	16,226	4,193	12,033	5.2%	3.9%
T-43	KDX Residence Azusawa	550,000	570,558	619,000	S	39	989.82	892.66	90.2%	182	19,583	5,296	14,287	3,353	10,933	5.2%	4.0%
T-44	KDX Residence Tobu Nerima	420,000	417,929	490,000	S	37	931.82	884.55	94.9%	182	16,992	5,966	11,026	3,761	7,265	5.3%	3.5%
T-45	KDX Residence Yokohama Kannai	800,000	802,186	940,000	S	72	1,602.16	1,455.29	90.8%	182	35,489	8,063	27,425	5,882	21,543	6.9%	5.4%
T-46	KDX Residence Miyamaedaira	999,000	1,004,961	1,090,000	F	40	2,448.27	2,327.53	95.1%	182	37,100	7,588	29,511	6,213	23,298	5.9%	4.7%
T-47	KDX Residence Machida	1,800,000	1,786,744	1,950,000	F	52	3,832.53	3,335.50	87.0%	182	59,579	17,080	42,498	14,841	27,657	4.7%	3.1%
T-48	KDX Residence Kinshicho	1,350,000	1,372,571	1,540,000	F	33	2,024.81	2,024.81	100.0%	182	43,651	7,713	35,937	6,859	29,078	5.3%	4.3%
T-49	KDX Residence Nihombashi Hamacho	996,000	1,018,952	1,140,000	F	28	1,756.27	1,756.27	100.0%	182	30,139	4,257	25,882	4,088	21,793	5.2%	4.4%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)
 Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m² and less than 30m² and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m² and less than 60m² and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m² and more than 5 rentable units per property]

Portfolio Performance in 1H 2016 3/5

(in thousands of yen)																	
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type ⁽¹⁾	Rentable Units (unit)	Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenues a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
T-50	KDX Residence Nihombashi Ningyocho	530,000	569,125	631,000	S	27	877.14	837.09	95.4%	182	18,217	5,991	12,226	1,965	10,261	4.6%	3.9%
T-51	KDX Residence Jiyugaoka	1,268,000	1,337,148	1,440,000	SF	48	1,637.00	1,557.34	95.1%	182	37,427	9,288	28,138	4,144	23,993	4.5%	3.8%
T-52	KDX Residence Togoshi	3,745,000	3,816,021	4,330,000	SF	144	4,591.76	4,405.05	95.9%	182	119,586	18,562	101,024	16,801	84,223	5.4%	4.5%
T-53	KDX Residence Shinagawa Seaside	2,593,000	2,645,869	3,030,000	S	127	3,314.75	3,231.01	97.5%	182	84,049	17,813	66,236	12,719	53,517	5.1%	4.1%
T-54	KDX Residence Ojima	1,857,000	1,893,781	2,110,000	S	117	2,372.67	2,352.39	99.1%	182	61,581	11,913	49,667	11,039	38,628	5.4%	4.2%
T-55	KDX Residence Oyama	2,679,000	2,731,890	3,050,000	SF	145	4,009.07	3,819.20	95.3%	182	91,236	17,689	73,546	16,547	56,998	5.5%	4.3%
T-56	KDX Residence Hanzomon	4,832,000	4,954,022	5,310,000	F	85	4,854.23	4,743.76	97.7%	182	127,690	18,207	109,483	13,817	95,665	4.5%	4.0%
T-57	B-Site Akihabara	850,000	876,102	901,000	S	52	1,254.50	1,254.50	100.0%	182	23,882	2,663	21,218	2,494	18,724	5.0%	4.4%
T-58	Bureau Kagurazaka	1,360,000	1,396,146	1,460,000	S	70	1,809.84	1,809.84	100.0%	182	39,000	6,375	32,624	3,624	29,000	4.8%	4.3%
T-59	KDX Residence Sendagi	2,200,000	2,321,726	2,310,000	F	40	3,159.89	3,129.44	99.0%	182	66,910	14,544	52,366	7,694	44,671	4.8%	4.1%
T-60	KDX Residence Seijo	1,400,000	1,437,797	1,500,000	SF	38	2,198.56	2,198.56	100.0%	182	40,144	13,283	26,860	4,479	22,380	3.8%	3.2%
T-61	KDX Residence Akihabara	1,250,000	1,284,868	1,410,000	SF	32	1,929.61	1,655.62	85.8%	182	35,533	10,827	24,706	6,562	18,143	4.0%	2.9%
T-62	KDX Residence Iriya	1,062,000	1,093,754	1,250,000	S	57	1,899.29	1,844.66	97.1%	182	38,674	7,232	31,441	6,104	25,337	5.9%	4.8%
T-63	KDX Residence Tachikawa	3,026,200	3,108,963	3,380,000	S	174	4,314.87	3,972.40	92.1%	182	96,399	17,126	79,273	21,050	58,222	5.3%	3.9%
T-64	KDX Residence Tsurumi	1,050,000	1,110,294	1,300,000	SF	59	3,499.84	3,389.42	96.8%	182	52,496	9,346	43,150	6,310	36,839	8.2%	7.0%
T-65	KDX Residence Morishita Chitose	1,100,000	1,135,247	1,150,000	S	65	1,614.28	1,593.00	98.7%	182	38,900	8,584	30,315	5,620	24,695	5.5%	4.5%
T-66	KDX Residence Akasaka	1,150,000	1,216,229	1,450,000	SF	28	1,180.71	1,098.97	93.1%	182	36,136	4,136	31,999	4,195	27,804	5.6%	4.8%
T-67	KDX Residence Kanda	700,000	744,116	924,000	SF	30	1,031.09	1,031.09	100.0%	182	25,625	6,494	19,130	3,682	15,447	5.5%	4.4%
T-68	KDX Residence Ebisu	2,845,000	3,005,839	3,700,000	SF	65	2,659.66	2,586.61	97.3%	182	82,167	14,145	68,021	11,235	56,786	4.8%	4.0%
Subtotal		99,731,200	101,281,919	114,366,000		3,771	143,897.68	138,848.06	96.5%		3,330,539	698,570	2,631,969	450,232	2,181,737	5.3%	4.4%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)
 Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m² and less than 30m² and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m² and less than 60m² and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m² and more than 5 rentable units per property]

Portfolio Performance in 1H 2016 4/5

(in thousands of yen)																		
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type ⁽¹⁾	Rentable Units (unit)	Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenues a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)	
Other Regional Areas	R-1	KDX Toyohira Sanjo Residence	582,500	570,053	754,000	SF	63	2,868.75	2,774.66	96.7%	182	29,540	7,157	22,382	5,930	16,452	7.7%	5.7%
	R-2	KDX JozenjiDori Residence	1,015,000	995,224	1,320,000	S	92	3,330.15	3,188.55	95.7%	182	51,074	11,483	39,591	10,337	29,254	7.8%	5.8%
	R-3	KDX Izumi Residence	1,120,000	1,099,526	1,300,000	F	40	2,798.20	2,724.75	97.4%	182	43,347	12,906	30,441	9,137	21,303	5.5%	3.8%
	R-4	KDX Chihaya Residence	1,080,000	1,055,351	1,360,000	SF	92	2,936.40	2,783.50	94.8%	182	49,719	12,305	37,413	10,014	27,399	6.9%	5.1%
	R-5	KDX Sakaisuji Hommachi Residence	2,910,000	2,839,323	3,210,000	SF	160	6,385.70	5,658.97	88.6%	182	103,918	25,227	78,690	23,661	55,029	5.4%	3.8%
	R-6	KDX Shimmachi Residence	1,015,000	989,516	1,240,000	S	94	2,146.02	2,009.04	93.6%	182	39,104	7,924	31,179	8,982	22,197	6.2%	4.4%
	R-7	KDX Takarazuka Residence	1,510,000	1,450,066	1,850,000	F	80	4,631.16	4,232.77	91.4%	182	58,049	12,426	45,623	16,482	29,141	6.1%	3.9%
	R-8	KDX Shimizu Residence	1,680,000	1,641,000	2,050,000	SF	148	6,255.16	6,103.87	97.6%	182	73,810	14,269	59,540	14,181	45,358	7.1%	5.4%
	R-9	KDX Residence Odori Koen	765,000	761,406	861,000	SF	78	2,762.76	2,655.74	96.1%	182	33,407	10,065	23,341	7,833	15,507	6.1%	4.1%
	R-10	KDX Residence Kikusui Yojo	830,000	828,652	937,000	SF	84	3,413.06	3,413.06	100.0%	182	38,677	10,893	27,783	7,497	20,285	6.7%	4.9%
	R-11	KDX Residence Tokyohira Koen	445,000	446,138	515,000	SF	65	2,253.81	2,217.43	98.4%	182	23,150	7,462	15,688	4,383	11,305	7.1%	5.1%
	R-12	KDX Residence Kamisugi	700,000	698,752	882,000	SF	66	2,073.06	1,919.98	92.6%	182	35,176	8,969	26,207	6,185	20,021	7.5%	5.7%
	R-13	KDX Residence Ichiban-cho	530,000	529,539	660,000	SF	45	1,818.09	1,768.79	97.3%	182	27,732	8,931	18,801	5,007	13,794	7.1%	5.2%
	R-14	KDX Residence Kotodai	520,000	520,589	551,000	SF	27	1,475.73	1,419.35	96.2%	182	20,021	4,143	15,877	4,433	11,444	6.1%	4.4%
	R-15	KDX Residence Izumi Chuo	480,000	482,448	600,000	SF	40	2,159.25	2,000.71	92.7%	182	23,387	6,386	17,001	4,496	12,505	7.1%	5.2%
	R-16	KDX Residence Higashi-sakura I	2,350,000	2,351,087	2,680,000	SF	187	6,221.83	5,789.58	93.1%	182	96,723	30,669	66,053	17,677	48,375	5.6%	4.1%
	R-17	KDX Residence Higashi-sakura II	900,000	900,273	1,030,000	SF	66	2,655.31	2,417.11	91.0%	182	38,994	12,119	26,875	6,963	19,911	6.0%	4.4%
	R-18	KDX Residence Jingumae	840,000	838,574	1,010,000	SF	95	2,724.19	2,663.43	97.8%	182	40,361	12,553	27,808	7,309	20,499	6.6%	4.9%
	R-19	KDX Residence Nishi-oji	813,000	816,248	898,000	S	76	2,353.55	2,302.55	97.8%	182	33,263	8,058	25,204	6,335	18,868	6.2%	4.7%
	R-20	KDX Residence Saiin	440,000	442,097	488,000	S	49	1,094.81	1,053.59	96.2%	182	17,762	4,935	12,827	3,848	8,978	5.8%	4.1%
	R-21	KDX Residence Namba	1,410,000	1,415,612	1,570,000	S	118	3,387.30	3,258.95	96.2%	182	59,337	13,063	46,273	9,926	36,347	6.6%	5.2%
	R-22	KDX Residence Namba-minami	1,350,000	1,348,856	1,540,000	S	131	3,813.31	3,648.21	95.7%	182	56,191	10,924	45,267	11,770	33,496	6.7%	5.0%
	R-23	KDX Residence Shin-osaka	510,000	507,197	575,000	SF	43	1,321.04	1,200.64	90.9%	182	21,785	4,843	16,941	5,192	11,748	6.7%	4.6%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)
 Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m² and less than 30m² and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m² and less than 60m² and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m² and more than 5 rentable units per property]

Portfolio Performance in 1H 2016 5/5

(in thousands of yen)																	
No.	Property Name	Acquisition Price	Book Value	Appraisal Value	Type ⁽¹⁾	Rentable Units (unit)	Rentable Area (m ²)	Rented Area (m ²)	Occupancy Rate (%)	Operating Days (days)	Leasing Business Revenues a	Leasing Business Expenses b	NOI c [a-b]	Depreciation d	Leasing Business Income e [c-d]	NOI Cap Rate (per year)	NOI Cap Rate after Depreciation (per year)
R-24	KDX Residence Ibaraki I・II	1,275,000	1,282,721	1,382,000	F	61	4,701.87	4,471.65	95.1%	182	54,589	14,223	40,366	6,948	33,417	6.3%	5.3%
R-25	KDX Residence Toyonaka-minami	740,000	729,756	820,000	SF	70	2,024.50	1,998.11	98.7%	182	29,689	6,812	22,876	8,152	14,724	6.2%	4.0%
R-26	KDX Residence Moriguchi	551,000	548,118	627,000	F	28	1,942.78	1,869.10	96.2%	182	23,682	5,005	18,676	5,418	13,258	6.8%	4.8%
R-27	KDX Residence Sannomiya	1,080,000	1,082,590	1,290,000	S	86	2,292.72	2,113.37	92.2%	182	40,580	9,731	30,849	7,706	23,142	5.7%	4.3%
R-28	Ashiya Royal Homes	1,360,000	1,423,341	1,650,000	F	21	3,999.01	3,828.62	95.7%	182	65,868	13,860	52,008	4,613	47,394	7.7%	7.0%
R-29	KDX Residence Funairi Saiwai-cho	588,000	584,974	642,000	S	64	1,889.53	1,889.53	100.0%	182	27,745	6,161	21,583	5,367	16,216	7.4%	5.5%
R-30	KDX Residence Tenjin-higashi II	680,000	679,863	825,000	SF	63	2,602.53	2,437.29	93.7%	182	30,822	9,066	21,755	6,192	15,562	6.4%	4.6%
R-32	KDX Residence Nishi Koen	763,000	763,667	837,000	F	36	2,522.16	2,382.98	94.5%	182	29,850	8,140	21,709	6,352	15,357	5.7%	4.0%
R-33	KDX Residence Hirao Josui-machi	760,000	764,619	853,000	F	24	2,098.68	1,939.08	92.4%	182	27,021	6,498	20,523	4,757	15,766	5.4%	4.2%
R-34	Melody Heim Gotenyama	400,000	414,858	495,000	F	36	2,297.24	2,114.72	92.1%	182	20,047	4,976	15,071	2,675	12,395	7.6%	6.2%
R-35	Leopalace Flat Shin-sakae	3,500,000	3,679,657	4,100,000	S	274	11,589.95	11,589.95	100.0%	182	121,557	13,730	107,827	33,049	74,777	6.2%	4.3%
R-36	KDX Residence Koman Yamate	973,000	996,344	1,100,000	SF	55	1,923.22	1,893.35	98.4%	182	33,633	6,735	26,898	4,901	21,997	5.5%	4.5%
R-37	KDX Residence Hommachibashi	3,201,000	3,283,518	3,440,000	SF	134	6,511.88	6,147.65	94.4%	182	111,935	21,170	90,765	21,958	68,807	5.7%	4.3%
R-38	KDX Residence Minami-kusatsu	1,974,666	2,061,933	2,260,000	S	170	5,735.96	5,432.29	94.7%	182	95,522	23,907	71,614	18,071	53,543	7.3%	5.4%
R-39	KDX Residence Ohori Harbor View Tower	4,606,296	4,783,818	5,090,000	SF	212	11,855.63	11,083.22	93.5%	182	185,637	43,617	142,019	42,284	99,735	6.2%	4.3%
R-40	KDX Residence Minami-sanjo	915,000	983,602	1,470,000	SF	114	5,269.39	5,022.78	95.3%	182	53,003	13,221	39,781	11,168	28,613	8.7%	6.3%
R-41	Serenite Kita-kyuhoji	1,290,740	1,338,978	1,410,000	S	85	2,277.14	2,207.39	96.9%	182	32,746	12,064	20,681	10,155	10,526	3.2%	1.6%
Subtotal		48,453,203	48,929,901	56,172,000		3,472	142,412.83	135,626.31	95.2%		1,998,471	476,644	1,521,826	407,360	1,114,466	6.3%	4.6%
Total		148,184,403	150,211,821	170,538,000		7,243	286,310.51	274,474.37	95.9%		5,329,011	1,175,214	4,153,796	857,592	3,296,203	5.6%	4.5%

Note 1: Type means principal room type of the property (If applicable to some types, type of the largest footprint unit)
 Single (S): (intended primarily for single-person households) [footprint of equal or more than 18m² and less than 30m² and more than 20 rentable units per property], Small Family (SF): (intended primarily for households of couples or families with infants) [footprint of equal or more than 30m² and less than 60m² and more than 15 rentable units per property], Family (F): (intended primarily for households of three or more families) [footprint of equal or more than 60m² and more than 5 rentable units per property]