

**KDX**  
KENEDIX

Kenedix Office Investment Corporation

Ticker Symbol: 8972

Kenedix Real Estate Fund Management, Inc.



# Kenedix Office Investment Corporation

IR Presentation Material for the Fiscal Period  
Ended April 30, 2023

June 13, 2023

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## Section 1

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### Management Highlight

# Management Highlight

## Return to Unitholders

2023/4 period DPU **7,647 yen** Period over period +5.6%  
Compared to initial forecast +5.5%

Note: The figures are calculated taking into account of the investment unit split implemented on November 1, 2022

## External Growth

- Sold KDX Kawasaki-Ekimae Hon-cho Building (acquisition price 3,760 mn yen) in 23/4 period, bringing AUM to 453.3 bn yen
- Silent partnership equity interests are to be sold separately in 23/10 and 24/4 periods (these are not counted in AUM)
- Gain on sale of real estate etc. and securities are to be recorded in three separate periods, leading to an increase and stabilization of distributions

23/4 period	23/10 period	24/4 period
Gain on sale	Expected gain on sale	Expected gain on sale
<b>1,168 mn yen</b>	<b>545 mn yen</b>	<b>545 mn yen</b>
Provision of reserve for reduction entry: 718 mn yen	To be distributed the entire amount	To be distributed the entire amount

## Internal Growth

- In 23/4 period, maintained a high occupancy rate through proactive leasing based on market and tenant needs and by the sale of a property in which a single tenant has moved-out
- Realized increase in monthly rent due to tenant replacement and rent revisions while rent gap narrowed

Occupancy rate	Monthly rent increase	
<b>98.4%</b>	<b>3.3 mn yen</b>	Due to tenant replacement Due to rent revisions
+0.6% from the end of previous period	Due to tenant replacements and rent revisions	
		<b>1.2 mn yen</b>
		<b>2.1 mn yen</b>

## Finance

Average rate of interest-bearing debt

**0.82%**

No change from the end of previous period

Fixed interest rate ratio

**97.5%**

No change from the end of previous period

LTV (book value basis)

**45.3%**

-0.1% from the end of previous period

## Sustainability

### New GHG emission reduction target and SBT certification

- Updated GHG emission reduction targets and added a target in total amount in January 2023

GHG emission reduction targets	In FY 2030	By 2050
	<b>Total amount: 42% reduction (base year: FY 2021)</b> Per unit: 50% reduction (base year: FY 2013)	Net-zero

- The updated targets have been certified as science-based targets (SBT) in March 2023

### Initiatives to reduce GHG emissions

Introduce electricity derived from effectively renewable energy	<b>62 properties</b>	Installation of LED lightning in tenant area	<b>40.9%</b>
	+43 from the end of previous period		+1.6% from the end of previous period

### ResReal Real Estate Resilience Certification Flood Damage Edition

- Acquired ResReal certifications for KDX Fuchu Building, KDX Utsunomiya Building and KDX Toranomom 1chome Building in March 2023

### Procured 4.8 billion yen in green loans (The amount of green finance: 17.0 billion yen in total)

## Section 2

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# Financial Results and Earning Forecasts

# Financial Result of the Fiscal Period Ended April 30, 2023

(mn yen)

Items	22/10	23/4	23/4	Performance comparison Change	Actual – forecast comparison Change
	Actual	Forecast	Actual		
	A	B (announced on December 14, 2022)	C		
<b>Operating revenue</b>	<b>16,266</b>	<b>16,232</b>	<b>17,290</b>	<b>1,024</b>	<b>1,058</b>
Rental and other operating revenues	15,960	16,194	16,072	111	-121
Gain on sale of real estate, etc.	240	-	1,168	927	1,168
Gain on sale of securities	-	-	-	-	-
Dividend income	64	38	49	-15	10
<b>Operating expense</b>	<b>8,886</b>	<b>9,345</b>	<b>9,132</b>	<b>246</b>	<b>-212</b>
Rental and other operating expenses (excluding depreciation)	5,076	5,545	5,176	99	-369
Loss on sale of real estate, etc.	-	-	-	-	-
Depreciation	2,631	2,636	2,617	-14	-18
General and administrative expenses	1,179	1,163	1,339	160	176
(Asset management fee)	976	957	1,117	140	159
<b>Operating income</b>	<b>7,379</b>	<b>6,887</b>	<b>8,157</b>	<b>778</b>	<b>1,270</b>
Non-operating income	0	0	0	0	0
Non-operating expense	928	904	949	21	45
(Interest expenses, etc.)	908	893	892	-15	-1
<b>Ordinary income</b>	<b>6,452</b>	<b>5,983</b>	<b>7,208</b>	<b>756</b>	<b>1,224</b>
<b>Net income</b>	<b>6,451</b>	<b>5,982</b>	<b>7,205</b>	<b>754</b>	<b>1,223</b>
Rental NOI (Note 1)	10,884	10,648	10,896	12	248
Rental NOI (excluding repair / maintenance expense)	11,283	11,067	11,248	-35	180
Rental and other operating profits	8,253	8,011	8,279	26	267
Utilities revenue	1,268	1,484	1,286	17	-198
Utilities expense	1,445	1,854	1,552	107	-302
Provision (+) / reversal (-) of reserve for reduction entry	+304	-168	+718	414	886
Total distributions	6,146	6,151	6,487	341	336
<b>DPU (yen) (Note 2)</b>	<b>7,244</b>	<b>7,250</b>	<b>7,647</b>	<b>403</b>	<b>397</b>
<b>EPU (yen) (Note 2)</b>	<b>7,566</b>	<b>7,051</b>	<b>8,493</b>	<b>927</b>	<b>1,442</b>
FFO (Note 3)	8,841	8,618	8,654	-186	35
# of total units outstanding (unit) (Note 2)	848,430	848,430	848,430	0	0
Occupancy rate (office buildings)	97.8%	97.5%	98.4%		
Unrealized profit in portfolio	116.0 bn yen	↗	118.4 bn yen	+2.4 bn yen	+2.1%
NAV per unit (Note 2)	400,000 yen	↗	403,000 yen	+3,000 yen	+0.8%

## Comparison to 22/10 period

<b>Operating revenue</b>	<b>+1,024mn yen</b>	
· Gain on sale of real estate, etc.	+927mn yen	(KDX Kawasaki-Ekimae Hon-cho Building+1,168, Disappearance of gain on sale of KDX Kiba Building-240)
· Rent / common area charge	+55mn yen	(Properties acquired in 22/10 period+84, KDX Kawasaki-Ekimae Hon-cho Building-31)
· Utilities revenue	+17mn yen	
· Restoration work revenue	+32mn yen	
· Other revenues	-8mn yen	
<b>Operating expense</b>	<b>+246mn yen</b>	
· Utilities expense	+107mn yen	(Existing properties+109)
· Repair / maintenance expense	-47mn yen	
· Asset management fee	+140mn yen	
· Other expenses	+45mn yen	(Management consignment fee+26, Taxes+23, Brokerage fee-24)

## Comparison to the forecast of 23/4 period (announced on December 14, 2022)

<b>Operating revenue</b>	<b>+1,058mn yen</b>	
· Gain on sale of real estate, etc.	+1,168mn yen	(KDX Kawasaki-Ekimae Hon-cho Building+1,168)
· Rent / common area charge	+8mn yen	
· Utilities revenue	-198mn yen	(Existing properties-200)
· Restoration work revenue	+11mn yen	
· Other revenues	+67mn yen	(Hall operation revenue+27)
<b>Operating expense</b>	<b>-212mn yen</b>	
· Utilities expense	-302mn yen	(Existing properties-303)
· Repair / maintenance expense	-68mn yen	
· Asset management fee	+159mn yen	

Note 1: Rental NOI = Operating revenue – Gain on sale of real estate, etc. – Dividend income – Rental and other operating expenses (excluding depreciation)

Note 2: A two-for-one unit split was executed on November 1, 2022. The respective figures for 22/10 period have been converted into the amount after the split based on the number of units issued and outstanding at the end of 23/4 period to facilitate comparison.

Note 3: FFO = Net income + Depreciation – Gain on sale of real estate, etc. + Loss on sale of real estate, etc.

# Earning Forecast of the Fiscal Period Ending October 31, 2023

(mn yen)

Items	23/4 Actual A	23/10 Forecast B	23/10 forecast 23/4 actual comparison Change B-A
<b>Operating revenue</b>	<b>17,290</b>	<b>16,600</b>	<b>-689</b>
Rental and other operating revenues	16,072	16,015	-57
Gain on sale of real estate, etc.	1,168	-	-1,168
Gain on sale of securities	-	545	545
Dividend income	49	39	-9
<b>Operating expense</b>	<b>9,132</b>	<b>9,221</b>	<b>88</b>
Rental and other operating expenses (excluding depreciation)	5,176	5,355	179
Loss on sale of real estate, etc.	-	-	-
Depreciation	2,617	2,581	-35
General and administrative expenses (Asset management fee)	1,339 1,117	1,284 986	-54 -131
<b>Operating income</b>	<b>8,157</b>	<b>7,379</b>	<b>-778</b>
Non-operating income	0	0	0
Non-operating expense (Interest expenses, etc.)	949 892	930 912	-18 20
<b>Ordinary income</b>	<b>7,208</b>	<b>6,449</b>	<b>-759</b>
<b>Net income</b>	<b>7,205</b>	<b>6,448</b>	<b>-757</b>
Rental NOI (Note 1)	10,896	10,660	-236
Rental NOI (excluding repair / maintenance expense)	11,248	11,141	-106
Rental and other operating profits	8,279	8,078	-200
Utilities revenue	1,286	1,323	37
Utilities expense	1,552	1,500	-52
Provision (+) / reversal (-) of reserve for reduction entry	+718	-	-718
Total distributions	6,487	6,448	-39
<b>DPU (yen)</b> (Note 2)	<b>7,647</b>	<b>7,600</b>	<b>-47</b>
<b>EPU (yen)</b> (Note 2)	<b>8,493</b>	<b>7,600</b>	<b>-893</b>
FFO (Note 3)	8,654	9,029	375
# of total units outstanding (unit) (Note 2)	848,430	848,430	-
Occupancy rate (office buildings)	98.4%	98.0%	

## Comparison between the actual of 23/4 period and the forecast of 23/10 period

<b>■ Operating revenue</b>	<b>-689mn yen</b>	
• Gain on sale of real estate, etc.	-1,168mn yen	(Disappearance of gain on sale of KDX Kawasaki-Ekimaie Hon-cho Building-1,168)
• Gain on sale of securities	+545mn yen	(Silent Partnership Equity Interest+545)
• Rent / common area charge	+48mn yen	
• Utilities revenue	+37mn yen	
• Restoration work revenue	-114mn yen	(Disappearance of restoration work revenue of KDX Kawasaki-Ekimaie Hon-cho Building-96)
• Other revenues	-38mn yen	(Cancellation penalty-11 and others)
<b>■ Operating expense</b>	<b>+88mn yen</b>	
• Management consignment fee	-18mn yen	
• Utilities expense	-52mn yen	
• Taxes	+85mn yen	
• Repair / maintenance expense	+129mn yen	
• Asset management fee	-131mn yen	
• Other expenses	+74mn yen	(Expenses related to the Merger+95)

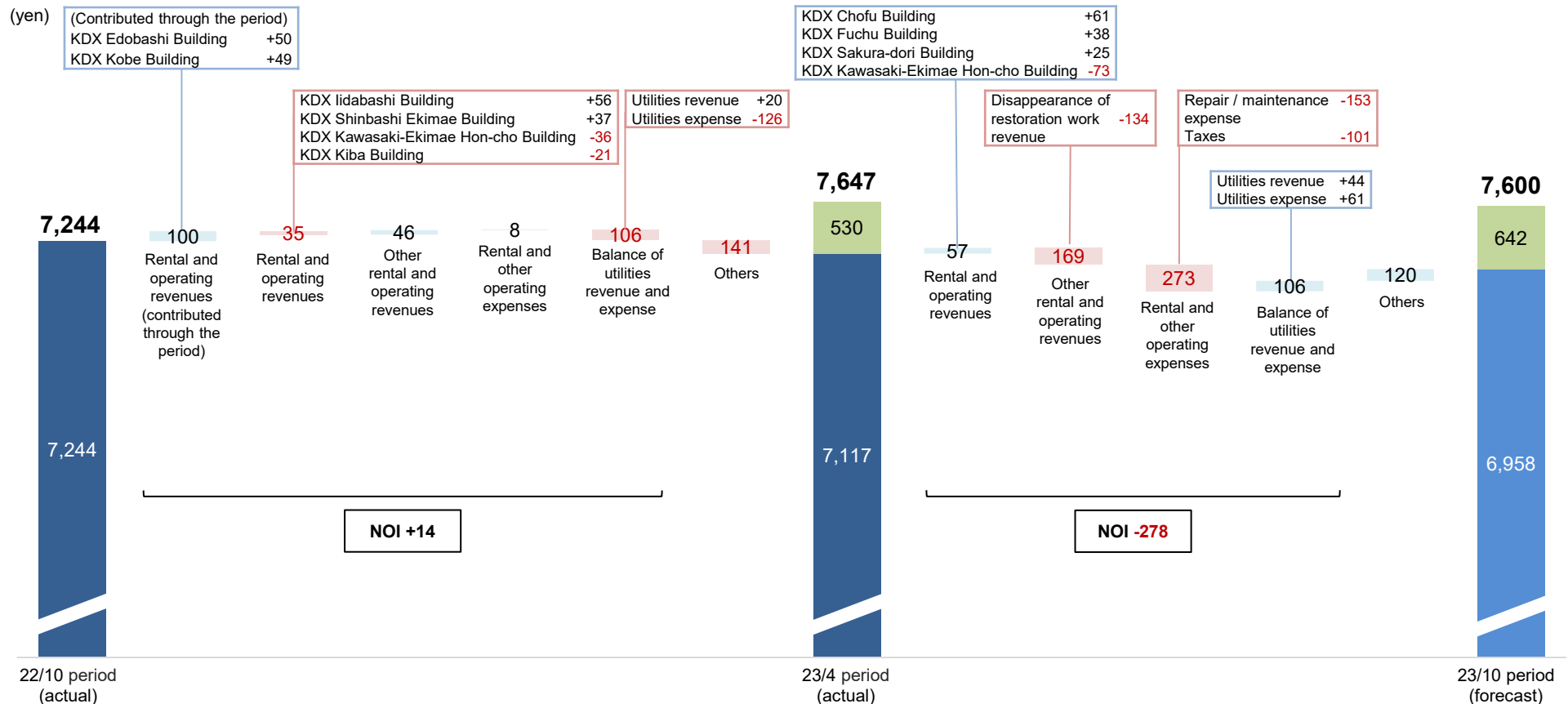
Note 1: Rental NOI = Operating revenue – Gain on sale of real estate, etc. – Dividend income – Rental and other operating expenses (excluding depreciation)

Note 2: A two-for-one unit split was executed on November 1, 2022.

Note 3: FFO = Net income + Depreciation – Gain on sale of real estate, etc. + Loss on sale of real estate, etc.

# Principal Factors for Changes in DPU

- 2023/4 period : DPU increased by 5.5 % compared with the initial forecast, to 7,647 yen, by utilizing part of the gain on sale of real estate etc. generated from the sale of KDX Kawasaki-Ekimae Hon-cho Building
- 2023/10 period : Will distribute the full amount of gain on sale of securities incurred from the partial sale of silent partnership equity interest and maintain DPU level at the same level as the previous period



■ Amount of increase from gain on sale of real estate, etc. / gain on sale of securities

■ EPU per unit (excl. the amounts of gain on sale of real estate, etc. and securities) ■ Factor for increase ■ Factor for decrease

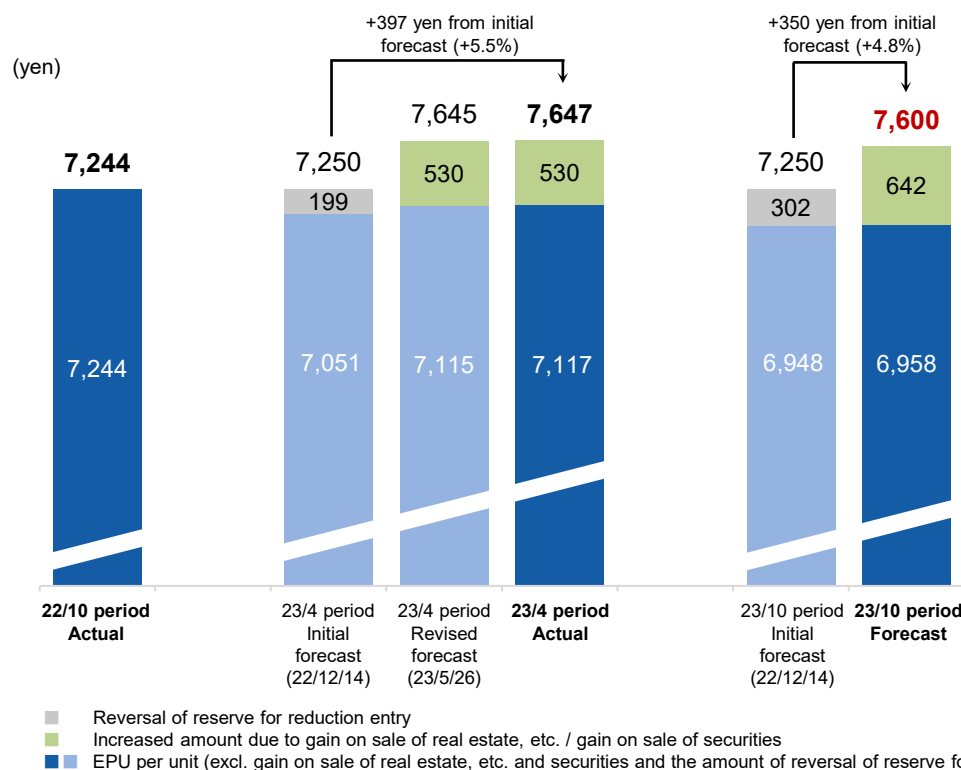
Note: Although a 2-for-1 unit split was implemented on November 1, 2022, the respective per unit figures for 22/10 period have been converted into the amount after the split based on the number of units issued and outstanding at the end of 23/4 period to facilitate comparison.



# DPU per Unit and Balance of Reserve for Reduction Entry

## DPU (Note 1) (Note 2)

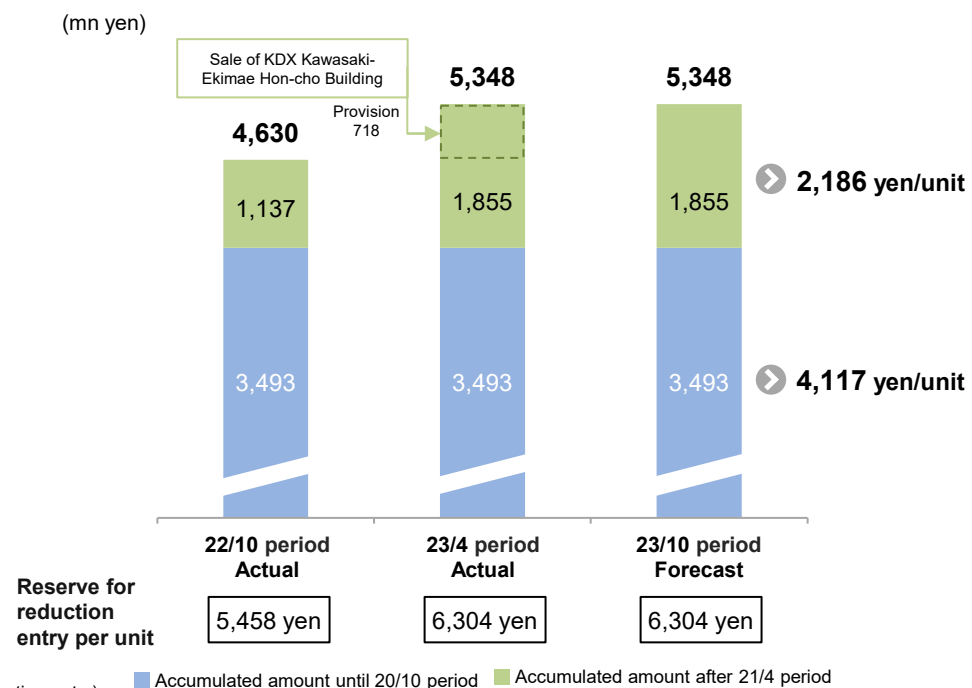
- In 23/4 period, although initially forecasted that DPU was to be 7,250 yen with reversal of the reserve for reduction entry, DPU increased by 5.5% due to gain on sale of real estate, etc. and provided 718 million yen to the reserve for reduction entry
- In 23/10 period, will distribute the full amount of gain on sale of securities incurred from the partial sale of silent partnership equity interest, and DPU is expected to increase without reversal of reserve for reduction entry
- Concerning the forecast for 24/4 period, please refer to the Investor Presentation for the Merger



## Balance of reserve for reduction entry (Note 2) (Note 3)

- Provided 718 million yen from gain on sales of real estate, etc. of KDX Kawasaki-Ekimae Hon-cho Building in 23/4 period
- Although in the initial forecast, reversal of 166 million yen was expected for 23/4 period and 255 million yen for 23/10 period, the reversal is not expected due to gain on sale in each period

Accumulated amount in 21/4 period and thereafter	To be utilized actively to stabilize DPU over the short term
Accumulated amount until 20/10 period	<ul style="list-style-type: none"> <li>For temporary decrease in income, incurrence of expenses and others</li> <li>A temporary decrease in distributions due to large-scale renovation etc.</li> <li>For dilution of distributions in the event of public offering during the period</li> </ul>



Note 1: The amount per unit is calculated by dividing by the number of investment units issued and outstanding as of each fiscal period end.

Note 2: Although a 2-for-1 unit split was implemented on November 1, 2022, the respective figures per unit for 22/10 period have been converted into the amount after the split based on the number of units issued and outstanding at the end of 23/4 period to facilitate comparison.

Note 3: Actual and forecasted reserve for reduction entry is calculated by either adding provision of reserve for reduction entry or subtracting reversal of reserve for reduction entry to/from the balance of reserve for reduction entry on the balance sheet as of the end of the relevant fiscal periods.

## Section 3

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### Management Status

# Sale of KDX Kawasaki-Ekimae Hon-cho Building and Silent Partnership Equity Interest

- Decided to sell the assets at a price significantly higher than the book value, taking into account concerns about future declines in competitiveness and cost increases, as well as the state of the leasing market in the area where the property is located
- Aim to raise the level of distributions for each fiscal period and increase retained earnings by selling each asset in three periods

## Outline of sale

	23/4 period	23/10 period	24/4 period	Total
				(Anticipated) sale price <b>6,808</b> mn yen
Property name	KDX Kawasaki-Ekimae Hon-cho Building	G. K. KRF43 Silent Partnership Equity Interest (50.0% equity interest)	G. K. KRF43 Silent Partnership Equity Interest (50.0% equity interest)	Gain on sale of real estate, etc./ gain on the sale of securities <sup>(Note 2)</sup> <b>2,259</b> mn yen
Underlying asset of silent partnership equity interest	-	Shinjuku Sanei Building (Trust beneficiary interest in real estate)		
(Scheduled) date of sale	March 30, 2023	May 31, 2023	December 20, 2023	
Location	Kawasaki-shi, Kanagawa	Shinjuku-ku, Tokyo		
Total floor area <sup>(Note 1)</sup>	7,420.87m <sup>2</sup>	31,136.24m <sup>2</sup>		Provided amount of reserve for reduction entry <b>718</b> mn yen
Acquisition price	3,760 mn yen	1,107 mn yen		
(Anticipated) sale price	4,508 mn yen	1,150 mn yen	1,150 mn yen	
(Assumed) book value	3,189 mn yen	538 mn yen	538 mn yen	
Gain on sale of real estate, etc. / Gain on sale of securities <sup>(Note 2)</sup>	1,168 mn yen	545 mn yen	545 mn yen	
Provided amount of reserve for reduction entry	718 mn yen	-	-	Contribution to DPU <sup>(Note 6)</sup> <b>1,814</b> yen
Appraisal value	3,220 mn yen	-	-	
NOI yield (actual) <sup>(Note 3)</sup>	3.8%	-	-	
NOI yield after depreciation (actual) <sup>(Note 4)</sup>	1.9%	-	-	
NOI yield of sale price (actual) <sup>(Note 5)</sup>	3.1%	-	-	
Contribution to DPU <sup>(Note 6)</sup>	530 yen	642 yen	642 yen	

Note 1: The indicated figure is for total floor area of entire building.

Note 2: The above figures show gain on sale of real estate, etc. and assumed gain on sales of securities in each sale.

Note 3: The sum of NOI (actual) for 22/4 and 22/10 periods is divided by the acquisition price of the property at the time of acquisition.

Note 4: NOI (actual) after depreciation is calculated by deducting depreciation expenses from NOI (actual) for 22/4 and 22/10 periods and dividing it by the acquisition price at the time of acquisition.

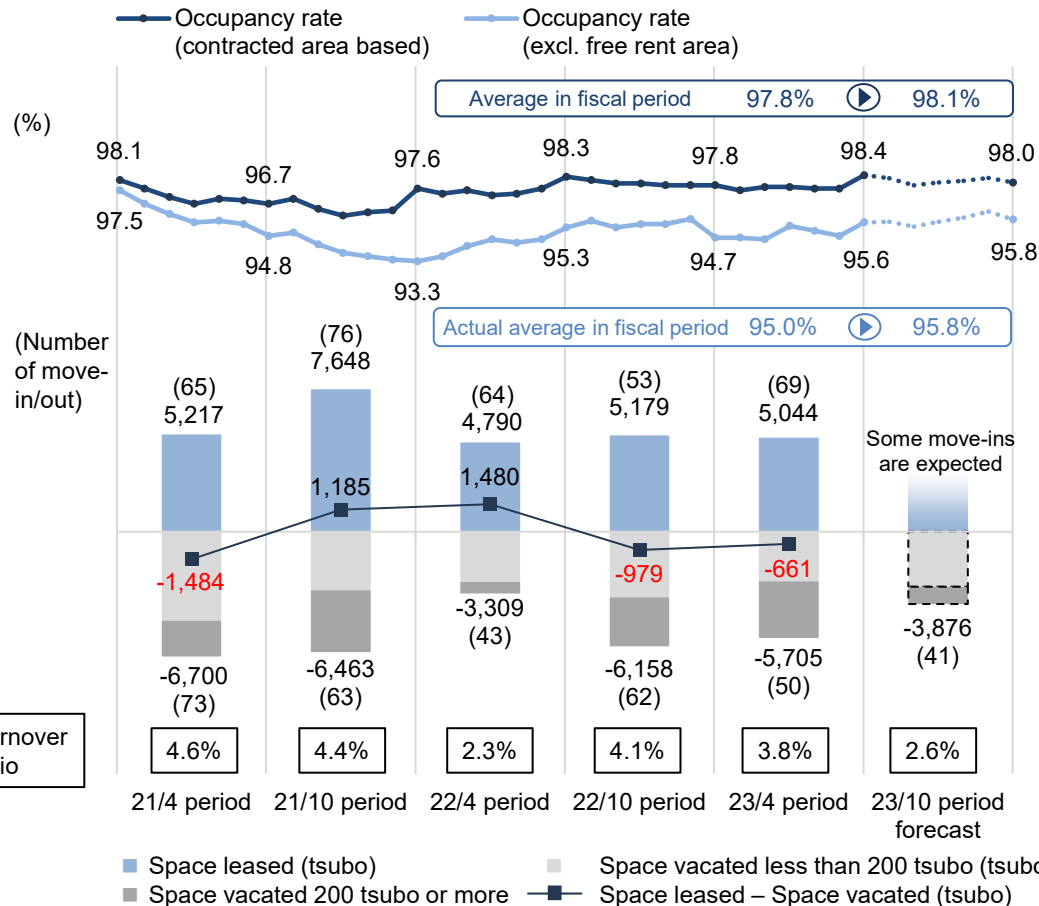
Note 5: The sum of NOI (actual) for 22/4 and 22/10 periods is divided by the (anticipated) sale price.

Note 6: The figure is calculated by dividing the gain on sale of real estate, etc. after deducting the provision of reserve for reduction entry and gain on sales of securities by the number of investment units issued and outstanding as of the end of 23/4 period.

# Occupancy Rate, Turnover Ratio and Trends in Move-ins/outs of Tenants for Office Buildings

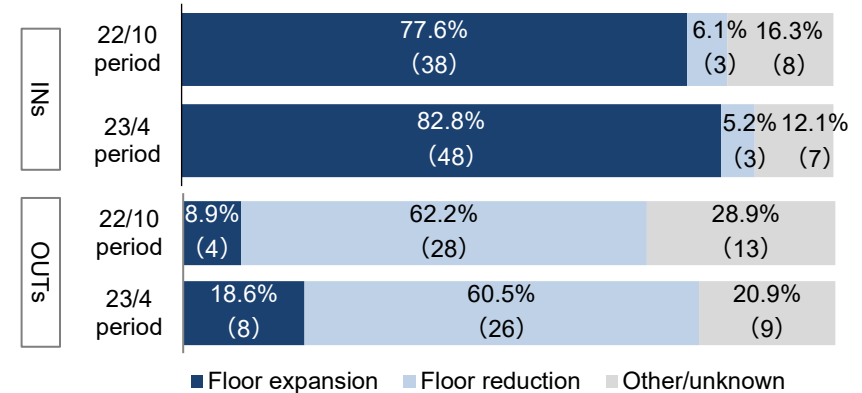
- In 2023/4 period, maintained a high occupancy rate through proactive leasing based on market and tenant needs and by the sale of a property in which a single tenant has moved-out
- In 2023/10 period, the vacancy rate is expected to decline, and will continue to strive to maintain and improve the occupancy rate through flexible and agile leasing strategies

## Occupancy rate, area and number of move-ins/outs and turnover ratio (Note)

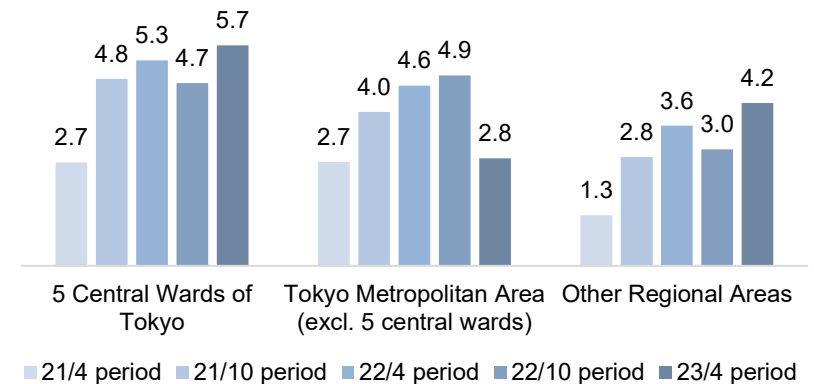


## Reasons for move-ins/outs

(Number of move-in/out)



## Free rent period of KDO portfolio (months)



Note: Occupancy rate (contracted area based) is calculated by dividing leased area (contract based) by leasable area, and actual occupancy rate (excl. free rent area) is calculated by subtracting free rent area from leased area then dividing by leasable area. The figures are rounded to the first decimal place.

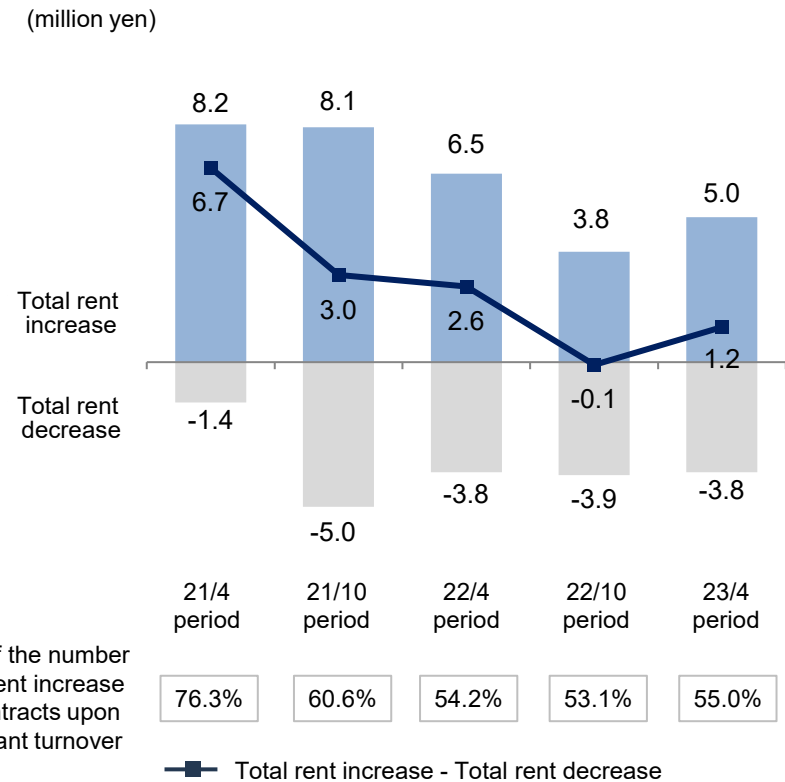
The leased area and number of move-ins/outs are calculated based on the floor. In case that an end-tenant move-out from/move-in to multiple floors, the number is counted by floor.

The turnover ratio is the figure calculated by dividing the total leased area for tenants who cancelled their lease contracts in each fiscal period by the average of the total leasable area of all office buildings owned by the Investment Corporation as of the end of each month and rounded to the first decimal place. Turnover ratio for 23/10 period is the estimate based on the cancellation notice, etc. received by April 30, 2023.

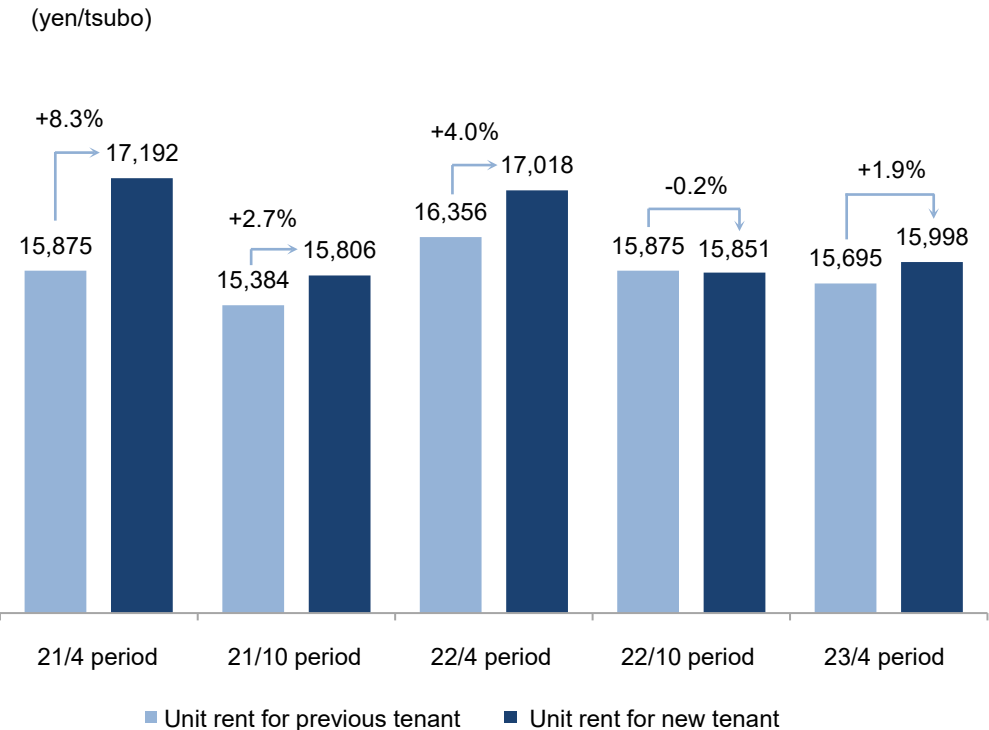
# Rent Changes Upon Tenant Turnover

• Monthly rent and unit rent increased in 2023/4 period due to the replacement of tenants with below-market rents

## Change in monthly rents at the time of replacement of tenants



## Change in monthly rent unit price and rate of change due to tenant replacement



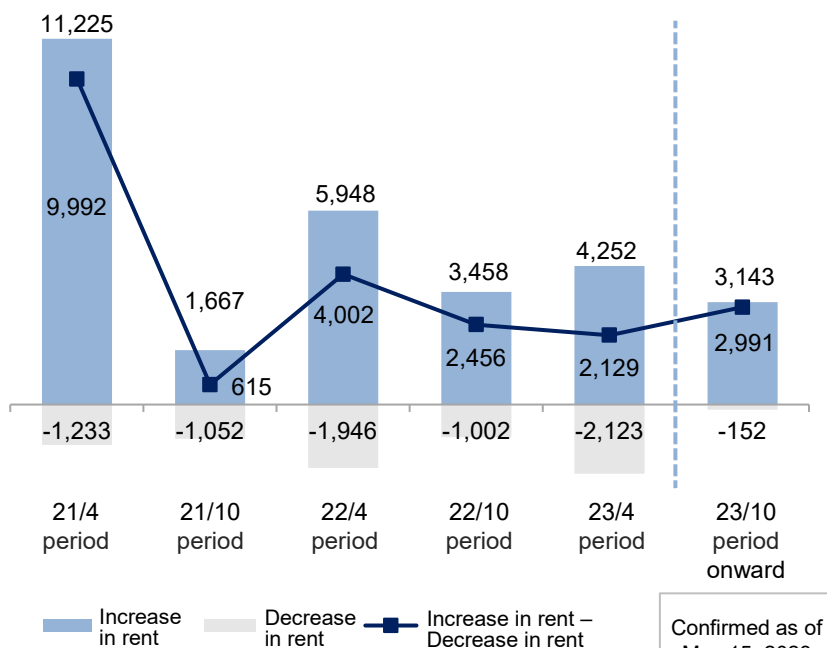
Note: The increase/decrease in the monthly rent and unit rent and others are calculated for each occupied floor where the new rent and the previous tenant rent can be compared.

# Status of Rent Revisions of Existing Tenants

- As the rent gap narrowed, the number of rent raise increased due to persistent negotiations, and monthly rents continued to increase on a net basis due to rent revisions

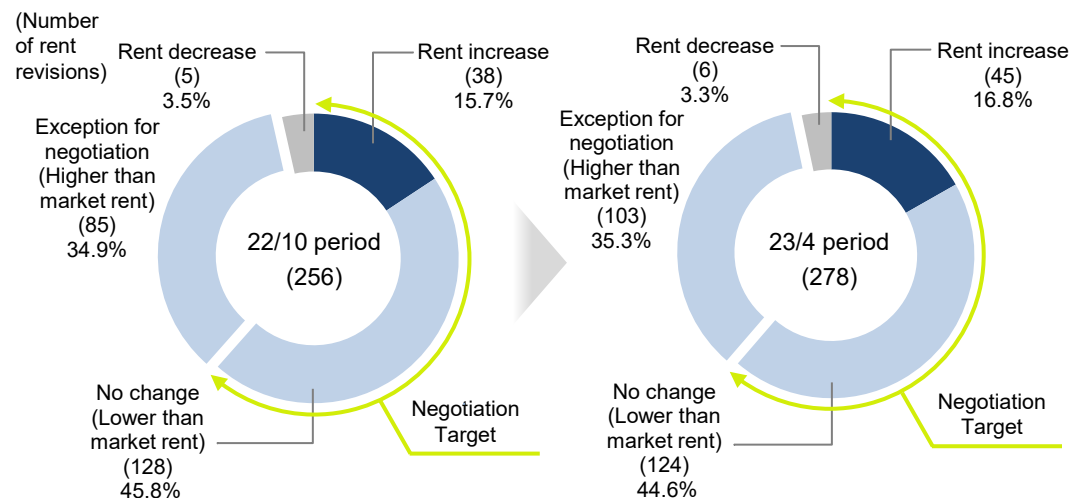
## Changes in rent upon rent revisions (based on monthly rent)

(thousand yen)



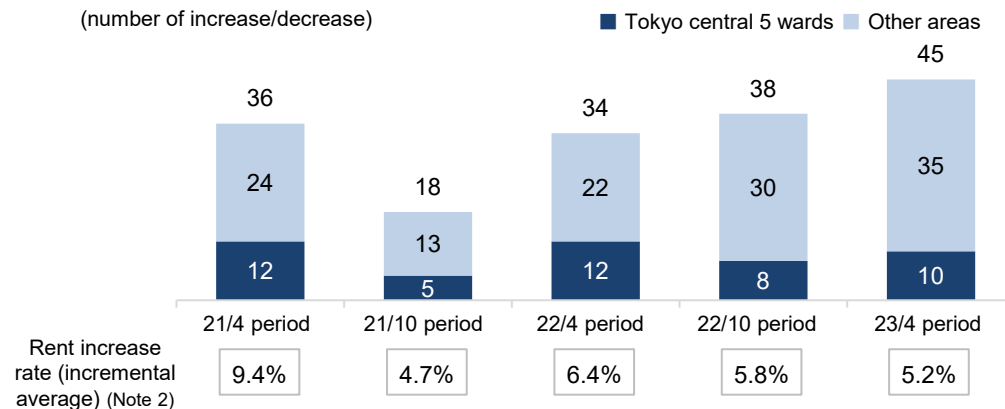
Confirmed as of May 15, 2023

## Status of rent revisions (based on leased floor area) (Note 1)



## Number of rent increase contracts and rent increase rate

(number of increase/decrease)



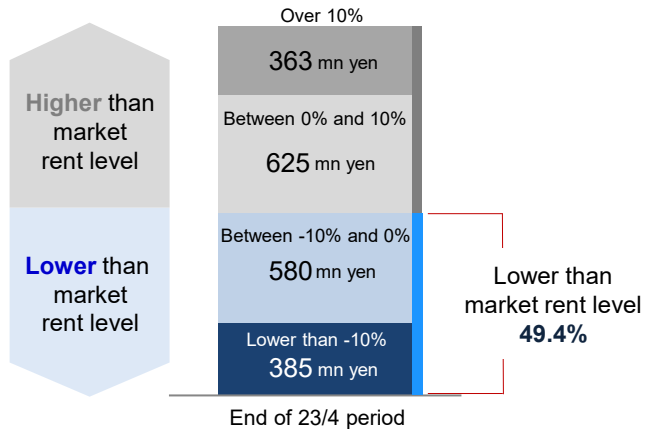
Note 1: "Market rent" in this graph is a new contracted rent (standard floor) for each property estimated by CBRE as of the end of each fiscal period.

Note 2: Rent increase rate is calculated by dividing the sum of increase in monthly rent by the sum of monthly rent before revision (rounded to the first decimal place).

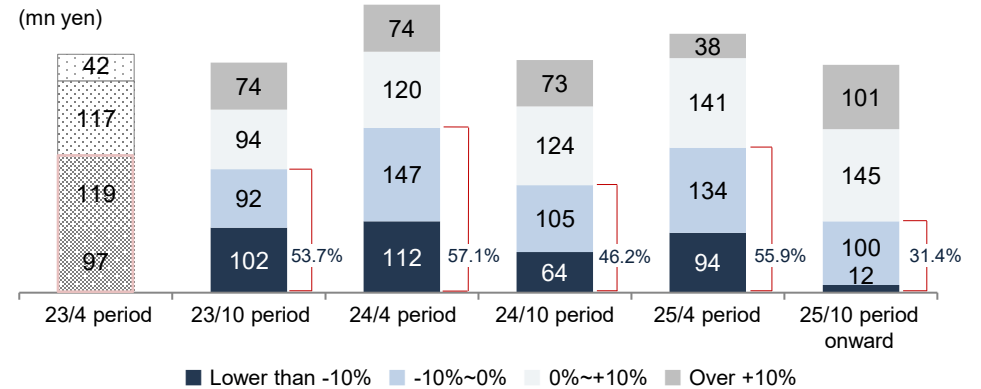
# Rent Gap of KDO Office Buildings

• While maintaining a net increase in rents at the time of rent revisions, the rent gap continues to narrow due to the impact of declining market rents

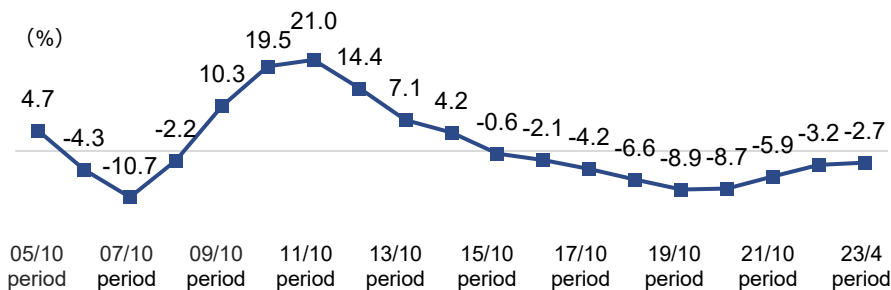
## Breakdown of rent gaps (based on monthly rent) (Note 1)



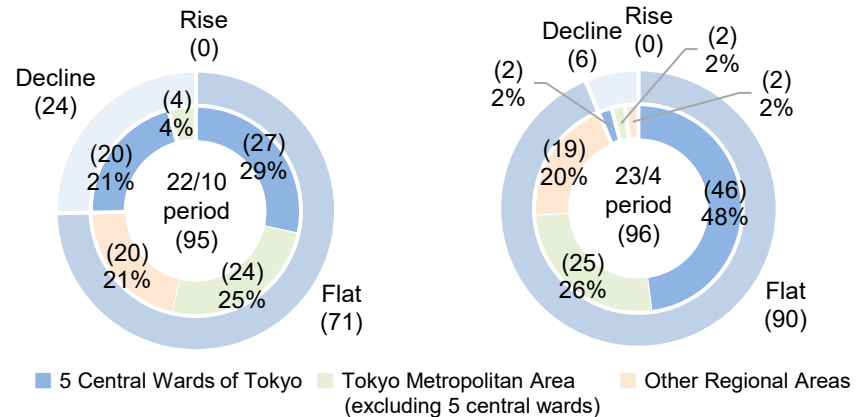
## Breakdown of rent gaps by rent revision schedule (as of the end of 23/4 period, based on monthly rent) (Note 1) (Note 3)



## Historical average rent gaps (Note 2)



## Change in market rent of owned properties (Note 4)



Note 1: A new contracted rent (standard floor) for each property estimated by CBRE as of the end of 23/4 period is deemed the market rent; the gap between the contracted rent for each tenant as of the end of the fiscal period and the market rent is recognized as a rent gap. No gap is classified into "Between 0% and +10%".

Note 2: Calculated as the weighted average, based on leasable floor area, of the gap rate between the average contracted rent of the standard floor for the office buildings owned by the Investment Corporation as of the end of each fiscal period and the market rent for each property estimated by CBRE at the time of assessment.

Note 3: The figure shows the distribution of the percentage deviation between the contract rent of each tenant and the market rent of each property assessed by CBRE as of the end of 23/4 period for office buildings owned as of the end of 23/4 period, by the timing of each tenant's rent revision. The rents equal to market rents are classified into "Between 0% and +10%".

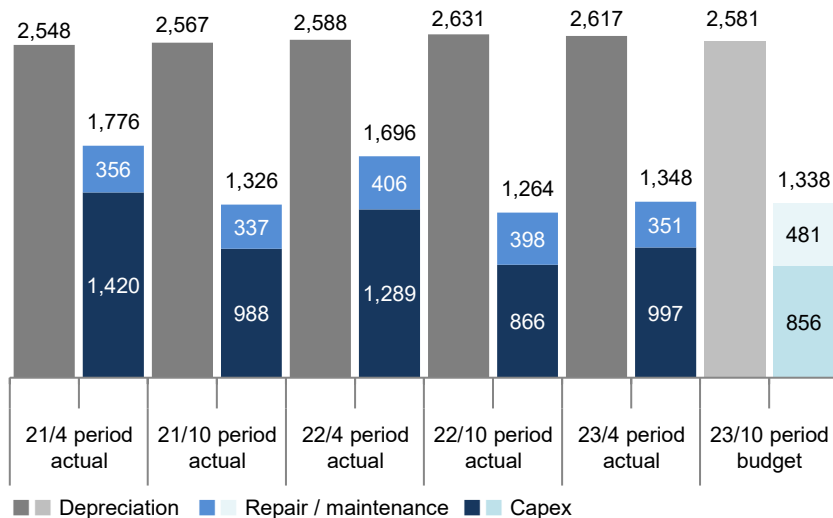
Note 4: Trends in market rents from the previous fiscal period are shown by trend and by region for the office buildings owned as of the end of 23/4 period.

# Construction Expense (actual/budget)

- By maintaining and improving tenant satisfaction and property competitiveness, we aim to further enhance the profitability of the portfolio through the timely and appropriate implementation of construction work

## Depreciation and construction expense (actual/budget)

(mn yen)



## Renovation project for 2023/10 period

### Renovation of KDX Higashi-Kayabacho Sanyo Building



Renovation work to improve the design of the entrance and facade, which has deteriorated over the years, is scheduled to be carried out to refresh the image of the entrance

## Repair/renovation work budget and major construction projects for 2023/10 period (planned)

Items	Description of works	Estimated amount (mn yen)	Percentage of total expense (%)	Target property
Value-upgrading works	Tenant and common areas	254	19.0	KDX Fuchu Building (sanitary facilities and pantry), KDX Kasuga Building (sanitary facilities and pantry)
Replacement works	Air-conditioning facilities	174	13.0	KDX Karasuma Building, BR Gotanda
	Other major facilities	122	9.1	KDX Ochanomizu Building (emergency generator), Hiei Kudan-Kita Building (mechanical parking)
Eco-friendly works (Installation of LED lighting, etc)		113	8.4	KDX Karasuma Building, KDX Funabashi Building, KDX Nakameguro Building, KDX Higashi-Shinjuku Building
Outer wall repair		70	5.2	KDX Karasuma Building, KDX Kobe Building
Maintenance/repair works		605	45.2	Hiei Kudan-Kita Building (air conditioner drain pump), KDX Hamamatsucho Place (wathour meter)
Total		1,338	100.0	



# Current Occupancy Status of Leasing Focus Properties for the Fiscal Period Ended April 30, 2023

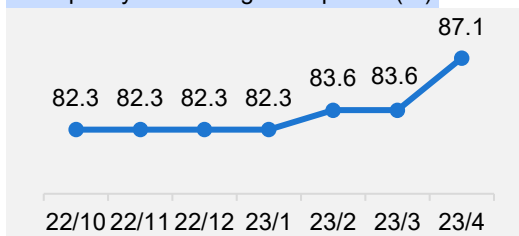
- Steadily meet tenant needs through flexible and agile leasing strategies that take into account the characteristics of each property and market conditions, and expect to recover and improve occupancy rates

Portus Center Building



Percentage of the portfolio  
2.3% (Note)

Occupancy rate during fiscal period (%)



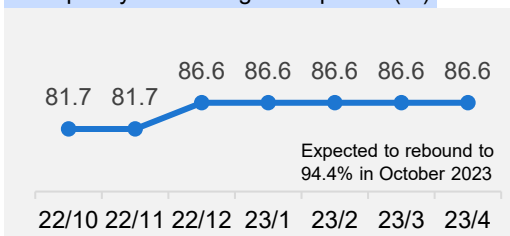
- Due to the cancellation of approximately 666 tsubo, the occupancy rate was expected to decline to 71.8% in September 2022, however, through a proactive leasing campaign, focused on uncovering tenant needs. Succeeded in filling approximately 582 tsubo, bringing the occupancy rate back up to 87.1%

KDX Musashi-Kosugi Building



Percentage of the portfolio  
2.6% (Note)

Occupancy rate during fiscal period (%)



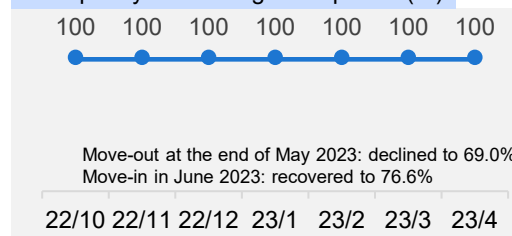
- Although the occupancy rate declined to 81.7% due to the cancellation of approximately 720 tsubo in September 2022, the occupancy rate recovered to 86.6% with the lease-up of approximately 194 tsubo
- Although 360 tsubo of space was cancelled at the end of May 2023, the occupancy rate is expected to recover to 90.2% in June 2023 and 94.4% in October 2023 by flexibly responding to tenant needs such as floor splitting, etc.

KDX Higashi-Shinagawa Building



Percentage of the portfolio  
1.4% (Note)

Occupancy rate during fiscal period (%)



- Occupancy rate temporarily declined to 69.0% due to the cancellation of approximately 667 tsubo in May 2023, however, by flexibly responding to tenant needs, succeeded in quickly backfilling approximately 163 tsubo per floor and recovered to 76.6% in June 2023

Note: Percentage of the portfolio is calculated by dividing the leasable area of the property as of the end of April 30, 2023 by the leasable area of all 96 office buildings owned at the same time, rounded to one decimal place. The same applies hereinafter.

# Leasing Focus Properties for the Fiscal Period Ending October 31, 2023

## KDX Higashi-Shinagawa Building



Percentage of the portfolio  
1.4%

Occupancy rate  
as of the end of  
April 2023

100%

Estimated occupancy  
rate as of the end of  
June 2023

76.6%

Vacant floor space:  
approx. 503 tsubo

- Occupancy rate temporarily declined to 69.0% due to the cancellation of approximately 667 tsubo in May 2023, however recovered to 76.6% in June 2023
- Although the area has a relatively high vacancy rate and many competing properties have vacancies, aim to fill the vacancies as soon as possible by flexibly responding to floor splits and other tenant needs

## KDX Mita Building



Percentage of the portfolio  
0.7%

Occupancy rate  
as of the end of  
April 2023

92.7%

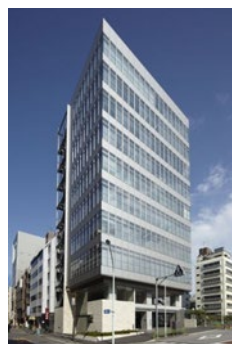
Estimated occupancy  
rate as of the end of  
October 2023

55.4%

Vacant floor space:  
approx. 449 tsubo

- Occupancy rate is expected to decline to 55.4% due to cancellations of approximately 449 tsubo on five floors by October 2023
- Aim to return to full occupancy as soon as possible by maximizing appeal to end-tenants through previews, leasing campaigns, etc.

## KDX Nihonbashi 216 Building



Percentage of the portfolio  
0.3%

Occupancy rate  
as of the end of  
April 2023

100%

Estimated occupancy  
rate as of the end of  
August 2023

75.0%

Vacant floor space:  
approx. 122 tsubo

- Occupancy rate is expected to decline to 75.0% due to the cancellation of two floors totaling approximately 122 tsubo in April and July 2023
- Aim for an early recovery of occupancy rate by emphasizing the superiority of the location compared to other competing properties through leasing campaigns, etc.

## KDX Sapporo Kitaguchi Building



Percentage of the portfolio  
0.7%

Occupancy rate  
as of the end of  
April 2023

100%

Estimated occupancy  
rate as of the end of  
September 2023

86.5%

Vacant floor space:  
approx. 135 tsubo

- The occupancy rate will drop to 72.1% due to the cancellation of two floors totaling 279 tsubo in May and September 2023, however, is expected to recover to 86.5% in October 2023 due to subsequent contracts
- The Sapporo area leasing market is strong, and the rent gap is expected to improve through new leasing after the cancellations, aiming to quickly fill the vacant space and increase NOI

Note: The estimated occupancy rate is calculated to reflect those for which a cancellation notice has been received from the occupying tenant or a lease agreement have been executed with a new tenant as of May 31, 2023 (rounded to one decimal place).

# End-Tenants of KDO Office Buildings

• The largest tenant occupies 2.3% of total leased floor area and each of tenants other than the top 4 occupies less than 1.0%

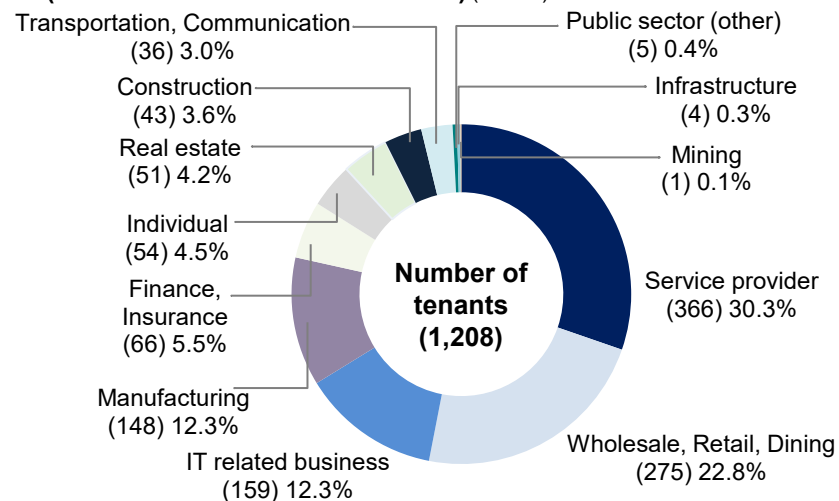
## List of top end-tenants for office buildings (as of the end of 23/4 period)

	Tenant name	Leased area (tsubo)	Share of leased floor area (%) (Note1)	Name of property
1	Mitsubishi Heavy Industries, Ltd.	3,408.4	2.3	Mitsubishijuko Yokohama Bldg.
2	WeWork Japan G.K.	1,920.0	1.3	KDX Toranomom 1chome Bldg.
3	JASTEC Co., Ltd.	1,480.1	1.0	KDX Takanawadai Bldg.
4	Japan Pension Service	1,424.9	1.0	KDX Chofu Bldg.
5	Tenant A (Manufacturing)	1,308.0	0.9	KDX Kobayashi-Doshomachi Bldg.
6	Customer Relation Telemarketing Co., Ltd.	1,279.6	0.9	KDX Higashi Umeda Bldg.
7	Medical Corporation DOYUKAI	1,135.6	0.8	Koishikawa TG Bldg.
8	Tenant B (service provider)	1,080.1	0.7	KDX Musashi-Kosugi Bldg.
9	Tenant C (wholesale, retail and dining)	912.2	0.6	Harajuku F.F. Bldg.
10	Tenant D (Manufacturing)	887.2	0.6	KDX Yokohama Kannai Building
	Total	14,836.1	10.1	

## Average rent for office buildings by area (Note 2)

	22/4 period	22/10 period	23/4 period
Office buildings	16,000 yen	16,000 yen	16,100 yen
5 Central Wards of Tokyo	19,600 yen	19,600 yen	19,600 yen
Tokyo Metropolitan Area (excluding 5 central wards)	14,400 yen	14,500 yen	14,800 yen
Other Regional Areas	13,000 yen	12,900 yen	12,900 yen

## Tenant diversification by type of business (based on the number of tenants) (Note 3)



Note 1: The share of leased floor area is the ratio of the leased area of each end-tenant to the total leased area of the entire portfolio as of the end of 23/4 period (rounded to the first decimal place).

Note 2: Average rent is calculated by dividing total amount of contracted rents of office buildings for each area as of the end of each fiscal period by the total leased floor area (rounded down to the nearest hundred yen).

Note 3: The chart shows the breakdown of tenants by type of business based on the total number of tenants in whole office buildings (aggregated by name-base) as of the end of 23/4 period (rounded to the first decimal place). The data is based on the industry classification based on a corporate credit survey conducted by Teikoku Databank, Ltd. For tenants without the data in the database of Teikoku Databank Ltd., the asset management company supplements the data and compiles it.

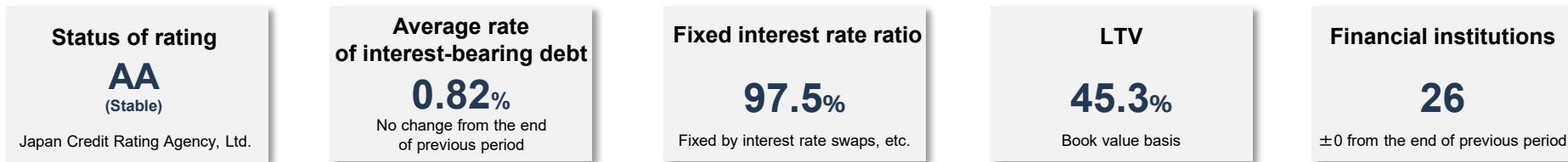
Note

## Section 4

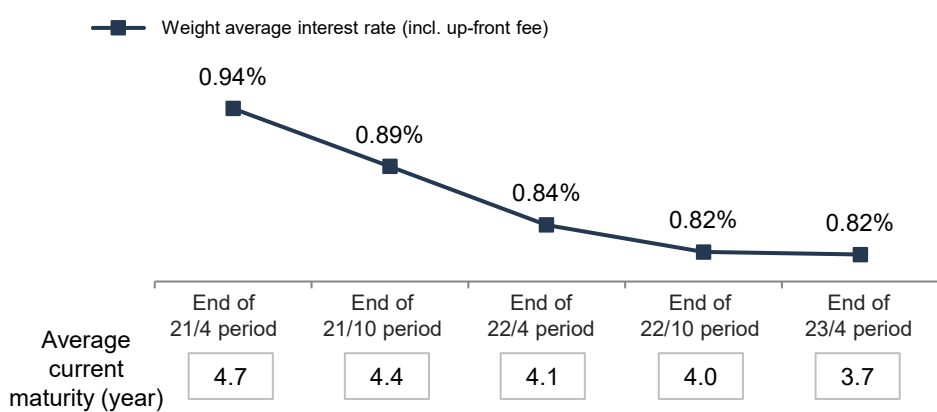
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### Financial Status

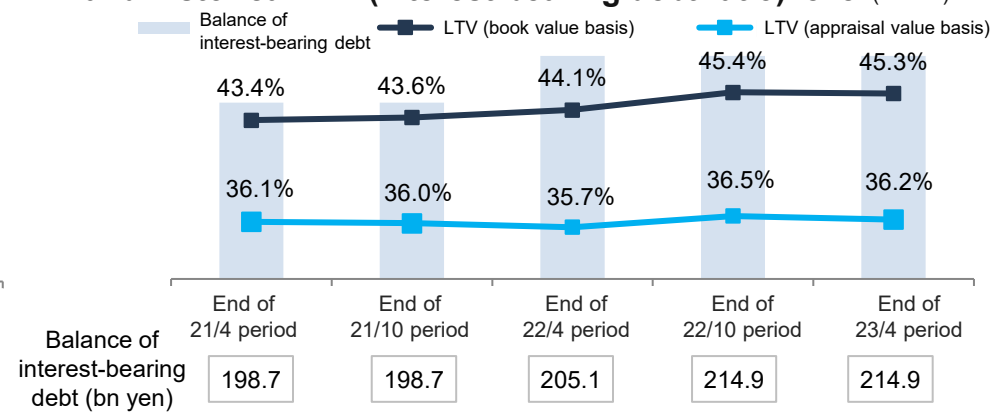
# Financial Status (1)



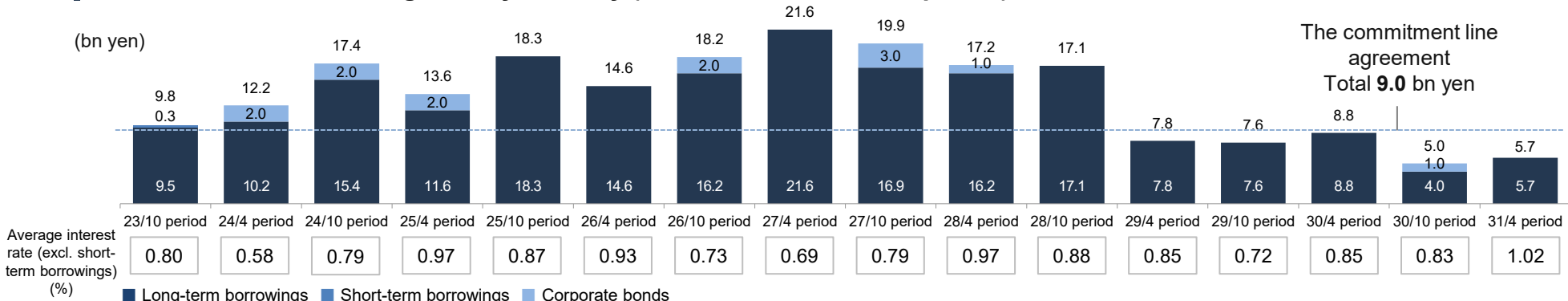
**Average interest rate and remaining period to maturity** (Note 1)



**Balance of interest-bearing debt and historical LTV (interest-bearing debt ratio) level** (Note 2)



**Balance of interest-bearing debt by maturity (as of the end of 2023/4 period)**



Note 1: Average interest rate and borrowing period are the weighted average based on the balance of debt outstanding as of the end of each fiscal period (with the average interest rate rounded to the second decimal place and the average borrowing period rounded to the first decimal place).

Note 2: LTV (book value basis) is calculated by dividing the balance of interest-bearing debt by the amount of total assets as of the end of each fiscal period. LTV (appraisal value basis) is calculated by dividing the balance of interest-bearing debt by the sum of the amount of total assets and appraisal profit/loss of owned properties as of the end of each fiscal period (rounded to the first decimal place).

# Financial Status (2)

## Status of debt financing

Classification	Balance	Percentage
Short-Term Borrowings	300 mn yen	0.1%
Long-Term Borrowings	201,650 mn yen	93.8%
Total borrowings	201,950 mn yen	94.0%
Investment Corporation Bonds	13,000 mn yen	6.0%
Total Borrowings and Investment Corporation Bonds	214,950 mn yen	100.0%

## Issue status of investment corporation bonds (total 13.0 bn yen)

Corporate bonds	Issued period	Issued amount	Interest rate	Term
6th bonds	2014/7	2.0 bn yen	1.18%	10 years
7th bonds	2016/4	1.0 bn yen	0.90%	12 years
9th bonds	2017/7	2.0 bn yen	0.64%	10 years
10th bonds (green bonds)	2019/2	2.0 bn yen	0.39%	5 years
11th bonds (private placement bonds)	2020/1	2.0 bn yen	0.25%	5 years
12th bonds (green bonds)	2020/10	1.0 bn yen	0.61%	10 years
13th bonds	2021/7	2.0 bn yen	0.18%	5 years
14th bonds	2022/7	1.0 bn yen	0.40%	5 years

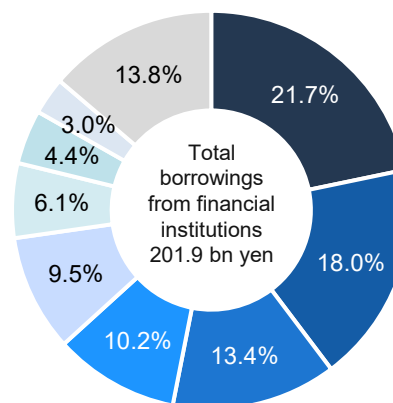
## Results of debt financing in 2023/4 period

- Total refinancing of 4.8 billion yen

	Before refinance	After refinance
Average interest rate	1.25%	1.15%
Average borrowing term	7.4 years	7.0 years

## Outstanding borrowings by financial institutions

Number of lenders (End of 2023/4 period) **26**



Sumitomo Mitsui Banking	43,900 mn yen	21.7%
MUFG Bank	36,300 mn yen	18.0%
Development Bank of Japan	27,050 mn yen	13.4%
Mizuho Bank	20,500 mn yen	10.2%
Sumitomo Mitsui Trust Bank	19,150 mn yen	9.5%
Resona Bank	12,250 mn yen	6.1%
Aozora Bank	8,900 mn yen	4.4%
Mizuho Trust & Banking	6,100 mn yen	3.0%
SBI Shinsei Bank, Limited	4,000 mn yen	2.0%
The Norinchukin Bank	2,800 mn yen	1.4%
Daishi Hokuetsu Bank, Ltd.	2,500 mn yen	1.2%
The Bank of Fukuoka	2,000 mn yen	1.0%
The Nishi-Nippon City Bank	2,000 mn yen	1.0%
The 77 Bank	2,000 mn yen	1.0%
The Chugoku Bank, Ltd.	2,000 mn yen	1.0%
Sumitomo Life Insurance Company	2,000 mn yen	1.0%
The Hiroshima Bank	1,500 mn yen	0.7%
The Yamaguchi Bank, Ltd	1,500 mn yen	0.7%
Nippon Life Insurance Company	1,000 mn yen	0.5%
The Dai-ichi Life Insurance Company, Limited	1,000 mn yen	0.5%
Shinkin Central Bank	1,000 mn yen	0.5%
The Musashino Bank, Ltd.	1,000 mn yen	0.5%
Daiwa Next Bank, Ltd.	500 mn yen	0.2%
The Shizuoka Bank, Ltd.	500 mn yen	0.2%
The Higashi-Nippon Bank, Limited	300 mn yen	0.1%
San ju San Bank, Ltd.	200 mn yen	0.1%

## Section 5

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### Initiatives for Sustainability



# Initiatives for Sustainability

## New GHG emission reduction target and SBT certification

- Updated GHG emission reduction targets and added a target in total amount in January 2023

GHG emission reduction targets	In FY 2030	By 2050
	<b>Total amount: 42% reduction (base year: FY 2021)</b> Per unit: 50% reduction (base year: FY 2013)	Net-zero

- The updated targets have been certified as science-based targets (SBT) in March 2023



## Initiatives to reduce GHG emissions

- These initiatives in 23/4 period are expected to reduce GHG emissions by a total of 14,500 t-CO2

### Introduction of electricity derived from effectively renewable energy

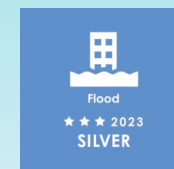


### Installation of LED lightning in tenant area



## ResReal Real Estate Resilience Certification

- It quantifies the resilience (strength and recoverability, etc.) of the subject property to flood damage on a 100-point scale, and the property is rated in five scales from Platinum (extremely resilient) to Standard (generally resilient) according to its score
- Acquired certifications for KDX Fuchu Building, KDX Utsunomiya Building and KDX Toranomom 1chome Building in March 2023



## Green finance

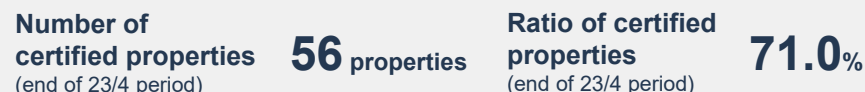
- Procured 4.8 billion yen based on Green Finance Framework which received the highest rating of "Green 1(F)" from Japan Credit Rating Agency, Ltd.

Amount of green loans procured in 23/4 period

**4.8** bn yen

Balance of green finance  
Total 17.0 bn yen

## Acquisition of external certification (Note 2)



## GRESB Real Estate Assessment for 2022

**5 Stars** Highest evaluation

**Green Star** 11 consecutive years



Note 1: The status of installation of LED lightning is calculated by dividing the tenant area where LED lightning has been installed by the leasable area of the portfolio.

Note 2: If a single building has acquired multiple environmental certifications or evaluations, it is counted as one property. The ratio of certified properties is calculated by dividing the floor area of aggregated properties that have acquired environmental certifications by the total floor area of the entire portfolio.

# Appendix

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# Enhance Profitability through Asset Reshuffling (Excerpts from Investor Presentation for Merger)

- Continue asset reshuffling that enhances profitability, in pursuit of both stability and growth even under environmental changes
- Asset reshuffling in a timely manner to maximize unitholders' value
- Utilize gain on sales from asset reshuffling for distributions and internal reserves

Acquisition theme:  
**Acquisition of Growth Potential**  
Assets with growth potential in demand



Disposal theme:  
**Risk-off**  
Assets with weakened competitiveness  
and decreased profitability

## Scheduled Asset Reshuffling

### Properties to be Acquired (total anticipated acquisition price: 19,664 mn yen)



**River City 21  
East Towers II**  
(25% quasi  
co-ownership interest)



**remm roppongi  
building**  
(20% quasi  
co-ownership interest)



**Akishima  
Distribution Center**  
(Land)



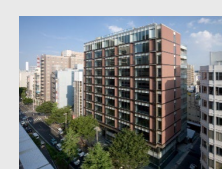
**York Mart Higashi-  
Michinobe**

<b>Anticipated acquisition price</b>	9,232 mn yen	3,960 mn yen	1,872 mn yen	4,600 mn yen
<b>Sector</b>	Residential	Hotels	Logistics	Retail
<b>Location</b>	Chuo ward, Tokyo	Minato ward, Tokyo	Akishima, Tokyo	Kamagaya, Chiba
<b>Appraisal value</b>	10,775 mn yen	4,060 mn yen	2,300 mn yen	4,620 mn yen
<b>Scheduled acquisition date</b>	Nov. 1, 2023			Sep. 25, 2023

### Properties to be Disposed of (total anticipated disposal price: 9,930 mn yen)



**Harajuku  
F.F. Building**



**KDX Nagoya  
Sakae Building**

<b>Anticipated disposal price</b>	3,880 mn yen	6,050 mn yen
<b>Sector</b>	Office	Office
<b>Location</b>	Shibuya ward, Tokyo	Nagoya, Aichi
<b>Appraisal value</b>	3,880 mn yen	5,740 mn yen
<b>Gain / loss on sales</b>	1,388 mn yen	177 mn yen
<b>Scheduled disposal date</b>	Nov. 1, 2023	

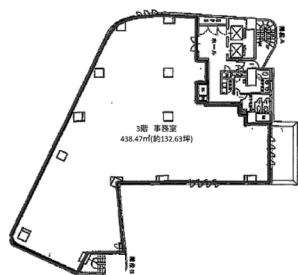
# Sale of Harajuku F.F. Building and KDX Nagoya Sakae Building (Scheduled on November 1, 2023)

## Harajuku F.F. Building

- All spaces except for some stores are used by a single tenant
- The rental rooms are not regularly-shaped and difficult to be subdivided, making it difficult to backfill them quickly, which may lead to prolonged down time and limited successor tenants
- Considering the risk of a future decline in earnings, decided to sell the property at a price at which gain on sale of real estate, etc. (Note 1) of 1,388 million yen is expected



[Standard floor plan]



Location	Shibuya-ku, Tokyo	Acquisition date	August 1, 2005
Total floor area	3,812.44m <sup>2</sup>	Scheduled date of sale	November 1, 2023
Completion date	November 1985	Appraisal value (as of April 30, 2023)	3,880 mn yen
Assumed book value (as of November 1, 2023)	2,331 mn yen	NOI yield (actual) (Note 2)	6.7%
Anticipated sale price	3,880 mn yen	NOI yield after depreciation (actual) (Note 3)	5.7%
(Anticipated sale price - assumed book value) / assumed book value	66.4%	NOI yield of sale price (Note 4)	4.2%

## KDX Nagoya Sakae Building

- Book value continues to exceed appraisal value
- A specific corporate group occupies more than 30% of the property, and unrealized losses may increase if they move out
- Considering the risk of expansion of unrealized loss, etc., decided to sell the property at a price at which gain on sale of real estate, etc. (Note 1) of 117 million yen is expected



Location	Nagoya, Aichi	Acquisition date	July 1, 2009
Total floor area	9,594.00m <sup>2</sup>	Scheduled date of sale	November 1, 2023
Completion date	April 2009	Appraisal value (as of April 30, 2023)	5,740 mn yen
Assumed book value (as of November 1, 2023)	5,914 mn yen	NOI yield (actual) (Note 2)	3.8%
Anticipated sale price	6,050 mn yen	NOI yield after depreciation (actual) (Note 3)	1.8%
(Anticipated sale price - assumed book value) / assumed book value	2.3%	NOI yield of sale price (Note 4)	4.7%

Note 1: Figures for gain on sale of real estate, etc. are estimated based on the assumed book values and sales expenses, etc. for 24/4 period of the properties to be sold.

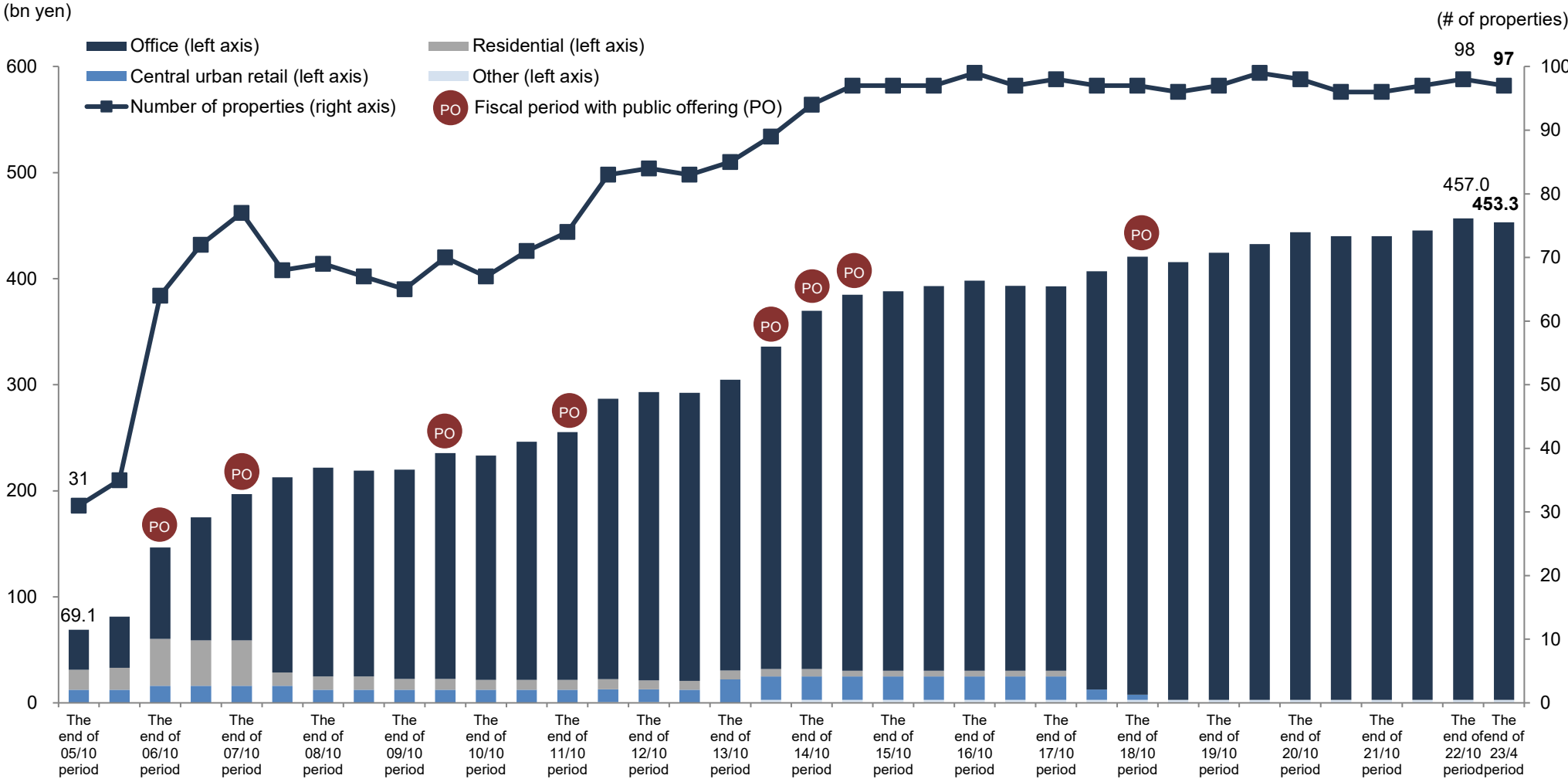
Note 2: The sum of NOI (actual) for 22/10 and 23/4 periods is divided by the acquisition price of the property at the time of acquisition.

Note 3: NOI (actual) after depreciation is calculated by deducting depreciation expenses from NOI (actual) for 22/10 and 23/4 periods and dividing it by the acquisition price at the time of acquisition.

Note 4: The sum of NOI (actual) for 22/10 and 23/4 periods is divided by the anticipated sale price.

# Portfolio Growth and Number of Properties

Portfolio growth (based on total acquisition price) and number of properties (Note)

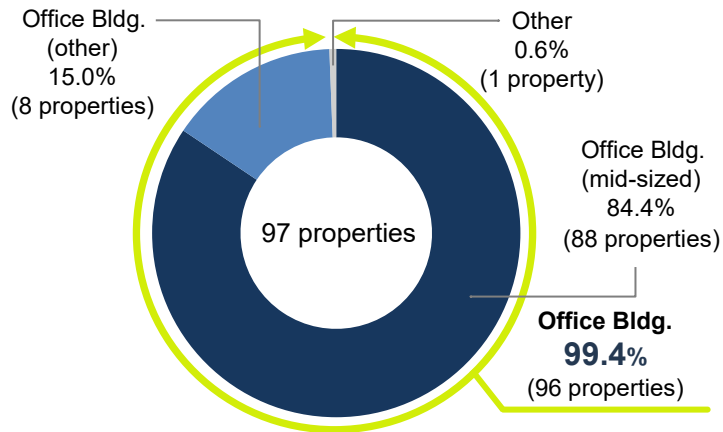


Note: Amounts and number of properties are as of the end of each fiscal period. Amounts are rounded down to the nearest 100 million yen.

# Portfolio Diversification (as of the End of Fiscal Period Ended April 30, 2023)

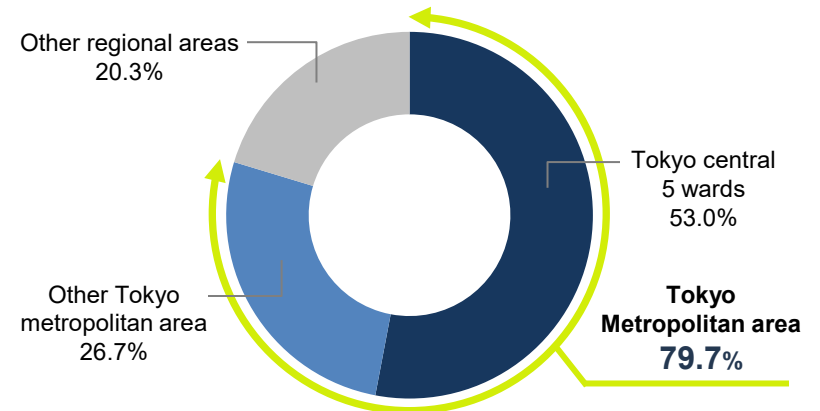
## Breakdown by asset type (Note 1)

- Portfolio mainly consisted of mid-sized office buildings with advanced tenant diversification

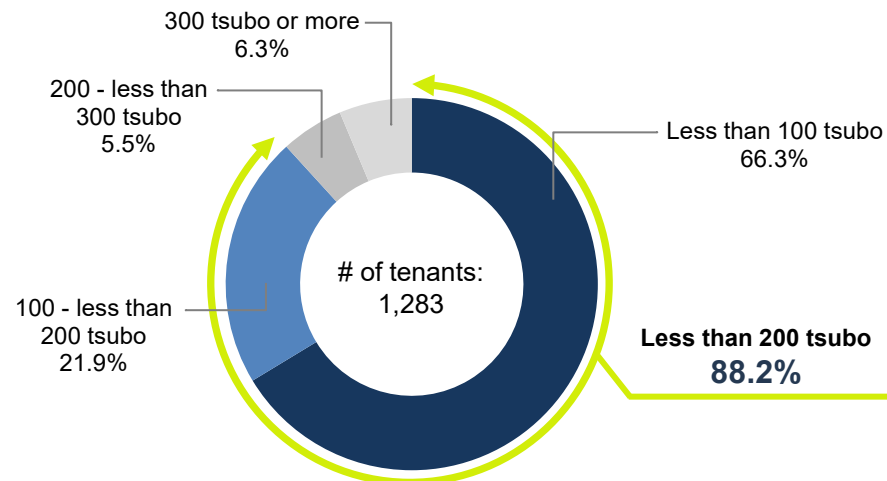


## Breakdown by region (Note 2)

- Plan to maintain approx. 80% investment ratio in the Tokyo metropolitan area



## Breakdown of the number of tenants by leased floor area (Note 3)



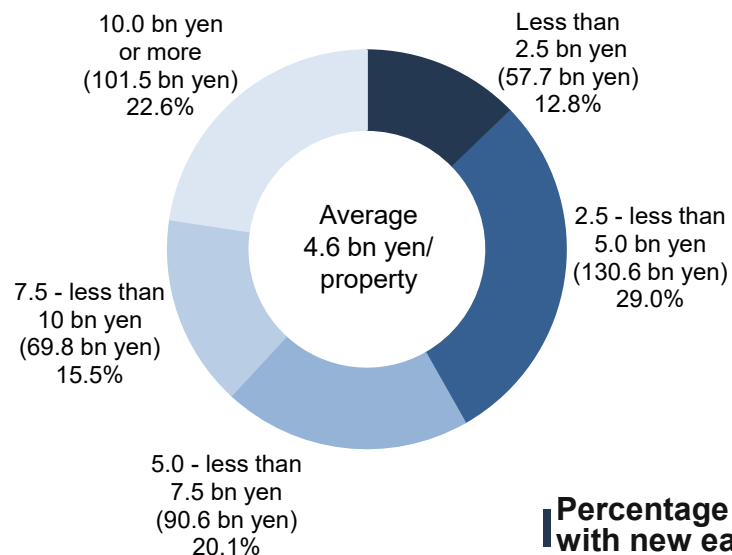
Note 1: Portfolio breakdown by asset type based on acquisition price (rounded to the second decimal place).

Note 2: Portfolio breakdown by region based on acquisition price (rounded to the second decimal place).

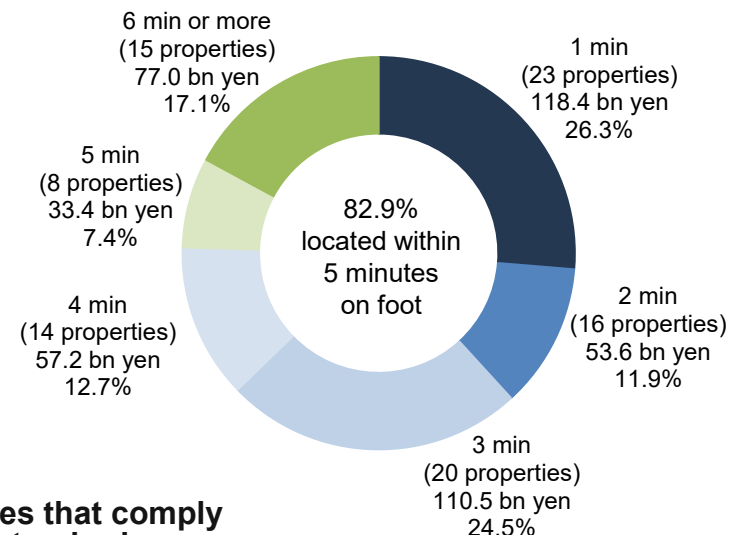
Note 3: The percentage of diversification by leased floor space is calculated based on the number of tenants occupying each office building. Tenants leasing more than one property are counted as 1 tenant for each building without aggregating by name-base.

# Characteristics of KDO Office Buildings (as of the End of Fiscal Period Ended April 30, 2023)

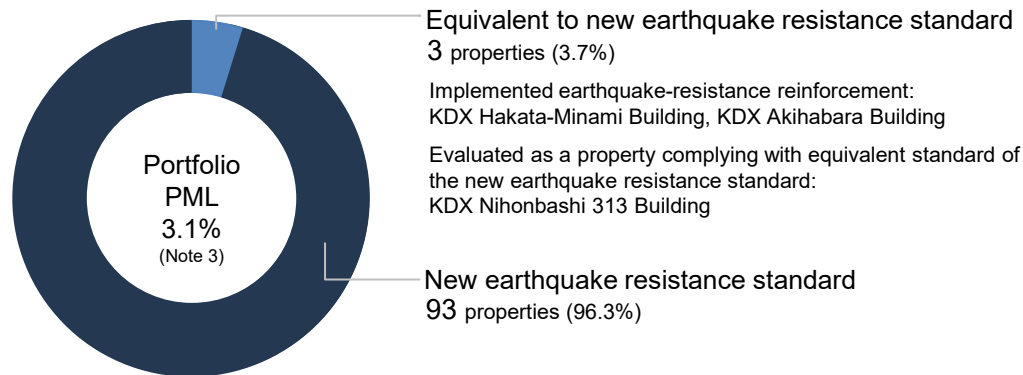
## By acquisition price (based on acquisition price, office buildings only)



## By distance from the nearest station on foot (based on acquisition price, office buildings only)



## Percentage share of our properties that comply with new earthquake resistance standard (Note 1) (Note 2)



Note 1: "New Earthquake Resistance Standard" was formulated based on the revision of enforcement order of Building Standard Law in 1981 (cabinet order No. 144 on April 24, 1981). The anti-seismic performance of buildings has been greatly improved since the enforcement of the law due to the newly added provisions including the followings: (1) New provision on tie-hoop ratio of Reinforced-Concrete Pillars (0.2% or more); (2) Resetting of horizontal seismic coefficient to elastic shear modulus; (3) New requirement on the secondary design in seismic calculation.

Note 2: Percentage share is calculated based on leasable area as of the end of 23/4 period. For the properties owned through quasi co-ownership interest, leasable area for such portion is used in calculation.

Note 3: PML is as of April 2023 and based on the research implemented by Sompō Risk Management Inc. "PML (Probable Maximum Loss)" is probable maximum loss ratio due to an earthquake. PML can be divided into ratios of an individual property and the entire portfolio, respectively. There is no uniform strict definition of the PML; however here it means the percentage (%) of the excess probability of 10% loss to the replacement price (= loss amount for the recurrence interval of 475 years) during the estimated period of use (50 years = useful life of general buildings).

# Portfolio Overview (1)

## (as of the End of the Fiscal Period Ended April 30, 2023)

### Office Buildings (96 properties)

Type	Area	No.	Name	Location	Acquisition price (mn yen) (Note 1)	Completion date (Note 2)	End of 2023/4 period occupancy rate (Note 3)	Type	Area	No.	Name	Location	Acquisition price (mn yen) (Note 1)	Completion date (Note 2)	End of 2023/4 period occupancy rate (Note 3)
Office Buildings	Tokyo Metropolitan Area	A001	KDX Nihonbashi 313 Building	Chuo-ku, Tokyo	5,940	1974/4	100.0	Office Buildings	Tokyo Metropolitan Area	A066	KDX Shinjuku Building	Shinjuku-ku, Tokyo	6,800	1993/5	100.0
		A003	KDX Higashi-Kayabacho Sanyo Building	Chuo-ku, Tokyo	4,450	1987/1	100.0			A067	KDX Ginza 1chome Building	Chuo-ku, Tokyo	4,300	1991/11	100.0
		A004	KDX Hatchobori Building	Chuo-ku, Tokyo	3,680	1993/6	100.0			A071	KDX Iidabashi Building	Shinjuku-ku, Tokyo	4,670	1990/3	100.0
		A005	KDX Nakano-Sakaue Building	Nakano-ku, Tokyo	2,533	1992/8	98.2			A072	KDX Higashi-Shinagawa Building	Shinagawa-ku, Tokyo	4,590	1993/1	100.0
		A006	Harajuku F.F. Building	Shibuya-ku, Tokyo	2,450	1985/11	100.0			A073	KDX Hakozaeki Building	Chuo-ku, Tokyo	2,710	1993/11	100.0
		A007	KDX Minami Aoyama Building	Minato-ku, Tokyo	2,270	1988/11	87.1			A078	KDX Tachikawa Ekimae Building	Tachikawa, Tokyo	1,267	1990/2	100.0
		A008	KDX Kanda Kitaguchi Building	Chiyoda-ku, Tokyo	1,950	1993/5	100.0			A083	KDX Fuchu Building	Fuchu, Tokyo	6,120	1996/3	100.0
		A013	KDX Kojimachi Building	Chiyoda-ku, Tokyo	5,950	1994/5	100.0			A084	KDX Kasuga Building	Bunkyo-ku, Tokyo	2,800	1992/6	100.0
		A014	KDX Funabashi Building	Funabashi, Chiba	2,252	1989/4	100.0			A085	KDX Nakameguro Building	Meguro-ku, Tokyo	1,880	1985/10	100.0
		A016	Toshin 24 Building	Yokohama, Kanagawa	5,300	1984/9	100.0			A086	KDX Omiya Building	Saitama, Saitama	2,020	1993/4	97.7
		A017	KDX Ebisu Building	Shibuya-ku, Tokyo	4,640	1992/1	100.0			A087	Nihonbashi Horidomecho First	Chuo-ku, Tokyo	2,200	1995/7	100.0
		A019	KDX Hamamatsucho Building	Minato-ku, Tokyo	3,460	1999/9	100.0			A088	KDX Shinjuku 6-chome Building	Shinjuku-ku, Tokyo	1,900	1990/3	100.0
		A020	KDX Kayabacho Building	Chuo-ku, Tokyo	2,780	1987/10	100.0			A089	KDX Takanawadai Building	Minato-ku, Tokyo	5,250	1985/10	100.0
		A021	KDX Shinbashi Building	Minato-ku, Tokyo	3,728	1992/2	100.0			A090	KDX Ikebukuro Building	Toshima-ku, Tokyo	3,900	2009/3	89.3
		A022	KDX Shin-Yokohama Building	Yokohama, Kanagawa	2,520	1990/9	100.0			A091	KDX Mita Building	Minato-ku, Tokyo	3,180	1993/3	92.7
		A027	KDX Kajicho Building	Chiyoda-ku, Tokyo	2,350	1990/3	100.0			A092	KDX Akihabara Building	Chiyoda-ku, Tokyo	2,600	1973/12	100.0
		A029	KDX Higashi-Shinjuku Building	Shinjuku-ku, Tokyo	2,950	1990/1	100.0			A093	KDX Iidabashi Square	Shinjuku-ku, Tokyo	4,350	1994/1	100.0
		A030	KDX Nishi-Gotanda Building	Shinagawa-ku, Tokyo	4,200	1992/11	100.0			A094	KDX Musashi-Kosugi Building	Kawasaki, Kanagawa	12,000	2013/5	86.6
		A031	KDX Monzen-Nakacho Building	Koto-ku, Tokyo	1,400	1986/9	100.0			A095	KDX Toyosu Grand Square	Koto-ku, Tokyo	8,666	2008/4	94.1
		A032	KDX Shiba-Daimon Building	Minato-ku, Tokyo	6,090	1986/7	94.9			A096	KDX Takadanobaba Building	Toshima-ku, Tokyo	3,650	1988/10	100.0
		A033	KDX Okachimachi Building	Taito-ku, Tokyo	2,000	1988/6	100.0			A099	KDX Ikebukuro West Building	Toshima-ku, Tokyo	1,934	1988/7	100.0
		A035	KDX Hachioji Building	Hachioji, Tokyo	1,155	1985/12	100.0			A101	KDX Yokohama Building	Yokohama, Kanagawa	7,210	1994/3	97.6
		A037	KDX Ochanomizu Building	Chiyoda-ku, Tokyo	6,400	1982/8	100.0			A102	KDX Yokohama Nishiguchi Building	Yokohama, Kanagawa	2,750	1988/10	100.0
		A038	KDX Nishi-Shinjuku Building	Shinjuku-ku, Tokyo	1,500	1992/10	100.0			A107	KDX Ginza East Building	Chuo-ku, Tokyo	3,600	1991/8	100.0
		A041	KDX Shinjuku 286 Building	Shinjuku-ku, Tokyo	2,300	1989/8	100.0			A108	Pentel Building	Chuo-ku, Tokyo	3,350	1990/11	100.0
		A046	Hiei Kudan-Kita Building	Chiyoda-ku, Tokyo	7,600	1988/3	100.0			A109	KDX Hamamatsucho Center Building	Minato-ku, Tokyo	3,950	1985/12	100.0
A051	KDX Hamacho Nakanohashi Building	Chuo-ku, Tokyo	2,310	1988/9	100.0	A112	KDX Toranomon 1chome Building	Minato-ku, Tokyo	14,616	2013/10	100.0				
A055	Shin-toshin Maruzen Building	Shinjuku-ku, Tokyo	2,110	1990/7	100.0	A113	KDX Shin-Nihonbashi Ekimae Building	Chuo-ku, Tokyo	3,829	1992/5	100.0				
A056	KDX Jimbocho Building	Chiyoda-ku, Tokyo	2,760	1994/5	100.0	A115	ARK Mori Building	Minato-ku, Tokyo	4,169	1986/3	100.0				
A059	KDX Iwamoto-cho Building	Chiyoda-ku, Tokyo	1,864	2008/3	100.0	A116	KDX Nishi-Shinbashi Building	Minato-ku, Tokyo	8,400	1992/8	100.0				
A060	KDX Harumi Building	Chuo-ku, Tokyo	10,250	2008/2	100.0	A117	BR Gotanda	Shinagawa-ku, Tokyo	2,200	1991/9	100.0				
A062	Koishikawa TG Building	Bunkyo-ku, Tokyo	3,080	1989/11	100.0	A119	KDX Shibuya Nanpeidai Building	Shibuya-ku, Tokyo	3,500	2003/12	100.0				
A063	KDX Gotanda Building	Shinagawa-ku, Tokyo	2,620	1988/4	100.0	A120	KDX Yoyogi Building	Shibuya-ku, Tokyo	2,479	1991/8	100.0				
A064	KDX Nihonbashi 216 Building	Chuo-ku, Tokyo	2,010	2006/10	100.0	A121	Ginza 4chome Tower	Chuo-ku, Tokyo	9,800	2008/11	100.0				

Note 1: Acquisition price is only the acquisition (investment) price of the trust beneficiary interest, etc. (excluding any expenses, taxes, etc.) acquired by the Investment Corporation. Figures are truncated to the nearest million yen.

Note 2: Completion date shows the newly-built year-month recorded in the real estate register. The average value shown in the subtotal or total section is a weighted average value calculated based on acquisition price with a base date of the end of 23/4 period. Figures are truncated to the first decimal place.

Note 3: Occupancy rate is calculated by dividing leased area as of the end of 23/4 period by leasable area and is rounded to the first decimal place.



# Portfolio Overview (2)

## (as of the End of the Fiscal Period Ended April 30, 2023)

### Office Buildings (96 properties)

Type	Area	No.	Name	Location	Acquisition price (mn yen) (Note 1)	Completion date (Note 2)	End of 2023/4 period occupancy rate (Note 3)
Tokyo Metropolitan Area	A122	Mitsubishijuko Yokohama Building	Yokohama, Kanagawa	14,720	1994/2	98.1	
	A123	KDX Yokohama Kannai Building	Yokohama, Kanagawa	9,500	2007/9	100.0	
	A124	KDX Hamamatsucho Place	Minato-ku, Tokyo	20,700	2015/2	100.0	
	A125	KDX Chofu Building	Chofu, Tokyo	8,700	1995/1	100.0	
	A127	KDX Kanda Ekimae Building	Chiyoda-ku, Tokyo	3,300	1991/2	100.0	
	A128	KDX Shinbashi Ekimae Building	Minato-ku, Tokyo	16,300	2018/9	100.0	
	A130	KDX Edobashi Building	Chuo-ku, Tokyo	9,600	1986/11	87.8	
	A012	Portus Center Building	Sakai, Osaka	5,570	1993/9	87.1	
	A042	KDX Karasuma Building	Kyoto, Kyoto	5,400	1982/10	96.6	
	A044	KDX Sendai Building	Sendai, Miyagi	2,100	1984/2	97.0	
	A053	KDX Hakata-Minami Building	Fukuoka, Fukuoka	4,900	1973/6	100.0	
	A054	KDX Kitahama Building	Osaka, Osaka	2,220	1994/7	100.0	
	Other Regional Areas	A058	KDX Nagoya Sakae Building	Nagoya, Aichi	7,550	2009/4	100.0
A069		KDX Kobayashi-Doshomachi Building	Osaka, Osaka	2,870	2009/7	100.0	
A070		KDX Sapporo Building	Sapporo, Hokkaido	2,005	1989/10	95.5	
A079		KDX Nagoya Ekimae Building	Nagoya, Aichi	7,327	1986/4	100.0	
A082		KDX Higashi Umeda Building	Osaka, Osaka	2,770	2009/7	100.0	
A097		KDX Utsunomiya Building	Utsunomiya, Tochigi	2,350	1999/2	100.0	
A098		KDX Hiroshima Building	Hiroshima, Hiroshima	1,300	1990/1	91.8	
A100		Senri Life Science Center Building	Toyonaka, Osaka	13,000	1992/6	100.0	
A104		KDX Minami-Honmachi Building	Osaka, Osaka	2,200	2009/12	100.0	
A106		KDX Sakura-dori Building	Nagoya, Aichi	5,900	1992/8	100.0	
A110		KDX Shin-Osaka Building	Osaka, Osaka	4,550	1992/5	97.1	
A111		KDX Nagoya Nichigin-mae Building	Nagoya, Aichi	3,500	2006/9	97.3	
A118		KDX Sapporo Kitaguchi Building	Sapporo, Hokkaido	1,800	1992/9	100.0	
A126	KDX Tosabori Building	Osaka, Osaka	5,000	1987/10	100.0		
A129	KDX Sendai Honcho Building	Sendai, Miyagi	6,360	1984/11	96.8		
A131	KDX Kobe Building	Kobe, Hyogo	3,450	1992/5	100.0		
<b>Office Buildings (96 properties) Subtotal</b>					<b>450,436</b>	<b>Average 27.0 years</b>	<b>98.4</b>

### Others (1 property)

Type	Area	No.	Name	Location	Acquisition price (mn yen) (Note 1)	Completion date (Note 2)	End of 2023/4 period occupancy rate (Note 3)
Others	Tokyo Metropolitan Area	D002	Shinjuku 6chome Building (Land)	Shinjuku-ku, Tokyo	2,880	-	100.0
<b>Others (1 property) Subtotal</b>					<b>2,880</b>	<b>-</b>	<b>100.0</b>

**(97 properties, excl. investment securities) Total**

**453,316 Average 27.0 years 98.4%**

The total number of end tenants for 96 office buildings is 1,283. (1,208 if tenants are aggregated based on their names.)

### Investment Security (1 security)

Type	Name	Location of specified asset	Acquisition price (mn yen)	Completion date of specified asset
Investment Security	Silent partnership equity interest of G.K. KRF 43	Shinjuku-ku, Tokyo	1,107	1979/12
<b>Investment Security (1 security) Total</b>			<b>1,107</b>	

### Historical rent-based NOI yield (by asset type, annualized-based)

(Note 4) (Note 5)

(%)

	Fiscal period 21/4	Fiscal period 21/10	Fiscal period 22/4	Fiscal period 22/10	Fiscal period 23/4
Office Buildings	4.9	4.7	4.7	4.7	4.8
Others	4.3	4.3	4.3	4.2	4.3
<b>Total</b>	<b>4.9</b>	<b>4.7</b>	<b>4.7</b>	<b>4.7</b>	<b>4.8</b>

- Note 1: Acquisition price is only the acquisition (investment) price of the trust beneficiary interest, etc. (excluding any expenses, taxes, etc.) acquired by the Investment Corporation. Figures are truncated to the nearest million yen.
- Note 2: Completion date shows the newly-built year-month recorded in the real estate register. The average value shown in the subtotal or total section is a weighted average value calculated based on acquisition price with a base date of the end of 23/4 period. Figures are truncated to the first decimal place.
- Note 3: Occupancy rate is calculated by dividing leased area as of the end of 23/4 period by leasable area and is rounded to the first decimal place.
- Note 4: NOI yield calculation for the properties without taxation on property and city planning taxes in the year of acquisition are assumed as if they are imposed. Acquisition price for newly acquired / sold properties is calculated by multiplying the ratio of actual operating days to the relevant fiscal period's operating days.
- Note 5: Each yield is rounded to the first decimal place.

# Appraisal Value and Cap Rate as of the End of the Fiscal Period Ended April 30, 2023 (1)

No.	Name	Acquisition Date	Acquisition price (mn yen)	Appraiser	As of April 30, 2023				As of October 31, 2022		Period-end appraisal value		Direct Capitalization Method Cap rate
					Book value	Appraisal value	Direct Capitalization Method	Appraisal value vs Book value (Note 1)	Appraisal value	Direct Capitalization Method	Difference	Increase-decrease rate (Note 1)	Difference
					(mn yen)	(mn yen)	Cap rate		(mn yen)	Cap rate			
					(B)	(C)	(D)	(C)÷(B)-1	(E)	(F)	(C) - (E)	(C)÷(E)-1	(D) - (F)
A001	KDX Nihonbashi 313 Building	2005/8	5,940	Daiwa	5,584	7,110	3.7%	27.3%	7,110	3.7%	-	-	-
A003	KDX Higashi-Kayabacho Sanyo Building	2005/8	4,450	JREI	3,906	5,340	3.8%	36.7%	5,340	3.8%	-	-	-
A004	KDX Hatchobori Building	2005/8	3,680	Daiwa	3,195	3,580	4.0%	12.0%	3,580	4.0%	-	-	-
A005	KDX Nakano-Sakaue Building	2005/8	2,533	Daiwa	2,301	2,510	4.2%	9.0%	2,510	4.2%	-	-	-
A006	Harajuku F.F. Building	2005/8	2,450	JREI	2,338	3,880	4.2%	65.9%	3,880	4.2%	-	-	-
A007	KDX Minami Aoyama Building	2005/8	2,270	JREI	2,173	2,870	3.6%	32.0%	2,870	3.6%	-	-	-
A008	KDX Kanda Kitaguchi Building	2005/8	1,950	Daiwa	1,728	1,640	4.0%	-5.1%	1,640	4.0%	-	-	-
A012	Portus Center Building	2005/9	5,570	Daiwa	3,754	4,950	5.4%	31.8%	5,070	5.4%	-120	-2.4%	-
A013	KDX Kojimachi Building	2005/11	5,950	JREI	5,398	5,540	3.3%	2.6%	5,530	3.3%	10	0.2%	-
A014	KDX Funabashi Building	2006/3	2,252	JREI	2,138	3,150	4.7%	47.3%	3,100	4.8%	50	1.6%	-0.1%
A016	Toshin 24 Building	2006/5	5,300	JREI	4,764	5,760	3.9%	20.9%	5,610	4.0%	150	2.7%	-0.1%
A017	KDX Ebisu Building	2006/5	4,640	JREI	4,245	6,270	3.6%	47.7%	6,270	3.6%	-	-	-
A019	KDX Hamamatsucho Building	2006/5	3,460	Daiwa	3,053	3,590	3.6%	17.6%	3,600	3.6%	-10	-0.3%	-
A020	KDX Kayabacho Building	2006/5	2,780	JREI	2,601	3,360	4.0%	29.1%	3,360	4.0%	-	-	-
A021	KDX Shinbashi Building	2006/5	3,728	JREI	3,647	5,670	3.3%	55.5%	5,670	3.3%	-	-	-
A022	KDX Shin-Yokohama Building	2006/5	2,520	JREI	2,090	2,690	4.4%	28.6%	2,650	4.5%	40	1.5%	-0.1%
A027	KDX Kajicho Building	2006/7	2,350	Daiwa	2,237	2,320	4.0%	3.7%	2,320	4.0%	-	-	-
A029	KDX Higashi-Shinjuku Building	2006/9	2,950	Daiwa	2,843	4,190	4.1%	47.4%	4,080	4.1%	110	2.7%	-
A030	KDX Nishi-Gotanda Building	2006/12	4,200	JREI	3,560	3,700	3.9%	3.9%	3,690	3.9%	10	0.3%	-
A031	KDX Monzen-Nakacho Building	2007/1	1,400	Daiwa	1,219	1,150	4.5%	-5.7%	1,150	4.5%	-	-	-
A032	KDX Shiba-Daimon Building	2007/3	6,090	JREI	5,737	6,380	3.8%	11.2%	6,380	3.8%	-	-	-
A033	KDX Okachimachi Building	2007/3	2,000	Daiwa	1,976	2,100	4.0%	6.3%	2,100	4.0%	-	-	-
A035	KDX Hachioji Building	2007/3	1,155	Daiwa	1,123	1,240	4.9%	10.4%	1,240	4.9%	-	-	-
A037	KDX Ochanomizu Building	2007/4	6,400	JREI	6,393	8,450	3.6%	32.2%	8,440	3.6%	10	0.1%	-
A038	KDX Nishi-Shinjuku Building	2007/4	1,500	JREI	1,511	1,560	4.0%	3.2%	1,560	4.0%	-	-	-
A041	KDX Shinjuku 286 Building	2007/6	2,300	JREI	2,336	2,910	3.6%	24.5%	2,890	3.6%	20	0.7%	-
A042	KDX Karasuma Building	2007/6	5,400	Daiwa	4,959	6,100	4.6%	23.0%	5,960	4.6%	140	2.3%	-
A044	KDX Sendai Building	2007/6	2,100	Daiwa	1,805	1,910	5.1%	5.8%	1,920	5.1%	-10	-0.5%	-
A046	Hiei Kudan-Kita Building	2008/2	7,600	Daiwa	7,347	8,450	3.6%	15.0%	8,520	3.6%	-70	-0.8%	-
A051	KDX Hamacho Nakanohashi Building	2008/2	2,310	JREI	2,151	2,180	4.1%	1.3%	2,180	4.1%	-	-	-
A053	KDX Hakata-Minami Building	2008/2	4,900	JREI	4,200	5,470	5.3%	30.2%	5,330	5.4%	140	2.6%	-0.1%
A054	KDX Kitahama Building	2008/2	2,220	JREI	1,973	1,770	4.7%	-10.3%	1,770	4.8%	-	-	-0.1%
A055	Shin-toshin Maruzen Building	2008/2	2,110	JREI	2,014	1,720	4.0%	-14.6%	1,720	4.0%	-	-	-
A056	KDX Jimbocho Building	2008/3	2,760	JREI	2,773	2,360	3.9%	-14.9%	2,360	3.9%	-	-	-

\*Notes are shown on page 35.

# Appraisal Value and Cap Rate as of the End of the Fiscal Period Ended April 30, 2023 (2)

No.	Name	Acquisition Date	Acquisition price (mn yen)	Appraiser	As of April 30, 2023				As of October 31, 2022		Period-end appraisal value		Direct Capitalization Method
					Book value	Appraisal value	Direct Capitalization Method	Appraisal value vs Book value (Note 1)	Appraisal value	Direct Capitalization Method	Difference	Increase-decrease rate (Note 1)	Difference
					(mn yen)	(mn yen)	Cap rate	(C)÷(B)-1	(mn yen)	Cap rate			
					(A)	(B)	(C)	(D)	(E)	(F)	(C) - (E)	(C)÷(E)-1	(D) - (F)
A058	KDX Nagoya Sakae Building	2009/7	7,550	Daiwa	5,984	5,740	4.2%	-4.1%	5,740	4.2%	-	-	-
A059	KDX Iwamoto-cho Building	2008/5	1,864	JREI	1,529	1,690	4.0%	10.5%	1,730	4.0%	-40	-2.3%	-
A060	KDX Harumi Building	2008/6	10,250	JREI	8,122	8,590	3.6%	5.8%	8,700	3.6%	-110	-1.3%	-
A062	Koishikawa TG Building	2009/11	3,080	JREI	3,011	3,400	3.9%	12.9%	3,400	3.9%	-	-	-
A063	KDX Gotanda Building	2009/11	2,620	JREI	2,609	3,620	4.0%	38.7%	3,620	4.0%	-	-	-
A064	KDX Nihonbashi 216 Building	2009/12	2,010	JREI	1,742	2,910	3.5%	67.0%	2,850	3.5%	60	2.1%	-
A066	KDX Shinjuku Building	2010/2	6,800	JREI	6,872	10,500	3.2%	52.8%	10,500	3.2%	-	-	-
A067	KDX Ginza 1chome Building	2010/11	4,300	Daiwa	4,073	5,960	3.4%	46.3%	5,960	3.4%	-	-	-
A069	KDX Kobayashi-Doshomachi Building	2010/12	2,870	JREI	1,627	2,920	7.8%	79.5%	2,910	7.8%	10	0.3%	-
A070	KDX Sapporo Building	2011/3	2,005	Daiwa	1,905	2,790	4.6%	46.4%	2,680	4.6%	110	4.1%	-
A071	KDX Iidabashi Building	2011/7	4,670	Daiwa	4,715	5,790	3.9%	22.8%	5,800	3.9%	-10	-0.2%	-
A072	KDX Higashi-Shinagawa Building	2011/7	4,590	Daiwa	4,536	4,860	4.0%	7.1%	4,880	4.0%	-20	-0.4%	-
A073	KDX Hakozaeki Building	2011/7	2,710	Daiwa	2,577	3,610	4.2%	40.0%	3,600	4.2%	10	0.3%	-
A078	KDX Tachikawa Ekimae Building	2011/12	1,267	JREI	1,314	1,910	4.6%	45.3%	1,910	4.6%	-	-	-
A079	KDX Nagoya Ekimae Building	2011/12	7,327	JREI	7,790	10,400	3.6%	33.5%	10,400	3.7%	-	-	-0.1%
A082	KDX Higashi Umeda Building	2012/3	2,770	Daiwa	2,135	4,130	4.1%	93.4%	4,060	4.1%	70	1.7%	-
A083	KDX Fuchu Building	2012/9	6,120	Daiwa	5,788	8,730	4.5%	50.8%	8,730	4.5%	-	-	-
A084	KDX Kasuga Building	2012/9	2,800	JREI	2,589	4,280	3.8%	65.3%	4,280	3.8%	-	-	-
A085	KDX Nakameguro Building	2012/9	1,880	Daiwa	1,857	3,530	4.1%	90.0%	3,580	4.1%	-50	-1.4%	-
A086	KDX Omiya Building	2013/3	2,020	Daiwa	2,076	3,210	4.8%	54.6%	3,210	4.8%	-	-	-
A087	Nihonbashi Horidomecho First	2013/8	2,200	Daiwa	2,236	3,180	4.0%	42.2%	3,180	4.0%	-	-	-
A088	KDX Shinjuku 6-chome Building	2013/9	1,900	Daiwa	1,933	3,310	4.0%	71.2%	3,490	4.0%	-180	-5.2%	-
A089	KDX Takanawadai Building	2013/11	5,250	JREI	5,511	7,160	3.8%	29.9%	7,160	3.8%	-	-	-
A090	KDX Ikebukuro Building	2013/11	3,900	Daiwa	3,426	5,240	3.7%	52.9%	5,230	3.7%	10	0.2%	-
A091	KDX Mita Building	2013/11	3,180	JREI	3,112	4,270	3.7%	37.2%	4,270	3.7%	-	-	-
A092	KDX Akihabara Building	2013/11	2,600	JREI	2,440	3,300	3.6%	35.2%	3,300	3.6%	-	-	-
A093	KDX Iidabashi Square	2014/1	4,350	Daiwa	4,696	6,340	3.8%	35.0%	6,430	3.8%	-90	-1.4%	-
A094	KDX Musashi-Kosugi Building	2014/3	12,000	JREI	10,248	19,300	3.8%	88.3%	19,000	3.8%	300	1.6%	-
A095	KDX Toyosu Grand Square	2014/5	8,666	Daiwa	7,383	9,930	4.3%	34.5%	9,930	4.3%	-	-	-
A096	KDX Takadanobaba Building	2014/5	3,650	Daiwa	3,528	4,750	4.1%	34.6%	4,740	4.1%	10	0.2%	-
A097	KDX Utsunomiya Building	2014/5	2,350	Daiwa	2,142	2,690	5.3%	25.5%	2,690	5.3%	-	-	-
A098	KDX Hiroshima Building	2014/9	1,300	JREI	1,302	1,980	4.9%	52.0%	1,930	5.0%	50	2.6%	-0.1%
A099	KDX Ikebukuro West Building	2014/9	1,934	Daiwa	1,957	2,620	4.0%	33.8%	2,610	4.0%	10	0.4%	-
A100	Senri Life Science Center Building	2014/10	13,000	Daiwa	11,945	13,900	4.3%	16.4%	13,800	4.3%	100	0.7%	-

\*Notes are shown on page 35.

# Appraisal Value and Cap Rate as of the End of the Fiscal Period Ended April 30, 2023 (3)

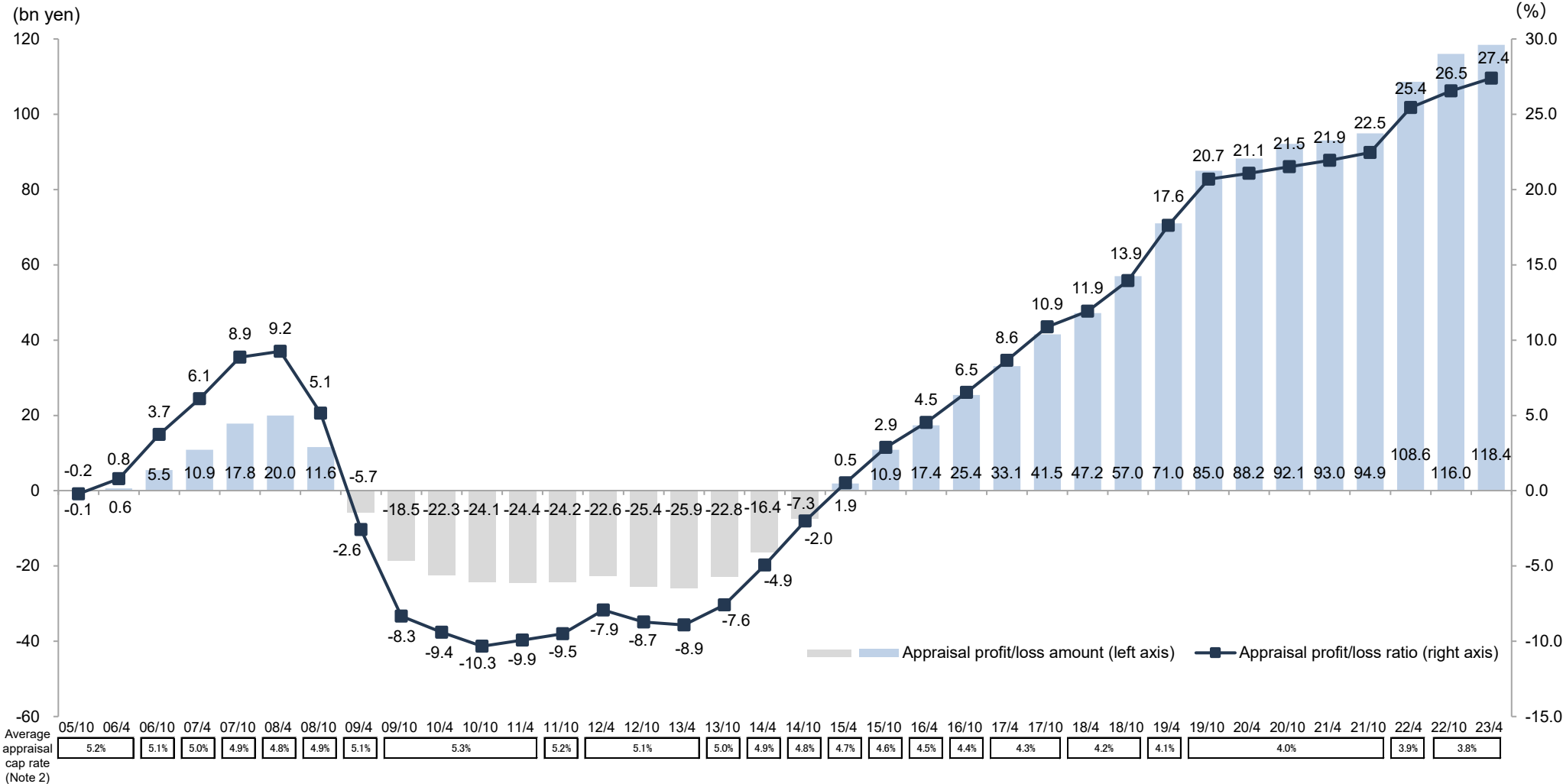
No.	Name	Acquisition Date	Acquisition price (mn yen)	Appraiser	As of April 30, 2023				As of October 31, 2022		Period-end appraisal value		Direct Capitalization Method
					Book value	Appraisal value	Direct Capitalization Method	Appraisal value vs Book value (Note 1)	Appraisal value	Direct Capitalization Method	Difference	Increase-decrease rate (Note 1)	Difference
					(mn yen)	(mn yen)	Cap rate		(mn yen)	Cap rate			
					(A)	(B)	(C)	(D)	(C)÷(B)-1	(E)	(F)	(C) – (E)	(C)÷(E)-1
A101	KDX Yokohama Building	2014/10	7,210	Daiwa	7,206	9,900	4.2%	37.4%	9,530	4.2%	370	3.9%	-
A102	KDX Yokohama Nishiguchi Building	2014/12	2,750	Daiwa	2,585	3,590	4.2%	38.9%	3,420	4.2%	170	5.0%	-
A104	KDX Minami-Honmachi Building	2014/12	2,200	JREI	1,845	3,290	3.9%	78.3%	3,250	4.0%	40	1.2%	-0.1%
A106	KDX Sakura-dori Building	2015/1	5,900	Daiwa	6,594	8,600	4.4%	30.4%	8,600	4.4%	-	-	-
A107	KDX Ginza East Building	2015/3	3,600	JREI	3,602	4,170	3.7%	15.8%	4,170	3.7%	-	-	-
A108	Pentel Building	2015/3	3,350	Daiwa	3,579	4,221	3.7%	17.9%	4,201	3.7%	20	0.5%	-
A109	KDX Hamamatsucho Center Building	2015/9	3,950	Daiwa	3,995	4,610	3.5%	15.4%	4,580	3.5%	30	0.7%	-
A110	KDX Shin-Osaka Building	2015/9	4,550	Daiwa	4,485	5,560	4.0%	24.0%	5,560	4.0%	-	-	-
A111	KDX Nagoya Nichigin-mae Building	2016/3	3,500	JREI	3,273	4,310	3.7%	31.7%	4,230	3.8%	80	1.9%	-0.1%
A112	KDX Toranomon 1chome Building	2016/3	14,616	JREI	14,732	25,100	2.9%	70.4%	25,100	2.9%	-	-	-
A113	KDX Shin-Nihonbashi Ekimae Building	2016/8	3,829	JREI	3,939	4,700	3.3%	19.3%	4,690	3.3%	10	0.2%	-
A115	ARK Mori Building	2016/12	4,169	Daiwa	4,187	5,040	3.4%	20.4%	5,040	3.4%	-	-	-
A116	KDX Nishi-Shinbashi Building	2017/2	8,400	Daiwa	8,460	9,330	3.3%	10.3%	9,330	3.3%	-	-	-
A117	BR Gotanda	2017/4	2,200	JREI	2,265	2,590	3.9%	14.3%	2,590	3.9%	-	-	-
A118	KDX Sapporo Kitaguchi Building	2017/7	1,800	Daiwa	2,092	2,460	4.6%	17.6%	2,330	4.6%	130	5.6%	-
A119	KDX Shibuya Nanpeidai Building	2017/8	3,500	Daiwa	3,524	3,830	3.4%	8.7%	3,970	3.4%	-140	-3.5%	-
A120	KDX Yoyogi Building	2005/9	2,479	JREI	2,372	2,420	4.2%	2.0%	2,420	4.2%	-	-	-
A121	Ginza 4chome Tower	2013/8	9,800	JREI	9,287	15,600	2.9%	68.0%	15,900	2.9%	-300	-1.9%	-
A122	Mitsubishijuko Yokohama Building	2017/12	14,720	Daiwa	14,467	14,800	3.8%	2.3%	14,800	3.8%	-	-	-
A123	KDX Yokohama Kannai Building	2018/1	9,500	Daiwa	9,411	10,400	3.9%	10.5%	10,400	3.9%	-	-	-
A124	KDX Hamamatsucho Place	2018/7	20,700	Daiwa	20,123	23,900	3.2%	18.8%	24,100	3.2%	-200	-0.8%	-
A125	KDX Chofu Building	2019/6	8,700	JREI	8,977	10,300	4.3%	14.7%	10,300	4.3%	-	-	-
A126	KDX Tosabori Building	2020/1	5,000	JREI	5,057	4,950	3.8%	-2.1%	5,020	3.9%	-70	-1.4%	-0.1%
A127	KDX Kanda Ekimae Building	2020/2	3,300	JREI	3,387	3,590	3.3%	6.0%	3,590	3.3%	-	-	-
A128	KDX Shinbashi Ekimae Building	2020/6	16,300	JREI	16,273	21,100	2.7%	29.7%	21,100	2.7%	-	-	-
A129	KDX Sendai Honcho Building	2022/4	6,360	Daiwa	6,476	6,500	4.6%	0.4%	6,500	4.6%	-	-	-
A130	KDX Edobashi Building	2022/6	9,600	JREI	9,796	10,300	3.2%	5.1%	10,300	3.2%	-	-	-
A131	KDX Kobe Building	2022/8	3,450	Daiwa	3,617	3,620	4.3%	0.1%	3,620	4.3%	-	-	-
Subtotal: Office Buildings (Note 2)			450,436		429,430	547,191	3.8%	27.4%	546,341	3.8%	850	0.2%	-
D002	Shinjuku 6chome Building (Land)	2014/4	2,880	Daiwa	2,973	3,660	3.3%	23.1%	3,660	3.3%	-	-	-
Subtotal: Others (Note 2)			2,880		2,973	3,660	3.3%	23.1%	3,660	3.3%	-	-	-
Total (Note 2)			453,316		432,404	550,851	3.8%	27.4%	550,001	3.8%	850	0.2%	-

Note 1: Ratios for appraisal value vs book value and increase-decrease rate are rounded to the first decimal place.

Note 2: Cap rates for subtotals and the entire portfolio are weighted averages based on appraisal values.

# Historical Appraisal Profit/Loss of Portfolio

Historical changes in portfolio's appraisal profit/loss amount and ratio and average appraisal cap rate (Note 1)



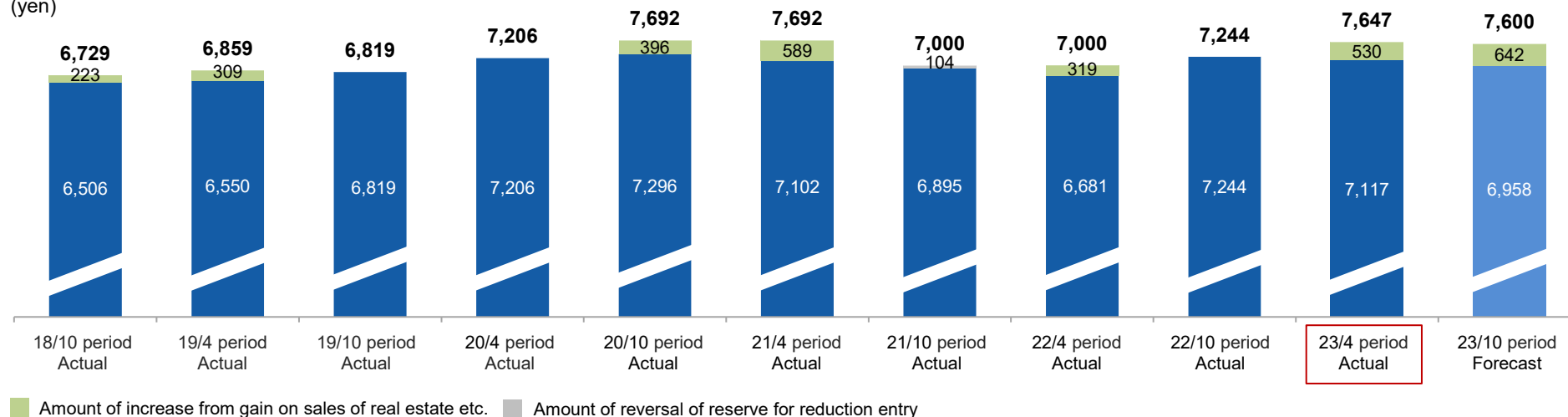
Note 1: Portfolio's appraisal profit/loss amount is the sum of differences between appraisal value and book value for the properties owned as of the end of relevant fiscal period. Appraisal profit/loss ratio is calculated by dividing appraisal profit/loss by book value as of the end of relevant fiscal period. Figures are rounded to the first decimal place.

Note 2: Average appraisal cap rate is a weighted average based on appraisal value for the properties owned as of the end of relevant fiscal period and listed in the appraisal report with the base date for appraisal as of the end of each fiscal period. Figures are rounded to the first decimal place.

# DPU and NAV per unit

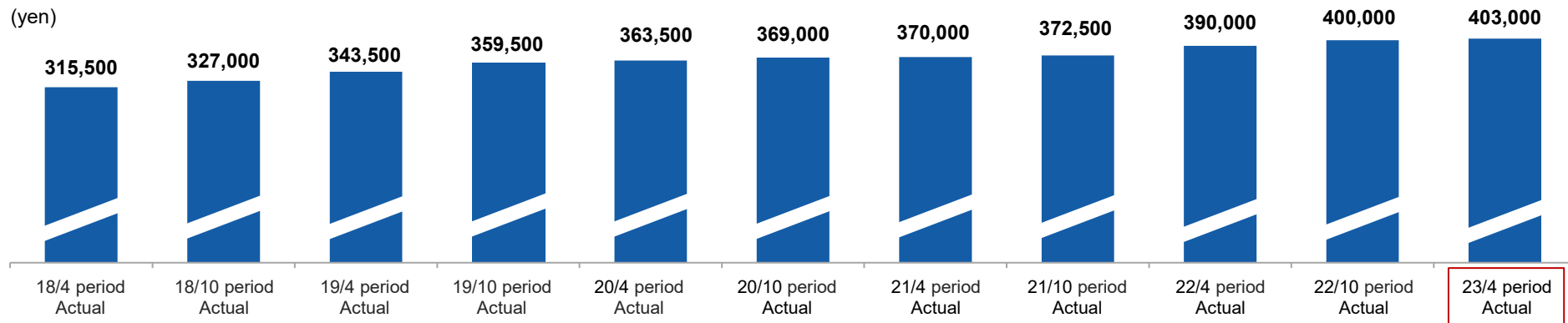
## DPU

(yen)



## NAV per unit

(yen)



Note: Figures per unit are calculated based on the number of investment units issued and outstanding as of the end of each fiscal period. A two-for-one unit split was executed on November 1, 2022. The respective figures before the split have been converted into the amount after the split based on the number of units issued and outstanding at each period to facilitate comparison. NAV per unit is truncated to the nearest thousand yen after subtracting the amount of DPU.

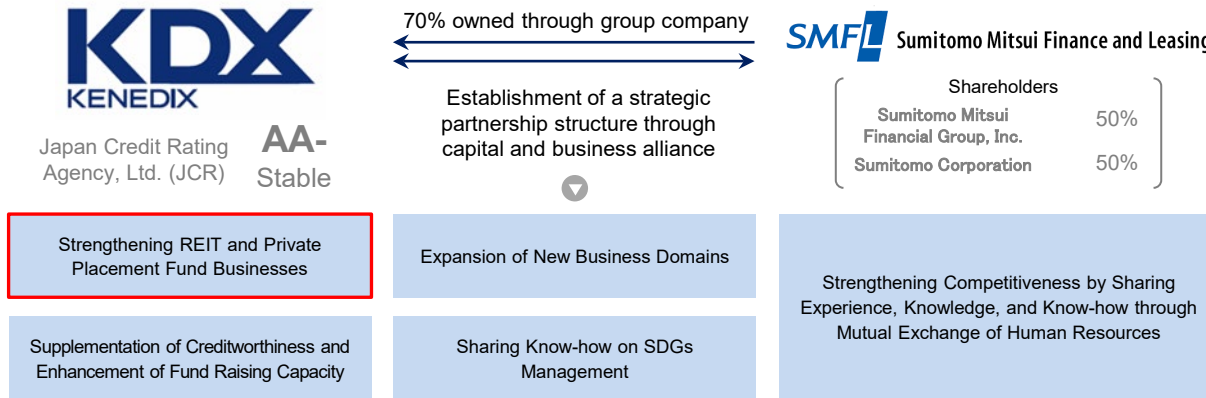
# Track Record of Asset Reshuffling in and after the Fiscal Period Ended October 31, 2015

- Steadily establish a track record of strategic asset reshuffle after comprehensively evaluating building age, profitability, appraisal profit/loss, etc.

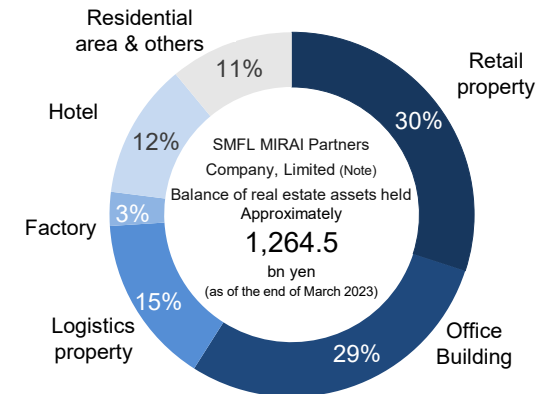
15/10 period - 17/4 period				17/10 period	18/4 period	18/10 period	19/4 period	19/10 period	20/4 period	20/10 period	21/4 period	21/10 period	22/4 period	22/10 period	23/4 period	Total acquisition price	
<p>KDX Nagoya Nichigin-mae Bldg.</p> <p>KDX Nihonbashi Edo-dori Bldg.</p> <p>KDX Shin-Nihonbashi Ekimae Bldg.</p> <p>BR Gotanda (Compartmentalized ownership - Partial land leasehold)</p>				KDX Sapporo Kitaguchi Bldg.	Mitsubishijuku Yokohama Bldg. (Quasi-co-ownership interest)	KDX Hamamatsucho Place		KDX Chofu Bldg. (Compartmentalized ownership)	KDX Tosabori Bldg.	KDX Shinbashi Ekimae Bldg.			KDX Sendai Honcho Bldg.	KDX Edobashi Bldg.		<b>Acquisition</b> <b>21</b> <b>Properties</b> <b>150.4</b> <b>bn yen</b>	
<p>KDX Hamamatsucho Center Bldg.</p> <p>KDX Toranomon 1chome Bldg.</p> <p>ARK Mori Bldg. (Compartmentalized ownership)</p> <p>KDX Nishi-Shinbashi Bldg.</p> <p>KDX Shin-Osaka Bldg.</p> <p>Mutual transaction NIPPON TOCHI TATEMONO Co., Ltd.</p> <p>Mutual transaction Mori Building Co., Ltd.</p> <p>Mutual transaction Heiwa Real Estate Co., Ltd.</p>				KDX Shibuya Nanpeidai Bldg.	KDX Yokohama Kannai Bldg.				KDX Kanda Ekimae Bldg.				KDX Kobe Building				
<p>Nagoya Nikko Shoken Bldg.</p> <p>KDX Toranomon Bldg.</p> <p>BUREX Toranomon</p> <p>KDX Nihonbashi Kabutocho Bldg.</p> <p>KDX Nogizaka Bldg.</p> <p>Toranomon Toyo Bldg.</p> <p>KDX Roppongi 228 Bldg.</p> <p>KDX Gobancho Bldg.</p> <p>KDX Kanda Misaki-cho Bldg.</p>				KDX Shin-Yokohama 381 Bldg.	KDX Ikejiri-Ohashi Bldg.	KDX Shin-Yokohama 214 Bldg.	Frame Jinnan-zaka (Quasi-co-ownership interest: 49%) Retail	Frame Jinnan-zaka (Quasi-co-ownership interest: 51%) Retail			KDX Nihonbashi Honcho Bldg.	KDX Hon-Atsugi Bldg.		KDX Toranomon 1chome Bldg. (Part of the land)	KDX Kiba Bldg.	KDX Kawasaki-Ekimae Hon-cho Bldg.	<b>Disposition</b> <b>22</b> <b>Properties</b> <b>82.2</b> <b>bn yen</b>
<p>Mutual transaction Domestic general business corporation group</p> <p>Mutual transaction Domestic major developer</p> <p>KDX Hamamatsucho Dai-2 Bldg.</p> <p>Residence Charmante Tsukishima</p> <p>KDX Nihonbashi Edo-dori Bldg.</p> <p>KDX Shin-Nihonbashi Bldg.</p>																	

# Outline of Our Sponsor

## Strengthen support by sponsors



## SMFL MIRAI Partners balance of real estate assets held



Note: SMFL MIRAI Partners Company, Limited is a wholly-owned subsidiary of Sumitomo Mitsui Finance and Leasing Company, Limited.

## Fund management by Kenedix Group (as of the end of March 2023)

REIT (main sponsor) 1,183.5 bn yen				Private fund	REIT (sub sponsor)
Kenedix Real Estate Fund Management, Inc. 100% owned by Kenedix, Inc				Kenedix Investment Partners, Inc. Kenedix, Inc.	The asset management companies in which the Kenedix Group partially invests
Mid-sized office buildings, etc. <b>454.4 bn yen</b> (Note 1)	Residential & healthcare properties & accommodation <b>304.2 bn yen</b>	Retail properties & retail distribution centers <b>270.3 bn yen</b>	Large-sized office buildings & logistics property etc. <b>154.5 bn yen</b>	Various asset types <b>1,428.8 bn yen</b> (Note 2)	Various asset types <b>325.0 bn yen</b>
Kenedix Office Investment Corporation Listed in Jul. 2005	Kenedix Residential Next Investment Corporation Listed in Apr. 2012	Kenedix Retail REIT Corporation Listed in Feb. 2015	Kenedix Private Investment Corporation		
				Various private funds	Japan Logistics Fund, Inc. Overseas REIT

Note 1: Include silent partnership equity interest of 1.1 bn yen.

Note 2: Include consolidated real estate of 205.6 bn yen.

## Conclusion of Alliance Agreement

As of October 6, 2021, entered into an alliance agreement among 3 companies: Sumitomo Mitsui Finance and Leasing Co., Ltd. ("SMFL"), SMFL MIRAI Partners Co., Ltd. ("FLMP"), and Kenedix Real Estate Fund Management, Inc.

### Overview of the Alliance Agreement

- Pipeline support to KFM
- Acquisition support through warehousing support by FLMP
- Financing for warehousing SPCs by SMFL
- Provision of environmentally-friendly technology and knowhow
- Other necessary support including cooperation in securing human resources and provision of training



# Property Sourcing and Acquisition Methods

## Multiple pipelines

Support-line with sponsors



Unique network of KFM

- Real estate funds
- Developers
- Financial institutions
- Construction companies
- Corporate sector

## Diversified acquisition methods

Joint acquisition with Kenedix Group



Mitsubishijuko Yokohama Bldg. (Quasi-co-ownership interest)

Utilizing bridge funds



KDX Mita Bldg.

Brokerage by sponsor



KDX Yokohama Kannai Bldg.

Acquisition through corporate acquisition



KDX Shin-Nihonbashi Ekimae Bldg.

Strategic mutual transaction with developers, etc.



KDX Toranomom 1chome Bldg.



KDX Hamamatsucho Place



KDX Shinbashi Ekimae Bldg.

Equity investment



Senri Life Science Center Bldg.

Percentage share of properties acquired from related parties

**41.7%**

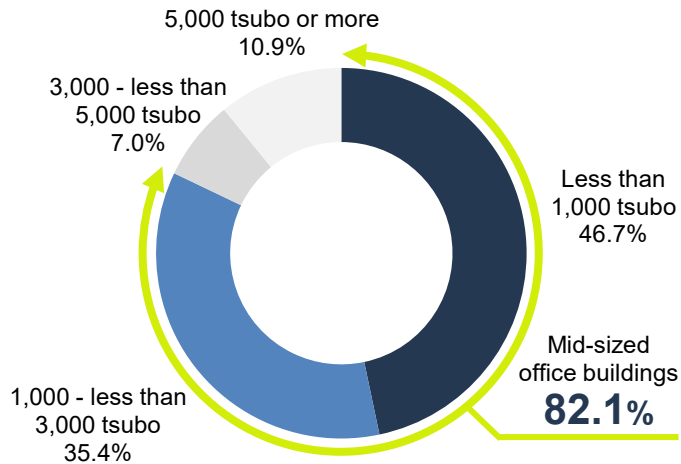
Percentage share of properties acquired from third parties

**58.3%**

Note: Each percentage of the acquisitions is estimated as of April 30, 2023.

# Characteristics of Mid-sized Office Building Market

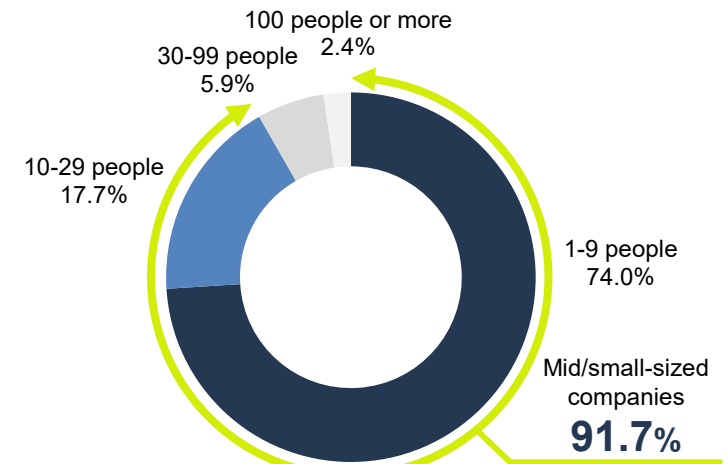
**Office market by total floor area**  
(proportion of number of buildings) (Note 1)



Note 1: The proportion of number of buildings by building size of rental office buildings located in Tokyo central 5 wards that CBRE has surveyed (as of the end of September 2022).

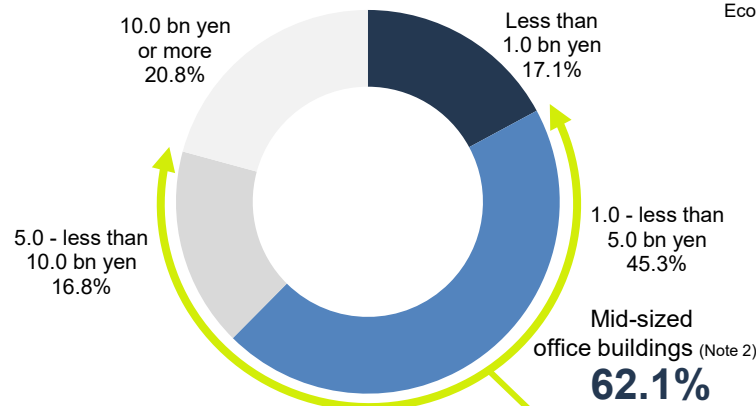
Source: Based on the survey CBRE conducted at the request of the Asset Management Company

**Business office by the number of employees (Tokyo)**



Source: Compiled by the Asset Management Company based on the Tokyo Metropolitan Government's own tabulation of the "2016 Economic Census - Activity Survey" conducted by the Ministry of Internal Affairs and Communications and the Ministry of Economy, Trade and Industry

**Number of office building transactions by transaction price**

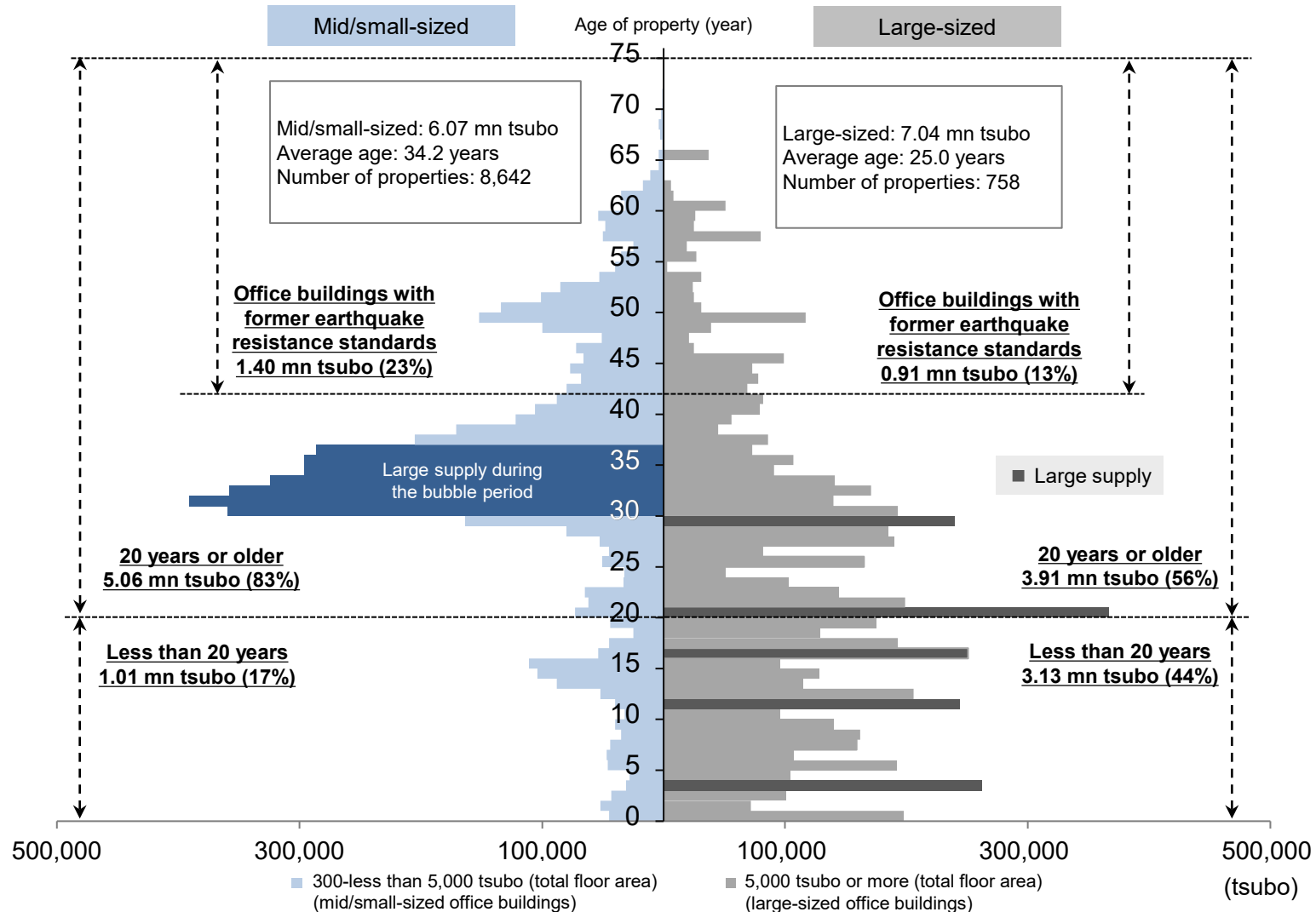


Note 2: The transaction prices of mid-sized office buildings are generally around 1.0 bn yen to 10.0 bn yen.

Source: Compiled by the Asset Management Company based on "the number of office building transactions by transaction size (FY2008-FY2022)" from "Real Estate Transactions Study" by Urban Research Institute Corporation, a think tank of Mizuho Trust & Banking Co., Ltd.

# Tokyo 23 Wards Office Stock by Size and Age

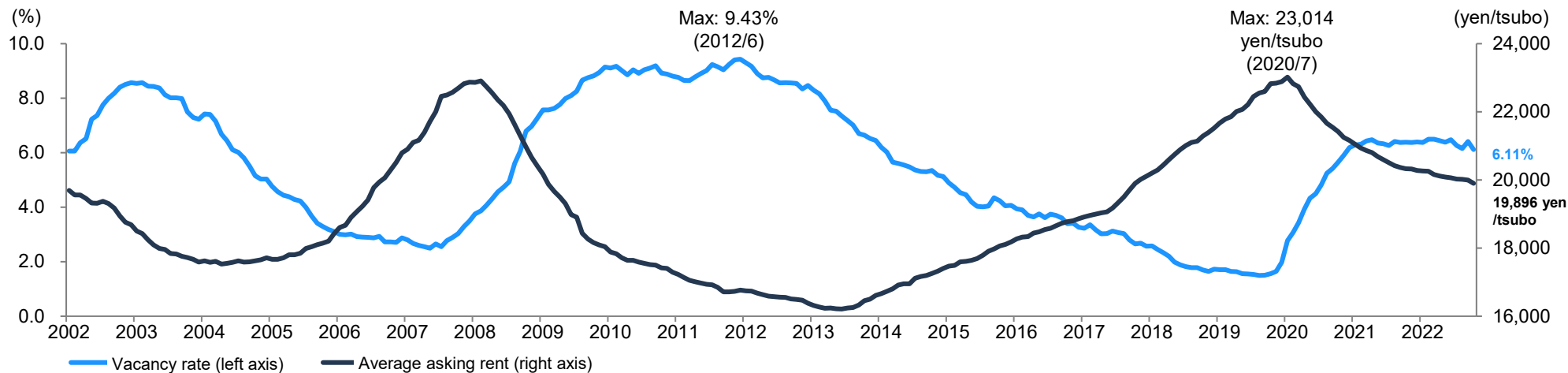
- Proper repair/maintenance and management are important in order to keep mid/small-sized office buildings competitive as more than 80% of mid/small-sized office buildings are 20 years or older; new supply is limited



Source: Compiled by the Asset Management Company based on "Office Stock Pyramid 2023" published by XYMAX REAL ESTATE INSTITUTE Corporation on January 18, 2023

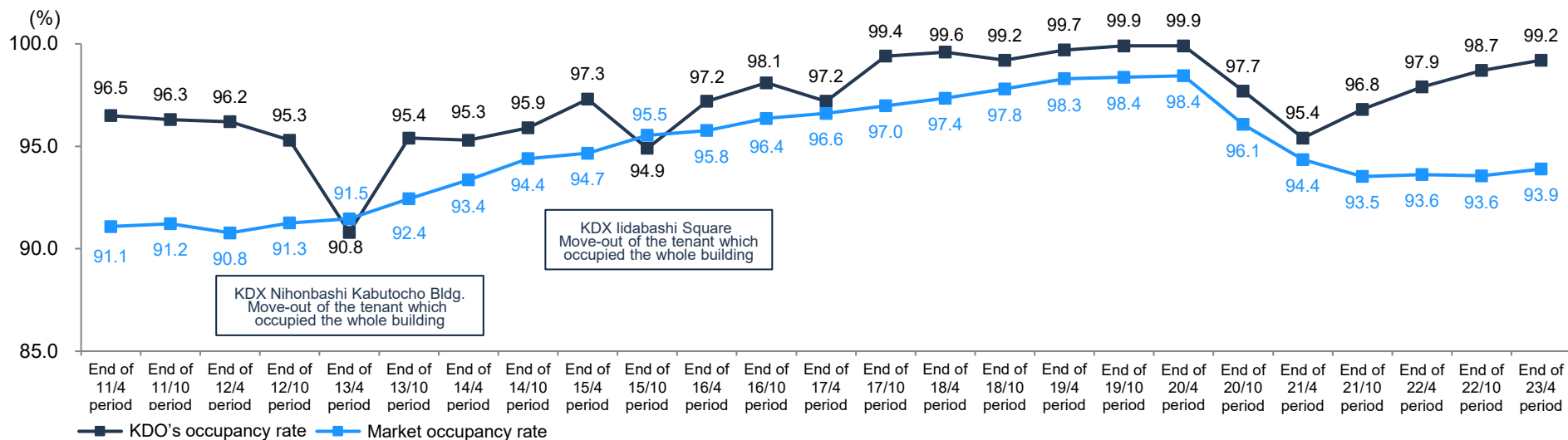
# Office Building Market (1)

**Change in asking rent and vacancy rate in Tokyo central 5 wards (January 2002 – April 2023)** (Note 1)



Note 1: Include office buildings with a standard floor area of 100 tsubo or more in Tokyo business districts (Chiyoda, Chuo, Minato, Shinjuku and Shibuya wards)  
Source: Miki Shoji "Office Market Data Tokyo Business Area"

**Comparison of occupancy rates of KDO office buildings and market average** (Note 2) (Note 3)

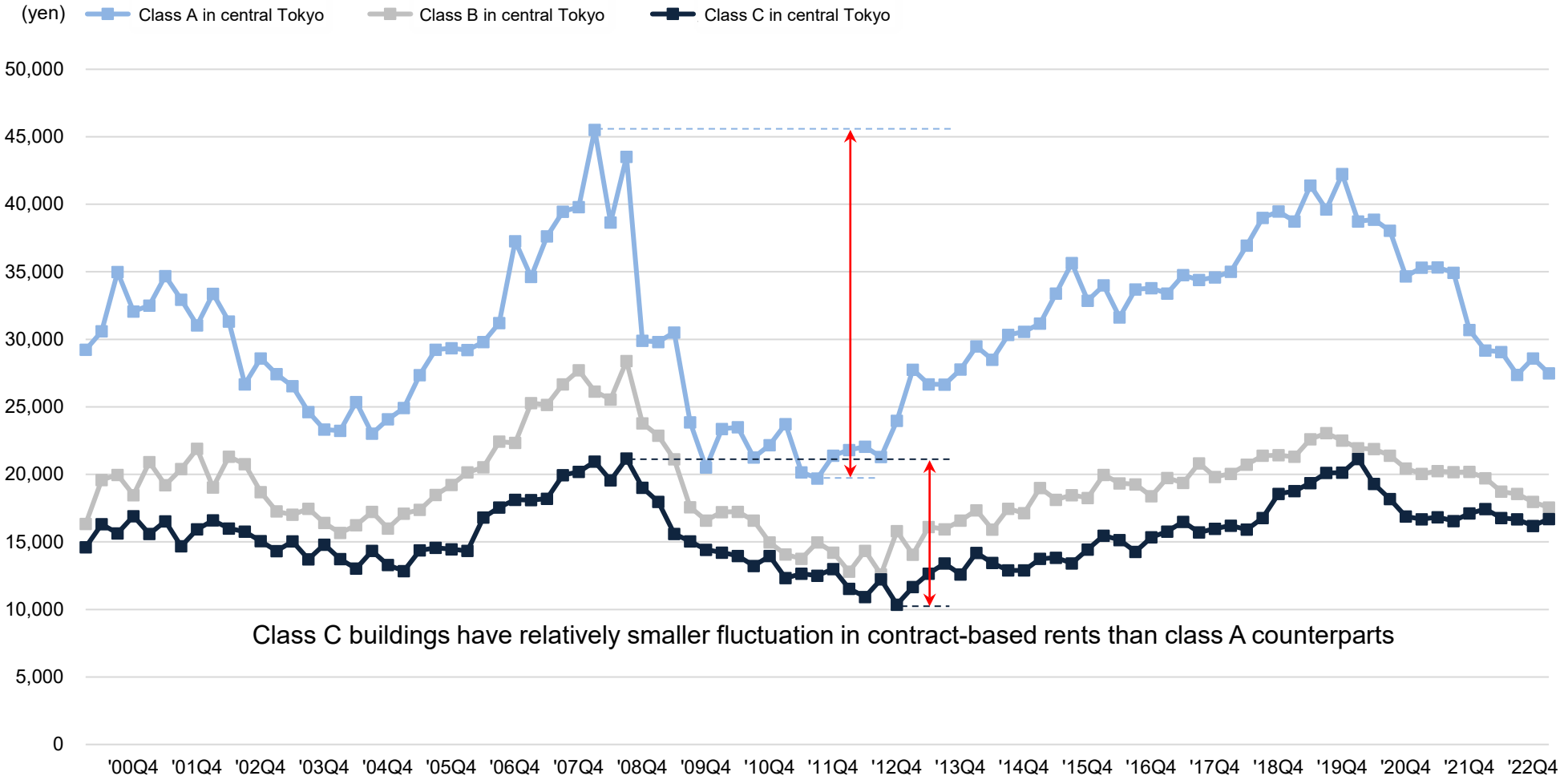


Note 2: Market occupancy rate refers to the average value of Tokyo central 5 wards for each corresponding month published by Miki Shoji Co.,Ltd.

Note 3: KDO's average occupancy rate refers to the weighted average occupancy rate of the office buildings in Tokyo central 5 wards that KDO owns as of the end of each fiscal period.

# Office Building Market (2)

Central Tokyo Class A, B, and C office contract-based rent / month・tsubo (excluding common area charges) (Note 1) (Note 2)



Note 1: Central Tokyo: Major office district in five key wards in central Tokyo and adjacent areas ("Gotanda/Osaki", "Kita-shinagawa/Higashi-shinagawa", "Yushima/Hongo/Koraku", and "Meguro Ward")

Note 2: Class A building: Total floor area of at least 10,000 tsubo, single-floor area of at least 300 tsubo, and up to 15 years old




Class B building: Building with single-floor area of at least 200 tsubo but has become outside the scope of A-class (including those that have grown older than 15 years)




Class C building: Single floor area of at least 100 tsubo and less than 200 tsubo (no restriction in terms of building age)

Source: Sanko Estate and NLI Research Institute

# List of Properties with Environmental Certification

Newly certified properties in the fiscal period 2023/4

No.	Name	DBJ Green Building Certification 	Certification for CASBEE for Real Estate 	BELS Certification 
A-3	KDX Higashi-Kayabacho Sanyo Building		A	
A-6	Harajuku F.F. Building		A	
A-14	KDX Funabashi Building		A	
A-19	KDX Hamamatsucho Building		A	
A-22	KDX Shin-Yokohama Building		A	
A-32	KDX Shiba-Daimon Building		A	
A-37	KDX Ochanomizu Building	★★★		★★★★
A-42	KDX Karasuma Building	★★★	S	
A-44	KDX Sendai Building		S	
A-46	Hiei Kudan-Kita Building	★★		
A-51	KDX Hamacho Nakanohashi Building		A	
A-53	KDX Hakata-Minami Building		A	
A-58	KDX Nagoya Sakae Building	★★★		
A-59	KDX Iwamoto-cho Building		A	
A-60	KDX Harumi Building	★★★		
A-63	KDX Gotanda Building		A	
A-66	KDX Shinjuku Building	★★	S	
A-67	KDX Ginza 1chome Building		A	
A-69	KDX Kobayashi-Doshomachi Building	★★★	S	
A-72	KDX Higashi-Shinagawa Building	★★★		
A-73	KDX Hakozaki Building		A	
A-79	KDX Nagoya Ekimae Building	★★		
A-82	KDX Higashi Umeda Building	★★		
A-83	KDX Fuchu Building	★★		
A-84	KDX Kasuga Building		A	
A-85	KDX Nakameguro Building		A	
A-87	Nihonbashi Horidomecho First		A	
A-89	KDX Takanawadai Building		A	
A-90	KDX Ikebukuro Building	★★		
A-93	KDX Iidabashi Square	★★★		★★★
A-94	KDX Musashi-Kosugi Building	★★★★		★★★

No.	Name	DBJ Green Building Certification 	Certification for CASBEE for Real Estate 	BELS Certification 
A-95	KDX Toyosu Grand Square	★★★★		
A-96	KDX Takadanobaba Building		A	
A-97	KDX Utsunomiya Building		S	
A-98	KDX Hiroshima Building		S	
A-99	KDX Ikebukuro West Building		A	
A-100	Senri Life Science Center Building	★★★		
A-101	KDX Yokohama Building	★★★		
A-106	KDX Sakura-dori Building	★★★		
A-107	KDX Ginza East Building		A	
A-109	KDX Hamamatsucho Center Building		A	
A-110	KDX Shin-Osaka Building		A	
A-111	KDX Nagoya Nichigin-mae Building	★★★		
A-112	KDX Toranomon 1chome Building	★★★★	S	
A-113	KDX Shin-Nihonbashi Ekimae Building		A	
A-115	ARK Mori Building		S	
A-116	KDX Nishi-Shinbashi Building	★★★		
A-117	BR Gotanda		A	
A-118	KDX Sapporo Kitaguchi Building		S	
A-119	KDX Shibuya Nanpeidai Building	★★		
A-121	Ginza 4chome Tower	★★		
A-122	Mitsubishijuko Yokohama Building		S	
A-123	KDX Yokohama Kannai Building	★★★		
A-124	KDX Hamamatsucho Place	★★★★		★★★
A-125	KDX Chofu Building	★★★		
A-128	KDX Shinbashi Ekimae Building		S	★★

Number of certified properties (Note)

**56 properties**

Ratio of certified properties (Note)

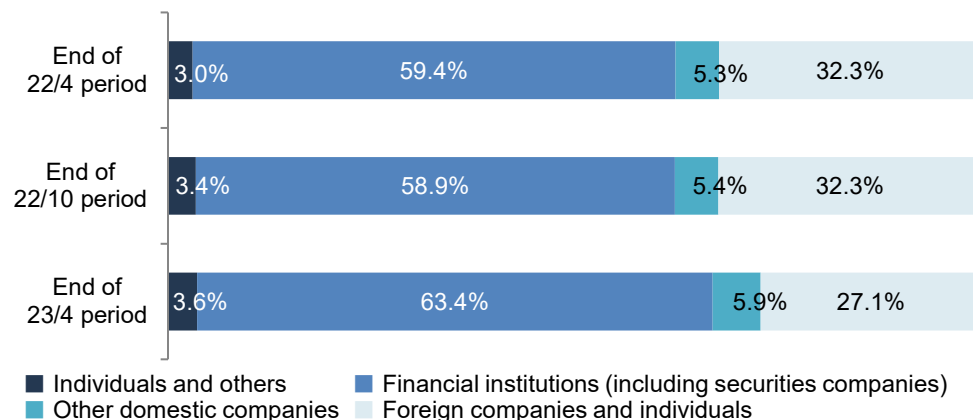
**71.0%**

Note: If a single building has acquired multiple environmental certifications or evaluations, it is counted as one property. The ratio of certified properties is calculated by dividing the floor area of aggregated properties that have acquired environmental certifications by the total floor area of the entire portfolio.

# KDO Unitholders

## (as of the End of the Fiscal Period Ended April 30, 2023)

### Unit holding ratio by type of unitholders (Note)



### Number of unitholders

	(Person)			
	End of 2022/4	End of 2022/10	End of 2023/4	
Individuals and Others	4,130	4,288	4,628	
Financial Inst. (Incl. Securities firms)	City / Trust Bank	8	8	7
	Regional Bank	31	33	32
	Credit Union and Others	66	65	62
	Life / Nonlife, Securities	30	28	28
	Total	135	134	129
Other Domestic Companies	86	89	98	
Foreign Companies and Individuals	295	297	295	
Total	4,646	4,808	5,150	

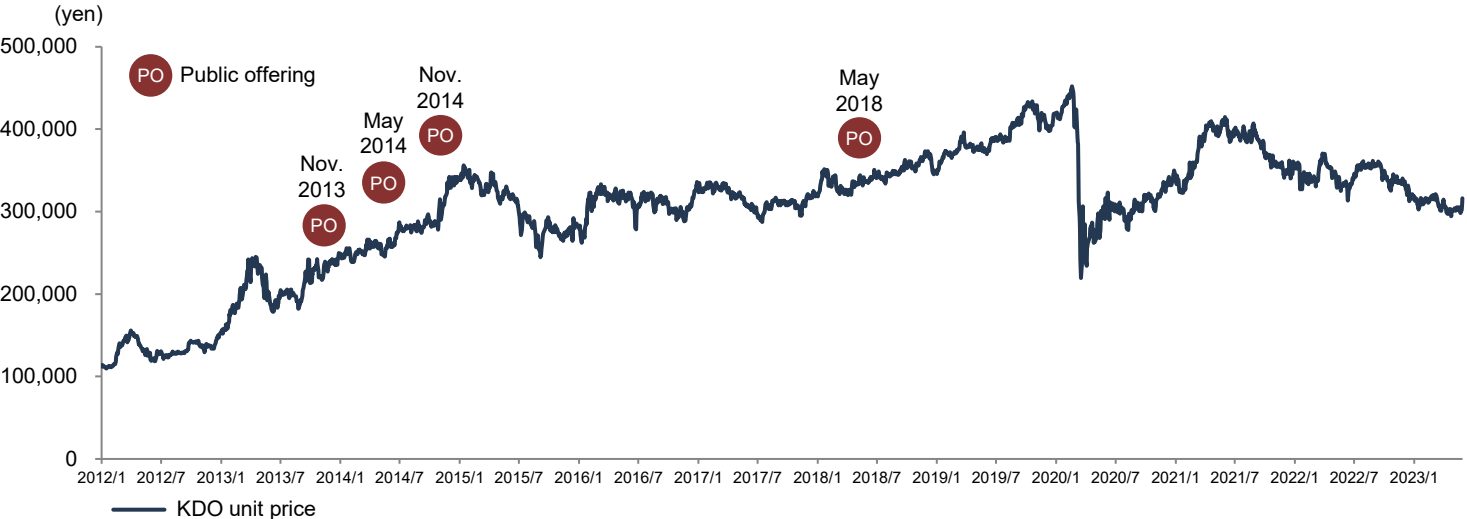
### Top 10 unitholders (Note)

Name	Number of units held (unit)	Percentage share
Custody Bank of Japan, Ltd. (Trust Acct.)	215,063	25.3%
The Master Trust Bank of Japan, Ltd. (Trust Acct.)	135,426	16.0%
The Nomura Trust and Banking Co., Ltd. (Investment Trust Acct.)	41,095	4.8%
Kenedix, Inc.	30,842	3.6%
STIZHTING PENSIOEN FONDS ZORG EN WELZIJN	28,460	3.4%
SMBC Nikko Securities Inc.	28,084	3.3%
UEDA YAGI TANSHI Co., Ltd.	13,379	1.6%
STATE STREET BANK WEST CLIENT - TREATY 505234	12,273	1.4%
JAPAN SECURITIES FINANCE CO., LTD.	11,065	1.3%
STATE STREET BANK AND TRUST COMPANY 505103	10,882	1.3%
Total	526,569	62.1%

Note: Ratios are rounded to the first decimal place.

# Historical Changes in Unit Price

## Historical changes in unit price (January 4, 2012 - May 31, 2023)



## Inclusion into indices

- FTSE EPRA/NAREIT Global Real Estate Investors index



- S&P Global Property Index/  
S&P Global REIT Index

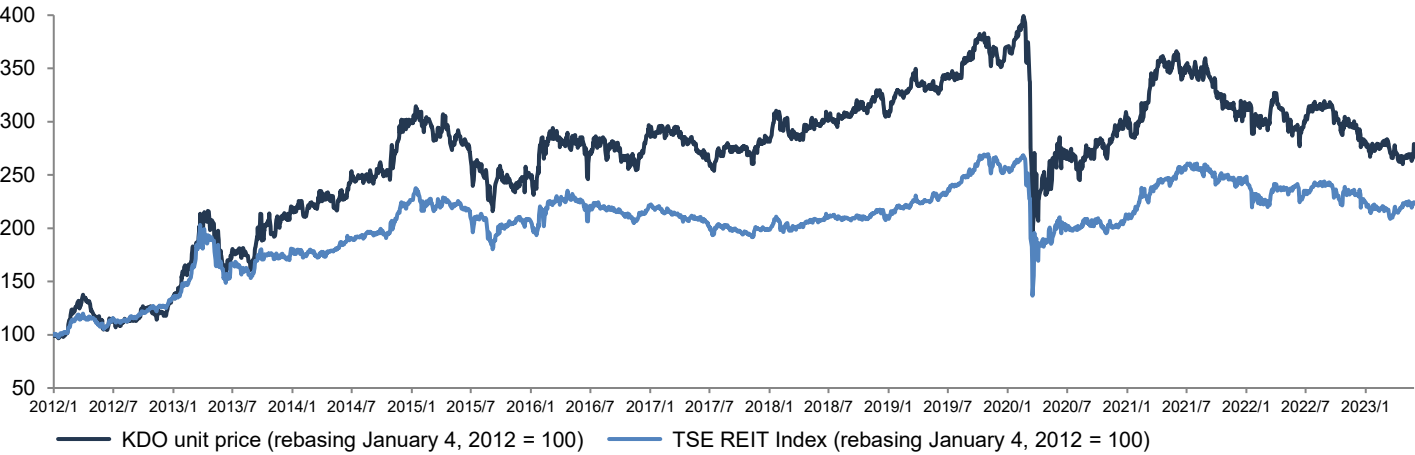
## S&P Dow Jones Indices

An S&P Global Division

- TSE REIT Core Index (started on March 26, 2018)



## Comparison between rebased unit price and TSE REIT Index (January 4, 2012 - May 31, 2023)

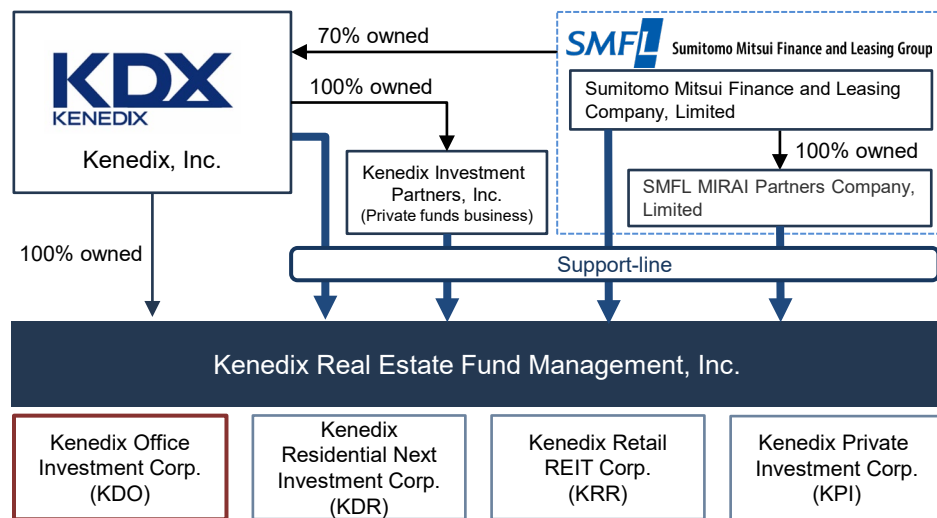


Note: A two-for-one unit split was implemented on November 1, 2022. The unit prices prior to October 31, 2022 have been converted to one-half to facilitate comparisons during the subject term.



# Allocation Rule for Property Information in the Group and Management Guidelines (as of the End of the Fiscal Period Ended April 30, 2023)

## Kenedix Group's fund management structure



## KDO management guidelines

Targeting portfolio		Target investment ratio
Office buildings	Of office buildings, rental office buildings whose main use under the Building Standards Act is office and whose total floor area <sup>(Note 1)</sup> of the entire building fulfills the following: •Tokyo 23 wards: Total floor area 13,000 m <sup>2</sup> or less •Outside Tokyo 23 wards: Total floor area 20,000 m <sup>2</sup> or less	80%~100%
	Of office buildings, those that do not fall under the category of the above	
Central urban retail properties	Retail properties with high tenant substitutability located in highly bustling districts <sup>(Note 2)</sup>	0%~20%
Others	Land with third-party leasehold (limited proprietary right of land) or buildings with floor area whose use under the Building Standards Act is not subject to investment <sup>(Note 3)</sup> that are not office buildings or central urban retail properties	

Note 1: Total floor area of the entire building stated in the certificate of all registered matters.

Note 2: Tokyo central 5 wards (Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku and Shibuya-ku) or central parts of government-designated cities.

Note 3: Residential properties, logistics and warehouse facilities, amusement parks, medical, nursing and health care-related facilities and golf courses.

## Overview of preferential study rights for property information

- For mid-sized office buildings <sup>(Note 1)</sup>, the Investment Corporation's main investment targets, it will have the first opportunity to consider property acquisition among the other REITs if the following conditions are satisfied:

Location	Total floor area per building (m <sup>2</sup> )
Tokyo 23 wards	2,000 or more, 13,000 or less
Outside Tokyo 23 wards	3,000 or more, 20,000 or less

	Office REIT Dept. Kenedix Office Investment Corp.	Residential REIT Dept. Kenedix Residential Next Investment Corp.	Retail REIT Dept. Kenedix Retail REIT Corp.	Private REIT Dept. Kenedix Private Investment Corp.
Mid-sized office buildings	1st	-	-	2nd
Other office buildings	2nd	-	-	1st
Residential properties	-	1st	-	2nd
Central urban retail/service properties <sup>(Note 2)</sup>	3rd	-	1st / 2nd	2nd / 1st
Logistics facilities	-	-	1st	2nd

Note 1: Office building refers to a property or an asset backed by that in which office use weighs the largest share of total floor area based on floor area use in accordance with the Building Standards Law.

Note 2: Retail property is categorized as "retail property" if retail stores occupy the largest floor area and as "service property" if service stores occupy the largest floor area. KRR and KPI have the first and second preferential study rights, respectively, in "retail property". KPI and KRR have the first and second preferential study rights, respectively, in "service property".

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Kenedix Office Investment Corporation