

Financial Summary

Historical Operating Trends
For the 31st-35th Fiscal Periods

Period	Unit	31st Period (Oct. 2020)	32nd Period (Apr. 2021)	33rd Period (Oct. 2021)	34th period (Apr.2022)	35th Period (Oct.2022)
Operating revenues	millions of yen	16,714	16,301	15,028	15,891	16,266
(Rental revenues)	millions of yen	15,583	15,119	14,981	15,078	15,960
Operating expenses	millions of yen	8,380	8,310	8,170	8,463	8,886
(Property-related expenses)	millions of yen	7,086	6,880	7,054	7,309	7,707
Operating income	millions of yen	8,334	7,990	6,857	7,427	7,379
Ordinary income	millions of yen	7,311	7,017	5,911	6,497	6,452
Net income (a)	millions of yen	7,310	7,016	5,909	6,496	6,451
Total assets (b)	millions of yen	459,719	457,505	456,327	464,802	473,013
(Period over period)	%	(+2.7)	(-0.5)	(-0.3)	(+1.9)	(+1.8)
Interest-bearing debt (c)	millions of yen	201,750	198,750	198,750	205,150	214,950
(Period over period)	%	(+5.1)	(-1.5)	(0.0)	(+3.2)	(+4.8)
Net assets (d)	millions of yen	230,665	230,981	230,544	231,763	229,562
(Period over period)	%	(+0.5)	(+0.1)	(-0.2)	(+0.5)	(-0.9)
Unitholders' capital	millions of yen	220,970	220,970	220,970	220,970	217,970
(Period over period)	%	(0.0)	(0.0)	(0.0)	(0.0)	(-1.4)
Number of investment units issued and outstanding (e)	unit	428,510	428,510	428,510	428,510	424,215
Net assets per unit *1 (d)/(e)	yen	538,295	539,034	538,015	540,859	270,573
Total distributions (f)	millions of yen	6,592	6,592	5,999	5,999	6,146
Distributions per unit (f)/(e)	yen	15,384	15,384	14,000	14,000	14,488
(Profit distribution per unit)	yen	15,384	15,384	14,000	14,000	14,488
(Distributions in excess of earnings per unit)	yen	—	—	—	—	—
Ordinary income to total assets (annualized) *2, 3	%	1.6(3.2)	1.5(3.1)	1.3(2.6)	1.4(2.8)	1.4(2.7)
Return on unitholders' equity (annualized) *3, 4	%	3.2(6.3)	3.0(6.1)	2.6(5.1)	2.8(5.7)	2.8(5.5)
Net assets to total assets at end of period (d)/(b)	%	50.2	50.5	50.5	49.9	48.5
(Period-on-period change)	%	(-1.1)	(+0.3)	(+0.0)	(-0.7)	(-1.3)
Interest-bearing debt ratio at end of period (c)/(b)	%	43.9	43.4	43.6	44.1	45.4
(Period-on-period change)	%	(+1.0)	(-0.4)	(+0.1)	(+0.6)	(+1.3)
Payout ratio*5 (f)/(a)	%	90.1	93.9	101.5	92.3	95.2
Other references						
Number of properties	properties	98	96	96	97	98
Total leasable floor area	m ²	488,010.71	482,299.10	482,247.31	491,113.35	500,015.61
Occupancy rate at end of period	%	98.1	96.7	97.6	98.3	97.8
Depreciation for the period	millions of yen	2,523	2,548	2,567	2,588	2,631
Capital expenditures for the period	millions of yen	1,251	1,420	988	1,289	866
Leasing NOI (Net Operating Income)*6	millions of yen	11,019	10,787	10,495	10,356	10,884
FFO (Funds from Operation)*7	millions of yen	8,776	8,635	8,477	8,314	8,841
FFO per unit*1, 8	yen	20,480	20,153	19,782	19,403	10,421

*1 The Investment Corporation implemented a two-for-one split of investment units with October 31, 2022, as the record date of the split and November 1, 2022, as the effective date. Net assets per unit and FFO per unit are calculated based on the assumption that the split of the investment units was implemented at the beginning of the 35 Fiscal Period.

*2 Ordinary income to total assets = Ordinary income / {(Total assets at beginning of period + Total assets at end of period) / 2} × 100

*3 Annualized values for the 184 days for the 31st Fiscal Period, 181 days for the 32nd Fiscal Period, 184 days for the 33rd Fiscal Period, 181 days for 34th Fiscal Period and 184 days for 35th Fiscal Period.

*4 Return on unitholders' equity = Net income / {(Total net assets at beginning of period + Total net assets at end of period) / 2} × 100

*5 Payout ratio is rounded down to the first decimal place.

*6 Leasing NOI = Rental revenues - Property-related expenses + Depreciation for the period

*7 FFO = Net income + Depreciation for the period - Gain on sale of real estate + Loss on sale of real estate

*8 FFO per unit = FFO / Number of investment units issued and outstanding (figures below ¥1 rounded down.)

**Financial Statements
of
Kenedix Office Investment Corporation**

Thirty-fifth Fiscal Period: For the period from May 1, 2022 to October 31, 2022

With Independent Auditor's Report

Kenedix Office Investment Corporation

Balance Sheet

As of October 31, 2022

	As of October 31, 2022		As of April 30, 2022	
	In thousands of yen			
Assets				
Current assets				
Cash and deposits (Notes 3)	¥	20,376,036	¥	23,037,269
Cash and deposits in trust (Notes 3)		11,745,529		11,593,317
Operating accounts receivable		396,242		279,727
Prepaid expenses		112,649		71,220
Other		13,240		10,146
Total current assets		32,643,699		34,991,680
Non-current assets				
Property, plant and equipment (Notes 4 and 18)				
Buildings		19,208,618		18,127,176
Accumulated depreciation		(7,768,708)		(7,449,568)
Buildings, net		11,439,910		10,677,608
Structures		44,224		44,224
Accumulated depreciation		(22,699)		(21,468)
Structures, net		21,524		22,755
Machinery and equipment		464,676		456,232
Accumulated depreciation		(336,018)		(322,911)
Machinery and equipment, net		128,658		133,320
Tools, furniture and fixtures		106,355		104,554
Accumulated depreciation		(83,487)		(79,754)
Tools, furniture and fixtures, net		22,868		24,800
Land		30,128,905		27,520,902
Buildings in trust (Note 7)		130,699,106		130,362,510
Accumulated depreciation		(42,535,054)		(40,770,613)
Buildings in trust, net		88,164,051		89,591,896
Structures in trust		429,675		429,795
Accumulated depreciation		(235,561)		(225,247)
Structures in trust, net		194,114		204,547
Machinery and equipment in trust		2,123,432		2,075,571
Accumulated depreciation		(1,038,762)		(981,465)
Machinery and equipment in trust, net		1,084,669		1,094,106
Tools, furniture and fixtures in trust		748,177		739,174
Accumulated depreciation		(458,579)		(434,922)
Tools, furniture and fixtures in trust, net		289,597		304,251
Land in trust		305,091,543		296,760,716
Construction in progress in trust		—		800
Total property, plant and equipment, net		436,565,845		426,335,705
Intangible assets (Note 4)				
Leasehold right (Note 18)		285,257		285,257
Leasehold right in trust (Note 18)		345,329		346,103
Other		57		76
Total intangible assets		630,644		631,437
Investments and other assets				
Investment securities (Note 15)		1,138,413		1,136,860
Lease and guarantee deposits		10,000		10,000
Lease and guarantee deposits in trust		122,889		122,889
Long-term prepaid expenses		1,034,645		1,043,985
Other (Notes 10,15 and 16)		813,924		478,443
Total investments and other assets		3,119,872		2,792,179
Total non-current assets		440,316,362		429,759,322
Deferred assets				
Investment corporation bond issuance costs		53,346		51,154
Total deferred assets		53,346		51,154
Total assets	¥	473,013,408	¥	464,802,158

	As of October 31, 2022	As of April 30, 2022
	In thousands of yen	
Liabilities		
Current liabilities		
Operating accounts payable	¥ 1,737,357	¥ 1,759,501
Short-term loans payable (Notes 6)	300,000	8,600,000
Current portion of investment corporation bonds(Notes 6 and 15)	—	1,000,000
Current portion of long-term loans payable (Notes 6,15 and 16)	14,300,000	13,450,000
Accounts payable—other	559,553	579,319
Accrued expenses	101,839	88,892
Income taxes payable	831	794
Accrued consumption taxes	308,775	218,882
Advances received	2,774,028	2,845,568
Deposits received	4,987	7,335
Total current liabilities	20,087,373	28,550,295
Non-current liabilities		
Investment corporation bonds (Notes 6 and 15)	13,000,000	12,000,000
Long-term loans payable (Notes 6, 15 and 16)	187,350,000	170,100,000
Tenant leasehold and security deposits	2,284,874	2,155,044
Tenant leasehold and security deposits in trust	20,728,309	20,222,559
Other (Notes 15 and 16)	537	10,448
Total non-current liabilities	223,363,720	204,488,052
Total liabilities	243,451,094	233,038,347
Net Assets(Note 11)		
Unitholders' equity		
Unitholders' capital	220,970,508	220,970,508
Deduction from unitholders' capital	(2,999,551)	—
Unitholders' capital, net	217,970,957	220,970,508
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	4,326,003	3,828,434
Total voluntary retained earnings	4,326,003	3,828,434
Unappropriated retained earnings	6,451,096	6,496,709
Total surplus	10,777,100	10,325,143
Total unitholders' equity	228,748,057	231,295,652
Valuation and translation adjustments		
Deferred gains or losses on hedges (Notes 15 and 16)	814,256	468,158
Total valuation and translation adjustments	814,256	468,158
Total net assets (Note 11)	229,562,314	231,763,810
Total liabilities and net assets	¥ 473,013,408	¥ 464,802,158

See accompanying notes to the financial statements.

Kenedix Office Investment Corporation

Statement of Income and Retained Earnings

For the period from May 1, 2022 to October 31, 2022

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
In thousands of yen		
Operating revenues		
Rent revenue – real estate (Note 13)	¥ 13,841,688	¥ 13,336,478
Other lease business revenue (Note 13)	2,119,236	1,741,811
Gain on sale of real estate properties (Note 13)	240,982	770,595
Dividends income	64,462	42,214
Total operating revenues	16,266,370	15,891,099
Operating expenses		
Expenses related to rent business (Note 13)	7,707,795	7,309,872
Asset management fees	976,930	962,007
Directors' compensation	6,300	6,300
Asset custody fees	23,870	23,658
Administrative service fees	59,530	58,946
Audit fees	12,800	12,800
Other operating expenses	99,583	89,824
Total operating expenses	8,886,810	8,463,409
Operating income	7,379,560	7,427,689
Non-operating income		
Interest income	45	48
Gain on forfeiture of unclaimed dividends	383	322
Interest on refund	525	75
Total non-operating income	954	446
Non-operating expenses		
Interest expenses	732,865	722,665
Interest expenses on investment corporation bonds	35,987	34,951
Financing-related expenses	139,175	149,392
Amortization of investment corporation bond issuance costs	7,659	7,348
Other non-operating expenses	12,386	15,831
Total non-operating expenses	928,074	930,189
Ordinary income	6,452,439	6,497,947
Income before income taxes	6,452,439	6,497,947
Income taxes (Note 10)		
Current	1,349	1,240
Deferred	(6)	(2)
Total income taxes	1,343	1,237
Net income	6,451,096	6,496,709
Retained earnings brought forward	—	—
Unappropriated retained earnings	¥ 6,451,096	¥ 6,496,709

See accompanying notes to the financial statements.

	Unitholders' equity (Note 5)		Valuation and translation adjustments		
	Own investment units(Note11)	Total unitholders' equity	Deferred gains or losses on hedges	Total net assets	
In thousands of yen					
Balance as of October 31, 2021	¥	–	¥ 230,798,082	¥ (253,223)	¥ 230,544,859
Changes during the fiscal period					
Reversal of reserve for reduction entry		–	–	–	–
Dividends of surplus		–	(5,999,140)	–	(5,999,140)
Net income		–	6,496,709	–	6,496,709
Net changes of items other than unitholders' equity		–	–	721,382	721,382
Total changes during the fiscal period		–	497,569	721,382	1,218,951
Balance as of April 30, 2022	¥	–	¥ 231,295,652	¥ 468,158	¥ 231,763,810
Changes during the fiscal period					
Provision of reserve for reduction entry		–	–	–	–
Dividends of surplus		–	(5,999,140)	–	(5,999,140)
Net income		–	6,451,096	–	6,451,096
Purchase of treasury investment units	(2,999,551)		(2,999,551)	–	(2,999,551)
Cancellation of treasury investment units	2,999,551		–	–	–
Net changes of items other than unitholders' equity		–	–	346,097	346,097
Total changes during the fiscal period		–	(2,547,594)	346,097	(2,201,496)
Balance as of October 31, 2022	¥	–	¥ 228,748,057	¥ 814,256	¥ 229,562,314

See accompanying notes to the financial statements.

Kenedix Office Investment Corporation

Statement of Cash Flows

For the period from May 1, 2022 to October 31, 2022

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
	In thousands of yen	
Cash flows from operating activities		
Income before income taxes	¥ 6,452,439	¥ 6,497,947
Depreciation	2,631,665	2,588,401
Amortization of long-term prepaid expenses	117,004	113,771
Interest income	(45)	(48)
Interest expenses	768,853	757,616
Amortization of investment corporation bond issuance costs	7,659	7,348
Decrease (increase) in operating accounts receivable	(116,515)	6,382
Decrease (increase) in prepaid expenses	(41,429)	38,563
Increase (decrease) in operating accounts payable	205,756	(32,507)
Increase (decrease) in accounts payable—other	(19,922)	113,911
Increase (decrease) in accrued consumption taxes	89,892	(49,257)
Increase (decrease) in advances received	(71,540)	244,082
Increase (decrease) in deposits received	(2,211)	4,590
Decrease in property, plant and equipment in trust due to sale	1,350,357	943,131
Decrease (increase) in long-term prepaid expenses	(107,663)	(54,719)
Other, net	(11,589)	(18,460)
Subtotal	11,252,712	11,160,754
Interest income received	45	48
Interest expenses paid	(755,906)	(756,682)
Income taxes paid	(801)	(784)
Net cash provided by (used in) operating activities	10,496,050	10,403,336
Cash flows from investing activities		
Purchases of property, plant and equipment	(3,668,262)	(45,527)
Purchases of property, plant and equipment in trust	(11,021,726)	(7,322,312)
Repayments of tenant leasehold and security deposits	(30,007)	(64,187)
Proceeds from tenant leasehold and security deposits	172,628	100,541
Repayments of tenant leasehold and security deposits in trust	(551,922)	(675,174)
Proceeds from tenant leasehold and security deposits in trust	1,302,971	1,124,969
Payments of restricted deposits in trust	(31,536)	(271,464)
Proceeds from restricted deposits in trust	302,201	557,038
Net cash provided by (used in) investing activities	(13,525,653)	(6,596,116)
Cash flows from financing activities		
Proceeds from short-term loans payable	7,800,000	6,800,000
Repayments of short-term loans payable	(16,100,000)	(8,800,000)
Proceeds from long-term loans payable	26,750,000	18,300,000
Repayments of long-term loans payable	(8,650,000)	(9,900,000)
Proceeds from issuance of investment corporation bonds	990,148	—
Redemption of investment corporation bonds	(1,000,000)	—
Purchase of treasury investment units	(3,000,300)	—
Dividends paid	(5,998,599)	(5,999,077)
Net cash provided by (used in) financing activities	791,248	400,922
Net increase (decrease) in cash and cash equivalents	(2,238,355)	4,208,142
Cash and cash equivalents at the beginning of period	33,156,349	28,948,207
Cash and cash equivalents at the end of period (Note 3)	¥ 30,917,994	¥ 33,156,349

See accompanying notes to the financial statements.

Kenedix Office Investment Corporation

Notes to the Financial Statements

For the period from May 1, 2022 to October 31, 2022

1. ORGANIZATION AND BASIS OF PRESENTATION

Organization

Kenedix Office Investment Corporation (“the Investment Corporation”) is a real estate investment corporation whose units are listed on the Tokyo Stock Exchange. The Investment Corporation is engaged in the ownership and operation of selected mainly office buildings in Japan, with a focus on mid-sized office buildings in the Tokyo metropolitan area. The Investment Corporation was incorporated on May 6, 2005 as an investment corporation under the Law Concerning Investment Trusts and Investment Corporations of Japan, or “the Investment Trust Law.” On July 21, 2005, the Investment Corporation was listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange with a total of 75,400 investment units issued and outstanding (Securities Code: 8972). Subsequently, the Investment Corporation raised funds through eight public offerings. Pursuant to the Investment Trust Law, the Investment Corporation is externally managed by a registered asset management company, Kenedix Real Estate Fund Management, Inc. (“the Asset Management Company”), a subsidiary of Kenedix, Inc. (“Kenedix”). In concert with the Asset Management Company, the Investment Corporation strives to maximize cash distribution to investors by securing stable earnings and sustainable investment growth. To this end, the Investment Corporation adopts a dynamic and flexible investment stance that accurately reflects its environment and market trends, and endeavors to ensure a timely response to each and every opportunity.

During the period ended April 30, 2022, the Investment Corporation acquired one office building (Sendai Honcho Building : acquisition price of ¥6,360 million) .

During the period ended October 31, 2022, the Investment Corporation acquired two office building (Edobashi Building: Acquisition price 9,600 million yen, Shionogi Kobe Building: Acquisition price 3,450 million yen) and sold an office building (KDX Kiba Building: Acquisition price 1,580 million yen, Sale price 1,650 million yen) .

At the end of the thirty-fourth fiscal periods (fiscal period ended April 30, 2022), the Investment Corporation had total unitholders’ capital, net of ¥220,970 million with 428,510 investment units outstanding. At the end of thirty-fifth fiscal periods (fiscal periods ended October 31, 2022), the Investment Corporation had total unitholders’ capital, net of ¥217,970 million with 424,215 investment units outstanding. The Investment Corporation owned a portfolio of 97 properties (consisting of 96 office buildings and one other property) and 98 properties (consisting of 97 office buildings and one other property) with total acquisition prices of ¥445,606 million and ¥457,076 million at the end of the thirty-fourth and thirty-fifth fiscal periods, respectively. The occupancy ratios were approximately 98.3% and 97.8% at the end of the thirty-fourth and thirty-fifth fiscal periods, respectively.

Basis of Presentation

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

The accompanying financial statements are basically a translation of the audited financial statements that were prepared for Japanese domestic purposes from the accounts and records maintained by the Investment Corporation and filed with the Kanto Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Law. In preparing the accompanying financial statements, relevant notes have been added and certain reclassifications have been made to the financial statements issued domestically in order to present them in a form that is more familiar to readers outside Japan. The Investment Corporation’s fiscal period is a six-month period that ends at the end of April and the end of October each year. The Investment Corporation does not prepare consolidated financial statements because it has no subsidiaries.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(A) Securities

Non-marketable securities classified as other securities are carried at cost. Cost of securities sold is determined by the moving average method. Concerning silent partnership (*tokumei kumiai*, “TK”) interests, the method of incorporating the amount of equity equivalent to the portion that corresponds to the net gain or loss of the TK is adopted.

(B) Property, Plant and Equipment (including trust assets)

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

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
Buildings	2–49 years	2–49 years
Structures	2–45 years	2–45 years
Machinery and equipment	3–17 years	3–17 years
Tools, furniture and fixtures	3–20 years	3–20 years

(C) Intangible Assets (including trust assets)

Intangible assets are amortized by the straight-line method.

Leasehold right: Fixed-term land leasehold is amortized over a contractual period of 48 years and 9 months under the straight-line method.

(D) Long-term Prepaid Expenses

Long-term prepaid expenses are amortized by the straight-line method.

(E) Investment Unit Issuance Costs

Investment unit issuance costs are amortized over a period of three years under the straight-line method.

(F) Investment Corporation Bond Issuance Costs

Investment corporation bond issuance costs are amortized over a maturity period under the straight-line method.

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

For trust beneficiary interests in real estate, which are commonly utilized in the ownership of commercial properties in Japan, all assets and liabilities in trust are recorded in the relevant balance sheets and statements of income and retained earnings.

(H) Revenue Recognition

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

(I) Taxes on Property, Plant and Equipment

Property-related taxes including property taxes, city planning taxes and depreciable property taxes are imposed on properties on a calendar year basis. These taxes are generally charged to operating expenses for the period, for the portion of such taxes corresponding to the said period. Under Japanese tax rules, the seller of property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is generally reimbursed by the purchaser for these accrued property-related tax liabilities.

When the Investment Corporation purchases properties, it typically allocates the portion of the property-related taxes related to the period following the purchase date of each property through the end of the calendar year. The amounts of those allocated portions of the property-related taxes are capitalized as part of the acquisition costs of the related properties. Capitalized property-related taxes amounted to ¥28,034 thousand and ¥28,605 thousand as of October 31, 2022 and April 30, 2022, respectively. In subsequent calendar years, such property-related taxes are charged as operating expenses in the fiscal period to which the installments of such taxes correspond.

(J) Accounting for revenues

The main content of the performance obligation regarding the revenue from contracts with the customers of the Investment Corporation and the normal point of time when satisfying the said performance obligation (normal point of time when recognizing revenue) are as follows.

1. Sale of real estate property

For the revenue from sale of real estate, etc., revenue is recorded when the buyer who is a customer gains control of the real estate by performing the obligation of handover stipulated in the contract for real estate sales.

2. Utility charge reimbursements

For utility charge reimbursement, revenue is recorded in accordance with the supply of electricity, tap water, etc. to the lessee who is a customer based on the lease agreement of real estate, etc. and the content of agreement incidental to it.

Of the utility charge reimbursement, for those that are determined to fall under the category of an agent by the Investment Corporation, the net amount obtained by deducting the amount paid to other related parties supplying electricity, gas, etc. from the amount received as the fee of electricity, gas, etc. is recognized as revenue.

(K) Income Taxes

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

(L) Non-deductible consumption taxes

Non-deductible consumption taxes applicable to the acquisition of assets are included in the cost of acquisition for each asset .

(M) Derivative Financial Instruments

The Investment Corporation utilizes interest-rate swap contracts as derivative financial instruments only for the purpose of hedging its exposure to changes in interest rates. The Investment Corporation deferred recognition of gains or losses resulting from changes in fair value of interest-rate swap contracts because these contracts met the criteria for deferral hedging accounting. However, the Investment Corporation adopted special treatment for interest-rate swap contracts if they met the criteria for hedging accounting under this treatment. The hedge effectiveness for the interest-rate swap contracts is assessed each fiscal period except for those that meet the criteria of special treatment.

(N) Cash and Cash Equivalents

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

(O) Presentation of Amounts

Amounts of less than one thousand yen have been truncated in the Japanese financial statements prepared in accordance with Japanese GAAP and filed with regulatory authorities in Japan. Unless otherwise noted, amounts are rounded down and ratios are rounded off in the accompanying financial statements.

Totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

3. CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of the following as of October 31, 2022 and April 30, 2022.

	As of October 31, 2022	As of April 30, 2022
	In thousands of yen	
Cash and deposits	¥ 20,376,036	¥ 23,037,269
Cash and deposits in trust	11,745,529	11,593,317
Restricted deposits in trust (Note)	(1,203,571)	(1,474,236)
Cash and cash equivalents in trust	¥ 30,917,994	¥ 33,156,349

Note: Restricted deposits in trust are retained for the repayment of tenant leasehold and security deposits in trust.

4. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Property, plant and equipment and intangible assets consist of the following as of October 31, 2022.

Type of asset	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Depreciation		Net balance at the end of period	Remarks
					Accumulated depreciation	Depreciation for the period		
(in thousands of yen)								
Buildings	¥ 18,127,176	¥ 1,081,442	¥ –	¥ 19,208,618	¥ 7,768,708	¥ 319,139	¥ 11,439,910	Note 1
Structures	44,224	–	–	44,224	22,699	1,230	21,524	
Machinery and equipment	456,232	8,444	–	464,676	336,018	13,106	128,658	
Tools, furniture and fixtures	104,554	1,800	–	106,355	83,487	3,732	22,868	
Land	27,520,902	2,608,002	–	30,128,905	–	–	30,128,905	Note 1
Subtotal	46,253,090	3,699,690	–	49,952,781	8,210,912	337,209	41,741,868	
Property, plant and equipment								
Buildings in trust	¥ 130,362,510	¥ 1,255,991	¥ 919,395	¥ 130,699,106	¥ 42,535,054	¥ 2,187,286	¥ 88,164,051	Notes 1 and 2
Structures in trust	429,795	3,631	3,751	429,675	235,561	13,719	194,114	
Machinery and equipment in trust	2,075,571	60,065	12,205	2,123,432	1,038,762	65,810	1,084,669	
Tools, furniture and fixtures in trust	739,174	12,360	3,356	748,177	458,579	26,845	289,597	
Land in trust	296,760,716	9,180,430	849,602	305,091,543	–	–	305,091,543	Notes 1 and 2
Construction in progress in trust	800	–	800	–	–	–	–	
Subtotal	430,368,567	10,512,479	1,789,110	439,091,935	44,267,959	2,293,663	394,823,976	
Total property, plant and equipment	476,621,658	14,212,169	1,789,110	489,044,717	52,478,872	2,630,872	436,565,845	
Intangible assets								
Leasehold right	¥ 290,050	¥ –	¥ –	¥ 290,050	¥ 4,792	¥ –	¥ 285,257	
Leasehold right in trust	363,784	–	–	363,784	18,455	774	345,329	
Other	6,306	–	–	6,306	6,248	18	57	
Total intangible assets	660,141	–	–	660,141	29,496	792	630,644	
Total	¥ 477,281,799	¥ 14,212,169	¥ 1,789,110	¥ 489,704,858	¥ 52,508,368	¥ 2,631,665	¥ 437,196,489	

Note1: The amount of increase during the period is primarily attributable to the acquisition of 1 real estate property and trust beneficiary interest in real estate of 1 property.

Note2: The amount of decrease during the period is primarily attributable to the sales of trust beneficiary interest in real estate of 1 property.

Property, plant and equipment and intangible assets consist of the following as of April 30, 2022.

Type of asset	Balance at the beginning of period	Increase during the period	Decrease during the period	Balance at the end of period	Depreciation		Net balance at the end of period	Remarks	
					Accumulated depreciation	Depreciation for the period			
(in thousands of yen)									
Buildings	¥ 18,103,290	¥ 23,886	¥ –	¥ 18,127,176	¥ 7,449,568	¥ 308,987	¥ 10,677,608		
Structures	44,224	–	–	44,224	21,468	1,230	22,755		
Machinery and equipment	452,189	4,042	–	456,232	322,911	13,014	133,320		
Tools, furniture and fixtures	101,522	3,032	–	104,554	79,754	3,748	24,800		
Land	27,520,902	–	–	27,520,902	–	–	27,520,902		
Subtotal	46,222,129	30,960	–	46,253,090	7,873,703	326,981	38,379,387		
Property, plant and equipment	Buildings in trust	¥ 128,595,353	¥ 1,767,156	¥ –	¥ 130,362,510	¥ 40,770,613	¥ 2,155,484	¥ 89,591,896	Note 1
	Structures in trust	391,649	38,145	–	429,795	225,247	12,864	204,547	
	Machinery and equipment in trust	2,003,777	71,794	–	2,075,571	981,465	64,159	1,094,106	
	Tools, furniture and fixtures in trust	723,095	16,079	–	739,174	434,922	28,116	304,251	
	Land in trust	291,876,758	5,827,089	943,131	296,760,716	–	–	296,760,716	Notes 1 and 2
	Construction in progress in trust	5,300	–	4,500	800	–	–	800	
	Subtotal	423,595,934	7,720,265	947,631	430,368,567	42,412,249	2,260,624	387,956,318	
Total property, plant and equipment	469,818,064	7,751,225	947,631	476,621,658	50,285,952	2,587,605	426,335,705		
Intangible assets	Leasehold right	¥ 290,050	¥ –	¥ –	¥ 290,050	¥ 4,792	¥ –	¥ 285,257	
	Leasehold right in trust	363,784	–	–	363,784	17,680	774	346,103	
	Other	6,306	–	–	6,306	6,230	21	76	
Total intangible assets	660,141	–	–	660,141	28,703	796	631,437		
Total	¥ 470,478,205	¥ 7,751,225	¥ 947,631	¥ 477,281,799	¥ 50,314,656	¥ 2,588,401	¥ 426,967,143		

Note1: The amount of increase during the period is primarily attributable to the acquisition of the one real estate property.

Note2: The amount of decrease during the period is primarily attributable to the partial transfer of real estate related to land expropriation.

5. UNITHOLDERS' EQUITY

Total number of authorized investment units and total number of investment units issued and outstanding are as follows:

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
Total number of authorized investment units	2,000,000	2,000,000
Total number of investment units issued and outstanding	424,215	428,510

6. SHORT-TERM LOANS PAYABLE, LONG-TERM LOANS PAYABLE AND INVESTMENT CORPORATION BONDS

The following summarizes short-term loans payable, long-term loans payable and investment corporation bonds outstanding as of October 31, 2022:

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Short-term loans payable	August 31, 2022	August 31, 2023	0.245%	¥ 300,000
Subtotal				300,000
Current portion of long-term loans payable	September 21, 2021	February 28, 2023	0.300%	¥ 1,000,000
	March 12, 2014	March 12, 2023	1.358%	1,800,000
	March 20, 2014	March 12, 2023	1.349%	2,000,000
	June 14, 2019	June 30, 2023	0.246%	500,000
	July 10, 2019	July 31, 2023	0.230%	500,000
	July 31, 2019	July 31, 2023	0.295%	1,000,000
	August 31, 2017	August 31, 2023	0.544%	1,000,000
	September 21, 2021	August 31, 2023	0.300%	2,000,000
	October 31, 2014	October 31, 2023	1.071%	2,000,000
	October 31, 2014	October 31, 2023	1.126%	1,500,000
	October 31, 2014	October 31, 2023	1.071%	1,000,000
Subtotal				14,300,000
Long-term loans payable	October 31, 2014	October 31, 2024	1.257%	¥ 2,000,000
	October 31, 2014	October 31, 2024	1.259%	1,000,000
	January 30, 2015	January 31, 2025	1.161%	1,500,000
	February 18, 2015	February 29, 2024	1.157%	1,700,000
	February 18, 2015	February 28, 2025	1.314%	1,250,000
	February 27, 2015	February 28, 2025	1.153%	2,100,000
	March 12, 2015	February 28, 2025	1.218%	1,000,000
	March 31, 2015	March 31, 2025	1.266%	2,500,000
	September 30, 2015	September 30, 2024	1.065%	2,000,000
	October 30, 2015	October 31, 2024	0.989%	1,000,000
	October 30, 2015	October 30, 2025	1.114%	1,500,000
	October 30, 2015	October 30, 2025	1.114%	2,000,000
	October 30, 2015	October 30, 2025	1.114%	2,500,000
	October 30, 2015	October 30, 2025	1.121%	2,500,000
	November 12, 2015	November 30, 2025	1.173%	1,000,000
	January 29, 2016	January 29, 2026	1.074%	2,000,000
	January 29, 2016	January 29, 2026	1.024%	1,800,000
	February 18, 2016	February 18, 2026	0.998%	1,000,000
	February 18, 2016	February 18, 2026	0.998%	500,000
	March 31, 2016	March 31, 2026	0.898%	1,000,000
	April 28, 2016	April 30, 2024	0.654%	2,000,000
	April 28, 2016	April 30, 2026	0.835%	2,000,000
	April 28, 2016	April 30, 2026	0.865%	1,000,000
	July 29, 2016	July 31, 2026	0.613%	1,500,000
	August 2, 2016	July 31, 2026	0.544%	1,000,000
	October 31, 2016	October 31, 2024	0.668%	1,000,000
	October 31, 2016	October 31, 2026	0.876%	2,500,000
	October 31, 2016	October 31, 2026	0.760%	1,000,000
	October 31, 2016	October 31, 2026	0.734%	4,000,000
	October 31, 2016	October 31, 2026	0.826%	1,500,000
	December 12, 2016	November 30, 2026	0.982%	500,000
	December 28, 2016	December 28, 2026	0.950%	1,500,000

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Long-term loans payable	January 16, 2017	January 31, 2027	0.860%	¥ 500,000
	January 31, 2017	January 31, 2027	0.853%	700,000
	March 28, 2017	March 31, 2027	0.850%	500,000
	June 30, 2017	June 30, 2027	0.849%	1,500,000
	August 10, 2017	July 28, 2027	0.800%	3,500,000
	September 21, 2017	March 31, 2024	0.555%	1,000,000
	September 21, 2017	September 30, 2025	0.680%	1,500,000
	September 21, 2017	March 31, 2027	0.732%	1,000,000
	September 21, 2017	September 21, 2027	0.873%	1,000,000
	September 21, 2017	September 30, 2027	0.851%	2,500,000
	October 31, 2017	October 31, 2027	0.810%	2,500,000
	November 13, 2017	November 13, 2027	0.931%	3,000,000
	December 7, 2017	November 30, 2027	0.899%	1,400,000
	December 7, 2017	November 30, 2027	0.820%	1,200,000
	December 7, 2017	November 30, 2027	0.969%	1,000,000
	December 7, 2017	November 30, 2027	0.939%	1,000,000
	December 7, 2017	November 30, 2027	0.869%	1,000,000
	December 7, 2017	November 30, 2027	0.899%	800,000
	December 7, 2017	November 30, 2027	0.869%	600,000
	December 28, 2017	December 28, 2025	0.744%	500,000
	December 28, 2017	December 28, 2026	0.878%	500,000
	December 28, 2017	December 28, 2027	0.864%	500,000
	March 12, 2018	March 31, 2028	0.914%	1,500,000
	March 26, 2018	March 31, 2027	0.808%	1,000,000
	March 26, 2018	March 31, 2028	0.902%	1,000,000
	July 31, 2018	July 31, 2028	0.988%	500,000
	August 20, 2018	August 31, 2025	0.696%	500,000
	August 20, 2018	August 31, 2028	1.003%	1,000,000
	August 20, 2018	August 31, 2028	1.003%	1,000,000
	August 20, 2018	August 31, 2028	1.003%	500,000
	August 20, 2018	August 31, 2028	0.966%	500,000
	August 31, 2018	August 31, 2025	0.700%	500,000
	August 31, 2018	August 31, 2025	0.723%	300,000
	August 31, 2018	August 31, 2028	1.012%	700,000
	October 31, 2018	October 31, 2028	1.013%	1,500,000
	October 31, 2018	October 31, 2028	0.910%	1,000,000
	October 31, 2018	October 31, 2028	1.013%	500,000
	March 28, 2019	March 31, 2029	0.838%	1,400,000
	March 29, 2019	March 31, 2029	0.839%	2,950,000
	June 14, 2019	December 28, 2026	0.517%	500,000
	June 14, 2019	April 30, 2027	0.605%	1,000,000
	June 14, 2019	March 31, 2029	0.725%	1,000,000
	July 31, 2019	April 30, 2027	0.554%	1,000,000
July 31, 2019	April 30, 2027	0.554%	1,000,000	
September 30, 2019	September 30, 2026	0.489%	1,000,000	
September 30, 2019	March 31, 2027	0.531%	900,000	
September 30, 2019	March 31, 2027	0.425%	800,000	
January 31, 2020	January 31, 2025	0.406%	700,000	
January 31, 2020	January 31, 2027	0.526%	1,500,000	
January 31, 2020	January 31, 2029	0.675%	1,500,000	
March 12, 2020	February 28, 2026	0.361%	1,800,000	
March 31, 2020	March 31, 2028	0.642%	1,000,000	
June 30, 2020	June 30, 2028	0.646%	2,000,000	

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Long-term loans payable	June 30, 2020	June 30, 2028	0.646%	¥ 2,000,000
	June 30, 2020	June 30, 2028	0.646%	700,000
	June 30, 2020	June 30, 2028	0.510%	2,000,000
	July 31, 2020	July 31, 2028	0.636%	2,700,000
	August 31, 2020	August 31, 2030	0.705%	1,500,000
	September 30, 2020	September 30, 2025	0.396%	1,000,000
	September 30, 2020	September 30, 2027	0.511%	1,000,000
	September 30, 2020	September 30, 2030	0.738%	700,000
	October 30, 2020	April 30, 2027	0.542%	1,400,000
	October 30, 2020	October 31, 2030	0.803%	1,500,000
	October 30, 2020	October 31, 2030	0.803%	300,000
	November 12, 2020	April 30, 2027	0.552%	1,300,000
	November 12, 2020	November 12, 2030	0.808%	700,000
	November 12, 2020	November 12, 2030	0.808%	500,000
	November 30, 2020	May 31, 2027	0.516%	200,000
	November 30, 2020	November 30, 2030	0.763%	900,000
	November 30, 2020	November 30, 2030	0.763%	800,000
	November 30, 2020	November 30, 2030	0.763%	200,000
	January 29, 2021	January 31, 2024	0.287%	1,000,000
	January 29, 2021	January 31, 2028	0.527%	1,200,000
	January 29, 2021	January 31, 2030	0.678%	2,300,000
	January 29, 2021	January 31, 2030	0.678%	2,000,000
	January 29, 2021	January 31, 2030	0.678%	2,000,000
	January 29, 2021	November 30, 2030	0.755%	800,000
	July 12, 2021	June 30, 2028	0.484%	500,000
	July 30, 2021	July 31, 2026	0.350%	1,000,000
	September 21, 2021	February 29, 2024	0.300%	1,000,000
	November 30, 2021	October 31, 2024	0.289%	500,000
	November 30, 2021	October 31, 2024	0.289%	500,000
	November 30, 2021	October 31, 2024	0.289%	300,000
	November 30, 2021	October 31, 2024	0.250%	2,500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	November 30, 2026	0.412%	500,000
	November 30, 2021	November 30, 2026	0.412%	500,000
	November 30, 2021	November 30, 2026	0.350%	500,000
	November 30, 2021	November 30, 2026	0.384%	1,000,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.325%	1,000,000
	November 30, 2021	November 30, 2026	0.350%	1,000,000
	November 30, 2021	November 30, 2028	0.511%	1,000,000
	November 30, 2021	November 30, 2029	0.450%	500,000
	April 28, 2022	April 30, 2024	0.267%	1,000,000
	April 28, 2022	April 30, 2024	0.230%	2,500,000
	April 28, 2022	April 30, 2025	0.297%	1,000,000
	April 28, 2022	May 31, 2027	0.350%	1,000,000
	June 30, 2022	June 30, 2024	0.265%	2,000,000
June 30, 2022	June 30, 2024	0.265%	1,000,000	

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Long-term loans payable	June 30, 2022	June 30, 2025	0.200%	¥ 2,000,000
	June 30, 2022	June 30, 2025	0.200%	1,000,000
	June 30, 2022	June 30, 2025	0.200%	500,000
	August 31, 2022	August 31, 2024	0.350%	1,600,000
	August 31, 2022	February 28, 2025	0.374%	1,600,000
	August 31, 2022	August 31, 2025	0.395%	500,000
	August 31, 2022	August 31, 2025	0.395%	1,000,000
	August 31, 2022	August 31, 2025	0.395%	500,000
	August 31, 2022	August 31, 2026	0.430%	2,700,000
	August 31, 2022	August 31, 2027	0.501%	2,400,000
	August 31, 2022	August 31, 2027	0.420%	1,000,000
	August 31, 2022	August 31, 2027	0.350%	300,000
	August 31, 2022	August 31, 2029	0.685%	1,950,000
	August 31, 2022	August 31, 2029	0.685%	1,000,000
	August 31, 2022	August 31, 2029	0.685%	500,000
	August 31, 2022	August 31, 2029	0.685%	500,000
	August 31, 2022	August 31, 2029	0.685%	500,000
	August 31, 2022	August 31, 2029	0.685%	200,000
	August 31, 2022	August 31, 2029	0.525%	1,000,000
	August 31, 2022	August 31, 2029	0.525%	500,000
	August 31, 2022	August 31, 2029	0.525%	1,000,000
	August 31, 2022	August 31, 2029	0.525%	500,000
October 31, 2022	October 31, 2025	0.481%	500,000	
October 31, 2022	April 30, 2026	0.373%	500,000	
Subtotal				187,350,000
Investment corporation bonds	July 25, 2014	July 25, 2024	1.180%	¥ 2,000,000
	April 28, 2016	April 28, 2028	0.900%	1,000,000
	July 19, 2017	July 16, 2027	0.640%	2,000,000
	February 15, 2019	February 15, 2024	0.390%	2,000,000
	January 30, 2020	January 30, 2025	0.250%	2,000,000
	October 20, 2020	October 18, 2030	0.610%	1,000,000
	July 28, 2021	July 31, 2026	0.180%	2,000,000
	July 11, 2022	July 9, 2027	0.400%	1,000,000
Subtotal				13,000,000
Total				¥ 214,950,000

The following summarizes short-term loans payable, long-term loans payable and investment corporation bonds outstanding as of April 30, 2022:

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Short-term loans payable	July 12, 2021	June 30, 2022	0.329%	¥ 1,000,000
	August 31, 2021	August 31, 2022	0.329%	800,000
	November 30, 2021	November 30, 2022	0.279%	1,250,000
	November 30, 2021	November 30, 2022	0.279%	500,000
	November 30, 2021	November 30, 2022	0.279%	350,000
	November 30, 2021	November 30, 2022	0.279%	2,000,000
	November 30, 2021	November 30, 2022	0.279%	500,000
	November 30, 2021	November 30, 2022	0.279%	300,000
	April 28, 2022	April 28, 2023	0.250%	1,900,000
Subtotal				8,600,000
Current portion of long-term loans payable	July 31, 2014	July 31, 2022	1.014%	¥ 2,200,000
	July 31, 2019	July 31, 2022	0.291%	1,000,000
	September 3, 2014	August 31, 2022	0.979%	1,000,000

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Current portion of long-term loans payable	September 3, 2014	August 31, 2022	0.979%	¥ 950,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	August 31, 2015	August 31, 2022	0.872%	500,000
	September 30, 2021	October 31, 2022	0.250%	500,000
	September 21, 2021	February 28, 2023	0.300%	1,000,000
	March 12, 2014	March 12, 2023	1.358%	1,800,000
	March 20, 2014	March 12, 2023	1.349%	2,000,000
Subtotal				13,450,000
Long-term loans payable	October 31, 2014	October 31, 2023	1.071%	¥ 2,000,000
	October 31, 2014	October 31, 2023	1.126%	1,500,000
	October 31, 2014	October 31, 2023	1.071%	1,000,000
	October 31, 2014	October 31, 2024	1.257%	2,000,000
	October 31, 2014	October 31, 2024	1.259%	1,000,000
	January 30, 2015	January 31, 2025	1.161%	1,500,000
	February 18, 2015	February 29, 2024	1.157%	1,700,000
	February 18, 2015	February 28, 2025	1.314%	1,250,000
	February 27, 2015	February 28, 2025	1.153%	2,100,000
	March 12, 2015	February 28, 2025	1.218%	1,000,000
	March 31, 2015	March 31, 2025	1.266%	2,500,000
	September 30, 2015	September 30, 2024	1.065%	2,000,000
	October 30, 2015	October 31, 2024	0.989%	1,000,000
	October 30, 2015	October 30, 2025	1.114%	1,500,000
	October 30, 2015	October 30, 2025	1.114%	2,000,000
	October 30, 2015	October 30, 2025	1.114%	2,500,000
	October 30, 2015	October 30, 2025	1.121%	2,500,000
	November 12, 2015	November 30, 2025	1.173%	1,000,000
	January 29, 2016	January 29, 2026	1.074%	2,000,000
	January 29, 2016	January 29, 2026	1.024%	1,800,000
	February 18, 2016	February 18, 2026	0.998%	1,000,000
	February 18, 2016	February 18, 2026	0.998%	500,000
	March 31, 2016	March 31, 2026	0.898%	1,000,000
	April 28, 2016	April 30, 2024	0.654%	2,000,000
	April 28, 2016	April 30, 2026	0.835%	2,000,000
	April 28, 2016	April 30, 2026	0.865%	1,000,000
	July 29, 2016	July 31, 2026	0.613%	1,500,000
	August 2, 2016	July 31, 2026	0.544%	1,000,000
	October 31, 2016	October 31, 2024	0.668%	1,000,000
	October 31, 2016	October 31, 2026	0.876%	2,500,000
	October 31, 2016	October 31, 2026	0.760%	1,000,000
	October 31, 2016	October 31, 2026	0.734%	4,000,000
October 31, 2016	October 31, 2026	0.826%	1,500,000	
December 12, 2016	November 30, 2026	0.982%	500,000	
December 28, 2016	December 28, 2026	0.950%	1,500,000	
January 16, 2017	January 31, 2027	0.860%	500,000	
January 31, 2017	January 31, 2027	0.853%	700,000	
March 28, 2017	March 31, 2027	0.850%	500,000	
June 30, 2017	June 30, 2027	0.849%	1,500,000	

Classification	Drawdown date	Last repayment date	Weighted-average	Balance
			interest rate	(In thousands of yen)
Long-term loans payable	August 10, 2017	July 28, 2027	0.800%	¥ 3,500,000
	August 31, 2017	August 31, 2023	0.544%	1,000,000
	September 21, 2017	March 31, 2024	0.555%	1,000,000
	September 21, 2017	September 30, 2025	0.680%	1,500,000
	September 21, 2017	March 31, 2027	0.732%	1,000,000
	September 21, 2017	September 21, 2027	0.873%	1,000,000
	September 21, 2017	September 30, 2027	0.851%	2,500,000
	October 31, 2017	October 31, 2027	0.810%	2,500,000
	November 13, 2017	November 13, 2027	0.931%	3,000,000
	December 7, 2017	November 30, 2027	0.899%	1,400,000
	December 7, 2017	November 30, 2027	0.820%	1,200,000
	December 7, 2017	November 30, 2027	0.969%	1,000,000
	December 7, 2017	November 30, 2027	0.939%	1,000,000
	December 7, 2017	November 30, 2027	0.869%	1,000,000
	December 7, 2017	November 30, 2027	0.899%	800,000
	December 7, 2017	November 30, 2027	0.869%	600,000
	December 28, 2017	December 28, 2025	0.744%	500,000
	December 28, 2017	December 28, 2026	0.878%	500,000
	December 28, 2017	December 28, 2027	0.864%	500,000
	March 12, 2018	March 31, 2028	0.914%	1,500,000
	March 26, 2018	March 31, 2027	0.808%	1,000,000
	March 26, 2018	March 31, 2028	0.902%	1,000,000
	July 31, 2018	July 31, 2028	0.988%	500,000
	August 20, 2018	August 31, 2025	0.696%	500,000
	August 20, 2018	August 31, 2028	1.003%	1,000,000
	August 20, 2018	August 31, 2028	1.003%	1,000,000
	August 20, 2018	August 31, 2028	1.003%	500,000
	August 20, 2018	August 31, 2028	0.966%	500,000
	August 31, 2018	August 31, 2025	0.700%	500,000
	August 31, 2018	August 31, 2025	0.723%	300,000
	August 31, 2018	August 31, 2028	1.012%	700,000
	October 31, 2018	October 31, 2028	1.013%	1,500,000
	October 31, 2018	October 31, 2028	0.910%	1,000,000
	October 31, 2018	October 31, 2028	1.013%	500,000
	March 28, 2019	March 31, 2029	0.838%	1,400,000
	March 29, 2019	March 31, 2029	0.839%	2,950,000
	June 14, 2019	June 30, 2023	0.246%	500,000
	June 14, 2019	December 28, 2026	0.517%	500,000
	June 14, 2019	April 30, 2027	0.605%	1,000,000
	June 14, 2019	March 31, 2029	0.725%	1,000,000
	July 10, 2019	July 31, 2023	0.230%	500,000
	July 31, 2019	July 31, 2023	0.295%	1,000,000
	July 31, 2019	April 30, 2027	0.554%	1,000,000
	July 31, 2019	April 30, 2027	0.554%	1,000,000
	September 30, 2019	September 30, 2026	0.489%	1,000,000
	September 30, 2019	March 31, 2027	0.531%	900,000
	September 30, 2019	March 31, 2027	0.425%	800,000
	January 31, 2020	January 31, 2025	0.406%	700,000
	January 31, 2020	January 31, 2027	0.526%	1,500,000
	January 31, 2020	January 31, 2029	0.675%	1,500,000
	March 12, 2020	February 28, 2026	0.361%	1,800,000
	March 31, 2020	March 31, 2028	0.642%	1,000,000
	June 30, 2020	June 30, 2028	0.646%	2,000,000

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)
Long-term loans payable	June 30, 2020	June 30, 2028	0.646%	¥ 2,000,000
	June 30, 2020	June 30, 2028	0.646%	700,000
	June 30, 2020	June 30, 2028	0.510%	2,000,000
	July 31, 2020	July 31, 2028	0.636%	2,700,000
	August 31, 2020	August 31, 2030	0.705%	1,500,000
	September 30, 2020	September 30, 2025	0.396%	1,000,000
	September 30, 2020	September 30, 2027	0.511%	1,000,000
	September 30, 2020	September 30, 2030	0.738%	700,000
	October 30, 2020	April 30, 2027	0.542%	1,400,000
	October 30, 2020	October 31, 2030	0.803%	1,500,000
	October 30, 2020	October 31, 2030	0.803%	300,000
	November 12, 2020	April 30, 2027	0.552%	1,300,000
	November 12, 2020	November 12, 2030	0.808%	700,000
	November 12, 2020	November 12, 2030	0.808%	500,000
	November 30, 2020	May 31, 2027	0.516%	200,000
	November 30, 2020	November 30, 2030	0.763%	900,000
	November 30, 2020	November 30, 2030	0.763%	800,000
	November 30, 2020	November 30, 2030	0.763%	200,000
	January 29, 2021	January 31, 2024	0.287%	1,000,000
	January 29, 2021	January 31, 2028	0.527%	1,200,000
	January 29, 2021	January 31, 2030	0.678%	2,300,000
	January 29, 2021	January 31, 2030	0.678%	2,000,000
	January 29, 2021	January 31, 2030	0.678%	2,000,000
	January 29, 2021	November 30, 2030	0.755%	800,000
	July 12, 2021	June 30, 2028	0.484%	500,000
	July 30, 2021	July 31, 2026	0.350%	1,000,000
	September 21, 2021	August 31, 2023	0.300%	2,000,000
	September 21, 2021	February 29, 2024	0.300%	1,000,000
	November 30, 2021	October 31, 2024	0.289%	500,000
	November 30, 2021	October 31, 2024	0.289%	500,000
	November 30, 2021	October 31, 2024	0.289%	300,000
	November 30, 2021	October 31, 2024	0.250%	2,500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	April 30, 2026	0.300%	500,000
	November 30, 2021	November 30, 2026	0.412%	500,000
	November 30, 2021	November 30, 2026	0.412%	500,000
	November 30, 2021	November 30, 2026	0.350%	500,000
	November 30, 2021	November 30, 2026	0.384%	1,000,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.384%	500,000
	November 30, 2021	November 30, 2026	0.325%	1,000,000
	November 30, 2021	November 30, 2026	0.350%	1,000,000
	November 30, 2021	November 30, 2028	0.511%	1,000,000
	November 30, 2021	November 30, 2029	0.450%	500,000
	April 28, 2022	April 30, 2024	0.267%	1,000,000
April 28, 2022	April 30, 2024	0.230%	2,500,000	
April 28, 2022	April 30, 2025	0.297%	1,000,000	
April 28, 2022	May 31, 2027	0.350%	1,000,000	
Subtotal				170,100,000

Classification	Drawdown date	Last repayment date	Weighted-average interest rate	Balance (In thousands of yen)	
Current portion of investment corporation bonds	July 19, 2017	July 19, 2022	0.260%	¥	1,000,000
Subtotal					1,000,000
Investment corporation bonds	July 25, 2014	July 25, 2024	1.180%	¥	2,000,000
	April 28, 2016	April 28, 2028	0.900%		1,000,000
	July 19, 2017	July 16, 2027	0.640%		2,000,000
	February 15, 2019	February 15, 2024	0.390%		2,000,000
	January 30, 2020	January 30, 2025	0.250%		2,000,000
	October 20, 2020	October 18, 2030	0.610%		1,000,000
	July 28, 2021	July 31, 2026	0.180%		2,000,000
Subtotal					12,000,000
Total				¥	205,150,000

7. REDUCTION ENTRY

The amount of reduction entry of property, plant and equipment acquired by government subsidy is as follows:

	As of October 31, 2022	As of April 30, 2022
	In thousands of yen	
Buildings in trust	¥ 26,230	¥ 26,230

8. COMMITMENT LINE AGREEMENT

The Investment Corporation has concluded a commitment line agreement with bank of account, etc.

	As of October 31, 2022	As of April 30, 2022
	In thousands of yen	
Maximum amount	¥ 9,000,000	¥ 9,000,000
Drawn credit facility	—	—
Balance	¥ 9,000,000	¥ 9,000,000

9. PER UNIT INFORMATION

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
	Yen	
Net asset value per unit	¥ 270,573	¥ 270,429
Net income per unit	¥ 7,566	¥ 7,580
Weighted-average number of units (units)	852,530	857,020

*1: Net income per unit is calculated by dividing net income by the weighted average (based on number of days) number of units. Net income per unit after adjusting for diluted investment units is not included because there were no dilutive investment units.

*2: The Investment Corporation implemented a two-for-one split of the investment units with October 31, 2022, as the record date of the split and November 1, 2022, as the effective date. Net assets per unit and net income per unit are calculated based on the assumption that the split was implemented at the beginning of the prior fiscal period.

10. INCOME TAXES

The Investment Corporation is subject to corporate income taxes at a regular statutory rate of approximately 31%. However, the Investment Corporation may deduct from its taxable income amounts distributed to its unitholders, provided the requirements are met under the Special Taxation Measures Law of Japan. Under this law, the Investment Corporation must meet a number of tax requirements, including a requirement that it currently distribute in excess of 90% of its net income for the fiscal period in order to be able to deduct such amounts. If the Investment Corporation does not satisfy all of the requirements, the entire taxable income of the Investment Corporation will be subject to regular corporate income taxes. The Investment Corporation distributed in excess of 90% of its distributable income in the form of cash distributions totaling ¥6,146 million and ¥5,999 million for the periods ended October 31, 2022 and April 30, 2022, respectively. Therefore, such distributions were treated as deductible distributions for purposes of corporate income taxes. The effective tax rate on the Investment Corporation's income was 0.02% for the fiscal periods ended October 31, 2022 and April 30, 2022, respectively. The following table summarizes the significant differences between the statutory tax rate and the effective tax rate.

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
Statutory tax rate	31.46%	31.46%
Deductible cash distributions	(29.97)	(29.05)
Provision of reserve for reduction entry	(1.49)	(2.41)
Others	0.01	0.01
Effective tax rate	0.02%	0.02%

The significant components of deferred tax assets and liabilities as of October 31, 2022 and April 30, 2022 are as follows:

	As of October 31, 2022	As of April 30, 2022
In thousands of yen		
Deferred tax assets		
Enterprise tax payable	¥ 37	¥ 30
Amortization of leasehold right	5,806	5,562
Deferred gains or losses on hedges	168	3,287
Subtotal	6,012	8,879
Valuation allowance	(5,974)	(8,849)
Total deferred tax assets	¥ 37	¥ 30

11. NET ASSETS

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

Information on the cancellation of treasury investment units during the six-month period ended October 31, 2022 and April 30, 2022 is as follows:

	As of October 31, 2022	As of April 30, 2022
Total number of units cancelled (Number of units)	4,295	–
Total amount of cancellation (Thousands of yen)	¥ 2,999,551	–

12. RELATED-PARTY TRANSACTIONS

(1) Parent Company, Major Corporate Unitholders and Other

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022) and Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

: Not applicable

(2) Affiliated Companies and Other

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022) and Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

: Not applicable

(3) Fellow Subsidiary Companies and Other

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022) and Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

: Not applicable

(4) Directors, Major Individual Unitholders and Other

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022) and Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

: Not applicable

13. BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES, PROPERTY-RELATED EXPENSES, AND GAIN AND LOSS ON SALE OF REAL ESTATE PROPERTY

Rent revenue – real estate, expenses related to rent business, and gain and loss on sale of real estate property for the fiscal periods from May 1, 2022 to October 31, 2022 and from November 1, 2021 to April 30, 2022 consist of the following:

	From May 1, 2022 to October 31, 2022	From November 1, 2021 to April 30, 2022
In thousands of yen		
Rental and other operating revenues		
Rent revenue – real estate		
Rental revenues	¥ 12,335,332	¥ 11,829,399
Common area charges	1,506,356	1,507,079
Subtotal	13,841,688	13,336,478
Others:		
Parking space rental revenues	507,846	486,655
Utility charge reimbursement	1,268,984	1,027,409
Miscellaneous	342,405	227,746
Subtotal	2,119,236	1,741,811
Total rental and other operating revenues	¥ 15,960,925	¥ 15,078,289
Property-related expenses		
Expenses related to rent business		
Property management fees and facility management fees	¥ 1,482,699	¥ 1,450,957
Utilities	1,445,057	1,115,245
Taxes	1,369,695	1,341,445
Repairs and maintenance	398,775	406,830
Insurance	20,280	19,585
Trust fees	30,194	29,867
Others	329,428	357,542
Depreciation	2,631,665	2,588,398
Total expenses related to rent business	¥ 7,707,795	¥ 7,309,872
Gain and loss on sale of real estate properties		
KDX Toranomom 1Chome Building (partial sale due to expropriation)		
Revenue from sale of investment properties(*)	¥ —	¥ 1,731,347
Cost of investment properties	—	943,131
Other sales expenses	—	17,620
Gain on sale of real estate properties	¥ —	¥ 770,595

(*)Revenue from sale of real estate, etc. includes 29,150 thousand yen of compensation for property transfer.

KDX Kiba Building			
Revenue from sale of investment properties	¥ 1,650,000	¥	—
Cost of investment properties	1,350,357		—
Other sales expenses	58,659		—
Gain on sale of real estate properties	¥ 240,982	¥	—

14. LEASES

The Investment Corporation, as lessor, has entered into leases whose fixed monthly rents are due in advance with lease terms of generally two years for office buildings. The future minimum rental revenues under existing non-cancelable operating leases as of October 31, 2022 and April 30, 2022 are as follows:

	As of October 31, 2022	As of April 30, 2022
	In thousands of yen	
Due within one year	¥ 3,478,791	¥ 3,198,073
Due after one year	7,628,983	8,224,029
Total	¥ 11,107,775	¥ 11,422,103

15. FINANCIAL INSTRUMENTS

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022)

(A) Overview

(1) Policy for financial instruments

The Investment Corporation procures essential funds for acquiring properties and undertaking the repayment of loans primarily through bank loans and the issuance of investment corporation bonds and new investment units. The Investment Corporation uses derivatives for the purpose of hedging its exposure to changes in interest rates and does not enter into derivatives for speculative or trading purposes. Management of surplus funds is undertaken in a prudent manner that considers fully such factors as safety, liquidity, interest-rate conditions and cash flows.

(2) Types of financial instruments and related risk

Investment securities, which are Japanese silent partnership (*tokumei kumiai*, “TK”) interests, are exposed to credit risk of the issuer and risk of fluctuation of value of its property.

Loans payable and investment corporation bonds are used primarily for procuring funds necessary for the acquisition of properties and have a redemption date of a maximum of approximately 8 years and 1 month following the accounting date. Although a certain portion of said liabilities are subject to interest-rate fluctuation risk, the Investment Corporation utilizes derivatives (interest-rate swap transactions) in order to reduce such risk.

Interest-rate swap transactions are used as derivative financial instruments. Utilizing interest-rate swap transactions, the Investment Corporation fixes its interest expense for long-term loans payable bearing interest at a variable rate. With regard to hedge accounting methods, hedging instruments and hedged items, hedge policy, and the assessment of the effectiveness of hedging activities, please see Note 2(M) “Derivative Financial Instruments.”

(3) Risk management for financial instruments

(a) Monitoring of market risk (the risks arising from fluctuations in interest rates and others)

The Investment Corporation uses interest-rate swap transactions in order to minimize risk arising from fluctuations in interest rates on funds procured. The Investment Corporation periodically reviews the value of the property and financial condition of the issuer with regard to investment securities.

(b) Monitoring of liquidity risk (the risk that the Investment Corporation may not be able to meet its obligations on scheduled due dates) associated with procurement of funds

Although loans and other liabilities are subject to liquidity risk, the Investment Corporation reduces such risk by spreading out payment due dates and by using diversified fund procurement methods. Liquidity risk is also managed by such means as regularly checking the balance of cash reserves.

(4) Supplementary explanation of the estimated fair value of financial instruments

Because the factors incorporated into the calculation of fair value of financial instruments are subject to change, differing assumptions are adopted which may alter fair value. Moreover, the contract amounts, etc. of derivative transactions in “(B) Estimated Fair Value of Financial Instruments” do not indicate the market risk of derivative transactions.

(B) Estimated Fair Value of Financial Instruments

The carrying value of financial instruments on the balance sheet as of October 31, 2022 and estimated fair value are shown in the following table. Moreover, because “Cash and deposits,” “Cash and deposits in trust” and “Short-term loans payable” are settled with cash in the short term, the fair value can be considered as equivalent to the book value. Therefore, the notes for these accounts have been omitted.

	Carrying value	Estimated fair value	Difference
	In thousands of yen		
(1) Current portion of investment corporation bonds	—	—	—
(2) Current portion of long-term loans payable	14,300,000	14,338,060	38,060
(3) Investment corporation bonds	13,000,000	12,971,800	(28,200)
(4) Long-term loans payable	187,350,000	186,596,720	(753,279)
Subtotal	¥ 214,650,000	¥ 213,906,580	¥ (743,419)
Derivative transactions(*)	814,256	814,256	—

(*)The value of assets and liabilities arising from derivatives is shown at net value and with the amount in parentheses representing the net liability position.

*1 Methods to determine the estimated fair value of financial instruments and other matters related to securities and derivative transactions

Liabilities

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

The fair value of investment corporation bonds is based on quoted market prices. The fair value of those for which no market price is available is based on the quoted price obtained from counterparty financial institutions, etc.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

The fair value of long-term loans payable is based on the present value of the total of principal and interest discounted by the interest rate to be applied if similar new loans were entered into. The fair value of long-term loans payable bearing interest at a variable rate, which is subject to fixed interest rates resulting from interest-rate swaps and special treatment applied to said swaps, is based on the present value of the total of principal and interest, which is handled together with the applicable interest-rate swaps, discounted by the interest rate to be applied if similar loans were entered into.

Derivative Transactions

Please refer to Note 16 “DERIVATIVE TRANSACTIONS.”

*2 Redemption schedule for loans payable and investment corporation bonds

	Due within 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
	In thousands of yen					
Investment corporation bonds	—	4,000,000	2,000,000	2,000,000	3,000,000	2,000,000
Long-term loans payable	14,300,000	25,600,000	29,950,000	30,800,000	38,500,000	62,500,000
Total	¥ 14,300,000	¥ 29,600,000	¥ 31,950,000	¥ 32,800,000	¥ 41,500,000	¥ 64,500,000

Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

(A) Overview

(1) Policy for financial instruments

The Investment Corporation procures essential funds for acquiring properties and undertaking the repayment of loans primarily through bank loans and the issuance of investment corporation bonds and new investment units. The Investment Corporation uses derivatives for the purpose of hedging its exposure to changes in interest rates and does not enter into derivatives for speculative or trading purposes. Management of surplus funds is undertaken in a prudent manner that considers fully such factors as safety, liquidity, interest-rate conditions and cash flows.

(2) Types of financial instruments and related risk

Investment securities, which are Japanese silent partnership (*tokumei kumiai*, “TK”) interests, are exposed to credit risk of the issuer and risk of fluctuation of value of its property.

Loans payable and investment corporation bonds are used primarily for procuring funds necessary for the acquisition of properties and have a redemption date of a maximum of approximately 8 years and 7 months following the accounting date. Although a certain portion of said liabilities are subject to interest-rate fluctuation risk, the Investment Corporation utilizes derivatives (interest-rate swap transactions) in order to reduce such risk.

Interest-rate swap transactions are used as derivative financial instruments. Utilizing interest-rate swap transactions, the Investment Corporation fixes its interest expense for long-term loans payable bearing interest at a variable rate. With regard to hedge accounting methods, hedging instruments and hedged items, hedge policy, and the assessment of the effectiveness of hedging activities, please see Note 2(M) “Derivative Financial Instruments.”

(3) Risk management for financial instruments

(a) Monitoring of market risk (the risks arising from fluctuations in interest rates and others)

The Investment Corporation uses interest-rate swap transactions in order to minimize risk arising from fluctuations in interest rates on funds procured. The Investment Corporation periodically reviews the value of the property and financial condition of the issuer with regard to investment securities.

(b) Monitoring of liquidity risk (the risk that the Investment Corporation may not be able to meet its obligations on scheduled due dates) associated with procurement of funds

Although loans and other liabilities are subject to liquidity risk, the Investment Corporation reduces such risk by spreading out payment due dates and by using diversified fund procurement methods. Liquidity risk is also managed by such means as regularly checking the balance of cash reserves.

(4) Supplementary explanation of the estimated fair value of financial instruments

Because the factors incorporated into the calculation of fair value of financial instruments are subject to change, differing assumptions are adopted which may alter fair value. Moreover, the contract amounts, etc. of derivative transactions in “(B) Estimated Fair Value of Financial Instruments” do not indicate the market risk of derivative transactions.

(B) Estimated Fair Value of Financial Instruments

The carrying value of financial instruments on the balance sheet as of April 30, 2022 and estimated fair value are shown in the following table. Moreover, because “Cash and deposits,” “Cash and deposits in trust” and “Short-term loans payable” are settled with cash in the short term, the fair value can be considered as equivalent to the book value. Therefore, the notes for these accounts have been omitted.

	Carrying value	Estimated fair value	Difference
	In thousands of yen		
(1) Current portion of investment corporation bonds	1,000,000	999,800	(200)
(2) Current portion of long-term loans payable	13,450,000	13,482,518	32,518
(3) Investment corporation bonds	12,000,000	12,025,400	25,400
(4) Long-term loans payable	170,100,000	169,880,655	(219,344)
Subtotal	¥ 196,550,000	¥ 196,388,374	¥ (161,625)
Derivative transactions(*)	468,158	468,158	—

(*)The value of assets and liabilities arising from derivatives is shown at net value and with the amount in parentheses representing the net liability position.

*1 Methods to determine the estimated fair value of financial instruments and other matters related to securities and derivative transactions

Liabilities

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

The fair value of investment corporation bonds is based on quoted market prices. The fair value of those for which no market price is available is based on the quoted price obtained from counterparty financial institutions, etc.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

The fair value of long-term loans payable is based on the present value of the total of principal and interest discounted by the interest rate to be applied if similar new loans were entered into. The fair value of long-term loans payable bearing interest at a variable rate, which is subject to fixed interest rates resulting from interest-rate swaps and special treatment applied to said swaps, is based on the present value of the total of principal and interest, which is handled together with the applicable interest-rate swaps, discounted by the interest rate to be applied if similar loans were entered into.

Derivative Transactions

Please refer to Note 16 “DERIVATIVE TRANSACTIONS.”

*2 Redemption schedule for loans payable and investment corporation bonds

	Due within 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
In thousands of yen						
Investment corporation bonds	1,000,000	2,000,000	4,000,000	–	2,000,000	4,000,000
Long-term loans payable	13,450,000	19,700,000	20,850,000	26,400,000	35,100,000	68,050,000
Total	¥ 14,450,000	¥ 21,700,000	¥ 24,850,000	¥ 26,400,000	¥ 37,100,000	¥ 72,050,000

16. DERIVATIVE TRANSACTIONS

The following summarizes the contracted amount and the fair value of interest-rate swap contracts as of October 31, 2022:

(1) Hedge accounting not applied
Not applicable

(2) Hedge accounting applied

Hedge accounting method	Type of derivative transactions	Hedged items	Contracted amount (In thousands of yen)		Fair value (In thousands of yen)	Calculation method for applicable fair value
				Maturing after 1 year		
Principle method	Interest-rate swaps: Receive/floating and pay/fixed	Long-term loans payable	¥ 82,450,000	¥ 79,950,000	¥ 814,256	Based on the amount provided by counterparty financial institutions
Special treatment of interest-rate swaps	Interest-rate swaps: Receive/floating and pay/fixed	Long-term loans payable	30,100,000	27,100,000	*	
Total			¥ 112,550,000	¥ 107,050,000	¥ 814,256	

(*)Interest-rate swaps for which the special treatment is applied are accounted for together with the underlying hedged item. As a result, their fair value is included in the fair value of the hedged long-term loans payable.

The following summarizes the contracted amount and the fair value of interest-rate swap contracts as of April 30, 2022:

(1) Hedge accounting not applied
Not applicable

(2) Hedge accounting applied

Hedge accounting method	Type of derivative transactions	Hedged items	Contracted amount (In thousands of yen) Maturing after 1 year		Fair value (In thousands of yen)	Calculation method for applicable fair value
Principle method	Interest-rate swaps: Receive/floating and pay/fixed	Long-term loans payable	¥ 72,650,000	¥ 71,650,000	¥ 468,158	Based on the amount provided by counterparty financial institutions
Special treatment of interest-rate swaps	Interest-rate swaps: Receive/floating and pay/fixed	Long-term loans payable	37,250,000	30,100,000	*	
Total			¥ 109,900,000	¥ 101,750,000	¥ 468,158	

(*)Interest-rate swaps for which the special treatment is applied are accounted for together with the underlying hedged item. As a result, their fair value is included in the fair value of the hedged long-term loans payable.

17. REVENUE RECOGNITION

Thirty-fifth fiscal period (From May 1, 2022, to October 31, 2022)

(1) Information on the Breakdown of Revenue from Contracts with Customers

Thirty-fifth Fiscal Period (May 1, 2022, to October 31, 2022)

	Revenues generated from contracts with customers*1	Sales to external customers
	(in thousands of yen)	
Revenue from sale of real estate property	¥1,650,000	*2 ¥ 240,982
Utility charge reimbursements	1,268,984	1,268,984
Other	–	14,756,403
Total	¥2,918,984	¥16,266,370

(*1)Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and the transfer of real estate properties which is subject to the “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies” (Accounting System Committee Report No.15 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Furthermore, revenue generated from contracts with major customers include of revenue from sale of real estate properties and utility charge reimbursements.

(*2) Revenue from sale of real estate, etc. is recorded as gain and loss on sale of real estate, etc. in the statement of income. Therefore, the amount calculated by deducting the cost of real estate, etc. sold and other sales expenses from the revenue from sale of real estate, etc. is indicated.

(2) Information Utilized as the Base for Understanding Revenue from Contracts with Customers

Thirty-fifth Fiscal Period (May 1, 2022, to October 31, 2022)

The information is as described in the notes on Summary of Significant Accounting Policies.

(3) Information on relationship of Fulfillment of performance Obligations based with customers with cashflow generated from said contracts and Amount and period of Revenue expected to be recognized in the next calculation period or thereafter from contracts existing at the end of the current calculation period.

(a) Balance of contract assets and contract liabilities, etc.

	From May 1, 2022 to October 31, 2022
	(in thousands of yen)
Receivables generated from contracts with customers (balance at beginning of fiscal period)	¥247,784
Receivables generated from contracts with customers (balance at end of fiscal period)	324,473
Contract assets (balance at beginning of fiscal period)	-
Contract assets (balance at end of fiscal period)	-
Contract liabilities (balance at beginning of fiscal period)	-
Contract liabilities (balance at end of fiscal period)	-

(b) Transaction value allocated to remaining performance obligations

Not applicable.

With regard to utility charge reimbursements, as the Investment Corporation has the right to receive from customers an amount directly corresponding to the value for the lessees, or customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such is not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

(1) Information on the Breakdown of Revenue from Contracts with Customers

Thirty-fourth Fiscal Period (November 1, 2021, to April 30, 2022)

	Revenues generated from contracts with customers*1	Sales to external customers
	(in thousands of yen)	
Revenue from sale of real estate property	¥1,731,347	*2 ¥ 770,595
Utility charge reimbursements	1,027,409	1,027,409
Other	-	14,093,094
Total	¥2,758,756	¥15,891,099

(*1) Rental revenues, etc. which are subject to Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and the transfer of real estate properties which is subject to the “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies” (Accounting System Committee Report No.15 of the Japanese Institute of Certified Public Accountants) are not included in the above amounts as they are excluded from revenue recognition accounting standards. Furthermore, revenue generated from contracts with major customers include of revenue from sale of real estate properties and utility charge reimbursements.

(*2) Revenue from sale of real estate, etc. is recorded as gain and loss on sale of real estate, etc. in the statement of income. Therefore, the amount calculated by deducting the cost of real estate, etc. sold and other sales expenses from the revenue from sale of real estate, etc. is indicated.

(2) Information Utilized as the Base for Understanding Revenue from Contracts with Customers

Thirty-fourth Fiscal Period (November 1, 2021, to April 30, 2022)

The information is as described in the notes on Summary of Significant Accounting Policies.

(3) Information on relationship of Fulfillment of performance Obligations based with customers with cashflow generated from said contracts and Amount and period of Revenue expected to be recognized in the next calculation period or thereafter from contracts existing at the end of the current calculation period.

(a) Balance of contract assets and contract liabilities, etc.	From November 1, 2021 to April 30, 2022
	(in thousands of yen)
Receivables generated from contracts with customers (balance at beginning of fiscal period)	¥246,452
Receivables generated from contracts with customers (balance at end of fiscal period)	247,784
Contract assets (balance at beginning of fiscal period)	—
Contract assets (balance at end of fiscal period)	—
Contract liabilities (balance at beginning of fiscal period)	—
Contract liabilities (balance at end of fiscal period)	—

(b) Transaction value allocated to remaining performance obligations

Not applicable.

With regard to utility charge reimbursements, as the Investment Corporation has the right to receive from customers an amount directly corresponding to the value for the lessees, or customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such is not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

18. INVESTMENT AND RENTAL PROPERTIES

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022)

The Investment Corporation owns real estate for rental purposes mainly in the Tokyo metropolitan area for the purpose of generating rental revenues.

The carrying value in the balance sheets and corresponding fair value of those properties are as follows:

Carrying value (In thousands of yen)			Fair value
As of April 30, 2022	Net change	As of October 31, 2022	As of October 31, 2022 (In thousands of yen)
¥ 426,967,143	¥ 10,229,346	¥ 437,196,489	¥ 553,221,000

*1: The carrying value represents the acquisition cost less accumulated depreciation.

*2: Fair value at the end of the fiscal period is the appraisal value determined by outside appraisers.

*3: Among changes in the amount of real estate for rental purposes that occurred during the fiscal period under review, principal increase/decrease factors were the acquisitions of 1 real estate property and trust beneficiary interest in real estate of 1 property totaling 13,346,136 thousand, sale of trust beneficiary interest in real estate of 1 property totaling 1,350,357 thousand and depreciation amounting to 2,631,665 thousand.

Income and loss in the fiscal period ended October 31, 2022 for real estate for rental purposes is listed in Note 13 “BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES, PROPERTY-RELATED EXPENSES, AND GAIN AND LOSS ON SALE OF REAL ESTATE PROPERTY.”

Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

The Investment Corporation owns real estate for rental purposes mainly in the Tokyo metropolitan area for the purpose of generating rental revenues.

The carrying value in the balance sheets and corresponding fair value of those properties are as follows:

Carrying value (In thousands of yen)			Fair value
As of October 31, 2021	Net change	As of April 30, 2022	As of April 30, 2022 (In thousands of yen)
¥ 422,751,947	¥ 4,215,195	¥ 426,967,143	¥ 535,600,000

*1: The carrying value represents the acquisition cost less accumulated depreciation.

*2: Fair value at the end of the fiscal period is the appraisal value determined by outside appraisers.

*3: Among changes in the amount of real estate for rental purposes that occurred during the fiscal period under review, principal

increase/decrease factors were the acquisition of trust beneficiary interest in real estate of 1 property totaling 6,461,511 thousand, partial sale of real estate pertaining to land expropriation totaling 943,131 thousand and depreciation amounting to 2,588,398 thousand.

Income and loss in the fiscal period ended April 30, 2022 for real estate for rental purposes is listed in Note 13 “BREAKDOWN OF RENTAL AND OTHER OPERATING REVENUES, PROPERTY-RELATED EXPENSES, AND GAIN AND LOSS ON SALE OF REAL ESTATE PROPERTY.”

19. SEGMENT AND RELATED INFORMATION

Thirty-fifth fiscal period (From May 1, 2022 to October 31, 2022)

(A) Segment Information

Disclosure is omitted because the real estate leasing business is the Investment Corporation’s sole business and it has no reportable segment subject to disclosure.

(B) Related Information

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the statement of income and retained earnings.

(2) Information about each geographic area

(a) Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the statement of income and retained earnings.

(b) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenues on the statement of income and retained earnings.

Thirty-fourth fiscal period (From November 1, 2021 to April 30, 2022)

(A) Segment Information

Disclosure is omitted because the real estate leasing business is the Investment Corporation’s sole business and it has no reportable segment subject to disclosure.

(B) Related Information

(1) Information about each product and service

Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the statement of income and retained earnings.

(2) Information about each geographic area

(a) Net sales

Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the statement of income and retained earnings.

(b) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major customer

Disclosure is omitted because net sales to a single external customer account for less than 10% of the operating revenues on the statement of income and retained earnings.

20. SIGNIFICANT SUBSEQUENT EVENTS

Split of Investment Units

The Investment Corporation implemented a two-for-one split of the investment units with October 31, 2022, as the record date and November 1, 2022, as the effective date.

(A) Purpose of Split

The Investment Corporation aims to create an environment that makes it easier for investors to invest as well as further expand the investor base and improve the liquidity of investment units by lowering the per-investment unit price.

(B) Method of Split

With October 31, 2022, as the record date, the Investment Corporation implemented a two-for-one split of its investment units held by unitholders stated or recorded in the final unitholder registry on that date.

(C) Number of Investment Units Increased Due to the Split, Etc.

(1) Total number of investment units issued and outstanding before the split	:	424,215 units
(2) Total number of investment units increased due to the split	:	424,215 units
(3) Total number of investment units issued and outstanding after the split	:	848,430 units
(4) Total number of authorized investment units after the split	:	4,000,000 units

21. DISTRIBUTIONS

	Thirty-fourth fiscal period (From May 1, 2022 to October 31, 2022)	Thirty-third fiscal period (From November 1, 2021 to April 30, 2022)
	(Yen)	(Yen)
I. Retained earnings at the end of period	¥ 6,451,096,681	¥ 6,496,709,393
II. Total distributions	¥ 6,146,026,920	¥ 5,999,140,000
Distributions per unit	¥ 14,488	¥ 14,000
III. Voluntary reserve (provision)		
Provision of reserve for reduction entry	¥ 304,852,318	¥ 497,569,393
IV. Retained earnings brought forward to the next period	¥ 217,443	¥ -

Method of calculating distribution amount

In accordance with the policy stipulated in Article 35 (1) of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided that, of the amount remaining after the provision of reserve for reduction entry as stipulated in Article 65-7 of the Act on Special Measures Concerning Taxation is deducted from unappropriated retained earnings, it shall distribute the outstanding ¥6,146,026,920 as profit distribution.

In addition, the Investment Corporation decided not to distribute cash in excess of distributable profit, stipulated in Article 35 (2) of its Articles of Incorporation.

In accordance with the policy stipulated in Article 35 (1) of its Articles of Incorporation, the Investment Corporation determines that the amount of distribution shall exceed the amount equivalent to 90% of its distributable profit as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation, and shall be up to the amount of its profits as the ceiling. Following this policy, the Investment Corporation has decided that, of the amount remaining after the provision of reserve for reduction entry as stipulated in Article 64 of the Act on Special Measures Concerning Taxation is deducted from unappropriated retained earnings, it shall distribute the outstanding ¥5,999,140,000 as profit distribution.

In addition, the Investment Corporation decided not to distribute cash in excess of distributable profit, stipulated in Article 35 (2) of its Articles of Incorporation.

Independent Auditor's Report

The Board of Directors
Kenedix Office Investment Corporation

Opinion

We have audited the accompanying financial statements of Kenedix Office Investment Corporation (the Company), which comprise the balance sheet as at October 31, 2022, and the statements of income, and retained earnings, changes in net assets, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at October 31, 2022, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The other information comprises the information included in the Semi-annual Report that contains audited financial statements but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. The Supervisory Director is responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management, and Supervisory Director for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.
-

We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC
Tokyo, Japan

January 27, 2023

/s/ Hitoshi Sakurai

Hitoshi Sakurai
Designated Engagement Partner
Certified Public Accountant

/s/ Masahiro Yawata

Masahiro Yawata
Designated Engagement Partner
Certified Public Accountant