KENEDIX
Office Investment Corporation

Translation of Japanese Original

April 18, 2014

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Naokatsu Uchida, Executive Director
(Securities Code: 8972)

Asset Management Company:
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Notice Concerning Acquisition of the Property
(Shinjuku 6chome Building (Land))

Kenedix Office Investment Corporation ("the Investment Corporation") announced today, that Kenedix Real Estate Fund Management, Inc. ("the Asset Management Company"), the asset management company for the Investment Corporation, has decided its decision to acquire the following property. Details are provided as follows.

1. Outline of the Acquisition

(1)	Type of Planned Acquisition:	Trust beneficiary interest in real estate
(2)	Property Name:	Shinjuku 6chome Building (Land) (Asset type:"other")
(3)	Planned Acquisition Price:	¥2,880,000,000 (Excluding acquisition costs, adjustment amount of property tax and city-planning tax, and consumption tax, etc.)
(4)	Seller:	Please refer to Item 4. Seller's Profile for details
(5)	Date of Contract:	April 18, 2014
(6)	Scheduled Date of Acquisition:	April 18, 2014
(7)	Acquisition Funds:	Debt financing (Note) and cash on hand
(8)	Settlement Method:	Payment in full on delivery
(9)	Source of Acquisition:	Acquisition from other than interested-party

The aforementioned Shinjuku 6chome Building (Land), whose asset type is "other", shall hereinafter be referred to as "the Property" and the building above the Property referred to as "the Building".

Note:
For details of the new debt financing, please refer to the press release "Notice Concerning Debt Financing (Series 100) and the Execution of an Interest Rate Swap Agreement", dated today. Furthermore, as the drawdown date of the debt financing is April 22, 2014, the Property will be acquired using cash on hand on April 18, 2014. On April 22, 2014, the entire amount of funds procured through the debt financing will be allocated to cash on hand to compensate for the decrease in cash on hand.

2. Reason for Acquisition

The acquisition is meant to raise the Investment Corporation's investment ratio in the Tokyo Metropolitan Area, and to

further enhance and stabilize its overall investment portfolio, in accordance with its Articles of Incorporation and fundamental investment policies.

This is a joint acquisition with Tosei Corporation ("Tosei"), a company listed on the first section of the Tokyo Stock Exchange. Tosei will acquire the Building and the Investment Corporation will acquire the land (land with leasehold) of a mid-sized office building in the Tokyo Metropolitan Area. The Investment Corporation can attain stable revenues over the long-term based on the land lease agreement. In addition, as preferential negotiation rights are mutually granted if the Investment Corporation sells the Property or the lessee of the land sells the Building (Note 1), the deal is significant in terms of diversification of investment methods and efforts toward future external growth. Furthermore, the Property is adjacent to Welship Higashi-Shinjuku, which the Investment Corporation owns (Note 2), enabling the Investment Corporation to integrate the redevelopment of the properties in the future (Note 3).

The Investment Corporation will continue to maintain its investment policy of mainly investing in mid-sized office buildings in the Tokyo Metropolitan Area and will continue to work to construct a stronger portfolio.

Notes:
1. Please refer to Item 3. "Property Details" below for details of the deal and the preferential negotiation rights.
2. For details of the acquisition of Welship Higashi-Shinjuku, please refer to the press release "Notice Concerning Acquisition of Property (Welship Higashi-Shinjuku)" dated September 11, 2013.
3. As of this date, there is no specific plan for integrated redevelopment of the Property with Welship Higashi-Shinjuku Building. Furthermore, this is not an assurance or a pledge that the Investment Corporation will conduct such integrated redevelopment.

3. Property Details

D-2 Shinjuku 6chome Building (Land)

Property Name		Shinjuku 6chome Building (Land)
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		September 9, 1999 to September 6, 2022 (Note 1)
Current Owner (Current Beneficiary) /Acquisition Date		Tosei Corporation / April 18, 2014 (Note 2)
Previous Owner (Previous Beneficiary) /Acquisition Date		Global Asset III Holding TMK / September 7, 2012 (Note 2)
Location (Address)		6-24-16 Shinjuku, Shinjuku-ku, Tokyo
Usage		-
Type of Structure		-
Site Area	Land	1,355.13 m^2 (Note 3)
	Building	-
Type of Ownership	Land	Proprietary ownership
	Building	-
Completion Date		-
Architect		-
Construction Company		-
Construction Confirmation Authority		-
Probable Maximum Loss		-
Acquisition Price		¥2,880,000,000
Appraisal	Appraisal Value	¥2,900,000,000
	Base Date for Appraisal	April 1, 2014

	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Details	Refer to Reference Material 1
Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		None
Property Management Company after Acquisition		None
Number of End Tenants		1
Total Leasable Area		1,355.13 m^2
Total Leased Area		1,355.13 m^2
Occupancy Ratio		100.0%
Monthly Rental Income		¥11,334 thousand
Security and Guarantee Deposit		¥56,670 thousand
Summary of Land Lease Contract		
	Lessee	Tosei Corporation
	Type of Land Leasehold	Normal Land Leasehold (Leasehold Rights)
	Contract Term	30 years starting from April 18, 2014 (First renewal term is 20 years and 10 years thereafter)
	Annual Rent	¥136,008 thousand
	Rent Renewal	Every three years (However, the first rent renewal is in June 2015).
	Preferential Negotiation Rights	Preferential negotiation rights are mutually granted if the Investment Corporation sells the Property or the lessee of the land sells the Building. The details of the preferential negotiation rights are not disclosed because the lessee has not given consent.
	Others	Details of other terms and conditions of the land lease agreement is not disclosed due to the lessee have not given the consent.

Others	Notes: 1. The Investment Corporation plans to change the trust term to August 1, 2025 as of today's date. 2. The following transactions are executed as of today's date. ① Tosei acquires the trust beneficiary interest in the Property and the Building from the previous owner (previous trust beneficiary) ② Tosei is granted with issue in kind regarding the Building from the Trustee. ③ Land lease agreement concluded among Tosei and the Trustee. ④ The Investment Corporation acquires the trust beneficiary interest in the Property from Tosei. 3. Included in the site area are road areas (approximately 145 m^2 in total) such as the private roadway designated as a road based on Article 42, Paragraph 2 of the Building Standards Law and the area deemed as a road based on Article 2 of the Tokyo Construction Safety Regulation.
Characteristics of the Property	The Property faces the arterial road Nukebenten-Dori and is in a commercial district where there is a mix of mid-to-high-rise buildings and apartments. In addition, the Property is approximately a three-minute walk from Higashi-Shinjuku Station on the Toei Subway Oedo Line and the Tokyo Metro Fukutoshin Line.

4. Seller's Profile

Company Name		Tosei Corporation
Location		4-2-3 Toranomon, Minato-ku, Tokyo
Title and Name of Representative		President and CEO Seiichiro Yamaguchi
Description of Business		Revitalization, Development, Rental, Real Estate Fund and Consulting.
Amount of Capital		¥6,421 million
Date of Incorporation		February 2, 1950
Net Assets		¥29,015 million
Total Assets		¥67,207 million
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	There is no special capital relationship between the Investment Corporation or the Asset Management Company.
	Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.
	Business Relationship	There is no special business relationship between the Investment Corporation or the Asset Management Company.
	Applicability of Related Party Relationships	The seller is not a related company as defined in the Investment Trust and Investment Corporation Law ("the Investment Trust Law") or the Office REIT Division's internal regulations of the Asset Management Company.

*As of November 30, 2013

5. Acquirer's (Previous Owners of Current Owner) Profile

Description omitted as the seller, the current owner ("Current Beneficiary") and previous owner ("Previous Beneficiary") of the Property does not fall under the definition of a special interested-party of the Asset Management Company.

6. Details of Brokerage

The broker and brokerage fees involved in the acquisition of the Property are as shown below.

Name of Brokerage Firm	CBRE K.K.
Location	2-1-1, Marunouchi, Chiyoda-ku, Tokyo
Title and Name of Representative	President and Representative Director & CEO Benjamin Mark Duncan
Description of Business	Brokerage and representation for sale, exchange, lease and transfer of commercial real estate, agency sales, brokerage and private placement of beneficiary trust interests.
Amount of Capital	¥150 million
Date of Incorporation	February 21, 1970
Brokerage Fee	Not disclosed due to brokerage firm's request
Relationship with the Investment Corporation or the Asset Management Company	The brokerage firm is not a related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations internal regulations of the Asset Management Company.

*As of April 18, 2014

7. Interested-Party Transactions

There is no transaction with interested-party related to the acquisition of the Property.

8. Acquisition Schedule

Date of Determination of Acquisition	April 18, 2014
Date of Execution of Purchase Agreement	
Scheduled Payment Date	
Scheduled Delivery Date	

9. Outlook

The impact of the acquisition of the Property on the financial results for the period ending April 30, 2014 (November 1, 2013 to April 30, 2014) is minimal. Therefore, the forecast of financial results for the period remains unchanged.

Attached Materials

Reference Material 1 Outline of Property Appraisal
Reference Material 2 Summary of Projected Cash Flow for the Property
Reference Material 3 Property Photograph
Reference Material 4 Property Portfolio after Acquisition of the Property

This notice is the English translation of the Japanese announcement on our Web site released on April 18, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Reference Material 1

Outline of Property Appraisal

			Unit: Yen
Appraiser			Daiwa Real Estate Appraisal Co., Ltd.
Base Date for Appraisal			April 1, 2014
Appraisal Value			2,900,000,000
Value Calculated Using the Direct Capitalization Method			2,920,000,000
	Gross Operating Revenue		136,012,500
		Maximum Gross Operating Revenue	136,012,500
		Shortfall Attributed to Vacancies	0
	Operating Expenses		11,596,756
		Administrative and Maintenance Expense	0
		Taxes and Dues	11,596,756
		Other Expenses	0
	Net Operating Income (NOI)		124,415,744
	Capital Expenditure		0
	Gain on Guarantee Deposit Investment (Note)		1,133,400
	Net Cash Flow (NCF)		125,549,144
	Overall Capitalization Rate (NCF)		4.3%
Value Calculated Using the Discounted Cash Flow Method			2,890,000,000
	Discount Rate		4.2%
	Terminal Capitalization Rate		4.3%

Note: Gain on guarantee deposit investment calculated based on an operating yield of 2.0%

*Reference (Appraised NOI Yield)
4.3% (rounded down to the first decimal place) = Net Operating Income (NOI) in the aforementioned Value Calculated Using the Direct Capitalization Method ÷ Planned Acquisition Price (¥2,880,000,000)

Reference Material 2

Summary of Projected Cash Flow for the Property

	Unit：Millions of Yen
A. Projected Operating Revenues	136
B. Projected Operating Expenses (excluding depreciation)	11
C. Projected NOI (A-B)	124

Underlying assumptions:

1. The above projected cash flow is an estimate for one year and is exclusive of extraordinary factors from the year of acquisition.
2. Revenues are based on a transition with an occupancy ratio of 100%.
3. Figures are truncated at less than one million yen.

Reference Material 3

Property Photograph

Shinjuku 6chome Building (Land)



Reference Material 4

Property Portfolio after Acquisition of the Property

Type of Use	Area	Property Name	Acquisition Price (Millions of Yen) (Note 1)	Ratio (Note 1)	Acquisition Date
Office Buildings	Tokyo Metropolitan Area	TKS Musashi-Kosugi Building	12,000	3.5%	March 20, 2014
		KDX Nihonbashi Kabutocho Building	11,270	3.3%	December 26, 2011
		KDX Harumi Building	10,250	3.0%	June 30, 2008
		Toranomon Toyo Building	9,850	2.9%	June 1, 2007
		Hiei Kudan-Kita Building	7,600	2.2%	February 1, 2008
		KDX Shinjuku Building	6,800	2.0%	February 18, 2010
		KDX Ochanomizu Building	6,400	1.9%	April 2, 2007
		KDX Fuchu Building	6,120	1.8%	September 21, 2012
		KDX Shiba-Daimon Building	6,090	1.8%	March 1, 2007
		KDX Kojimachi Building	5,950	1.7%	November 1, 2005
		KDX Nihonbashi 313 Building	5,940	1.7%	August 1, 2005
		KDX Shin-Yokohama 381 Building (Note 2)	5,800	1.7%	Existing Tower: February 1, 2008 Annex Tower: November 18, 2009
		Toshin 24 Building	5,300	1.5%	May 1, 2006
		KDX Takanawadai Building	5,250	1.5%	November 19, 2013
		KDX Iidabashi Building	4,670	1.3%	July 22, 2011
		KDX Ebisu Building	4,640	1.3%	May 1, 2006
		KDX Higashi Shinagawa Building	4,590	1.3%	July 22, 2011
		Higashi-Kayabacho Yuraku Building	4,450	1.3%	August 1, 2005
		KDX Toranomon Building	4,400	1.3%	April 17, 2007
		Aplus Tokyo Building	4,350	1.2%	January 10, 2014
		KDX Ginza 1chome Building	4,300	1.2%	November 12, 2010
		KDX Nishi-Gotanda Building	4,200	1.2%	December 1, 2006
		KDX Nihonbashi Honcho Building	4,000	1.1%	November 12, 2010
		KDX Ikebukuro Building	3,900	1.1%	November 18,2013
		KDX Kawasaki-Ekimae Hon-cho Building	3,760	1.1%	February 1, 2008
		KDX Shinbashi Building (Note 3)	3,728	1.1%	Acquired Portion: May 1, 2006 Additionally Acquired Portion: December 2, 2013
		KDX Hatchobori Building	3,680	1.0%	August 1, 2005
		KDX Hamamatsucho Building	3,460	1.0%	May 1, 2006
		KDX Roppongi 228 Building	3,300	0.9%	January 10, 2008
		KDX Mita Building	3,180	0.9%	November 18, 2013
		Koishikawa TG Building	3,080	0.9%	November 18, 2009
		KDX Higashi-Shinjuku Building	2,950	0.8%	September 1, 2006
		KDX Kasuga Building	2,800	0.8%	September 21, 2012
		KDX Kayabacho Building	2,780	0.8%	May 1, 2006
		KDX Jimbocho Building	2,760	0.8%	March 31, 2008
		Nissou Dai-17 Building	2,710	0.8%	February 1, 2008

Office Buildings	Tokyo Metropolitan Area	KDX Hakozaki Building	2,710	0.8%	July 22, 2011
		Gotanda TG Building	2,620	0.7%	November 18, 2009
		KDX Akihabara Building	2,600	0.7%	November 19, 2013
		KDX Nakano-Sakaue Building	2,533	0.7%	August 1, 2005
		KDX Shin-Yokohama Building	2,520	0.7%	May 1, 2006
		Harajuku F.F. Building	2,450	0.7%	August 1, 2005
		KDX Ikejiri-Oohashi Building	2,400	0.7%	February 1, 2008
		KDX Kajicho Building	2,350	0.6%	July 3, 2006
		KDX Hamacho Nakanohashi Building	2,310	0.6%	February 1, 2008
		KDX Hamacho Building	2,300	0.6%	March 16, 2006
		KDX Shinjuku 286 Building	2,300	0.6%	June 1, 2007
		KDX Shin-Nihonbashi Building	2,300	0.6%	July 22, 2011
		FIK Minami Aoyama	2,270	0.6%	August 1, 2005
		KDX Funabashi Building	2,252	0.6%	March 1, 2006
		KDX Hamamatsucho Dai-2 Building	2,200	0.6%	September 1, 2008
		Itopia Nihonbashi SA Building	2,200	0.6%	August 19, 2013
		Shin-toshin Maruzen Building	2,110	0.6%	February 29, 2008
		KDX Omiya Building	2,020	0.6%	March 26, 2013
		KDX Nihonbashi 216 Building	2,010	0.5%	December 1, 2009
		KDX Okachimachi Building	2,000	0.5%	March 1, 2007
		KDX Gobancho Building	1,951	0.5%	March 31, 2008
		Kanda Kihara Building	1,950	0.5%	August 1, 2005
		Welship Higashi-Shinjuku	1,900	0.5%	September 13, 2013
		KDX Nakameguro Building	1,880	0.5%	September 21, 2012
		KDX Iwamoto-cho Building	1,864	0.5%	May 1, 2008
		KDX Kiba Building	1,580	0.4%	June 20, 2006
		KDX Nishi-Shinjuku Building	1,500	0.4%	April 2, 2007
		KDX Monzen-Nakacho Building	1,400	0.4%	January 19, 2007
		KDX Kanda Misaki-cho Building	1,380	0.4%	February 1, 2008
		KDX Hon-Atsugi Building	1,305	0.3%	March 1, 2007
		KDX Tachikawa Ekimae Building	1,267	0.3%	December 26, 2011
		KDX Hachioji Building	1,155	0.3%	March 1, 2007
		KDX Nogizaka Building	1,065	0.3%	July 14, 2006
	Other Regional Areas	KDX Nagoya Sakae Building	7,550	2.2%	Land: April 25, 2008 Building: July 1, 2009
		KDX Nagoya Ekimae Building	7,327	2.1%	December 26, 2011
		Portus Center Building	5,570	1.6%	September 21, 2005
		Karasuma Building	5,400	1.6%	June 1, 2007
		KDX Hakata-Minami Building	4,900	1.4%	February 1, 2008
		Nagoya Nikko Shoken Building	4,158	1.2%	December 26, 2011
		KDX Kobayashi-Doshomachi Building	2,870	0.8%	December 1, 2010
		KDX Higashi Umeda Building	2,770	0.8%	March 28, 2012
		KDX Kitahama Building	2,220	0.6%	February 1, 2008
		KDX Sendai Building	2,100	0.6%	June 1, 2007
		KDX Sapporo Building	2,005	0.5%	March 25, 2011
		KDX Minami Semba Dai-1 Building	1,610	0.4%	May 1, 2006

		KDX Minami Semba Dai-2 Building	1,560	0.4%	May 1, 2006
		Sendai Nikko Building	950	0.2%	December 26, 2011
Total of 83 Office Buildings			303,951	90.4%	-
Central Urban Retail Properties	Tokyo Metropolitan Area	Frame Jinnan-zaka	9,900	2.9%	August 1, 2005
		Ginza 4chome Tower	9,800	2.9%	August 19, 2013
		KDX Yoyogi Building	2,479	0.7%	September 30, 2005
Total of 3 Central Urban Retail Properties			22,179	6.5%	-
Residential Properties	Tokyo Metropolitan Area	Residence Charmante Tsukishima	5,353	1.5%	May 1, 2006
	Other Regional Areas	Venus Hibarigaoka	1,800	0.5%	December 8, 2005
Total of 2 Residential Properties			7,153	2.1%	-
Others	Tokyo Metropolitan Area	Shinjuku 6chome Building (Land)	2,880	0.8%	April 18, 2014
Total of 1 Others Property			2,880	0.8%	-
Total of 89 Properties			336,163	100.0%	Portfolio PML 4.94 % (Note 4)

Investment Securities	Senri Property TMK Preferred Securities	891	-	April 26, 2012
	G. K. KRF43 Silent Partnership Equity Interest	1,107	-	March 28, 2014
	Total of 2 Investment Securities	1,998	-	-

Notes:

1. Figures of less than one million yen are rounded off the acquisition prices, and ratios are rounded off to the first decimal place.
2. The acquisition price of the existing tower acquired on February 1, 2008 was 4,700 million yen, and the acquisition price of the annex tower acquired on November 18, 2009 was 1,100 million yen.
3. The acquisition price of the portion acquired on May 1, 2006 was 2,690 million yen, and the acquisition price of the additional portion acquired on December 2, 2013 was 1,038 million yen.
4. Portfolio PML figure does not include Shinjuku 6chome Building (Land).