KENEDIX
Office Investment Corporation

Translation of Japanese Original

May 8, 2014

To All Concerned Parties

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

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Ryosuke Homma, CEO and President
Inquiries:
Hikaru Teramoto
General Manager of Planning Department
Office REIT Division
TEL: +81-3-5623-8979

Notice Concerning the Announcement of Operating Forecasts for the Fiscal Period Ended April 30, 2014 and Operating Forecasts for the Fiscal Period Ending October 31, 2014

Kenedix Office Investment Corporation (the "Investment Corporation") today announced revisions of its operating forecasts and distributions forecasts for the fiscal period ended April 30, 2014, our eighteenth fiscal period (November 1, 2013 to April 30, 2014), and for the fiscal period ending October 31, 2014, our nineteenth fiscal period (May 1, 2014 to October 31, 2014) previously announced on October 24, 2013.
Details are as follows:

1. Revised Forecasts for the Eighteenth Fiscal Period Ended April 30, 2014 (November 1, 2013 to April 30, 2014)

(Millions of yen unless otherwise stated)

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distributions per Unit (Yen) (excluding excess of earnings per unit)	Distributions in Excess of Earnings per Unit (Yen)
Previous Forecasts (A)	10,177	4,515	3,114	3,112	9,360	0
Revised Forecasts (B)	10,843	4,269	2,860	2,858	(Note) 9,550	0
Net Change (B - A)	665	(246)	(253)	(253)	190	-
Change	6.5%	(5.4%)	(8.2%)	(8.2%)	2.0%	-

Note: Assumes that the distributions will be the amount after adding the reversal of a reserve for reduction entry of ¥320 million (planned) from net income.

[Reference]
The investment units issued and outstanding as of April 30, 2014: 332,540 units

This press release is not an offer to sell or a solicitation of any offer to buy the securities of Kenedix Office Investment Corporation in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the "Securities Act"). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation's financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.

2. Revised Forecasts for the Nineteenth Fiscal Period Ending October 31, 2014 (May 1, 2014 to October 31, 2014)

(Millions of yen unless otherwise stated)

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distributions per Unit (Yen) (excluding excess of earnings per unit)	Distributions in Excess of Earnings per Unit (Yen)
Previous Forecasts (A)	10,433	4,543	3,207	3,206	9,640	0
Revised Forecasts (B)	11,249	4,972	3,484	3,482	9,810	0
Net Change (B - A)	815	429	276	276	170	-
Change	7.8%	9.4%	8.6%	8.6%	1.8%	-

[Reference]
Forecasted number of investment units issued and outstanding as of October 31, 2014: 355,010 units

3. Reasons for Announcement

At the Investment Corporation's meeting held today, that the board of directors of the Investment Corporation resolved to issue new investment units (the "Offering") and to acquire certain new properties. Accordingly, the Investment Corporation decided to announce revisions to its operating forecasts and distribution forecasts.

As for the operating forecast and distribution forecast for the fiscal period ended April 30, 2014, our eighteenth fiscal period, significant changes such as a difference of 5% or more from the distribution forecast for the eighteenth fiscal period previously announced on October 24, 2013 are not expected. However, the main factors for the revision by the Investment Corporation are that the preconditions and assumptions for the forecast had changed after the announcement on October 24, 2013, up to today due to the acquisition of new properties (Note 1), sale of properties (Note 2) and such.

(Note 1) Please refer to "Notice Concerning Acquisition of Property (Conclusion of Agreement) (Aplus Tokyo Building)", dated December 20, 2013, "Notice Concerning Acquisition of Property and DBJ Green Building Certification (TKS Musashi-Kosugi Building)", dated March 18, 2014, "Notice Concerning Acquisition of Investment Asset (Silent Partnership Equity Interest)" dated March 27, 2014 and "Notice Concerning Acquisition of the Property (Shinjuku 6-chome Building (Land))", dated April 18, 2014 for acquisition of properties in more details.

(Note 2) Please refer to "Notice Concerning the Sale of Property (KDX Niigata Building) and conclusion of agreement of the sales of properties (Kabutocho Nikko Building II ·Court Mejiro)" dated February 28, 2014, for sales of properties in more details.

[Notes]

1. Forecasted figures are calculated based on the "Preconditions and Assumptions for the Fiscal Period Ended April 30, 2014 and for the Fiscal Period Ending October 31, 2014" (attached) as of the date of this press release. Readers are advised that actual operating revenues, ordinary income, net income, distributions and distributions in excess of earnings per unit may differ significantly from the forecasts due to a variety of reasons, including future acquisitions or sales of properties, trends in the real estate market in Japan or changes in other circumstances surrounding the Investment Corporation. In addition, forecasts set forth herein should not be construed as a guarantee of the amount of future distributions.
2. If the Investment Corporation expects significant changes to the aforementioned forecasts, it may further revise its forecasts in accordance with the rules of the Tokyo Stock Exchange.
3. Figures are rounded down to millions of Japanese yen.

This press release is not an offer to sell or a solicitation of any offer to buy the securities of Kenedix Office Investment Corporation in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the "Securities Act"). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation's financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.

KENEDIX
Office Investment Corporation

[Attachment]

Preconditions and Assumptions for the Fiscal Period Ended April 30, 2014 and for the Fiscal Period Ending October 31, 2014

	Preconditions and Assumptions
Calculation Period	• The eighteenth fiscal period: November 1, 2013 to April 30, 2014 (181 days) • The nineteenth fiscal period: May 1, 2014 to October 31, 2014 (184 days)
Property Portfolio	• Although the number of real estate and trust beneficiary interests in real estate held by the Investment Corporation as of May 8, 2014 is 89 properties, the forecasts are based on the assumption that the Investment Corporation will acquire the following three properties on May 30th through issuance of new investment units, new debt financing and cash on hand as stated in the press release "Notice Concerning Acquisition of Properties (Conclusion of Agreement) (total of 3 Office buildings)" dated May 8, 2014. ・ KDX Toyosu Grand Square (office building) ・ Grace Building Takadanobaba (office building) ・ Fumix STM Building (office building) • Forecasts are based on the assumption that the number of properties will remain unchanged (no sale or acquisition of new properties, etc.) until the end of the nineteenth fiscal period, other than the above mentioned anticipated acquisitions. • The Investment Corporation also holds each of TMK preferred equity securities and TK equity. It assumes the refund of its TMK preferred equity securities and TK equity will not occur by the end of the nineteenth fiscal period. • The actual results may fluctuate due to changes in the property portfolio.
Operating Revenues	• Rental revenues are calculated based on lease agreements in effect as of May 8, 2014 and other factors, including expectations based on the historical performance of properties, seasonal effects and the recent trends in real estate market conditions. • The Investment Corporation completed settlement of the sales of Court Mejiro and Kabutocho Nikko Building II on March 26, 2014 and March 28, 2014 respectively, and gain on sales of real estate properties is estimated to be ¥497 million for the eighteenth fiscal period. • Forecasts are based on the assumption that there will be no rent in arrears or non-payments by the tenants.
Operating Expenses	• Property-related expenses other than depreciation are calculated based on historic data and other factors, including seasonal effects that may cause fluctuations in expenses. • Property management fees and facility management fees (property management and building maintenance fees, etc.) of ¥1,018 million and ¥1,072 million have been assumed for the eighteenth fiscal period and nineteenth fiscal period, respectively. • Taxes and public dues (property taxes and city-planning taxes, etc.) of ¥849 million and ¥920 million have been assumed for the eighteenth fiscal period and nineteenth fiscal period, respectively. • Depreciation expenses of ¥1,832 million and ¥2,008 million have been assumed for the eighteenth fiscal period and the nineteenth fiscal period, respectively. • Based on the amount of repairs and maintenance that the Asset Management Company considers to be necessary for each property, repairs and maintenance expenses of ¥208 million and ¥160 million have been assumed for the eighteenth fiscal period and nineteenth fiscal period, respectively. The actual amount of repairs and maintenance expenses may, however, differ significantly from the forecasted amounts due to unforeseen circumstances. • In general, property taxes and city planning taxes are allocated to the previous owners and purchasers on a pro rata basis at the time of acquisition settlement. In the case of the Investment Corporation, an amount equivalent to the portion allocated to the purchasers is included in the acquisition prices of the properties. • The Investment Corporation completed settlement of the sale of KDX Niigata Building on February 28, 2014, and loss on sale of real estate property is estimated to be ¥816 million

This press release is not an offer to sell or a solicitation of any offer to buy the securities of Kenedix Office Investment Corporation in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the "Securities Act"). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation's financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.

	Preconditions and Assumptions
	for the eighteenth fiscal period.
Non-Operating Expenses	• A one-time expense of approximately ¥143 million is assumed for the Investment Corporation's issuance of new investment units and secondary offering of investment units. The Investment Corporation will amortize these costs over a period of three years using the straight-line method. • Interest payable (including financing-related expenses, etc.) in the amount of ¥1,343 million and ¥1,423 million is assumed for the eighteenth and the nineteenth fiscal period, respectively.
Extraordinary gain or loss	• Not calculated on extraordinary gain or loss.
Borrowings and Investment Corporation Bonds	• The balance of borrowings and corporate bonds as of May 8, 2014 are ¥161,446.5 million and ¥6,300 million, respectively. • Of the total amount of borrowings as of May 8, 2014, ¥26,611.5 million is due during the nineteenth fiscal period. However, the Investment Corporation assumes all borrowings will be refinanced after excluding ¥211.5 million of scheduled repayment. • The forecasts are based on the assumption that the funds raised through the issuance of new investment units and the ¥2,100 million new borrowing scheduled on May 30, 2014, and cash on hand will be credited to the acquisition funds for three properties provided in the Property Portfolio section above. However, the amount of the concerned new borrowing may change depending on the investment unit issuance price. • The forecasts are based on the assumption that there is no corporate bond refund during the nineteenth fiscal period.
Investment Units Issued and Outstanding	• The Investment Corporation assumes the aggregate number of its investment units issued and outstanding to be 355,010 units, consisting of 332,540 units issued and outstanding as of May 8, 2014, 21,400 new investment units to be issued and up to 1,070 units that may be issued through a third-party allotment in connection with a secondary offering of units by way of over-allotment in the Japanese offering. • It is assumed that the maximum number of additional units will be issued in connection with the third-party allotment in which up to 1,070 units may be issued. • The forecasts are based on the assumption that there will be no additional changes to the issued and outstanding investment units for the nineteenth fiscal periods other than the abovementioned issuance of 22,470 investment units.
Distributions per Unit	• Distributions per unit are calculated in accordance with the distribution policy outlined in the Investment Corporation's Articles of Incorporation. • The distributions for the eighteenth fiscal period is, calculation based on assumption that amount after adding the reversal of a reserve for reduction entry of ¥320 million (planned), which is equivalent to aggregate amount of gain or loss on the sale of three real estate properties stated in operating revenue and operating expense, from net income. • Actual distributions per unit may fluctuate due to various factors including movements in investment assets, fluctuation in rental revenues caused by tenant replacements or unexpected repairs.
Distributions in Excess of Earnings per Unit	• The Investment Corporation does not currently anticipate cash distributions in excess of earnings per unit.
Other	• Forecasts are based on the assumption that there will be no amendments to the law, taxation system, accounting standards, public listing regulations or requirements of the Investment Trusts Association, Japan, that may affect the aforementioned forecasted figures. • Forecasts are based on the assumption that there will be no unexpected significant changes in general economic trends and real estate market trends and other conditions.

This notice is the English translation of the Japanese announcement on our Web site released on May 8, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

This press release is not an offer to sell or a solicitation of any offer to buy the securities of Kenedix Office Investment Corporation in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the "Securities Act"). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation's financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.