KENEDIX
Office Investment Corporation

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To All Concerned Parties

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# Notice Concerning Revisions to PML in the Earthquake Risk Analysis

Kenedix Office Investment Corporation ("the Investment Corporation") today announced the revised PML (Probable Maximum Loss) (Note) for properties currently in its portfolio. The Investment Corporation had commissioned Sompo Japan Nipponkoa Risk Management, Inc. ("the Evaluation Company") to undertake PML surveys. As recent advancements have been made in the method to evaluate the risk of earthquakes, the Evaluation Company sent a report to the Investment Corporation to confirm the revised PML. Details of the aforementioned are provided as follows.

Note: "PML (Probable Maximum Loss)" refers to the probable ratio of maximum loss sustained as the result of an earthquake. PML is calculated for both specific properties and entire portfolio.

**1. Revised PML**

| Property No. | Property Name | PML (%) | |
|---|---|---|---|
| | | Before Revision | After Revision |
| A01 | KDX Nihonbashi 313 Building | 9.50 | 7.32 |
| A03 | Higashi-Kayabacho Yuraku Building | 7.01 | 3.71 |
| A04 | KDX Hatchobori Building | 6.42 | 3.74 |
| A05 | KDX Nakano-Sakaue Building | 5.20 | 3.72 |
| A06 | Harajuku F.F. Building | 5.66 | 5.88 |
| A07 | FIK Minami Aoyama | 4.92 | 6.34 |
| A08 | Kanda Kihara Building | 7.77 | 4.26 |
| A12 | Portus Center Building | 3.48 | 6.70 |

| Property No. | Property Name | PML (%) | |
|---|---|---|---|
| | | Before Revision | After Revision |
| A13 | KDX Koujimachi Building | 3.60 | 2.34 |
| A14 | KDX Funabashi Building | 2.76 | 4.17 |
| A15 | KDX Hamacho Building | 6.76 | 7.19 |
| A16 | Toshin 24 Building | 8.75 | 6.05 |
| A17 | KDX Ebisu Building | 4.16 | 7.35 |
| A19 | KDX Hamamatsucho Building | 6.13 | 4.86 |
| A20 | KDX Kayabacho Building | 7.90 | 4.25 |
| A21 | KDX Shinbashi Building | 6.84 | 4.44 |
| A22 | KDX Shin-Yokohama Building | 10.36 | 6.88 |
| A25 | KDX Minami Semba Dai-2 Building | 10.59 | 6.02 |
| A26 | KDX Kiba Building | 7.79 | 4.70 |
| A27 | KDX Kajicho Building | 6.05 | 7.11 |
| A28 | KDX Nogizaka Building | 9.48 | 11.76 |
| A29 | KDX Higashi-Shinjuku Building | 3.63 | 6.03 |
| A30 | KDX Nishi-Gotanda Building | 8.28 | 8.29 |
| A31 | KDX Monzen-Nakacho Building | 5.72 | 3.83 |
| A32 | KDX Shiba-Daimon Building | 7.60 | 4.58 |
| A33 | KDX Okachimachi Building | 2.23 | 4.00 |
| A34 | KDX Hon-Atsugi Building | 11.12 | 6.38 |
| A35 | KDX Hachioji Building | 13.00 | 7.53 |
| A37 | KDX Ochanomizu Building | 2.97 | 5.93 |
| A38 | KDX Nishi-Shinjuku Building | 9.02 | 10.39 |
| A39 | KDX Toranomon Building | 8.07 | 4.33 |
| A40 | Toranomon Toyo Building | 13.06 | 5.87 |
| A41 | KDX Shinjuku 286 Building | 8.71 | 5.92 |
| A42 | Karasuma Building | 8.37 | 3.88 |
| A44 | KDX Sendai Building | 1.93 | 2.71 |
| A45 | KDX Roppongi 228 Building | 8.95 | 6.45 |
| A46 | Hiei Kudan-Kita Building | 3.14 | 4.33 |
| A47 | KDX Shin-Yokohama 381 Building | 12.02 | 10.64 |
| A48 | KDX Kawasaki-Ekimae Hon-cho Building | 8.34 | 4.71 |
| A50 | KDX Ikejiri-Oohashi Building | 3.02 | 6.75 |
| A51 | KDX Hamacho Nakanohashi Building | 6.17 | 3.71 |
| A52 | KDX Kanda Misaki-cho Building | 9.41 | 4.89 |

| Property No. | Property Name | PML (%) | |
|---|---|---|---|
| | | Before Revision | After Revision |
| A53 | KDX Hakata-Minami Building | 1.48 | 0.93 |
| A54 | KDX Kitahama Building | 9.79 | 6.32 |
| A55 | Shin-toshin Maruzen Building | 4.87 | 5.99 |
| A56 | KDX Jimbocho Building | 7.25 | 5.14 |
| A57 | KDX Gobancho Building | 9.06 | 5.05 |
| A58 | KDX Nagoya Sakae Building | 2.87 | 1.12 |
| A59 | KDX Iwamoto-cho Building | 7.15 | 5.00 |
| A60 | KDX Harumi Building | 5.60 | 7.12 |
| A61 | KDX Hamamatsucho Dai-2 Building | 2.01 | 3.78 |
| A62 | Koishikawa TG Building | 7.54 | 6.61 |
| A63 | Gotanda TG Building | 6.37 | 8.30 |
| A64 | KDX Nihonbashi 216 Building | 6.99 | 7.86 |
| A66 | KDX Shinjuku Building | 1.78 | 2.01 |
| A67 | KDX Ginza 1chome Building | 8.41 | 6.80 |
| A68 | KDX Nihonbashi Honcho Building | 7.92 | 4.48 |
| A69 | KDX Kobayashi-Doshomachi Building | 13.79 | 10.99 |
| A70 | KDX Sapporo Building | 0.51 | 0.41 |
| A71 | KDX Iidabashi Building | 8.37 | 4.49 |
| A72 | KDX Higashi-Shinagawa Building | 10.40 | 5.13 |
| A73 | KDX Hakozaki Building | 7.29 | 4.42 |
| A74 | KDX Shin-Nihonbashi Building | 5.51 | 3.42 |
| A75 | KDX Nihonbashi Kabutocho Building | 4.23 | 4.89 |
| A78 | KDX Tachikawa Ekimae Building | 3.34 | 2.19 |
| A79 | KDX Nagoya Ekimae Building | 12.13 | 8.98 |
| A80 | Nagoya Nikko Shoken Building | 14.36 | 8.87 |
| A81 | Sendai Nikko Building | 3.48 | 1.83 |
| A82 | KDX Higashi Umeda Building | 8.78 | 6.11 |
| A83 | KDX Fuchu Building | 2.97 | 1.83 |
| A84 | KDX Kasuga Building | 7.19 | 7.43 |
| A85 | KDX Nakameguro Building | 3.44 | 6.50 |
| A86 | KDX Omiya Building | 6.97 | 4.40 |
| A87 | Itopia Nihonbashi SA Building | 5.30 | 3.64 |
| A88 | Welship Higashi-Shinjuku Building | 3.48 | 6.11 |
| A89 | KDX Takanawadai Building | 6.03 | 6.17 |

| Property No. | Property Name | PML (%) | |
|---|---|---|---|
| | | Before Revision | After Revision |
| A90 | KDX Ikebukuro Building | 5.74 | 3.78 |
| A91 | KDX Mita Building | 7.60 | 4.81 |
| A92 | KDX Akihabara Building | 9.37 | 4.47 |
| A93 | Aplus Tokyo Building | 7.67 | 4.48 |
| A94 | KDX Musashi-Kosugi Building | 5.72 | 8.11 |
| A95 | KDX Toyosu Grand Square | 1.81 | 3.84 |
| A96 | Grace Building Takadanobaba | 3.27 | 6.06 |
| A97 | Fumix STM Building | 0.67 | 0.98 |
| A98 | Hiroshima Ekimae-dori Mark Building | 8.80 | 6.98 |
| A99 | Tosen Ikebukuro Building | 7.40 | 4.45 |
| A100 | Senri Life Center Building | 2.04 | 1.34 |
| B18 | Venus Hibarigaoka | 5.20 | 1.35 |
| B19 | Residence Charmante Tsukishima | 9.88 | 5.38 |
| C01 | Frame Jinnan-zaka | 8.02 | 6.80 |
| C02 | KDX Yoyogi Building | 8.17 | 4.55 |
| C04 | Ginza 4chome Tower | 1.16 | 5.23 |
| Portfolio PML Percentage | | 4.43 | 2.33 |

**2. Background of PML Revisions**

The Investment Corporation received an explanation of the revisions to the earthquake-risk evaluation method from the Evaluation Company, as follows.

Before the revisions, the Evaluation Company calculated PML based on the evaluation system which was developed in 2007. Since then, the Ministry of Education, Culture, Sports, Science and Technology as well as various academic communities have advanced their research in relevant fields, accumulating knowledge and technologies concerning evaluation of earthquake risks, propagation of seismic motion and evaluation of building structure performance.

With the aim of improving the accuracy of its evaluations of earthquake risk, the Evaluation Company revised its evaluation method, incorporating the aforementioned knowledge and technologies into its expertise.

This notice is the English translation of the Japanese announcement on our Web site released on September 30, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.