KENEDIX
Office Investment Corporation

Translation of Japanese Original

November 6, 2014

To All Concerned Parties

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

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Notice Concerning Acquisition of Properties (Conclusion of Agreements) and Lease (Total of 5 Office Buildings)

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 to acquire the following properties and lease. Details are provided as follows.

1. Outline of the Acquisition

(1)	Type of Acquisition	:	Four trust beneficiary interests in real estate and one real estate
(2)	Property Name	:	Details are provided in the chart below. Each anticipated property shall hereafter be referred to as the "Property" or collectively, the "Five Properties."
(3)	Anticipated Acquisition Price	:	Total of the Five Properties ¥14,800 million. (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	:	November 6, 2014 (Same applies for the Five Properties)
(6)	Scheduled Date of Acquisition	:	Details are provided in the chart below. The following (7) through (10) applies for the Five Properties.
(7)	Acquisition Funds	:	The proceeds from the issuance of new investment units through the public offering that was resolved in the Board of Directors Meeting held today. (Note) Regarding the outline of the issuance of new investment units etc., please refer to the press release "Notice Concerning Issuance of New Investment Units and Secondary Offering" dated today (Japanese only).
(8)	Conditions for Conducting Purchase and Sales	:	The obligation to pay the purchase price to each of the sellers of the Five Properties will come due upon the completion of raising capital for the anticipated acquisition through the issuance of new investment units mentioned above in (7).
(9)	Settlement Method	:	Payment in full on settlement.
(10)	Source of Acquisition	:	Acquired from related parties. (Note) Please refer to Item 4. "Seller's Profile" for details.

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<List of Anticipated Properties>

Property No	Property Name	Type of Acquisition	Anticipated Acquisition Price (Millions of Yen)	Scheduled Date of Acquisition Date
A-102	Yokohama Nishiguchi SIA Building	Trust beneficiary interest in real estate	2,750	December 2, 2014
A-103	Shin-Yokohama 214 Building	Trust beneficiary interest in real estate	2,200	
A-104	KDX Minami-Honmachi Building	Trust beneficiary interest in real estate	2,200	
A-105	BUREX Toranomon	Real estate	1,750	December 3, 2014
A-106	Chugai Tokio Marine Building (KDX Sakura-dori Building) (Note)	Trust beneficiary interest in real estate	5,900	January 9, 2015
Total			14,800	

Note: As of today, Chugai Tokio Marine Building is the Property name but by the scheduled date of acquisition, the Property name will be changed to KDX Sakura-dori Building. Therefore, the Property name is stated as Chugai Tokio Marine Building(KDX Sakura-dori Building).

2. Reason for Acquisition and Lease

The purpose of the acquisition of the Five Properties is to raise the Investment Corporation's investment ratio in the mid-sized office buildings, and to further enhance and stabilize its overall investment portfolio, in accordance with its Articles of Incorporation and fundamental investment policies.

With the acquisition of the Five properties, the portfolio of the Investment Corporation will expand to 99 properties (total (anticipated) acquisition price: 384.7 billion yen). The investment ratio of office buildings in the portfolio (based on (anticipated) acquisition price) will be 91.6%, and the investment ratio in the Tokyo metropolitan area will be 80.2% (based on (anticipated) acquisition price).

The Investment Corporation will continue to maintain its investment policy of mainly investing in mid-sized office buildings in the Tokyo Metropolitan Area and the Investment Corporation intends to make selective investments in competitive superior office buildings in other regional areas, and will continue to work to construct a stronger portfolio.

Furthermore, the Investment Corporation has established tenant selection standards to determine a tenant's occupancy after comprehensively considering its attributes, credibility, line of business, purpose of use, each lease terms and conditions, and possible turnover, etc. The Investment Corporation has determined that the lessee of the Property meets the tenant selection standards stipulated by the Investment Corporation.

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3. Details of Property and Lease

A-102 KDX Yokohama Nishiguchi SIA Building

Property Name		Yokohama Nishiguchi SIA Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		December 25, 2003 to January 31, 2021
Current Owner (Current Beneficiary) /Acquisition Date		G.K. KDX 11 / March 24, 2011
Previous Owner (Previous Beneficiary) /Acquisition Date		G.K. Neptune / December 22, 2009
Location (Address)		2-10-36 Kitasaiwai, Nishi-ku, Yokohama, Kanagawa.
Usage		Office
Type of Structure		Flat-roofed, steel-reinforced concrete structure; one underground and nine above-ground floors
Site Area	Land	1,029.45 m^2
	Building (total floor area)	6,556.59 m^2
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		October 28, 1988
Architect		Matsuda, Hirata & Sakamoto Architects, Planners & Engineers (Currently MHS Planners, Architects and Engineers)
Construction Company		Tokyu Construction Co., Ltd.
Construction Confirmation Authority		Yokohama, Kanagawa
Probable Maximum Loss		7.59% (Sompo Japan Nipponkoa Risk Management, Inc)
Acquisition Price		¥2,750,000,000
Appraisal	Appraisal Value	¥2,830,000,000
	Base Date for Appraisal	September 30, 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		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Management, Inc.
Number of End Tenants		15 (As of July 31, 2014. The same applies below) (Note 2)
Total Leasable Area		4,978.37 m^2
Total Leased Area		4,978.37 m^2 (Note 2)
Occupancy Ratio		100.0% (Note 2)
Monthly Rental Income		¥17,451 thousand (Note 2) (Note 3)
Security and Guarantee Deposit		¥157,248 thousand (Note 2) (Note 3)
Forecast Net Operating Income		Please refer to Reference Material 2.
Special Considerations		The property's floor area ratio has been approved by Yokohama City Urban District Environment Designing System and is applicable for relaxed floor area ratio and height. In accordance with this, part of its site is left as a public open space.
Other		Notes: 1. The Investment Corporation plans to change the trust term to end August 1, 2025 at the time of acquisition. 2. An end-tenant which occupied first floor of the Property left on October 31, 2014. Furthermore, the occupancy ratio became 98.8%. 3. The indicated figure includes the total amount of monthly rent, common area charge and, security and guarantee deposit from one end tenant to which the lease period started as of July 31, 2014 in accordance with the lease agreement. Monthly rent, common area charge, and

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	security and guarantee deposit information is exclusive of parking amounts, cost of utilities and other revenues. Furthermore, figures are truncated to thousands of yen.
Characteristics of the Property	(1) Area The property is an office building conveniently located in terms of traffic access, as it is an approximately eight-minute walk from Yokohama Station, where several JR lines and private railway lines are available. The Yokohama Station West Exit area where the property is situated has flourishing commercial districts formed over widespread areas. In addition, the area has a characteristic of having a co-existence of commercial facilities and offices, as seen in large commercial facilities and hotels situated in the station-front area and the offices of many major national companies situated in the surrounding areas. Thus, the area is a highly flourishing and mature commercial district. (2) Buildings The standard floors have a leasable floor area of approximately 606 m^2 (183 tsubo) and the ceiling height is 2.60 meters, and equipped with the OA floors (partially), automated security system and mechanical parking spaces for 50 vehicles. (3) Tenants Currently, the Property is occupied with tenants from a variety of industries including information technology related business, car wholesale trade, civil engineering and construction, and many other sectors.

A-103 Shin-Yokohama 214 Building

Property Name		Shin-Yokohama 214 Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust Term		July 26, 2002 to March 6, 2018 (Note 1)
Current Owner (Current Beneficiary) /Acquisition Date		Y.K. KW Property 6 / March 7, 2008
Previous Owner (Previous Beneficiary) /Acquisition Date		DA Office Investment Corporation (Currently Daiwa Office Investment Corporation) / January 27, 2006
Location (Address)		2-14-2 Shin-Yokohama, Kouhoku-ku, Yokohama, Kanagawa. (Note 2)
Usage		Office, Retail, Parking
Type of Structure		Flat-roofed, steel-reinforced concrete structure; one underground and eight above-ground floors
Site Area	Land	998.00 m^2
	Building (total floor area)	6,478.89 m^2
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		November 15, 1989
Architect		K.K. Seiji Architectural design Office
Construction Company		Taisei Corporation
Construction Confirmation Authority		Yokohama, Kanagawa
Probable Maximum Loss		4.72% (Sompo Japan Nipponkoa Risk Management, Inc)
Acquisition Price		¥2,200,000,000
Appraisal	Appraisal Value	¥2,200,000,000
	Base Date for Appraisal	September 30, 2014
	Appraiser	Japan Real Estate Institute
	Details	Refer to Reference Material 1
Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Management, Inc.

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Number of End Tenants	14 (as of July 31, 2014. The same applies below)
Total Leasable Area	4,608.57 m^2
Total Leased Area	3,825.44 m^2
Occupancy Ratio	83.0%
Monthly Rental Income	¥11,357 thousand (Note 3)
Security and Guarantee Deposit	¥108,249 thousand (Note 3)
Forecast Net Operating Income	Please refer to Reference Material 2.
Special Considerations	None
Other	Notes: 1. The Investment Corporation plans to change the trust term to end August 1, 2025 at the time of acquisition. 2. The Property's residential address has yet to be determined. 3. The indicated figure includes the total amount of monthly rent, common area charge, security and guarantee deposit from one end-tenant for which the lease period started July 31, 2014, after the entire amount of monthly rents became due in accordance with the lease agreement. Monthly rent, common area charge, security and guarantee deposit information is exclusive of parking amounts, cost of utilities and other revenues. Furthermore, figures are truncated to thousands of yen.
Characteristics of the Property	(1) Area The Property is located in a highly accessible area. It is within a six-minute walk from Shin-Yokohama Station on the JR Yokohama Line and Tokaido Shinkansen, and within a four-minute walk from Shin-Yokohama Station on the Yokohama City Subway Blue Line. (2) Building The standard floors have a leasable floor area of approximately 612 m^2 (185 tsubo) and the ceiling height is 2.53 meters, and equipped with the individual air conditioning system, the OA floors, automated security system and, 35 mechanical parking spaces and 12 flat car spaces. (3) Tenants Currently, the Property is occupied with tenants from a variety of industries including wholesale business, manufacturing, restaurant business and many other sectors.

A-104 KDX Minami-Honmachi Building

Property Name		KDX Minami-Honmachi Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Resona Bank, Limited.
Trust Term		September 16, 2010 to September 15, 2020 (Note 1)
Current Owner (Current Beneficiary) /Acquisition Date		Kenedix Development, Inc. / September 16, 2010
Previous Owner (Previous Beneficiary) /Acquisition Date		Y.K. Rock-B / January 24, 2007 (Note 2)
Location (Address)		2-3-8 Minami-Honmachi, Chuo-ku, Osaka, Osaka
Usage		Office, Retail, Parking
Type of Structure		Flat-roofed, steel-reinforced concrete structure; one underground and twelve above-ground floors
Site Area	Land	882.96 m^2 (Note 3)
	Building (total floor area)	7,694.03 m^2
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		December 28, 2009
Architect		Kenedix Development, Inc.
Construction Company		Nakano Corporation
Construction Confirmation Authority		Bureau Veritas Japan Co. Ltd.
Probable Maximum Loss		5.31% (Sompo Japan Nipponkoa Risk Management, Inc)
Acquisition Price		¥2,200,000,000

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Appraisal	Appraisal Value	¥2,490,000,000
	Base Date for Appraisal	September 30, 2014
	Appraiser	Japan Real Estate Institute
	Details	Refer to Reference Material 1
Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Management, Inc.
Number of End Tenants		22 (As of July 31, 2014. The same applies below) (Note 4) (Note 5)
Total Leasable Area		5,285.95 m^2
Total Leased Area		5,220.29 m^2 (Note 4) (note 5)
Occupancy Ratio		98.8% (Note 4) (Note 5)
Monthly Rental Income		¥14,760 thousand (Note 4) (Note 5)
Security and Guarantee Deposit		¥139,832 thousand (Note 4) (Note 5)
Forecast Net Operating Income		Please refer to Reference Material 2.

Special Considerations	None
Other	Notes: 1. The Investment Corporation plans to change the trust term to end August 1, 2025 at the time of acquisition. 2. The property land acquisition date (the oldest acquisition date for land) is shown. 3. Included in the site area for land is an area of approximately 36 m^2 representing the area deemed as a road due to the setback of the roadway by regulation of the Senba Building Line designated in the Public Notice No.404 issued by Osaka Prefecture in April 1939 based on a proviso for Article 7 of the Urban Building Law. 4. The new tenant for the currently vacant seventh floor (65.66 m^2) of the Property (as of July 31, 2014) has concluded a lease agreement starting September 13, 2014. Numerical information regarding the new end-tenant's rentable area, monthly rent and other items is not included in above figures. Also, the end-tenant currently occupying the tenth floor (65.66 m^2) of the Property submitted a termination notice of the lease agreement on October 7, 2014 (date of termination: April 7, 2015). Therefore, the occupancy ratio after the new lease will be 100.0% and after this termination scheduled to be 98.8%. 5. The indicated figure includes the total amount of monthly rent, common area charge, security and guarantee deposit from one end-tenant for which the lease period started July 31, 2014, after the entire amount of monthly rents became due in accordance with the lease agreement. Monthly rent, common area charge, security and guarantee deposit information is exclusive of parking amounts, cost of utilities and other revenues. Furthermore, figures are truncated to thousands of yen.
Characteristics of the Property	(1) Area The Property is located in a highly accessible area. It is located within a one-minute walk from Sakaesuji-Honmachi Station on the Osaka City Subway Chuo Line and Sakaesuji Line, and within a five-minute walk from Honmachi Station on the Osaka City Subway Midosuji Line and Chuo Line. (2) Buildings The standard floors have a leasable floor area of approximately 482 m^2 (146 tsubo) and the ceiling height is 2.65 meters, and equipped with the OA floors, the individual air conditioning system, automated security system and, 20 mechanical parking spaces. (3) Tenants Currently, the Property is occupied with tenants from a variety of industries including information technology related business, restaurant business, temporary personnel service and many other sectors.

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A-105 BUREX Toranomon Building

Property Name		BUREX Toranomon Building
Type of Specified Asset		Real estate
Current Owner/Acquisition Date		Space Design, Inc. / February 27, 2009 (Note 1)
Previous Owner/Acquisition Date		① REITEC Co.,Ltd. / May 30, 2008 ② VISIX Co., Ltd. / February 27, 2009
Location (Address)		2-7-5 Toranomon, Minato-ku, Tokyo.
Usage		Office
Type of Structure		Flat-roofed, steel construction; thirteen above-ground floors
Site Area	Land	466.96 m^2
	Building (total floor area)	2,808.24 m^2
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		July 27, 2011
Architect		Irie Miyake Architects & Engineers
Construction Company		Shimizu Corporation
Construction Confirmation Authority		Tokyo Metropolitan Center for Community Development and Disaster Resistant Architecture
Probable Maximum Loss		6.57% (rated by Sompo Japan Nipponkoa)
Acquisition Price		¥1,750,000,000
Appraisal	Appraisal Value	¥2,030,000,000
	Base Date for Appraisal	September 30, 2014
	Appraiser	Japan Real Estate Institute
	Details	Refer to Reference Material 1
Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		None
Property Management Company after Acquisition		Kenedix Property Management, Inc.
Number of End Tenants		1 (Note 2)
Total Leasable Floor Area		1,900.93 m^2
Total Leased Floor Area		1,900.93 m^2 (Note 2)
Occupancy Ratio		100.0% (Note 2)
Monthly Rental Income (Excluding Consumption Tax)		¥8,332 thousand (Note 2) (Note 3)
Security and Guarantee Deposit		¥24,998 thousand (Note 2) (Note 3)
Forecast Net Operating Income		Refer to Reference Material 2
Special Considerations	None	
Other	Notes: 1. The Property land acquisition date (oldest acquisition date for land) 2. The figures are based on the fixed-term building lease contract with conditions precedent between the Investment Corporation and Space Design, Inc., which has been concluded today. For the details of fixed-term building lease contract with conditions precedent, please refer to Item 7. Interested-Party Transactions (2) Master Lease of the Property. 3. Monthly rent, common area charge, security and guarantee deposit information is exclusive of parking amounts, cost of utilities and other revenues. Furthermore, figures are truncated to thousands of yen.	
Characteristics of the Property	(1) Area The property is situated in Toranomon district which is a mature office area, and is located an approximately five-minute walk from Toranomon Station on the Tokyo Metro Ginza Line and an approximately seven-minute walk from Kamiyacho Station on the Tokyo Metro Hibiya	

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	Line. Changes in streetscapes and vitalization are expected even in the neighboring areas, as Loop Road No. 2 (Shintora-dori) development project is progressing. (2) Buildings The standard floors have a leasable floor area of approximately 163 m^2 (49 tsubo) and the ceiling height is 2.50 meters, and equipped with the OA floors, the individual air conditioning system and, 6 flat car spaces. Furthermore, the Property is designed as a serviced office, therefore boasting a more fashionable and high-class finish compared to general office buildings. (3) Tenants The property is to be wholly leased to the seller, Space Design Inc., and subleased to third parties as serviced offices.

A-106 Chugai Tokio Marine Building (KDX Sakura-dori Building)

Property Name		Chugai Tokio Marine Building (KDX Sakura-dori Building)
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation (Planned) (Note 1)
Trust Term		January 9, 2015 to August 1, 2025 (Planned) (Note 1)
Current Owner (Current Beneficiary) /Acquisition Date		KRF 53 TMK / September 1, 2014
Previous Owner (Previous Beneficiary) /Acquisition Date		① Chugai Pharmaceutical Co., Ltd. / April 8, 1964 (Note 2) ② Tokio Marine & Nichido Fire Insurance Co., Ltd. / August 10, 1965 (Note 2)
Location (Address)		3-20-17 Marunouchi, Naka-ku, Nagoya, Aichi
Usage		Office, Retail, Parking, Rest Room, Garage, Cylinder Storage, Pump Room, Dust Room
Type of Structure		Flat-roofed, steel-construction; one underground and eighteen above-ground floors
Site Area	Land	2,420.43 m^2
	Building (total floor area)	19,680.16 m^2 (Note 3)
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		August 17, 1992
Architect		Mitsubishi Estate Co., Ltd.
Construction Company		Obayashi Corporation and others
Construction Confirmation Authority		Nagoya, Aichi
Probable Maximum Loss		10.49% (Sompo Japan Nipponkoa Risk Management, Inc)
Acquisition Price		¥5,900,000,000
Appraisal	Appraisal Value	¥7,140,000,000
	Base Date for Appraisal	September 30, 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		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Management, Inc.
Number of End Tenants		26 (As of July 31, 2014. The same applies below) (Note 4) (Note 5)
Total Leasable Area		12,342.88 m^2
Total Leased Area		10,160.41 m^2 (Note 4)
Occupancy Ratio		82.3%(Note 4)
Monthly Rental Income		¥39,766 thousand (Note 4) (Note 5)
Security and Guarantee Deposit		¥357,337 thousand (Note 4) (Note 5)

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Forecast Net Operating Income	Please refer to Reference Material 2.
Special Considerations	The property's floor area ratio has been approved by specific government agencies (Building Standards Law, Article 59-2-1: comprehensive design system) and is applicable for relaxed floor area ratio and height. In accordance with this, part of its site is left as a public open space
Other	Notes: 1. Although as of November 6, 2014, the Property is not in trust, the current owner sets the real estate trust (transfer to Mitsubishi UFJ Trust and Banking Corporation) on the acquisition date and on the same date, the Investment Corporation acquire the trust beneficiary interest in real estate. 2. The property land acquisition date (the oldest acquisition date for land) is shown. 3. The following attached structures are not included in the floor area. Building Types: Garage, Parking Building Structure: Steel construction, Floor Area: 340.53 m^2 4. The figures indicate the total of figures as of September 1, 2014, of end tenants with which leasing had been commenced as of July 31, 2014 and portions used by the previous owner as of that date and provided for leasing since then. Moreover, the Investment Corporation received a cancellation notice (termination date: November 30, 2014) from an end tenant occupying the sixth floor (270.69m^2) on May 30, 2014. The occupancy ratio after the termination is scheduled to be 80.1%. 5. Monthly rent, common area charge, security and guarantee deposit information is exclusive of parking amounts, cost of utilities and other revenues. Furthermore, figures are truncated to thousands of yen.
Characteristics of the Property	(1) Area The property is closely located to the nearest station as it is an approximately one-minute walk from Hisaya-Odori Station on the Nagoya Municipal Subway Sakuradori and Meijo Lines. The property also offers proximity to central areas, as it is an approximately 5-minute train ride from the station to Nagoya Station. In addition, the property is situated where Sakura-dori street and Otsu-dori street intersect, which is a flourishing commercial area. (2) Buildings The standard floors have a leasable floor area of approximately 701 m^2 (212 tsubo) and the ceiling height is 2.70 meters, and equipped with the individual air conditioning system, the OA floors (partially), automated security system and, 158 mechanical parking spaces. (3) Tenants Currently, the Property is occupied with tenants from variety of industries including the manufacture and sale of pharmaceuticals, telecommunications business, restaurant business, clinics and many other sectors.

4. Seller's Profile

(1) A-102 Yokohama Nishiguchi SIA Building

Company Name	G.K. KDX 11
Location	6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo
Title and Name of Representative	Representative Partner: Ippan Shadan Hojin KDX 11 Director, Naoto Kasuya
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. Aforementioned associated business
Amount of Capital	¥1,000 thousand
Date of Incorporation	January 24, 2011
Net Assets	Not disclosed due to the seller's request.
Total Assets	Not disclosed due to the seller's request.
Relationship with the Investment Corporation/the Asset Management Company	
Capital Relationship	Ippan Shadan Hojin holds all shares of this company and Kenedix, Inc.("Kenedix") is the fund contribution of Ippan Shadan Hojin. a general incorporated association of the parent company, etc. of the Asset Management Company under the Financial Instruments and Exchange Act,Furthermore, subsidiary company of Kenedix holds all of the silent partnership equity interest, which this company is an operator of.
Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.

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	Business Relationship	The asset management business is entrusted to Kenedix.
	Applicability of Related Party Relationships	The seller is 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 September 30, 2014

(2) A-103 Shin-Yokohama 214 Building

Company Name		Y.K. KW Property 6
Location		6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo
Title and Name of Representative		Execution of Duty Person Tadatsugu Ishimoto
Description of Business		1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. Aforementioned associated business
Amount of Capital		¥3,000 thousand
Date of Incorporation		February 2, 2005
Net Assets		Not disclosed due to the seller's request.
Total Assets		Not disclosed due to the seller's request.
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	Ippan Shadan Hojin holds the entire of the special capital of this company and Kenedix is the fund contributor of Ippan Shadan Hojin. Furthermore, Kenedix holds all of the silent partnership equity interest, which this company is an operator of.
	Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.
	Business Relationship	The asset management business is entrusted to Kenedix.
	Applicability of Related Party Relationships	The seller is a related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company.

*As of September 30, 2014

(3) A-104 KDX Minami-Honmachi Building

Company Name		Kenedix Development, Inc.
Location		6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo
Title and Name of Representative		Execution of Duty Person Nobuko Ishimoto
Description of Business		1. Acquisition, holding, disposal, leasing and management of real estate 2. Real estate appraisal 3. Planning, examination and designing of real estate beneficial use 4. Purchase and sale, hold, management and investment of the securities 5. Real estate deal and application, and consulting business for asset management related. 6. Aforementioned associated business
Amount of Capital		¥10,000 thousand
Date of Incorporation		January 18, 2002
Net Assets		Not disclosed due to the seller's request.
Total Assets		Not disclosed due to the seller's request.
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	Kenedix holds the company's entire share.
	Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.
	Business Relationship	The asset management business is entrusted to Kenedix.
	Applicability of Related Party Relationships	The seller is a related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company.

*As of September 30, 2014

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(4) A-105 BUREX Toranomon

Company Name		Space Design, Inc.
Location		2-2-9 Shimbashi, Minato-ku, Tokyo
Title and Name of Representative		Representative Director Atsushi Kawashima
Description of Business		Real estate deal, lease, agency, intermediate, trust etc. of asset management for office building and rental apartment related real estate etc.
Amount of Capital		¥90,000 thousand
Date of Incorporation		May 1, 1978
Net Assets		Not disclosed due to the seller's request.
Total Assets		Not disclosed due to the seller's request.
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	Kenedix holds the company's 99.0% of share.
	Personnel Relationship	Kenedix dispatches its officers and employees to the company and the Representative Director of the company concurrently holds the position as a representative director of Kenedix. In addition, a director of the company concurrently holds the position as a director of the Asset Management Company.
	Business Relationship	The Investment Corporation and the company executed lease agreement for KDX Shinbashi Building. Please refer to the press release "Notice Concerning Related-Party Transaction (KDX Shinbashi Buiding)" dated November 19, 2013 and April 25, 2014 for more details.
	Applicability of Related Party Relationships	The seller is a related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company.

*As of September 30, 2014

(5) A-106 Chugai Tokio Marine Building (KDX Sakura-dori Building)

Company Name		KRF 53 TMK
Location		6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo
Title and Name of Representative		Execution of Duty Person Tadatsugu Ishimoto
Description of Business		1. Operations relating to the assignment, management and disposal of specified assets pursuant to the asset securitization plan formulated in compliance with the Act on Securitization of Assets. 2. All operations that occur in conjunction with and in relation to the securitization of such specified assets
Amount of Specialized Capital		¥300 thousand
Amount of Preferred Capital		¥1,400,000 thousand
Date of Incorporation		June 4, 2014
Net Assets		Not disclosed due to the seller's request.
Total Assets		Not disclosed due to the seller's request.
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	Ippan Shadan Hojin holds the entire of the special capital of this company and Kenedix is the fund contributor of Ippan Shadan Hojin. Furthermore, Kenedix holds all of the silent partnership equity interest, which this company is an operator of.
	Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.
	Business Relationship	The asset management business is entrusted to Kenedix.
	Applicability of Related Party Relationships	The seller is a related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company.

*As of September 30, 2014

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

(1) A-102 Yokohama Nishiguchi SIA Building

Investment Corporation	Current Owner/Trust beneficiary	Previous Owner/ Trust beneficiary
<Background・Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium- to long-term profitability. The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (¥2,830 million) determined by Daiwa Real Estate Appraisal Co., Ltd.	<Company Name/Relationship to Specified Interested Party> G.K. KDX 11 Please refer to above 4. Seller's Profile. <Background・Reasons for Acquisition> Acquired for the purpose of investment management.	<Company Name/ Relationship to Specified Interested Party> G.K. Neptune A related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company. <Background・Reasons for Acquisition> Acquired for the purpose of investment management.
< Anticipated Acquisition Price> ¥2,750 million (excluding consumption tax, etc.)	<Acquisition Price> Details omitted because the current trust beneficiary has owned the property for more than one year.	—
<Planned Date of Acquisition> December 2, 2014	<Date of Acquisition> March 24, 2011	<Date of Acquisition> December 22, 2009

Ex-Previous Owner / Trust beneficiary	Ex-Previous Owner before Ex-Previous Owner / Trust beneficiary
<Company Name/ Relationship to Specified Interested Party> G.K. KRF 25 A related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company. <Background・Reasons for Acquisition> Acquired for the purpose of investment management.	<Company Name/ Relationship to Specified Interested Party> G.K. SIA Emperor No.1 Party outside the specified interested party.
-	-
<Planned Date of Acquisition> December 11, 2009	-

(2) A-103 Shin-Yokohama 214 Buildig

Investment Corporation	Current Owner / Trust beneficiary	Previous Owner / Trust beneficiary
<Background・Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium- to long-term profitability.	<Company Name/Relationship to Specified Interested Party> Y.K. KW Property 6 Please refer to above 4. Seller's Profile. <Background・Reasons for Acquisition> Acquired for the purpose of investment management.	<Company Name/ Relationship to Specified Interested Party> DA Office Investment Corporation (Currently Daiwa Office Investment Corporation) Party outside the specified

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The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (¥2,200 million) determined by Japan Real Estate Institute.		interested party.
< Anticipated Acquisition Price> ¥2,200 million (excluding consumption tax, etc.)	<Acquisition Price> Details omitted because the current trust beneficiary has owned the property for more than one year.	—
<Planned Date of Acquisition> December 2, 2014	<Date of Acquisition> March 7, 2008	-

(3) A-104 KDX Minami-Honmachi Building

Investment Corporation	Current Owner / Trust beneficiary	Previous Owner / Trust beneficiary
<Background•Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium- to long-term profitability. The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (¥2,490 million) determined by Japan Real Estate Institute.	<Company Name/Relationship to Specified Interested Party> Kenedix Development, Inc. Please refer to above 4. Seller's Profile. <Background•Reasons for Acquisition> Acquired for the purpose of investment management.	<Company Name/ Relationship to Specified Interested Party> Y.K. Rock-B A related company as defined in the Investment Trust Law or the Office REIT Division's internal regulations of the Asset Management Company. <Background•Reasons for Acquisition> Acquired for the purpose of development.
< Anticipated Acquisition Price> ¥2,200 million (excluding consumption tax, etc.)	<Acquisition Price> Details omitted because the current trust beneficiary has owned the property for more than one year.	—
<Planned Date of Acquisition> December 2, 2014	<Date of Acquisition> September 16, 2010	<Date of Acquisition (Land)> January 24, 2007

Ex-Previous Owner / Trust beneficiary
<Company Name/ Relationship to Specified Interested Party> ① Yamano Holdings Corporation ② Ryugeboseki K.K. ③ K.K. Karatsushoten ④ Osaka-city Party outside the specified interested party.
-

(4) BUREX Toranomon

Investment Corporation	Current Owner / Trust beneficiary	Previous Owner / Trust beneficiary
<Background•Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation	<Company Name/Relationship to Specified Interested Party> Space Design, Inc. Please refer to above 4. Seller's Profile.	<Company Name/ Relationship to Specified Interested Party> ① REITEC Co.,Ltd.

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shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium- to long-term profitability. The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (¥2,030 million) determined by Japan Real Estate Institute.	<Background・Reasons for Acquisition> Acquired for the purpose of development and investment management.	② VISIX Co., Ltd. Party outside the specified interested party
< Anticipated Acquisition Price> ¥1,750 million (excluding consumption tax, etc.)	<Acquisition Price> Details omitted because the current owner has owned the property for more than one year.	—
<Planned Date of Acquisition> December 3, 2014	<Date of Acquisition (Land)> February 27, 2009	-

(5) A-106 Chugai Tokio Marine Building (KDX Sakura-dori Building)

Investment Corporation	Current Owner/Trust beneficiary	Previous Owner/ Trust beneficiary
<Background・Reasons for Acquisition> The Investment Corporation was not able to conduct sufficient due diligence due to the previous owner's sales condition and determined that there was a high risk involved and deferred the decision to acquire the Property. Since then, as the result of the Investment Corporation's negotiations including the price, terms and condition with the current owner of the Property and conducting the necessary due diligence, the Property is in accordance with its basic investment principles. The Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium- to long-term profitability. The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (¥7,140 million) determined by Daiwa Real Estate Appraisal Co., Ltd.	<Company Name/Relationship to Specified Interested Party> KRF 53 TMK Please refer to above 4. Seller's Profile. <Background・Reasons for Acquisition> Acquired for the purpose of investment management.	<Company Name/ Relationship to Specified Interested Party> ① Chugai Pharmaceutical Co., Ltd. ② Tokio Marine & Nichido Fire Insurance Co., Ltd. Party outside the specified interested party
< Anticipated Acquisition Price> ¥5,900 million (excluding consumption tax, etc.)	<Acquisition Price> ¥4,910 (excluding consumption tax, etc.).	-
<Planned Date of Acquisition> January 9, 2015	<Date of Acquisition> September 1, 2014	-

6. Details of Brokerage

No relevant information regarding the transactions for the Five Properties.

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7. Related-Party Transactions

Regarding this acquisition, transactions between the Investment Corporation and the Asset Management Company shall fall under the following categories of transactions (1) and (3) below.

The Asset Management Company, pursuant to the Office REIT Division rules as they relate to related-party transactions, worked to ensure strict compliance with statutory and other regulatory requirements. Furthermore, in order to ensure that the transactions were conducted in an open and fair manner and that the Investment Corporation was not disadvantaged, the Asset Management Company submitted all transactions for deliberation and approval by the Compliance Committee. Subject to approval, the transaction was then submitted to the Office REIT Division Asset Management Committee for resolution.

In accordance with the Investment Trust Law, the Asset Management Company shall provide a report to the Investment Corporation relating to the related-party transactions.

(1) Acquisition of Property

The sellers for Five Properties falls under the category of a related party defined under the Office REIT Division's internal regulations of the Asset Management Company. Details of the sellers, etc. are provided in 4. and 5. above.

(2) Lease of Real Estate

The Investment Corporation concluded the fixed-term building lease contract with conditional precedent for the Property on the same date as purchase and sale agreement date with Space Design, Inc.

Details of Space Design, Inc. are provided in 4. above.

[Main Clauses of Contract]

Type of Contract	:	Fixed-term building lease contract with conditional precedent (Fixed-term lease)
Conditional Precedent	:	The Property ownership shall transfer from Space Design, Inc. to the Investment Corporation.
Contract Term	:	10 years from execution date of conditional precedent
Monthly Rent	:	¥8,332,715 (excluding consumption tax, etc.)
Revision of Rent	:	Every 3rd year
Liability of Expense	:	Space Design, Inc. is liable for all Administrative and Maintenance Expense and the Investment Corporation is liable for taxes and dues, damage insurance, repair and renewal construction costs.

(3) Appointment of a Property Management Company

The Investment Corporation plans to execute a property management agreement for the Five Properties with Kenedix Property Management, Inc. on the acquisition date for the Property.

Fees relating to property management remain at the same level as the current properties.

[Outline of Kenedix Property Management, Inc.]

Name of Company	Kenedix Property Management, Inc.
Location	2-6-1 Nihombashi Kayabacho, Chuo-ku, Tokyo
Title and Name of Representative	CEO & President Keizo Katayama
Description of Business	Real estate trading, building management and operation related consulting business

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	Maintenance for building and various attached facility, cleaning, security service contract Real estate transaction, leasing brokerage, management and appraisement Class II Financial Instrument Business Operator
Amount of Capital	¥100,000 thousand
Date of Incorporation	January 31, 2014
Relationship with the Investment Corporation or the Asset Management Company	The property management company is the subsidiary company of Kenedix, the parent company, etc. of the Asset Management Company under the Financial Instruments and Exchange Act and is a related company as defined under the Investment Trust Law and the Office REIT Division's internal regulations of the Asset Management Company.

*As of September 30, 2014

[Outline of Property Management Fees]

①Leasing management fees

Rental income × 2% + Real estate operating income after management overhead expenses and before depreciation × 2%

②Management transfer fees

Property Price	Management Transfer Fee (At the Time of Purchase)	Property Number
¥1.0 billion and more, and less than ¥3.0 billion	¥2.0 million each	A-102, A-103, A-104, A-105
¥5.0 billion and more, and less than ¥10.0 billion	¥2.4 million	A-106

8. Acquisition Schedule

Property Name	Date of Determination of Acquisition / Date of Execution of Purchase Agreement	Scheduled Payment Date / Scheduled Delivery Date
Yokohama Nishiguchi SIA Building Shin-Yokohama 214 Building KDX Minami-Honmachi Building	November 6, 2014	December 2, 2014 (Scheduled)
BUREX Toranomon		December 3, 2014 (Scheduled)
Chugai Tokio Marine Building (KDX Sakura-dori Building)		January 9, 2015 (Scheduled) (Note)

Note: Forward commitment

The trust beneficiary interest purchase and sale agreement with the Seller (the "Purchase Agreement") falls under the category of forward commitment made by investment corporations as stipulated in the "Annual Supervisory Policies for Financial Instruments Business Operators" determined by the Financial Services Agency of Japan. In the event of cancellation of the Purchase Agreement by reason of unattainability of the purpose of the Purchase Agreement due to a material breach made by the Investment Corporation or the seller, the penalty is stipulated to be an amount equivalent to 10% of the acquisition price for the property (excluding consumption tax and other taxes) (¥590,000,000) in the Purchase Agreement.

9. Outlook

Please refer to the press release "Notice Concerning the Announcement of the Revisions of Operating Forecast and Distribution Forecasts for the Fiscal Period Ended October 31, 2014 and Operating Forecasts for the Fiscal Period Ending April 30, 2015" dated today's date for operating forecasts for the fiscal period ended October 31, 2014 and operating forecasts for the fiscal period ending April 30, 2015.

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Attached Materials

Reference Material 1. Outline of Appraisals for the Five Properties

Reference Material 2. Summary of Projected Cash Flow for the Five Properties

Reference Material 3. Summary of Buildings Condition Investigation Reports

Reference Material 4. Property Photographs

Reference Material 5. Property Portfolio after Acquisition of the Five Properties

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Reference Material 1

Outline of Appraisals for the Five Properties

Unit：Yen

Appraiser		Daiwa Real Estate Appraisal Co., Ltd.	Japan Real Estate Institute			Daiwa Real Estate Appraisal Co., Ltd,
Base Date for appraisal		September 30, 2014				
Property Name		A-102 Yokohama Nishiguchi SIA Building	A-103 Shin-Yokohama 214 Building	A-104 KDX Minami-Honmachi Building	A-105 BUREX Toranomon	A-106 Chugai Tokio Marine Building
Appraisal Value		2,830,000,000	2,200,000,000	2,490,000,000	2,030,000,000	7,140,000,000
Value Calculated Using the Direct Capitalization Method		2,860,000,000	2,220,000,000	2,510,000,000	2,050,000,000	7,290,000,000
	Gross Operating Revenue	233,972,148	177,878,000	211,008,000	99,993,000	667,418,914
	Maximum Gross Operating Revenue	247,053,840	187,964,000	219,783,000	99,993,000	749,704,696
	Shortfall Attributed to Vacancies	13,081,692	10,086,000	8,775,000	0	82,285,782
	Operating Expenses	83,319,563	46,661,000	81,294,000	13,053,000	260,446,859
	Administrative and Maintenance Expense	58,468,856	33,589,000	55,743,000	640,000	182,092,696
	Taxes and Dues	20,615,400	12,718,000	25,174,000	12,273,000	74,073,200
	Other Expenses	4,235,307	354,000	377,000	140,000	4,280,963
	Net Operating Income (NOI)	150,652,585	131,217,000	129,714,000	86,940,000	406,972,055
	Capital Expenditure	12,798,193	11,230,000	4,526,000	1,493,000	42,437,430
	Gain on Guarantee Deposit Investment (Note)	2,520,390	2,384,000	2,744,000	500,000	7,399,899
	Net Cash Flow (NCF)	140,374,782	122,371,000	127,932,000	85,947,000	371,934,524
	Overall Capitalization Rate (NCF)	4.9%	5.5%	5.1%	4.2%	5.1%
Value Calculated Using the Discounted Cash Flow Method		2,810,000,000	2,180,000,000	2,470,000,000	2,000,000,000	7,080,000,000
	Discount Rate	4.7%	5.3%	4.9%	4.0%	4.9%
	Terminal Capitalization Rate	5.1%	5.7%	5.3%	4.4%	5.3%
Value Calculated Using the Cost Method		2,610,000,000	2,100,000,000	2,600,000,000	1,980,000,000	8,180,000,000
	Land	68.7%	67.5%	44.2%	61.7%	69.5%
	Building	31.3%	32.5%	55.8%	38.3%	30.5%

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

*Reference (Appraisal NOI yield = Net Operating Income (NOI) in the aforementioned Value Calculated Using the Direct Capitalization Method ÷ Planned Acquisition Price)

Property Name	A-102 Yokohama Nishiguchi SIA Building	A-103 Shin-Yokohama 214 Building	A-104 KDX Minami-Honmachi Building	A-105 BUREX Toranomon	A-106 Chugai Tokio Marine Building
Appraisal NOI yield (Rounded to the first decimal place)	5.5%	6.0%	5.9%	5.0%	6.9%

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Reference Material 2

Projected Cash Flow for the Five Properties

Unit：Millions of Yen

Property Name	A-102 Yokohama Nishiguchi SIA Building	A-103 Shin-Yokohama 214 Building	A-104 KDX Minami-Honmachi Building	A-105 BUREX Toranomon	A-106 Chugai Tokio Marine Building
A. Projected Operating Revenues	234	167	209	99	634
B. Projected Operating Expenses (excluding depreciation)	81	48	77	17	251
C. Projected NOI (A-B)	152	118	131	82	383
D. Occupancy Ratio	95.8%	92.7%	95.8%	100%	93.9%

Underlying assumptions:

1. The above projected cash flow is an estimate for one year and is exclusive of extraordinary factors of the year of acquisition.
2. Revenues are based on an occupancy ratio in the above chart “D. Occupancy Ratio”, which is based on the current occupancy ratio and future changes of occupancy.
3. Expenses include property management fees, taxes and dues, repairs and maintenance expenses, and insurance.
4. Figures are truncated at less than one million yen.

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Reference Material 3

Summary of Building Condition Investigation Report

Unit：Yen

Date of Investigation	September 2014				
Investigation Company	Sompo Japan Nipponkoa Risk Management, Inc				Tokyo Bldg-Tech Center Co., Ltd
Property Name	A-102 Yokohama Nishiguchi SIA Building	A-103 Shin-Yokohama 214 Building	A-104 KDX Minami-Honmachi Building	A-105 BUREX Toranomon	A-106 Chugai Tokio Marine Building
Repairs, maintenance and renovation expenses required over the next year	6,000,000	0	0	0	0
Repairs, maintenance and renovation expenses expected to be required within 2-12 years	207,177,000	170,738,000	111,951,000	25,599,000	580,570,000
Unit-in-Place	1,999,000,000	2,013,300,000	2,148,500,000	817,600,000	5,588,000,000

* The abovementioned investigation company undertakes building assessments for this property such as

- a diagnosis of building deterioration
- formulation of a short- and long-term repair and maintenance plan
- assessment of legal compliance with the Building Standards Law
- submits a building assessment report to the Investment Corporation

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Reference Material 4

Property Photographs

A-102 Yokohama Nishiguchi SIA Building







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A-103 Shin-Yokohama 214 Building







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A-104 KDX Minami-Honmachi Building



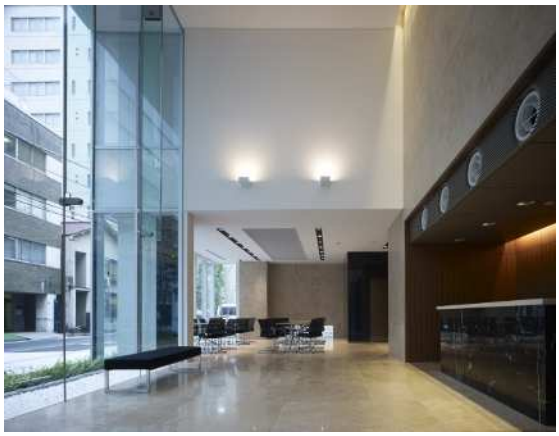




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A-105 BUREX Toranomon







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A-106 Chugai Tokio Marine Building (KDX Sakura-dori Building)







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Reference Material 5

Property Portfolio after Acquisition of the Five Properties

Type of Use	Area	Property Name	Acquisition Price (Anticipated) (Millions of Yen) (Note 1)	Ratio (Note 1)	Acquisition (Anticipated) Date
Office Buildings	Tokyo Metropolitan Area	KDX Musashi-Kosugi Building	12,000	3.1%	March 20, 2014
		KDX Nihonbashi Kabutocho Building	11,270	2.9%	December 26, 2011
		KDX Harumi Building	10,250	2.6%	June 30, 2008
		Toranomon Toyo Building	9,850	2.5%	June 1, 2007
		KDX Toyosu Grand Square	8,666	2.2%	May 30, 2014
		Hiei Kudan-Kita Building	7,600	1.9%	February 1, 2008
		Urban Square Yokohama	7,210	1.8%	October 29, 2014
		KDX Shinjuku Building	6,800	1.7%	February 18, 2010
		KDX Ochanomizu Building	6,400	1.6%	April 2, 2007
		KDX Fuchu Building	6,120	1.5%	September 21, 2012
		KDX Shiba-Daimon Building	6,090	1.5%	March 1, 2007
		KDX Kojimachi Building	5,950	1.5%	November 1, 2005
		KDX Nihonbashi 313 Building	5,940	1.5%	August 1, 2005
		KDX Shin-Yokohama 381 Building (Note 2)	5,800	1.5%	Existing Tower: February 1, 2008 Annex Tower: November 18, 2009
		Toshin 24 Building	5,300	1.3%	May 1, 2006
		KDX Takanawadai Building	5,250	1.3%	November 19, 2013
		KDX Iidabashi Building	4,670	1.2%	July 22, 2011
		KDX Ebisu Building	4,640	1.2%	May 1, 2006
		KDX Higashi Shinagawa Building	4,590	1.1%	July 22, 2011
		Higashi-Kayabacho Yuraku Building	4,450	1.1%	August 1, 2005
		KDX Toranomon Building	4,400	1.1%	April 17, 2007
		Aplus Tokyo Building	4,350	1.1%	January 10, 2014
		KDX Ginza 1chome Building	4,300	1.1%	November 12, 2010
		KDX Nishi-Gotanda Building	4,200	1.0%	December 1, 2006
		KDX Nihonbashi Honcho Building	4,000	1.0%	November 12, 2010
		KDX Ikebukuro Building	3,900	1.0%	November 18,2013
		KDX Kawasaki-Ekimae Hon-cho Building	3,760	0.9%	February 1, 2008
		KDX Shinbashi Building (Note 3)	3,728	0.9%	Acquired Portion: May 1, 2006 Additionally Acquired Portion: December 2, 2013
		KDX Hatchobori Building	3,680	0.9%	August 1, 2005
		Grace Building Takadanobaba	3,650	0.9%	May 30, 2014

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Office Buildings	Tokyo Metropolitan Area	KDX Hamamatsucho Building	3,460	0.8%	May 1, 2006
		KDX Roppongi 228 Building	3,300	0.8%	January 10, 2008
		KDX Mita Building	3,180	0.8%	November 18, 2013
		Koishikawa TG Building	3,080	0.8%	November 18, 2009
		KDX Higashi-Shinjuku Building	2,950	0.7%	September 1, 2006
		KDX Kasuga Building	2,800	0.7%	September 21, 2012
		KDX Kayabacho Building	2,780	0.7%	May 1, 2006
		KDX Jimbocho Building	2,760	0.7%	March 31, 2008
		Yokohama Nishiguchi SIA Building	2,750	0.7%	December 2, 2014 (Planned)
		KDX Hakozaki Building	2,710	0.7%	July 22, 2011
		Gotanda TG Building	2,620	0.6%	November 18, 2009
		KDX Akihabara Building	2,600	0.6%	November 19, 2013
		KDX Nakano-Sakaue Building	2,533	0.6%	August 1, 2005
		KDX Shin-Yokohama Building	2,520	0.6%	May 1, 2006
		Harajuku F.F. Building	2,450	0.6%	August 1, 2005
		KDX Ikejiri-Oohashi Building	2,400	0.6%	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	0.5%	March 16, 2006
		KDX Shinjuku 286 Building	2,300	0.5%	June 1, 2007
		KDX Shin-Nihonbashi Building	2,300	0.5%	July 22, 2011
		FIK Minami Aoyama	2,270	0.5%	August 1, 2005
		KDX Funabashi Building	2,252	0.5%	March 1, 2006
		KDX Hamamatsucho Dai-2 Building	2,200	0.5%	September 1, 2008
		Itopia Nihonbashi SA Building	2,200	0.5%	August 19, 2013
		Shin-Yokohama 214 Building	2,200	0.5%	December 2, 2014 (Planned)
		Shin-toshin Maruzen Building	2,110	0.5%	February 29, 2008
		KDX Omiya Building	2,020	0.5%	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
		Tosen Ikebukuro Building	1,934	0.5%	September 3, 2014
		Welship Higashi-Shinjuku	1,900	0.4%	September 13, 2013
		KDX Nakameguro Building	1,880	0.4%	September 21, 2012
		KDX Iwamoto-cho Building	1,864	0.4%	May 1, 2008
		BUREX Toranomon	1,750	0.4%	December 3, 2014 (Planned)
		KDX Kiba Building	1,580	0.4%	June 20, 2006

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		KDX Nishi-Shinjuku Building	1,500	0.3%	April 2, 2007
		KDX Monzen-Nakacho Building	1,400	0.3%	January 19, 2007
		KDX Kanda Misaki-cho Building	1,380	0.3%	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	0.2%	July 14, 2006
	Other Regional Areas	Senri Life Science Center building	13,000	3.3%	October 15, 2014
		KDX Nagoya Sakae Building	7,550	1.9%	Land: April 25, 2008 Building: July 1, 2009
		KDX Nagoya Ekimae Building	7,327	1.9%	December 26, 2011
		Chugai Tokio Marine Building (KDX Sakura-dori Building)	5,900	1.5%	January 9, 2015 (Planned)
		Portus Center Building	5,570	1.4%	September 21, 2005
		Karasuma Building	5,400	1.4%	June 1, 2007
		KDX Hakata-Minami Building	4,900	1.2%	February 1, 2008
		Nagoya Nikko Shoken Building	4,158	1.0%	December 26, 2011
		KDX Kobayashi-Doshomachi Building	2,870	0.7%	December 1, 2010
		KDX Higashi Umeda Building	2,770	0.7%	March 28, 2012
		Fumix STM Building	2,350	0.6%	May 30, 2014
		KDX Kitahama Building	2,220	0.5%	February 1, 2008
		KDX Minami-Honmachi Building	2,200	0.5%	December 2, 2014 (Planned)
		KDX Sendai Building	2,100	0.5%	June 1, 2007
		KDX Sapporo Building	2,005	0.5%	March 25, 2011
		KDX Minami Semba Dai-2 Building	1,560	0.4%	May 1, 2006
		Hiroshima Ekimae-dori Mark Building	1,300	0.3%	September 1, 2014
		Sendai Nikko Building	950	0.2%	December 26, 2011
	Total of 93 Office Buildings		352,541	91.6%	-
Central Urban Retail Properties	Tokyo Metropolitan Area	Frame Jinnan-zaka	9,900	2.5%	August 1, 2005
		Ginza 4chome Tower	9,800	2.5%	August 19, 2013
		KDX Yoyogi Building	2,479	0.6%	September 30, 2005
	Total of 3 Central Urban Retail Properties		22,179	5.7%	-
Residential Properties	Tokyo Metropolitan Area	Residence Charmante Tsukishima	5,353	1.3%	May 1, 2006
	Other Regional Areas	Venus Hibarigaoka	1,800	0.4%	December 8, 2005
	Total of 2 Residential Properties		7,153	1.8%	-
Others	Tokyo Metropolitan Area	Shinjuku 6chome Building (Land)	2,880	0.7%	April 18, 2014

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Total of 1 Others Property	2,880	0.7%	-
Total of 99 Properties	384,754	100.0%	Portfolio PML 2.31 % (Note 4)

Investment Securities	G. K. KRF43 Silent Partnership Equity Interest	1,107	-	March 28, 2014
	Toyonaka Property TMK Preferred Securities (Note 5)	1,583	-	July 18, 2014
	Total of 2 Investment Securities	2,690	-	-

Notes:

1. Figures of less than one million yen are rounded off the acquisition (anticipated) prices, and ratios are rounded down 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).
5. With the acquisition of Senri Life Science Center Building, Toyonaka Property TMK will be liquidated and the Investment Corporation is scheduled to receive a refund of preferred securities.

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