November 1, 2016

Company name: Kenedix, Inc.
Representative: Taisuke Miyajima, CEO & President
Stock code: 4321
Listing: First Section, Tokyo Stock Exchange
Contact: Masahiko Tajima, Director,
Head of Corporate Planning Department

Please note that this document is a translation of the official announcement that was released in Tokyo. The translation is prepared and provided for the purpose of the readers' convenience only.
All readers are strongly recommended to refer to the original Japanese version of the news release for complete and accurate information.

Conclusion of Purchase and Sales Agreement for Office Building

Kenedix, Inc. has decided to sign a purchase and sales agreement for an office building in Minato-ku, Tokyo, through its consolidated subsidiary Kenedix Development, Inc.

1. Overview

Kenedix Development, a wholly owned consolidated subsidiary of Kenedix, will purchase real estate trust beneficiary rights of a trust that owns an office building in Minato-ku, Tokyo. On the purchase date, Kenedix Development plans to sell these beneficiary rights to Kenedix Office Investment Corporation using the same price and other terms that were used for the purchase of these rights.

2. Reason for the purchase and sales

Through this transaction, Kenedix expects to boost assets under management and contribute to increasing stable earnings mainly through the growth of the Asset Management Business.

3. Summary of the consolidated subsidiary

(1)	Name	Kenedix Development, Inc.			
(2)	Address	6-5 Nihonbashi Kabutocho, Chuo-ku, Tokyo			
(3)	Representative	Nobuko Ishimoto, President			
(4)	Business	Selling, buying, leasing, brokerage and management of real estate			
(5)	Established	January 18, 2002			
(6)	Capital	10 million yen			
(7)	Relationships between Kenedix and Kenedix Development	Capital	No significant items.		
		Personnel	No significant items.		
		Business	No significant items.		
(8)	Results of operations and financial condition for the last three years	(Millions of yen)	2013	2014	2015
		Net assets	5,064	3,607	755
		Total assets	14,028	3,854	1,606
		Revenue	114	4,914	2,077
		Operating income	(66)	(1,352)	(424)
		Ordinary income	(253)	(1,456)	(424)
		Profit	(260)	(1,456)	(425)

4. Summary of the seller

Not disclosed according to the agreement with the seller

5. Outline of the property

(1) Name of the property	Nishi-Shinbashi TS Building
(2) Location	3-3-1 Nishi Shinbashi, Minato-ku, Tokyo
(3) Purchase price	8,400 million yen (net of taxes)
(4) Selling price	8,400 million yen (net of taxes)
(5) Category	Office building

6. Schedule

Contract signing	November 1, 2016
Asset purchase/sales date	February 1, 2017 (planned)

7. Schedule

The impact on the 2016 results of operations is negligible. There is no change in the 2016 consolidated forecast announced on February 10, 2016. An announcement will be made promptly if a forecast revision is needed due to changes in the operating environment, real estate market or results of operations.

Cautionary Statement Concerning Forward-Looking Information
This press release contains forward-looking statements that include "intends," "will" and other similar words and phrases, statements regarding the intent, belief, strategy, plans or current expectations of the Company. Such forward-looking statements are not guarantees of future performance or events and involve risks and uncertainties. Actual results may differ materially from those described in such forward-looking statements as a result of various factors. The Company does not undertake any obligation to update the forward-looking statements contained herein, or to update the reasons why actual results could differ from those projected in the forward-looking statements, except as required by law.