September 6, 2017

Company name: Kenedix, Inc.
Representative: Taisuke Miyajima, CEO & President
Stock code: 4321
Listing: First Section, Tokyo Stock Exchange
Contact: Hikaru Teramoto,
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.

Notice of Concerning Acquisition of an Office Building in Malaysia

Kenedix Asia Pte. Ltd., a subsidiary in Singapore of Kenedix, Inc. ("Kenedix"), closed an agreement to acquire an office building ("the Property") in Malaysia through an investment vehicle structure ("the Acquisition").

1. Reason for the Acquisition

One of the major initiatives of Kenedix's medium-term management plan, "Partners in Growth 2017", which was established and announced on February 10, 2015, is to expand overseas operations by developing relationships with foreign investors, making further overseas investments and engaging in other overseas business activities. In this connection, as Kenedix continues to dedicate ourselves to delivering growth in assets under management and increasing stable earnings through asset management business, we acquired the units of AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT"), a listed Real Estate Investment Trust ("REIT") in Malaysia, and the shares of AmanahRaya-Kenedix REIT Manager Sdn. Bhd., the manager of AmanahRaya REIT. Through the acquisition of the units and the shares, Kenedix became the first Japanese corporation to sponsor a Malaysian REIT.

As part of sponsor support, we temporarily hold the Property and will dispose it to AmanahRaya REIT in the future. We expect AmanahRaya REIT can enhance the quantitative expansion as well as the qualitative improvement of its portfolio through acquiring the Property.

As the first Japanese corporation to sponsor a Malaysian REIT, we believe our sponsor support expertise in Japan will boost further development of the Kenedix Model in ASEAN region and contribute to expanding our business earning base.

2. Summary of the Acquisition

(1) Outline of the Acquisition

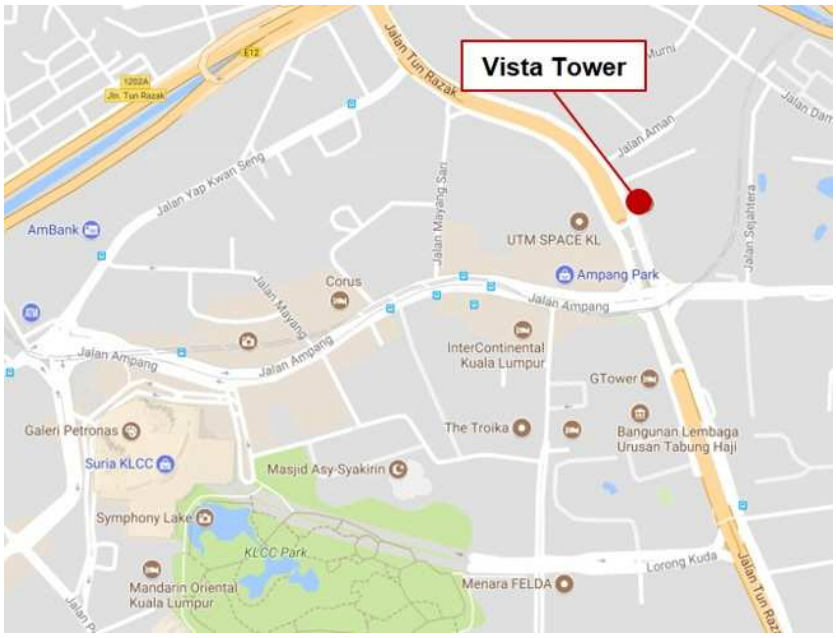
Property acquisition amount	RM 430 million (approx. JPY 11,108 million)
Investment amount	RM 160 million (approx. JPY 4,160 million)
Others	The remaining part of the property acquisition amount is obtained by debt financing in Malaysian Ringgit from a financial institution in Malaysia.

Note: Exchange rate: RM1 = JPY 26.0 is used throughout this press release.
Property acquisition amount doesn't include the cash and cash equivalent amount, RM26.2 million (approx. JPY681 million), held by the investment vehicle.

(2) Summary of the Property

Name	Vista Tower
Address	The Intermark, 348 Jalan Tun Razak, Kuala Lumpur
Type of asset	62-story office building located in KLCC, CBD of Kuala Lumpur









3. Schedule

Agreement signing date	September 6, 2017
Closing date	September 6, 2017
Others	Kenedix Asia Pte. Ltd. plans to sell the Property to AmanahRaya REIT, once all the conditions of acquisition by AmanahRaya REIT will be met.

4. Outlook

There is no change in the 2017 consolidated forecast announced on February 13, 2017. 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. These forward-looking statements can be identified by phrases that include words like "intends", "will" and other similar words and phrases, or 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.