KENEDIX
Office Investment Corporation

Translation of Japanese Original

July 28, 2017

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.
Masahiko Tajima, President & CEO
Inquiries:
Jiro Takeda
Head of Planning Division
Office REIT Department
TEL: +81-3-5623-8979

Notice Concerning Acquisition of Property (Shibuya 1717 Building)

Kenedix Office Investment Corporation ("the Investment Corporation") has announced today, that Kenedix Real Estate Fund Management, Inc. ("the Asset Management Company"), the asset management company for the Investment Corporation, decided to acquire the following property ("the Acquisition").

1. Outline of the Acquisition

(1)	Property Name	: Shibuya 1717 Building
(2)	Type of Property to be Acquired	: Trust beneficiary interest in real estate
(3)	Anticipated Acquisition Price	: 3,500 million yen (Acquisition costs, adjustment of property tax and city-planning tax, and consumption tax, etc. are excluded.)
(4)	Seller	: Godo Kaisha Southhills Investment Please refer to "4. Seller's Profile" for the details.
(5)	Date of Contract	: July 28, 2017
(6)	Scheduled Date of Acquisition	: August 10, 2017
(7)	Acquisition Funds	: Debt financing (Note) and cash on hand
(8)	Settlement Method	: Payment in full on settlement

The aforementioned Shibuya 1717 Building shall hereinafter be referred to as "the Property".

Note: For details of the debt financing, please refer to the press release, "Notice Concerning Debt Financing (Series 142)" dated July 28, 2017.

2. Reason for the Acquisition

The decision on the Acquisition was made to further enhance the Investment Corporation's investment portfolio, while comprehensively considering the Investment Corporation's portfolio development policy, real estate market trends, the characteristics of the Property and other factors.

In the decision to acquire the Property, which is mid-sized office building that the Investment Corporation has focused on as main investment target, the following characteristics of the Property were evaluated.

(1) Area

The Shibuya area is recognized as one of Tokyo's best known commercial districts with a high concentration of IT-related companies. Due to several redevelopment projects planned in the area, the area is expected to continuously develop in the future.

The Property is located in Nanpeidaicho, Shibuya-ku with approximately 12 minutes on foot from Shibuya Station on 9 lines including JR Yamanote Line, Tokyo Metro Ginza Line, Tokyu Den-en-toshi Line and other lines, and approximately 8 minutes from Shinsen Station on Keio Inokashira Line. The Nanpeidaicho area in which the Property is located has grown as high-end residential area and maintains quiet and high-class landscape despite within walking distance from Shibuya Station, and is in demand from apparel and IT-related companies that prefer such environment.

(2) Building

The Property has leasable floor areas of about 623 m^2 (about 188 tsubos) on the standard floors with ceiling height of 2.7 m, and is equipped with individual air conditioners, OA floors (100 mm), automated security system and plane parking spaces (7 spaces).

The Property is relatively small as the total floor area of the entire building is about 2,832 m^2 (about 856 tsubo). Accordingly, in addition to the demand for each leasing floor, the Property can also meet the needs of the tenant using the entire building.

Through the Acquisition, the portfolio of the Investment Corporation will expand to 99 properties (total: 398.7 billion yen). The investment ratio of office buildings in the portfolio will be 92.3%, and the investment ratio of the Tokyo Metropolitan Area (Note) in the portfolio will be 80.6% (The figures are based on acquisition price.).

Note: Tokyo Metropolitan Area refers to major cities in Tokyo Metropolitan, Kanagawa, Saitama, and Chiba Prefectures.

3. Details of the Property

Property Name		Shibuya 1717 Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		April 14, 2014 to April 30, 2024 (Note 1)
Current Owner (Current Beneficiary)		Godo Kaisha Southhills Investment
Location (Address)		17-17 Nanpeidaicho, Shibuya-ku, Tokyo
Usage		Office
Type of Structure		Flat-roofed, Steel-framed structure; 4 above-ground floors
Site Area	Land	1,276.02 m^2
	Building (Total Floor Area)	2,832.58 m^2
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		December 22, 2003
Architect		JT Real Estate Co., Ltd.
Construction Company		JT Real Estate Co., Ltd.
Construction Confirmation Authority		Shibuya-ku, Tokyo
Probable Maximum Loss		7.64% (Sompo Risk Management & Health Care Inc.)
Anticipated Acquisition Price		3,500 million yen
Appraisal	Appraisal Value	3,710 million yen
	Base Date for Appraisal	July 1, 2017
	Appraiser	Daiwa Real Estate Appraisal Co.,Ltd.
	Details	Please refer to "10. Summary of Appraisal Report" below.
Existence of Secured Interests after Acquisition		None

Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Management, Inc.
Details of Tenant		As of July 28, 2017
	Number of End Tenants	1
	Total Leasable Area	2,205.16 m^2
	Total Leased Area	2,205.16 m^2
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)	Not disclosed (Note 2)
	Security and Guarantee Deposit	Not disclosed (Note 2)
Forecast income and expenditure (annual amount)		Please refer to "Reference Material 1" for details.
	Forecast Net Operating Income	126 million yen
	Forecast Net Operating Income after Depreciation	111 million yen
Special Considerations	Not applicable	
Other	(Note 1) The Investment Corporation plans to change the trust term to till August 1, 2025 at the date of acquisition. (Note 2) It is not disclosed due to the tenant's disapproval.	

4. Seller's Profile

Company Name		Godo Kaisha Southhills Investment
Location		2-1-3 Nihombashi, Chuo-ku, Tokyo
Name and Title of Representative		Ippan Shadan Hojin Daikokuten Capital, Representative Partner Takaaki Fukunaga, Administrator
Description of Business		1. Purchase, holding and sale of real estate 2. Leasing and management of real estate 3. Purchase, holding and sale of trust beneficiary interest in real estate 4. Purchase, holding and sale of securities (including securities equivalents), other equity interest, monetary claim and other assets for investment of various corporations and partnerships conducting the businesses listed in the preceding items 5. Other businesses incidental or relating to the preceding items
Amount of Capital		100,000 yen
Date of Incorporation		November 27, 2013
Net Assets		Not disclosed due to the seller's disapproval
Total Assets		Not disclosed due to the seller's disapproval
Relationship with the Investment Corporation/the Asset Management Company		
	Capital Relationship	There is no special capital relationship between the Investment Corporation or the Asset Management Company.
	Personnel Relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company.
	Business Relationship	There is no special business relationship between the Investment Corporation or the Asset Management Company.
	Applicability of Related Party Relationships	The seller is not a related party, etc. as defined in the Act on Investment Trusts and Investment Corporations ("the Investment Trust Act") and not a related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company.

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

It is omitted because the seller (the current owner) of the Property is not special related party of the Investment Corporation or the Asset Management Company.

6. Details of Brokerage

The details of the brokerage firm and the brokerage fee involved in the Acquisition are as follows.

Name of Brokerage Firm	Nomura Real Estate Development Co., Ltd.
Location	1-26-2, Nishi-shinjuku, Shinjuku-ku, Tokyo
Title and Name of Representative	Seiichi Miyajima, President and Representative Director
Brokerage Fee	Not disclosed due to the brokerage firm's disapproval
Relationship with the Investment Corporation or the Asset Management Company	The brokerage firm is not a related party, etc. as defined in the Investment Trust Act and not a related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company. In addition, there is no special capital, personnel or business relationship between the brokerage firm and the Investment Corporation or the Asset Management Company.

7. Related Party Transaction

The Acquisition results in transactions between the Investment Corporation and the related party, falling under the following categories of transactions.
The Asset Management Company, pursuant to the Office REIT Department Related-party Transaction Rules, worked to ensure strict compliance with statutory and other regulatory requirements and submitted the Acquisition for deliberation and approval by the Compliance Committee. Through the approval, the Acquisition was then submitted to the Office REIT Department Asset Management Committee for resolution and approved by the committee.
Furthermore, in accordance with the Investment Trust Act, the Asset Management Company shall provide a report to the Investment Corporation relating to the related party transaction concerning the Acquisition.

Appointment of a Property Management Company

The Investment Corporation plans to execute a property management agreement for the Property with Kenedix Property Management, Inc. on the scheduled date of acquisition for the Property.
Fees relating to property management remain at the same level as the properties owned by the Investment Corporation.

Outline of Kenedix Property Management, Inc.

Name of Company	Kenedix Property Management, Inc.
Location	7-2 Nihombashi Koamicho, Chuo-ku, Tokyo
Title and Name of Representative	Keizo Katayama, President & CEO
Description of Business	1. Real estate trading, building management and operation related consulting business 2. Maintenance for building and various attached facility, cleaning, security service contract 3. Real estate transaction, leasing brokerage, management and appraisement 4. Class II Financial Instrument Business Operator
Amount of Capital	100 million yen
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, Inc., the parent company, etc. of the Asset Management Company under the Financial Instruments and Exchange Act and is a related party, etc. as defined in the Investment Trust Act and a related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company.

8. Schedule Date of the Acquisition

Determination Date of the Acquisition and Date of Contract	July 28, 2017
Payment Date and Delivery Date	August 10, 2017 (Planned)

9. Outlook

The impact of the Acquisition on the financial results for the fiscal period ending October 31, 2017 (May 1, 2017 to October 31, 2017) is minimal. Therefore, the forecast of financial results for the fiscal period remain unchanged.

10. Summary of Appraisal Report

Property Name	Shibuya 1717 Building

Appraisal Value	¥3,710,000,000
Appraiser	Daiwa Real Estate Appraisal Co.,Ltd.
Appraisal Date	July 1, 2017

Unit: Yen

Item	Content	Basis
Income Capitalization Approach Value	3,710,000,000	Assess an amount by verifying the Value Calculated Using the Direct Capitalization Method as well as handling Value Calculated Using the Discounted Cash Flow Method as a standard
Value Calculated Using the Direct Capitalization Method	3,880,000,000	
(1) Gross Operating Revenue	195,394,998	
Maximum Gross Operating Revenue	205,320,840	Assess an amount on the premise of rent, common area charge and parking revenue that can be maintained over the medium and long term
Shortfall Attributed to Vacancies	9,925,842	Assess an amount on the premise of a vacancy rate that can be maintained over the medium and long term
(2) Operating Expenses	53,026,295	
Maintenance Expenses	9,606,000	Assess an amount by verifying a level of maintenance expenses at similar properties based on the performance
Utility Expenses	20,012,000	Assess an amount by verifying a level of utility expenses at similar properties based on the past performance
Repair Expenses	863,917	Assess an amount by verifying a level of repair expenses at similar properties based on the engineering report
Property Management Fees	3,482,053	Assess a standard level of property management fee based on the level of property management fee at similar properties
Tenant Recruit Expenses, etc.	1,394,155	Assess an amount by considering estimated turnover and occupancy rate based on the level of tenant recruitment expenses, etc. at similar properties
Taxes and Dues	17,044,600	Assess an amount based on the fiscal 2017 tax statement, etc.
Damage Insurance Fees	143,570	Assess an amount by verifying insurance fees, etc. at similar properties based on the estimated amount of insurance fees
Other Expenses	480,000	Recognize an amount by assessing the past performance and contingency funds
(3) Net Operating Income (NOI= (1)-(2))	142,368,703	
(4) Gain on Guarantee Deposit Investment	1,399,825	Assess an amount by using an investment return of 1.0%
(5) Capital Expenditure	4,141,871	Add a construction management fee to assessed amount by verifying the level of renewal expenses and others at similar properties based on the engineering report
(6) Net Cash Flow (NCF=(3)+(4)-(5))	139,626,657	
(7) Capitalization Rate	3.6%	Assess an amount by comprehensively considering a comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, relationship of rights, the terms of the contract and others
Value Calculated Using the Discounted Cash Flow Method	3,630,000,000	
Discount Rate	3.2%	Assess an amount by considering a comparison with transaction cases, etc. at similar properties and adding the property's unique characteristics such as details of the lease agreement, rent level and stability to yield of a financial asset
Terminal Capitalization Rate	3.8%	Assess an amount by considering characteristics of adopted net cash flow, future uncertainty, liquidity, marketability and others based on the capitalization rate
Value Calculated Using the Cost Method	3,930,000,000	
Land	90.0%	
Building	10.0%	

Items Applied to Adjustments in Approaches to the Value and the Determination of the Appraisal Value	Nothing in particular

*Reference

Appraisal NOI Yield (Note)	4.1%

Note: Appraisal NOI yield is calculated by dividing net operating income (NOI) based on the Direct Capitalization Method described in the above appraisal report by the anticipated acquisition price (3,500 million yen), rounded to the first decimal place.

Attached Materials

Reference Material 1 Summary of Projected Cash Flow
Reference Material 2 Summary of Building Condition Investigation Report
Reference Material 3 Property Photographs and Property Location
Reference Material 4 Property Portfolio after the Acquisition

The Investment Corporation's website: http://www.kdo-reit.com/en/

This notice is the English translation of the Japanese announcement on our website released on July 28, 2017. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Reference Material 1

Summary of Projected Cash Flow

	Unit：Millions of Yen
A. Projected Operating Revenue	Not disclosed
B. Projected Operating Expense (Excluding Depreciation Expense)	Not disclosed
C. Projected NOI (A-B)	126
D. Projected Depreciation Expense	15
E. Projected NOI after Depreciation (C-D)	111
F. Projected Occupancy Rate	96%

Assumptions of Projected Cash Flow:

1. The above figures are estimates for one year and are exclusive of extraordinary factors from the year of acquisition.
2. The projected NOI is calculated with the inclusion of monthly rent (includuing common area charge), ancillary revenue, property management fees, taxes and dues, repairs and maintenance expenses, and insurance premiums, etc.
3. Occupancy rate fluctuates on the assumption of the above chart “F. Projected Occupancy Rate”.

Reference Material 2

Summary of Building Condition Investigation Report

	Unit: Yen
Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Date of Investigation	June 2017
Repairs, maintenance and renovation expenses required over the next year	0
Repairs, maintenance and renovation expenses expected to be required within 2-12 years	57,209,000
Unit-in-Place	683,800,000

* The abovementioned investigation company undertakes building condition evaluations such as
  - ・A diagnosis of building deteriorations
  - ・Formulation of a short- and long-term repair and maintenance plans
  - ・Assessment of legal compliance with the Building Standards Act, etc.
  - ・Analyses of the existence of hazardous substances
  - ・Analyses of the soil environment

  and submits a building condition investigation report to the Investment Corporation.

Reference Material 3

Property Photographs and Property Location

【Property Photographs】







【Property Location】



Reference Material 4

Property Portfolio after the Acquisition

Type of Use	Area	Property Name	Acquisition Price (Millions of Yen) (Note 1)	Ratio (Note 1)	Acquisition Date
Office Buildings	Tokyo Metropolitan Area	KDX Toranomon 1chome Building	15,550	3.8%	March 30, 2016
		KDX Musashi-Kosugi Building	12,000	3.0%	March 20, 2014
		KDX Harumi Building	10,250	2.5%	June 30, 2008
		KDX Toyosu Grand Square	8,666	2.1%	May 30, 2014
		Nishi-Shinbashi TS Building	8,400	2.1%	February 1, 2017
		Hiei Kudan-Kita Building	7,600	1.9%	February 1, 2008
		KDX Yokohama Building	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	1.4%	November 1, 2005
		KDX Nihonbashi 313 Building	5,940	1.4%	August 1, 2005
		KDX Shin-Yokohama 381 Building (Note 2)	5,800	1.4%	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	1.1%	July 22, 2011
		KDX Ebisu Building	4,640	1.1%	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 Iidabashi Square	4,350	1.0%	January 10, 2014
		KDX Ginza 1chome Building	4,300	1.0%	November 12, 2010
		KDX Nishi-Gotanda Building	4,200	1.0%	December 1, 2006
		ARK Mori Building	4,169	1.0%	December 1, 2016
		KDX Nihonbashi Honcho Building	4,000	1.0%	November 12, 2010
		KDX Hamamatsucho Center Building	3,950	0.9%	September 1, 2015
		KDX Ikebukuro Building	3,900	0.9%	November 18, 2013
		KDX Shin-Nihonbashi Ekimae Building	3,829	0.9%	August 2, 2016
		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
		KDX Takadanobaba Building	3,650	0.9%	May 30, 2014
		KDX Ginza East Building	3,600	0.9%	March 13, 2015
		Shibuya 1717 Building	3,500	0.8%	August 10, 2017 (Planned)
		KDX Hamamatsucho Building	3,460	0.8%	May 1, 2006
		Pentel Building (Note 4)	3,350	0.8%	March 26, 2015
		KDX Mita Building	3,180	0.7%	November 18, 2013
		Koishikawa TG Building	3,080	0.7%	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	0.6%	May 1, 2006
		KDX Jimbocho Building	2,760	0.6%	March 31, 2008
		KDX Yokohama Nishiguchi Building	2,750	0.6%	December 2, 2014
		KDX Hakozaki Building	2,710	0.6%	July 22, 2011
		KDX Gotanda 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

Office Buildings	Tokyo Metropolitan Area	KDX Ikejiri-Oohashi Building	2,400	0.6%	February 1, 2008
		KDX Kajicho Building	2,350	0.5%	July 3, 2006
		KDX Hamacho Nakanohashi Building	2,310	0.5%	February 1, 2008
		KDX Shinjuku 286 Building	2,300	0.5%	June 1, 2007
		KDX Shin-Nihonbashi Building	2,300	0.5%	July 22, 2011
		KDX Minami Aoyama Building	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
		KDX Shin-Yokohama 214 Building	2,200	0.5%	December 2, 2014
		BR Gotanda	2,200	0.5%	April 5, 2017
		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
		Kanda Kihara Building	1,950	0.4%	August 1, 2005
		KDX Ikebukuro West Building	1,934	0.4%	September 3, 2014
		KDX Shinjuku 6-chome Building	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
		KDX Kiba Building	1,580	0.3%	June 20, 2006
		KDX Nishi-Shinjuku Building	1,500	0.3%	April 2, 2007
		KDX Monzen-Nakacho Building	1,400	0.3%	January 19, 2007
		KDX Nihonbashi Edo-dori Building	1,350	0.3%	August 2, 2016
		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	0.2%	March 1, 2007
	Other Regional Areas	Senri Life Science Center Building	13,000	3.2%	October 15, 2014
		KDX Nagoya Sakae Building	7,550	1.8%	Land: April 25, 2008 Building: July 1, 2009
		KDX Nagoya Ekimae Building	7,327	1.8%	December 26, 2011
		KDX Sakura-dori Building	5,900	1.4%	January 9, 2015
		Portus Center Building	5,570	1.3%	September 21, 2005
		KDX Karasuma Building	5,400	1.3%	June 1, 2007
		KDX Hakata-Minami Building	4,900	1.2%	February 1, 2008
		KDX Shin-Osaka Building	4,550	1.1%	September 1, 2015
		KDX Nagoya Nichigin-mae Building	3,500	0.8%	March 15, 2016
		KDX Kobayashi-Doshomachi Building	2,870	0.7%	December 1, 2010
		KDX Higashi Umeda Building	2,770	0.6%	March 28, 2012
		KDX Utsunomiya Building	2,350	0.5%	May 30, 2014
		KDX Kitahama Building	2,220	0.5%	February 1, 2008
		KDX Minami-Honmachi Building	2,200	0.5%	December 2, 2014
		KDX Sendai Building	2,100	0.5%	June 1, 2007
		KDX Sapporo Building	2,005	0.5%	March 25, 2011
		Takeyama White Building	1,800	0.4%	July 20, 2017
		KDX Hiroshima Building	1,300	0.3%	September 1, 2014
	Total of 94 Office Buildings		368,355	92.3%	-
Central Urban Retail Properties	Tokyo Metropolitan Area	Frame Jinnan-zaka	9,900	2.4%	August 1, 2005
		Ginza 4chome Tower	9,800	2.4%	August 19, 2013
		KDX Yoyogi Building	2,479	0.6%	September 30, 2005
	Total of 3 Central Urban Retail Properties		22,179	5.5%	-
Residential Property	Tokyo Metropolitan Area	Residence Charmante Tsukishima	5,353	1.3%	May 1, 2006
	Total of 1 Residential Property		5,353	1.3%	-
Others	Tokyo Metropolitan Area	Shinjuku 6chome Building (Land)	2,880	0.7%	April 18, 2014
	Total of 1 Others Property		2,880	0.7%	-
Total of 99 Properties			398,768	100.0%	Portfolio PML 2.40%

Investment Securities	G.K. KRF43 Silent Partnership Equity Interest	1,107	-	March 28, 2014
	Total of 1 Investment Securities	1,107	-	-

Note 1: The acquisition prices and ratios are rounded down to the nearest million and first decimal place, respectively.

Note 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.

Note 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.

Note 4: Building, site and the land for Pentel Building are counted as one property.