KENEDIX
Office Investment Corporation

Translation of Japanese Original

October 30, 2017

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 Property (Mitsubishijuko Yokohama 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	: Mitsubishijuko Yokohama Building ("the Property")
(2)	Type of Property to be Acquired	: Trust beneficiary interest in real estate (23% of quasi co-ownership interest)
(3)	Anticipated Acquisition Price	: 14,720 million yen (Acquisition costs, adjustment of property tax and city-planning tax, and consumption tax, etc. are excluded.)
(4)	Seller	: Hulic Co., Ltd. Please refer to "4. Seller's Profile" for the details.
(5)	Date of Contract	: October 30, 2017
(6)	Scheduled Date of Acquisition	: December 7, 2017
(7)	Acquisition Funds	: Cash on hand and debt financing (Note)
(8)	Settlement Method	: Payment in full on settlement

Note: Details of the debt financing will be announced upon determination.

2. Reason for the Acquisition

The Investment Corporation decided to make the Acquisition and the sale of 2 properties, announced today in the "Notice Concerning Sale of Properties (KDX Shin-Yokohama 381 Building・Residence Charmante Tsukishima)", to enhance unitholder value by improving portfolio quality and expanding portfolio size. For details, please refer to the today's announcement "Supplemental Material on the Acquisition and Sale Announced Today".

In addition, the Property corresponds to a non-mid-sized office building as defined by the management guidelines of the Office REIT Department of the Asset Management Company. However, the Investment Corporation has a policy of selective investment in non-mid-sized office buildings within the range of 20% of the investment ratio target, and decided to make the Acquisition after evaluating the following charactaristics of the Properties.

(1) Area

The Property is located in Yokohama Minato Mirai 21, where various kinds of facilities such as office buildings, international exchange centers, retail properties, cultural facilities and urban residential properties have been developed since 1983 and headquarters and business offices, research and development (R&D) bases, etc. of a number of domestic companies and Japanese subsidiaries of foreign companies are located today. The area is expected to continuously develop in the future with several development projects currently underway.

The Property is located within approximately 4 minutes on foot from Minatomirai Station on the Minatomirai Line which connects to the Tokyu Toyoko Line, and within approximately 8 minutes on foot from Sakuragicho Station, with "moving walkways" on the pedestrian decks available, on the JR Keihin-Tohoku and Negishi lines and the Yokohama Municipal Subway Blue Line.

(2) Building

The Property is an office building with 34 above-ground floors, 2 underground floors and height of about 152 m, which was constructed for private use by Mitsubishi Heavy Industries, Ltd. in 1994 on the land previously used as Yokohama dockyard of Mitsubishi Heavy Industries. The Property is equipped with OA floors (100 mm), security system allowing entry and exit 24 hours, 463 parking spaces (including 411 mechanical parking spaces) and 20 elevators.

The Property has leasable floor areas of about 1,789 m^2 (about 541 tsubos) on the standard floors with ceiling height of 2.7 m. Common facilities such as elevators are located in the center of the building and the rental spaces are surrounded by windows, which offers a panoramic view of the Tokyo Bay and Yokohama Minato Mirai 21 and gives the office space an open feeling.

(3) Tenant

Mitsubishi Heavy Industries, Ltd. as the main tenant positions the Property as the Company's Yokohama head office, and uses it as the head office of Mitsubishi Hitachi Power Systems, Ltd., which is the Company's major affiliated company and operates thermal power generation systems business, and an integrated base of shipbuilding business as the Company's founding business. It also established "Mitsubishi Minatomirai Industrial Museum" and utilizes the Property to promote interacting with local people and enhance people's interests in science and technology.

Through the Acquisition and the sale of 2 properties (KDX Shin-Yokohama 381 Building and Residence Charmante Tsukishima), the portfolio of the Investment Corporation will expand to 98 properties (total of (anticipated) acquisition price: 402.3 billion yen). The investment ratio of office buildings in the portfolio will be 93.7%, and the investment ratio of the Tokyo Metropolitan Area (Note) in the portfolio will be 80.7% (The figures are based on (anticipated) acquisition price after the above acquisition and sale.).

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

3. Details of the Property to be Acquired

Property Name	Mitsubishijuko Yokohama Building
Type of Specified Asset	Trust beneficiary interest in real estate (23% of quasi co-ownership interest) (Note 1)
Trustee	Mitsubishi UFJ Trust and Banking Corporation
Trust Term	March 30, 2017 to March 31, 2037
Current Owner (Current Beneficiary)	Hulic Co., Ltd.
Location (Address)	3-3-1 Minatomirai, Nishi-ku, Yokohama, Kanagawa
Usage	Office, Retail shop
Type of Structure	Flat-roofed, Steel-framed, Steel-framed reinforced concrete structure; 34 above-ground floors with 2 underground floors

Site Area	Land	10,100.58 m^2 (Note 2)
	Building (Total Floor Area)	109,472.69 m^2 (Note 2)
Type of Ownership	Land	Proprietary ownership (Note 1)
	Building	Proprietary ownership (Note 1)
Completion Date		February 23, 1994
Architect		Mitsubishi Heavy Industries, Ltd.
Construction Company		TAISEI CORPORATION
Construction Confirmation Authority		City of Yokohama
Probable Maximum Loss		1.27% (Sompo Risk Management & Health Care Inc.)
Anticipated Acquisition Price		14,720 million yen
Appraisal	Appraisal Value	14,900 million yen
	Base Date for Appraisal	September 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		None
Property Management Company		Kenedix Property Management, Inc.
Details of Tenant (Note 3)		As of October 30, 2017
Number of End Tenants		22
Total Leasable Area		58,676.05 m^2 (Note 2)
Total Leased Area		58,676.05 m^2 (Note 2)
Occupancy Rate		100.0%
Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)		65 million yen (Note 4) (Note 5)
Security and Guarantee Deposit		671 million yen (Note 4) (Note 5)
Forecast income and expenditure (annual amount)		Please refer to "Reference Material 1" for details.
Forecast Net Operating Income		590 million yen (Note 5)
Forecast Net Operating Income after Depreciation		513 million yen (Note 5)
Special Considerations	Not applicable	
Other	(Note 1) The trust beneficiary interest in quasi co-ownership interest of the Property is scheduled to be owned by G.K. YMM Investment (49%), from which Kenedix, Inc., the Asset Management Company's parent company, etc. under the Financial Instruments and Exchange Act, is entrusted with asset management business, Kenedix Private Investment Corporation (28%) and the Investment Corporation (23%) on the scheduled date of acquisition. (Note 2) Total floor area for the whole of the land and building of the Property is shown. (Note 3) The trustee has signed a lease agreement starting on March 30, 2017 with Mitsubishi Heavy Industries, Ltd. which occupies majority of leased area of the Property. (Note 4) Figures include the total amount of monthly rent, common area charge, and security and guarantee deposit for the end-tenants for which the lease period has started as of October 30, 2017. (Note 5) Figures respectively correspond to 23% of quasi co-ownership interest that the Investment Corporation plans to acquire and are rounded down to millions of yen.	

4. Seller's Profile

Company Name		Hulic Co., Ltd.
Location		7-3 Nihonbashi Odenmacho, Chuo-ku, Tokyo
Name and Title of Representative		Manabu Yoshidome, President, Representative Director
Description of Business		Real estate holding, leasing, sales and brokerage
Amount of Capital		62,718 million yen (as of June 30, 2017)
Date of Incorporation		March 26, 1957
Major Shareholder		Meiji Yasuda Life Insurance Company (7.18%), Sompo Japan Nipponkoa Insurance Inc. (6.83%) and Tokyo Tatemono Co., Ltd. (6.31%) (as of June 30, 2017)
Net Assets		358,984 million yen (as of June 30, 2017)
Total Assets		1,327,841 million yen (as of June 30, 2017)
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	The Investment Corporation sold trust beneficiary interests in KDX Roppongi 228 Building, KDX Kanda Misaki-cho Building and KDX Gobancho Building to the Seller on February 1, 2017. There is no special business relationship between 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 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 a special related party of the Investment Corporation or the Asset Management Company.

6. Details of Brokerage

Not applicable for the Acquisition

7. Related Party Transaction

The Acquisition does not constitute the related party transaction.

8. Schedule Date of the Acquisition

Determination Date of the Acquisition and Date of Contract	October 30, 2017
Payment Date and Delivery Date	December 7, 2017 (Planned)

Note: The trust beneficiary interest purchase and sale agreement with the Seller ("the Transaction Agreement") on the Acquisition falls under the category of forward commitment made by investment corporations as stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." ruled by the Financial Services Agency of Japan. In the event of a violation of the Transaction Agreement made by the Investment Corporation or the Seller, the penalty is stipulated to be an amount equivalent to 10% of the transaction price (1,472 million yen) in the Transaction Agreement.

9. Outlook

The scheduled date of acquisition is in the fiscal period ending April 30, 2018 (November 1, 2017 to April 30, 2018) and thus there is no impact of the Acquisition on the financial results for the fiscal period ending October 31, 2017 (May 1, 2017 to October 31, 2017). In addition, a loss from the sale of KDX Shin-Yokohama 381 Building, announced today, is expected to occur, but there will be no revision to the forecast of financial results for the fiscal period ending October 31, 2017 (May 1, 2017 to October 31, 2017) since a reversal of reserve for reduction entry is planned and the impact on the distribution is minimal.

Though a gain from the sale of Residence Charmante Tsukishima, announced today, is expected to occur, the forecast of financial results for the fiscal period ending April 30, 2018 together with the Acquisition and handling of the gain is scheduled to be disclosed at the time of announcement on financial results for the fiscal period ending October 31, 2017.

10. Summary of Appraisal Report

Property Name	Mitsubishijuko Yokohama Building

Appraisal Value	14,900,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co.,Ltd.
Appraisal Date	September 1, 2017

Unit: Yen

Item	Content (Note 1)	Basis
Income Capitalization Approach Value	14,900,000,000	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	15,200,000,000	An amount corresponding to the percentage of interest to be acquired
(1) Gross Operating Revenue	959,334,407	Corresponding to the percentage of interest to be acquired
Maximum Gross Operating Revenue	996,753,787	Assess an amount corresponding to the percentage of interest to be acquired, on the premise of rent, parking revenue and other revenues that can be maintained over the medium and long term
Shortfall Attributed to Vacancies	37,419,380	Assess an amount corresponding to the percentage of interest to be acquired, on the premise of a vacancy rate that can be maintained over the medium and long term
(2) Operating Expenses	306,110,690	Corresponding to the percentage of interest to be acquired
Maintenance Expenses	75,315,791	Assess an amount corresponding to the percentage of interest to be acquired, by verifying a level of maintenance expenses at similar properties based on the contract amount and the performance
Utility Expenses	117,841,034	Assess an amount corresponding to the percentage of interest to be acquired, by verifying a level of utility expenses at similar properties based on the past performance
Repair Expenses	11,251,715	Assess an amount corresponding to the percentage of interest to be acquired, by verifying a level of repair expenses at similar properties based on the engineering report
Property Management Fees	9,075,817	Assess a standard level of property management fee corresponding to the percentage of interest to be acquired based on the level of property management fee at similar properties
Tenant Recruit Expenses, etc.	7,075,018	Assess an amount corresponding to the percentage of interest to be acquired, by considering estimated turnover and occupancy rate based on the level of tenant recruitment expenses, etc. at similar properties
Taxes and Dues	79,819,062	Assess an amount corresponding to the percentage of interest to be acquired, based on the fiscal 2017 tax statement, etc.
Damage Insurance Fees	1,633,423	Assess an amount corresponding to the percentage of interest to be acquired, based on building replacement value in reference to insurance premium at similar properties
Other Expenses	4,098,830	Assess and recognize an amount corresponding to the percentage of interest to be acquired, by considering contingency funds based on the past performance
(3) Net Operating Income (NOI= (1)-(2))	653,223,717	Corresponding to the percentage of interest to be acquired
(4) Gain on Guarantee Deposit Investment	7,404,457	Assess an amount corresponding to the percentage of interest to be acquired, by using an investment return of 1.0%
(5) Capital Expenditure	53,189,676	Add a construction management fee to assessed amount corresponding to the percentage of interest to be acquired, 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))	607,438,498	Corresponding to the percentage of interest to be acquired
(7) Capitalization Rate	4.0%	Assess an amount by comprehensively considering transaction cases at similar properties and the property's location, the characteristics of the building, related rights, the terms of the contract and others

Value Calculated Using the Discounted Cash Flow Method		14,800,000,000	An amount corresponding to the percentage of interest to be acquired
	Discount Rate	3.5%	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	4.2%	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		14,700,000,000	An amount corresponding to the percentage of interest to be acquired
	Land	82.5%	
	Building	17.5%	

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

*Reference

Appraisal NOI Yield (Note 2)	4.4%

Note 1: Each figure described from Gross Operating Revenue to Net Cash Flow (NCF) corresponds to 23% of quasi co-ownership interest to be acquired by the Investment Corporation.

Note 2: 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 (14,720 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 and the sale of 2 Properties (KDX Shin-Yokohama 381 Building and Residence Charmante Tsukishima)

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 October 30, 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	880
B. Projected Operating Expense (Excluding Depreciation Expense)	290
C. Projected NOI (A-B)	590
D. Projected Depreciation Expense	76
E. Projected NOI after Depreciation (C-D)	513
F. Projected Occupancy Rate	Leased area for Mitsubishi Heavy Industries, Ltd.: 100% Leased area for other tenants: 96%

Assumptions of Projected Cash Flow:

1. The above each figure is an estimate for one year and is exclusive of extraordinary factors from the year of acquisition, corresponding to 23% of quasi co-ownership interest to be acquired by the Investment Corporation.
2. Revenue includes ancillary revenue except monthly rent and common area charge.
3. Expense includes property management fees, taxes and dues, repairs and maintenance expenses, and insurance premiums, etc.
4. 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 (Note)	750,371,550
Replacement Value (Note)	8,167,116,000

Note: Each figure corresponds to 23% of quasi co-ownership interest to be acquired by the Investment Corporation.

* 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

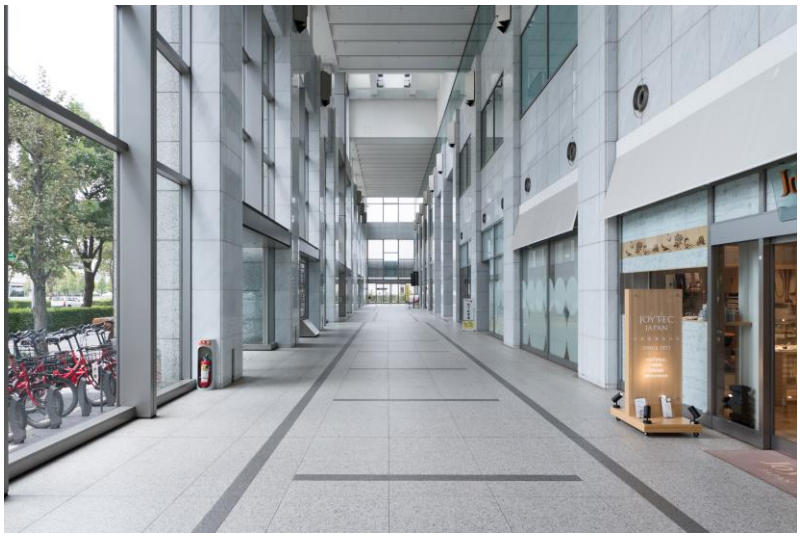
  and submits a building condition investigation report to the Investment Corporation.

Reference Material 3

Property Photographs and Property Location

【Property Photographs】





【Property Location】



Reference Material 4

Property Portfolio after the Acquisition and the Sale of 2 Properties (KDX Shin-Yokohama 381 Building and Residence Charmante Tsukishima)

As of December 7, 2017

Type of Use	Area	Property Name	(Anticipated) Acquisition Price (Millions of Yen) (Note 1)	Ratio (Note 1)	(Anticipated) Acquisition Date
Office Buildings	Tokyo Metropolitan Area	KDX Toranomon 1chome Building	15,550	3.8%	March 30, 2016
		Mitsubishijuko Yokohama Building	14,720	3.6%	December 7, 2017 (Planned)
		KDX Musashi-Kosugi Building	12,000	2.9%	March 20, 2014
		KDX Harumi Building	10,250	2.5%	June 30, 2008
		KDX Toyosu Grand Square	8,666	2.1%	May 30, 2014
		KDX Nishi-Shinbashi Building	8,400	2.0%	February 1, 2017
		Hiei Kudan-Kita Building	7,600	1.8%	February 1, 2008
		KDX Yokohama Building	7,210	1.7%	October 29, 2014
		KDX Shinjuku Building	6,800	1.6%	February 18, 2010
		KDX Ochanomizu Building	6,400	1.5%	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)	-	-	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	0.9%	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	0.8%	March 13, 2015
		Shibuya 1717 Building	3,500	0.8%	August 10, 2017
		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	0.6%	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

Office Buildings	Tokyo Metropolitan Area	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	0.5%	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	0.4%	December 1, 2009
		KDX Okachimachi Building	2,000	0.4%	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	0.4%	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		377,275	93.7%	-
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 (Note 2)	-	-	May 1, 2006
	Total of 0 Residential Property		-	-	-
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 98 Properties			402,335	100.0%	Portfolio PML 2.28%

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: For the sale of KDX Shin-Yokohama 381 Building and Residence Charmante Tsukishima, please refer to the today's press release “Notice Concerning Sale of Properties (KDX Shin-Yokohama 381 Building・Residence Charmante Tsukishima)”.

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.