KENEDIX
Residential NEXT Investment Corporation

Translation of Japanese Original

September 12, 2019

To All Concerned Parties

REIT Issuer:
Kenedix Residential Next Investment Corporation
Representative: Keisuke Sato, Executive Director
(Securities Code Number: 3278)

Asset Management Company
Kenedix Real Estate Fund Management, Inc.
Representative: Masahiko Tajima, President & CEO
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Notice Concerning Acquisition of Properties (Total of 3 residential Properties)

Kenedix Residential Next 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 (the "Acquisition"). The details are provided as follows.

1. Overview of the Acquisition

(1) To-be acquired Assets	As follows
(2) Date of Contract	September 12, 2019
(3) Scheduled Date of Acquisition	(T-84 KDX Residence Nishi-Funabashi) September 17, 2019 (T-85 KDX Residence Hatagaya) The date designated in writing by the Investment Corporation no later than 10 business days prior to the sale provided that the due date is February 28, 2020. (1) (R-46 KDX Residence Sendai Station East) The due date shall be within 6 months from the date of conclusion of the sales contract, and the date designated in writing by the Investment Corporation by 7 business days prior to the date of the sale. (1)
(4) Seller	Please refer to "5. Seller's Profile"
(5) Funds for Acquisition	Proceeds from borrowing(2) and Cash on Hand
(6) Settlement Method	Payment in full on date of acquisition

<List of To-be Acquired Assets> (in thousands of yen)

Property Number	Property Name (3)	Type of Assets	Acquisition Price (5)
T-84	KDX Residence Nishi-Funabashi	Trust beneficiary interest in real estate	975,350
T-85	KDX Residence Hatagaya	Trust beneficiary interest in real estate	2,500,000
R-46	KDX Residence Sendai Station East	Trust beneficiary interest in real estate	1,340,000
Total			4,815,350

(Note 1 The Investment Corporation will designate the date of acquisition for T-85 with February 28, 2020, as the due date, and designate the date of acquisition for R-46 within six months from the date of conclusion of sales contract as the

due date to the seller The Investment Corporation will announce the date of acquisition as soon as it is decided.
The trust beneficiary interest sales contract associated with the Acquisition falls under the forward commitments, etc. (refers to the postdated sales contract of the real estate, etc. signed by the Investment Corporation, under which payment and delivery shall be made at least one month after conclusion of the contract, or any other contract similar thereof.) by the Investment Corporation as specified in the Financial Services Agency "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." Regarding the detail of cancellation clause, etc., please refer to "4. Financial Impact on the Investment Corporation in the Event of Failure to Fulfill the Forward Commitments, etc."

(Note 2) As new borrowing related to the acquisition of T-85 and R-46 are under consideration today, and details of new borrowing will be announced by the time of acquisition.

(Note 3) The Investment Corporation plans to change the name of the assets to be acquired in conjunction with the Acquisition, and consent has not been obtained from the Seller to disclose the name of the assets to be acquired as of today, Accordingly, the name after the change is provided. The same shall apply hereafter.

(Note 4) The Invest Corporation has agreed with the seller that it will entrust the asset (T-84) to be acquired to Sumitomo Mitsui Trust Bank, Limited and the asset (R-46) to be acquired to Mitsubishi UFJ Trust and Banking Corporation as trustees until the time of acquisition and that it will receive the transfer of the trust beneficiary interest of the trust. The same shall apply hereafter.

(Note 5) "Acquisition Price" is the sales amount of the trust beneficiary interest (excluding acquisition costs, property tax, city planning tax or consumption tax, etc.) indicated in the trust beneficiary interest sales contract concerning the to-be acquired asset and is rounded down to the nearest thousand yen. The same shall apply hereafter.

2. Reason for the Acquisition

The Investment Corporation invests in new properties in accordance with the scope and policy of asset management as set forth in its Articles of Incorporation to obtain stable earnings through the growth and diversification of its portfolio. With regard to Residential Facilities, the Investment Corporation places importance on investment in the Tokyo metropolitan area with good supply-demand relationships through continuous inflow of population. In the case of other regional areas, the Investment Corporation intends to carry out investment by carefully taking into account the characteristics of properties and the areas.
The Investment Corporation decided to acquire the assets because they are expected to earn stable revenues and because the Acquisition is in line with the above acquisition policy of the Investment Corporation.

The Investment Corporation took the following points in the decision making associated with the Acquisition:
(T-84) KDX Residence Nishi-Funabashi

- The property is located an approximate 4-minute walk from Nishi-Funabashi Station, which is serviced by five lines operated by three railway companies: the Sobu Main Line, Musashino Line and Keiyo Line of JR, the Tokyo Metro Tozai Line, and the Tōyō Rapid Railway Line, with transportation access to the business and commercial districts of central Tokyo is favorable.
- The surrounding area is equipped with living facilities such as supermarkets, hospitals, and post offices. Accordingly, stable rental demand from single-person households commuting to the city, including corporate housing demand, can be expected.

(T-85) KDX Residence Hatagaya

- The property is located a 6 minute-walk from Hatagaya Station on the Keio New Line, and a 7-minute walk from Sasazuka Station on the Keio Line and the Keio New Line. With a trip from Hatagaya Station to Shinjuku Station, the terminal station on the Keio New Line, taking approximately 5 minutes, transportation access to the commercial and business districts of central Tokyo is extremely favorable.
- In addition to a large number of shopping districts such as Hatagaya-rokugo and Hatagaya located in the vicinity of Hatagaya Station and Sasazuka Station, there are also several facilities that make living convenient such as supermarkets and post offices, so that stable rental demand is expected.

(R-46) KDX Residence Sendai Station East

- The Property is located approximately 7-minute walk from Sendai station which is the largest terminal station in the Tohoku area, and a large number of large-scale shopping facilities nearby the station can be used on a daily basis, and providing excellent living convenience.
- Redevelopment of the east exit area of Sendai Station by East Japan Railway Company is planned, thus stable rental demand is expected in the future.

As part of ESG efforts, the lighting for the common areas of (T-84) KDX Residence Nishi Funabashi and (T-85) KDX Residence Hatagaya is planned to be changed to LED after acquisition.

3. Overview of the To-be Acquired Assets

（T-84） KDX Residence Nishi-Funabashi

Property name		KDX Residence Nishi-Funabashi
Type of assets		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust term		September 17, 2019 through September 30, 2029
Previous owner		Not disclosed according to seller's intention
Location (Address)(1)		413-1 Hongo-cho, Funabashi-shi, Chiba
Land	Type of ownership	Proprietary ownership
	Site area	330.56 ㎡
	Use districts	Commercial districts
	Building coverage(2)	80%
	Floor area ratio(2)	400%
Building	Type of ownership	Proprietary ownership
	Total floor area	1,382.32 ㎡
	Construction completion	January 2011
	Usage	Apartment building
	Type(3)	Studio
	Structure / Number of stories	Reinforced concrete structure with flat roof / tenth-story building
	Leasable number of units	57 units
Architect		DESIGN FACTORY INC.
Constructor		Keisei Construction, Inc.
Building permit agency		The Japan Building Equipment and Elevator Center Foundation.
Probable maximum loss(4)		7.83%
Acquisition price		¥975,350 thousand
Appraisal value(5)		¥1,060,000 thousand
Appraiser		Japan Real Estate Institute
Existence of security after		No
Details of tenant		(as of July 31, 2019)
	Total number of tenants(6)	1
	Total rental income(7)	¥4,600 thousand
	Security and guarantee	¥7,478 thousand
	Total leased units(9)	57 units
	Total leased area(10)	1,277.78 ㎡
	Total leasable area(11)	1,277.78 ㎡
	Occupancy ratio(12)	100.0%
Existence of security		No
Property management company(13)		Taisei Housy Property Inc. (Scheduled)
Master lease company(14)		Taisei Housy Property Inc. (Scheduled)
Type of master lease(15)		Pass through structure
Contract period(16)		September 17, 2019 through September 16, 2020
Other special considerations		None
Characteristics of the property		Funabashi, meaning "boat bridge" in Japanese, is said to be named after aligned boats with a board placed across them to cross a river in the city. The area saw significant development in the Edo period as a post station where the Minari-kaido Road, Sakura (Narita) Road, Kazusa-kaido Road, and

	Gyotoku-kaido Road concentrated, and after World War II, its population increased and it developed into a bed town in the suburbs of Tokyo as the railway network developed. This property is a studio-type property located approximate 4-minute walk from Nishi-Funabashi Station, which is serviced by five lines operated by three railway companies: the Sobu Main Line, Musashino Line and Keiyo Line of JR, the Tokyo Metro Tozai Line, and the Tōyō Rapid Railway Line. With a trip from Nishi-Funabashi Station to the Otemachi Station on the Tokyo Metro Tozai Line taking approximately 25 minutes, transportation access to the business and commercial districts of central Tokyo is favorable. The surrounding area is equipped with living facilities such as supermarkets, hospitals, and post offices. Accordingly, stable rental demand from single-person households commuting to the city, including corporate housing demand, can be expected.

(Note 1) "Location" is the indication of the residential address. In case there is no indication of the residential address, it is the building address under the lot address or the building location indicated in the registration items certificate (the lot number among such if there are multiple lot addresses). The same shall apply hereafter.

(Note 2) "Building coverage ratio" and "Floor area ratio" are the designated building-to-land ratio and designated floor-area ratio provided in the city plan. The same shall apply hereafter.

(Note 3) "Type" is the classification of the principal residential unit of the building, the studio type, the small family type or family type as described below. The same shall apply hereafter.

Studio type (housing mainly for single households)	Small family type (housing mainly for married-couple households and family households with an infant)	Family type (housing mainly for family households of 3 persons or more)
The exclusively owned area per residential unit contains at least 18m^2, but less than 30m^2 and at least 20 rentable units per property.	The exclusively owned area per residential unit contains at least 30m^2, but less than 60m^2 and at least 15 rentable units per property.	The exclusively owned area per residential unit contains at least 60m^2 per unit and at least 5 rentable units per property.

(Note 4) "Probable Maximum Loss" (PML) is the figure described in the earthquake PML valuation report (level 2) prepared for each to-be-acquired asset created by Sompo Risk Management Inc. in August 2019.

(Note 5) "Appraisal Date" is September 1, 2019.

(Note 6) "Total number of tenants" is described the number after the date of acquisition of the property by the Investment Corporation. In the case that there is a master lease contract entered into with a master lease company, "Total number of tenants" is indicated as "1." The same shall apply hereafter.

(Note 7) "Total Rent Income" is the sum of the monthly rent according to the lease agreements actually executed with the end tenants (the sum of rent and common area maintenance charges of the residents etc., provided, however, that in case the adjunct facilities fee such as car parking space usage fees are included in the lease agreements, it includes such fees) in the case that the master lease type is pass-through and is the monthly rent according to the sublease agreements with rent insurance executed with master lease company (the sum of rent and common area maintenance charges of the residents etc., provided, however, that in case the adjunct facilities fee such as car parking space usage fees are included in the lease agreements, it includes such fees) in the case that the master lease type is rent insurance. Furthermore, the figures are rounded down to the nearest thousand yen. The same shall apply hereafter.

(Note 8) "Security and Guarantee Deposit" is the sum of the security and guarantee deposits, etc. of each end tenant based on the lease agreement executed with the each end tenant. However, in case there is a part for which returning is unnecessary due to special provision of deduction of security deposits, etc. in each lease agreement, it is the amount after the amount is deduced. In addition, the balance of the security and guarantee deposit, etc. based on the lease agreement with rent insurance executed with a master lease company is displayed in the case that the master lease type is rent insurance. However, it is the sum of pass-through security and guarantee deposits, etc. and rent insurance security and guarantee deposits, etc. in case agreement with a different master lease type has been executed. Furthermore, the figures are rounded down to the nearest thousand yen. The same shall apply hereafter.

(Note 9) "Total Leased Units" is the number of leased residential units, where the lease agreements were actually executed with end tenants. The same shall apply hereafter.

(Note 10) "Total Leased Area" is the leased floor area described in the lease agreements which were actually executed with end tenants. The same shall apply hereafter.

(Note 11) "Total Leasable Area" is the floor area described in the lease agreements that is leasable at the to-be acquired asset (in case the o-be acquired asset contains more than one building, the sum of the leasable floor area of such buildings). The same shall apply hereafter.

(Note 12) "Occupancy Ratio" is the ratio of the "Total Leased Areas" (based on the lease agreements) to the "Total Leasable Area" of the to-be acquired asset rounded to the first decimal place. The same shall apply hereafter.

(Note 13) "Property Management Company" is the property management company scheduled to execute the property management agreement for the to-be acquired asset. The same shall apply hereafter.

(Note 14) "Master Lease Company" is the master lease company scheduled to execute the master lease agreement for the property. The same shall apply hereafter.

(Note 15) "Type of master lease" is described as following; "Pass through structure" in case of the conclusion of the master lease contract without rent guarantee, "Rent guarantee structure" in case of the conclusion of the master lease contract with rent guarantee, and "-" in case that the owner concludes lease contract with end-tenant directly or there's no end-tenant. The same shall apply hereafter.

(Note 16) If scheduled date of acquisition is changed, the date of acquisition after the change will be the commencement date of contract period. The same shall apply hereafter.

(T-85) KDX Residence Hatagaya

Property name		KDX Residence Hatagaya
Type of assets		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust term(1)		To be determined
Previous owner		THE SANKEI BUILDING CO., LTD.
Location (Address)		2-24-7 Hatagaya, Shibuya-ku, Tokyo
Land	Type of ownership	Proprietary ownership
	Site area	700.34 ㎡(4)
	Use districts	Commercial districts／Quasi-industrial district
	Building coverage ratio	80%／60%
	Floor area ratio	500%／300%
Building	Type of ownership	Proprietary ownership
	Total floor area	3,154.46 ㎡(5)
	Construction completion	January 2002
	Usage	Apartment building, Store, Garage
	Type	Studio
	Structure / Number of stories	Reinforced concrete structure with flat roof / Thirteen-story building
	Leasable number of units	87 units
Architect		Asai Ken Architectural Research Inc.
Constructor		Maeda-Sumitomo Construction Joint Venture
Building permit agency		Shibuya-ku, Tokyo
Probable maximum loss(2)		3.23%
Acquisition price		¥2,500,000 thousand
Appraisal value(3)		¥2,710,000 thousand
Appraiser		Japan Real Estate Institute
Existence of security after acquisition		No
Details of tenant		(as of July 31, 2019)
	Total number of tenants	87
	Total rental income	¥9,942 thousand
	Security and guarantee	¥13,181 thousand
	Total leased units	87 units
	Total leased area	2,659.50 ㎡
	Total leasable area	2,659.50 ㎡
	Occupancy ratio	100.0%
Existence of security		No
Property management company		HASEKO LIVENET, Inc. (scheduled)
Master lease company		HASEKO LIVENET, Inc. (scheduled)
Type of master lease		Pass through structure

Contract period(1)	Undetermined
Other special considerations	The boundary between the property and a part of the adjacent land (privately owned part) is undetermined.
Characteristics of the property	The name Hatagaya is attributed to the folklore of "Hata-Arai-Ike (pond-washed flag)" and the body of water where Yoshiie Minamoto washed his white war flag and dried it on a nearby pine tree when he passed through the area on his way to Kyoto following the Gosannen War. Since the Edo period, people have settled along the Koshu Kaido where urban development started to take off in 1914 with the opening of a railway line that is the present Keio Line. The property is located a 6 minute-walk from Hatagaya Station on the Keio New Line, and a 7-minute walk from Sasazuka Station on the Keio Line and the Keio New Line. With a trip from Hatagaya Station to Shinjuku Station, the terminal station on the Keio New Line, taking approximately 5 minutes, transportation access to the commercial and business districts of central Tokyo is extremely favorable. In addition to a large number of shopping districts such as Hatagaya-rokugo and Hatagaya located in the vicinity of Hatagaya Station and Sasazuka Station, there are also several facilities that make living convenient such as supermarkets and post offices. Therefore, a wide range of rental demand is expected from single-person households and couples commuting to central Tokyo, as the property is in a location with both residential comfort and transportation convenience.
（Note 1） Notices will be released for the trust term and contract period as soon as the scheduled day of acquisition of the property is determined. （Note 2） "Probable Maximum Loss" (PML) is the figure described in the earthquake PML valuation report (level 2) dated August 2019 prepared for the property created by Sompo Risk Management Inc. （Note 3） The "Appraisal Date" is September 1, 2019. （Note 4） A part of the premises (about 125㎡) is provided as a private road. （Note 5） The property features an annex for garbage disposal (8.51 m^2) not included in the total floor area.	

(R-46) KDX Residence Sendai Station East

Property name		KDX Residence Sendai Station East
Type of assets		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust term(1)		To be determined
Previous owner		Hoosiers Asset Management Co.,Ltd.
Location (Address)		2-13 Nishi, Teppo-cho, Miyagino-ku, Sendai-shi, Miyagi
Land	Type of ownership	Proprietary ownership
	Site area	586.20 ㎡
	Use districts	Commercial districts
	Building coverage ratio	80%
	Floor area ratio	400%
Building	Type of ownership	Proprietary ownership
	Total floor area	2,367.06 ㎡
	Construction completion date	February 2019
	Usage	Apartment building
	Type	Studio
	Structure / Number of stories	Reinforced concrete structure with flat roof /Twelfth-story building
	Leasable number of units	88 units
Architect		The first class architects, Yaegashi Construction Inc.
Constructor		Yaegashi Construction Inc.

Building permit agency		Bureau Veritas Japan Co., Ltd.
Probable maximum loss(2)		1.67%
Acquisition price		¥1,340,000 thousand
Appraisal value		¥1,410,000 thousand
Appraiser		Japan Real Estate Institute
Existence of security after acquisition		No
Details of tenant		(as of July 31, 2019)
	Total number of tenants	1
	Total rental income	¥6,601 thousand
	Security and guarantee deposit	¥6,161 thousand
	Total leased units	88 units
	Total leased area	2,254.34 ㎡
	Total leasable area	2,254.34 ㎡
	Occupancy ratio	100%
Existence of security		No
Property management company		HASEKO LIVENET, Inc. (scheduled)
Master lease company		HASEKO LIVENET, Inc. (scheduled)
Type of master lease		Pass through structure
Contract period(1)		To be determined
Other special considerations		None
Characteristics of the property		Nishi Teppo-cho where the property is located derives its name from a team of *teppo ashigaru* (foot soldiers carrying guns) from Sendai that was stationed in the area during the Edo period. The streetscape with clustered old wooden structures remained even after World War II as the area was not struck by aerial attack, but redevelopment has progressed with roads and blocks being developed under the Sendai Station East No. 2 Block Land Readjustment Project started in 1988. The property is located an approximate 7-minute walk from Sendai Station on the JR Tohoku Line. It enjoys transportation convenience being within walking distance of the largest terminal station in the Tohoku area, in addition to other everyday life facilities such as multiple large-scale shopping facilities. A new property completed in 2019, it possesses both scarcity and high appeal. With the appeal of such high convenience of living due to being within walking distance of a station of the Tohoku Shinkansen, the property can expect rental demand from workers on employee transfer. Moreover, with the development of an office building connecting directly to the east exit of Sendai Station planned by East Japan Railway Company, further development of the area nearby the property and future stable rental demand can be expected.

(Note 1) Notices will be released for the trust term and contract period as soon as the scheduled day of acquisition of the property is determined.

(Note 2) "Probable Maximum Loss" (PML) is the figure described in the earthquake PML valuation report (level 2) prepared for the to-be acquired asset created by Sompo Risk Management Inc. in August 2019.

(Note 3) The "Appraisal Date" is September 1, 2019.

4. Financial Impact on the Investment Corporation in the Event of Failure to Fulfill the Forward Commitments, etc.

The trust beneficiary interest sales contract associated with the to be acquired assets for T-85 and R-46 ("the

sales contract") fall under the forward commitments, etc. (see note) by the Investment Corporation as specified in the Financial Services Agency "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." are applicable.
According to the sales contract, if the contract is canceled for a reason for which the Investment Corporation or the seller is responsible, the party who breaches the agreement will pay a cancelation penalty equal to 20% for T-85 and 15% for R-46 of the transaction price of the trust beneficiary interest in real estate (excluding all consumption taxes.)
For the sale of the to-be acquired assets based on the sales contract, completion by the Investment Corporation of the procurement of funds required to acquire this asset is one premise for the establishment of the obligation of the Investment Corporation to pay the amount due. Therefore, there would be no obligation for cancelation penalty and limitation on liability for damages above in case where the Investment Corporation may be unable to procure the funds required to purchase the to-be acquired assets by the transaction date. Consequently, we believe that the acquisition of this asset is unlikely to have a significant impact on the financial condition etc. of the Investment Corporation.

Note: Of the real estate, etc. sale contracts signed by an investment corporation, the contracts with an earlier date and with a term specifying that the settlement and transfer for the real estate, etc. is to take place at least one month after the contract is signed, as well as similar contracts.

5. Seller's Profile

(T-84 KDX Residence Nishi-Funabashi)
The sellers is individual in Japan. but details are not disclosed according to seller's intention. The sellers above mentioned is not special related party of the Investment Corporation or the Asset Management Company.

(T-85) KDX Residence Hatagaya

Company name	THE SANKEI BUILDING CO., LTD.
Location	1-7-2 Otemachi, Chiyoda-ku, Tokyo
Title and name of representative	President & CEO Kazunobu Iijima
Description of business	Development, acquisition, sale, lease, transfer and management of real estate (offices, residential, hotels, etc.)
Capital	28,120 million yen (As of March 31, 2019)
Date of incorporation	June 11, 1951
Net assets	105,169 million yen (As of March 31, 2019)
Total assets	330,984 million yen (As of March 31, 2019)
Major shareholder and ratio	Fuji Media Holdings, Inc. (100%)
Relationship with the Investment Corporation or the Asset Management Company	
Capital relationship	There is no special capital relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special capital relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Personnel relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Business relationship	There is no special business relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special business relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Applicability of related party relationship	The seller is not a related party, etc. as defined under the Act on Investment Trusts and Investment Corporations ("the Investment Trust Act") and not a related party as defined in "the Related-party Transaction Rules of Residential REIT Department" of the Asset Management Company.

(R-46) KDX Residence Sendai Station East

Company name	Hoosiers Asset Management Co., Ltd.
Location	4-3-16 Nihonbashi, Muromachi, Chuo-ku, Tokyo
Title and name of representative	President and Chief Executive Officer Yukio Fujii
Description of business	Investment,development,andleasingofrealestate
Capital	10 million yen
Date of incorporation	February 7, 2000
Net assets	3,149 million yen (As of March 31, 2019)
Total assets	21,698 million yen (As March 31, 2019)
Major shareholder and ratio	Hoosiers Holdings (100%)
Relationship with the Investment Corporation or the Asset Management Company	
Capital relationship	There is no special capital relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special capital relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Personnel relationship	There is no special personnel relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Business relationship	There is no special business relationship between the Investment Corporation or the Asset Management Company and the seller. Furthermore, there is no special business relationship between related parties or associated companies of the Investment Corporation or the Asset Management Company and related parties or associated companies of the seller.
Applicability of related party relationship	The seller is not a related party, etc. as defined under the Act on Investment Trusts and Investment Corporations (“the Investment Trust Act”) and not a related party as defined in “the Related-party Transaction Rules of Residential REIT Department” of the Asset Management Company.

6. Profile of Property Buyer, etc.,
Because the acquisition is not with related-party of the Investment Corporation and the Asset Management Company, there are no applicable matters to be disclosed.

7. Details of Brokerage
(T-84) KDX Residence Nishi-Funabashi

Company name	Tokyu Livable, Inc.
Location	1-9-5 Dogenzaka, Shibuya-ku, Tokyo
Title and name of representative	Representative Director and President Yoichi Ota
Brokerage fee	Not disclosed according to the brokerage firm’s intention
Relationship with the Investment Corporation or the Asset Management Company	The brokerage firm is not a related party, etc. as defined under the Investment Trust Act and not a related party as defined in “the Residential REIT Department Related-party Transaction Rules” of the Asset Management Company.

(T-85) KDX Residence Hatagaya
The acquisition is not a related-party transaction as defined by the Investment Trusts and Investment Corporation Act or the related-party transaction rules of the Residential REIT Division of the Asset Management Company., and the details are not disclosed according to Broker’s intention.

(R-46) KDX Residence Sendai Station East
For the above acquisition of the property is not a Brokerage transaction.

8. Related-Party Transactions
This acquisition and sale are not a related-party transaction as defined by the Investment Trusts and Investment Corporation Act or the related-party transaction rules of the Residential REIT Division of the Asset Management Company.

9. Seismic Resistance
(T-84) KDX Residence Nishi-Funabashi
(R-46) KDX Residence Sendai Station East
A structural calculation conformity judgment has been received from a designated structural calculation conformity assessment institution as specified in the amended Building Standards Act that became effective in June 2007.

(T-85) KDX Residence Hatagaya
The Investment Corporation has implemented a survey conducted concerning intentional falsification of the structural calculation sheets of the property and obtained survey result from DAIWA REAL ESTATE APPRAISAL CO., LTD. that the structural calculation sheets of each property is valid.

10. Forecasts
As for the operating forecasts of the Investment Corporation for the fiscal period ending January 2020 (August 1, 2019 to January 31, 2020) and the fiscal period ending July 2020 (February 1, 2020 to July 31, 2020), please refer to "Financial Report" dated today (September 12, 2019).

11. Appraisals Report Summary

Property Name	KDX Residence Nishi-Funabashi

Appraisal Value	¥1,060,000,000
Appraiser	Japan Real Estate Institute
Appraisal Date	September 1, 2019

(Unit: Yen)

Item	Content	Basis
Income Capitalization Approach Value	1,060,000,000	Estimated by treating equally the income capitalization approach value using the Direct Capitalization method and the value calculated using the Discounted Cash Flow method.
Value Calculated Using the Direct Capitalization Method	1,070,000,000	Assessed by using the cap rate based on medium to long-term stable net income.
(1) Gross Operating Revenue	59,015,000	
Maximum Gross Operating Revenue	59,650,000	Assessed based on a level of fair rent believed to remain stable over the medium and long term.
Shortfall Attributed to Vacancies	635,000	Assessed based on the level of occupancy ratio that can be maintained stably over the medium and long term.
(2) Operating Expenses	10,142,000	
Maintenance Expenses	2,054,000	Assessed by reflecting the administrative and maintenance expenses based on contract terms, the level of expenses at similar properties, and other factors.
Utility Expenses	580,000	Assessed by reflecting the performance of similar properties and past performance.
Repair Expenses	1,183,000	Assessed using expenses in prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses in the engineering report, and other factors.
Property Management Fees	1,140,000	Assessed by reflecting the compensation rate based on contract terms, those at similar properties, and other factors.
Tenant Recruit Expenses, etc.	1,500,000	Assessed by reflecting the contract terms、the lease terms at similar properties and other factors.
Taxes and Dues	3,156,000	Assessed based on the fiscal 2019 tax base amount, etc.

	Damage Insurance Fees	56,000	Recorded an amount that reflects the insurance premiums based on the insurance contract, insurance premium rate at similar properties and other factors.
	Other Expenses	473,000	Recorded internet use fee, etc. as other expenses.
(3) Net Operating Income (NOI= (1)-(2))		48,873,000	
(4) Gain on guarantee deposit investment		76,000	Assessed income from investments by using an investment return of 1.0%.
(5) Capital Expenditure		1,679,000	Assessed taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period.
(6) Net Cash Flow (NCF=(3)+(4)-(5))		47,270,000	
(7) Capitalization Rate		4.4%	Assessed by taking into account the property's location, the characteristics of the building and other characteristics.
Value Calculated Using the Discounted Cash Flow Method		1,040,000,000	
	Discount Rate	4.2%	Assessed by comprehensively taking into account the Property's unique characteristics, while reflecting investment returns of similar properties in transaction.
	Terminal Capitalization Rate	4.6%	Assessed by comprehensively taking into account upcoming changes in investment returns, risks associated with the property to be acquired, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties.
Value Calculated Using the Cost Method		755,000,000	
	Land	68.4%	
	Building	31.6%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	Adopted income capitalization approach value with the value calculated using the cost method used only for reference as the income capitalization approach value is more persuasive because of accurate reproductivity in the price determination process (with respect to earnings).

※Reference (Appraisal NOI Cap Rate=NOI above described /Acquisition Price)

Property Name	KDX Residence Nishi-Funabashi
Appraisal NOI Cap Rate (rounded to the first decimal place)	5.0%

KENEDIX
Residential NEXT Investment Corporation

Property Name	KDX Residence Hatagaya

Appraisal Value	¥2,710,000,000
Appraiser	Japan Real Estate Institute
Appraisal Date	September 1, 2019

(Unit: Yen)

Item	Content	Basis
Income Capitalization Approach Value	2,710,000,000	Estimated by treating equally the income capitalization approach value using the Direct Capitalization method and the value calculated using the Discounted Cash Flow method.
Value Calculated Using the Direct Capitalization Method	2,740,000,000	Assessed by using the cap rate based on medium to long-term stable net income.
(1) Gross Operating Revenue	137,367,000	
Maximum Gross Operating Revenue	143,207,000	Assessed based on a level of fair rent believed to remain stable over the medium and long term.
Shortfall Attributed to Vacancies	5,840,000	Assessed based on the level of occupancy ratio that can be maintained stably over the medium and long term.
(2) Operating Expenses	22,704,000	
Maintenance Expenses	2,620,000	Assessed by reflecting the administrative and maintenance expenses based on contract terms, the level of expenses at similar properties, and other factors.
Utility Expenses	2,000,000	Assessed by reflecting the performance of similar properties and past performance.
Repair Expenses	4,124,000	Assessed using expenses in prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses in the engineering report, and other factors.
Property Management Fees	2,575,000	Assessed by reflecting the compensation rate based on contract terms, those at similar properties, and other factors.
Tenant Recruit Expenses, etc.	4,720,000	Assessed by reflecting the contract terms、the lease terms at similar properties and other factors.
Taxes and Dues	6,467,000	Assessed based on the fiscal 2018 tax base amount, etc.
Damage Insurance Fees	126,000	Recorded an amount that reflects the insurance premiums based on the insurance contract, insurance premium rate at similar properties and other factors.
Other Expenses	72,000	Recorded residents' association fees as other expenses.
(3) Net Operating Income (NOI= (1)-(2))	114,663,000	
(4) Gain on guarantee deposit investment	133,000	Assessed income from investments by using an investment return of 1.0%.
(5) Capital Expenditure	5,110,000	Assessed taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period.
(6) Net Cash Flow (NCF=(3)+(4)-(5))	109,686,000	
(7) Capitalization Rate	4.0%	Assessed by taking into account the property's location, the characteristics of the building and other characteristics.
Value Calculated Using the Discounted Cash Flow Method	2,680,000,000	
Discount Rate	3.7%	Assessed by comprehensively taking into account the Property's unique characteristics, while reflecting investment returns of similar properties in transaction.
Terminal Capitalization Rate	4.1%	Assessed by comprehensively taking into account upcoming changes in investment returns, risks associated with the property to be acquired, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties.
Value Calculated Using the Cost Method	2,690,000,000	
Land	86.6%	
Building	13.4%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	Adopted income capitalization approach value with the value calculated using the cost method used only for reference as the income capitalization approach value is more persuasive because of accurate reproductivity in the price determination process (with respect to earnings).

※Reference (Appraisal NOI Cap Rate=NOI above described /Acquisition Price)

Property Name	KDX Residence Hatagaya
Appraisal NOI Cap Rate (rounded to the first decimal place)	4.6%

KENEDIX
Residential NEXT Investment Corporation

Property Name	KDX Residence Sendai Station East

Appraisal Value	¥1,410,000,000
Appraiser	Japan Real Estate Institute
Appraisal Date	September 1, 2019

(Unit: Yen)

Item	Content	Basis
Income Capitalization Approach Value	1,410,000,000	Estimated by treating equally the income capitalization approach value using the Direct Capitalization method and the value calculated using the Discounted Cash Flow method.
Value Calculated Using the Direct Capitalization Method	1,430,000,000	Assessed by using the cap rate based on medium to long-term stable net income.
(1) Gross Operating Revenue	82,113,000	
Maximum Gross Operating Revenue	84,668,000	Assessed based on a level of fair rent believed to remain stable over the medium and long term.
Shortfall Attributed to Vacancies	2,555,000	Assessed based on the level of occupancy ratio that can be maintained stably over the medium and long term.
(2) Operating Expenses	15,609,000	
Maintenance Expenses	1,606,000	Assessed by reflecting the administrative and maintenance expenses based on contract terms, the level of expenses at similar properties, and other factors.
Utility Expenses	1,140,000	Assessed by reflecting the performance of similar properties.
Repair Expenses	1,349,000	Assessed using expenses at similar properties, annual average repair, maintenance and renewal expenses in the engineering report, and other factors.
Property Management Fees	1,411,000	Assessed by reflecting the compensation rate based on contract terms, those at similar properties, and other factors.
Tenant Recruit Expenses, etc.	3,155,000	Assessed by reflecting the contract terms、the lease terms at similar properties and other factors.
Taxes and Dues	5,593,000	Assessed based on the fiscal 2019 tax base amount, etc.
Damage Insurance Fees	93,000	Recorded an amount that reflects the insurance premiums based on the insurance contract, insurance premium rate at similar properties and other factors.
Other Expenses	1,262,000	Recorded communication expenses, etc. as other expenses.
(3) Net Operating Income (NOI= (1)-(2))	66,504,000	
(4) Gain on guarantee deposit investment	60,000	Assessed income from investments by using an investment return of 1.0%.
(5) Capital Expenditure	762,000	Assessed taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period.
(6) Net Cash Flow (NCF=(3)+(4)-(5))	65,802,000	
(7) Capitalization Rate	4.6%	Assessed by taking into account the property's location, the characteristics of the building and other characteristics.
Value Calculated Using the Discounted Cash Flow Method	1,390,000,000	
Discount Rate	4.4%	Assessed by comprehensively taking into account the Property's unique characteristics, while reflecting investment returns of similar properties in transaction.
Terminal Capitalization Rate	4.8%	Assessed by comprehensively taking into account upcoming changes in investment returns, risks associated with the property to be acquired, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties.
Value Calculated Using the Cost Method	1,320,000,000	
Value Calculated Using the Cost Method	50.7%	
Land	49.3%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	Adopted income capitalization approach value with the value calculated using the cost method used only for reference as the income capitalization approach value is more persuasive because of accurate reproductivity in the price determination process (with respect to earnings).

※Reference (Appraisal NOI Cap Rate=NOI above described /Acquisition Price)

Property Name	KDX Residence Sendai Station East
Appraisal NOI Cap Rate (rounded to the first decimal place)	5.0%

Attached Materials

Reference Material (1) Outline of Engineering Reports
Reference Material (2) Exterior Photos and Map of To-be Acquired Assets
Reference Material (3) List of Property Portfolio (as of March 31, 2020)

* Website URL of the Investment Corporation: http://www.kdr-reit.com/english/

[Provisional Translation Only]
English translation of the original Japanese document is provided solely for information purposes.
Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Reference Material (1) Outline of Engineering Reports

(Unit: Yen in thousand)

Property Name	KDX Residence Nishi-Funabashi
Investigation Company	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Investigation Date	September 2019
Repairs Maintenance and Renovation Expenses Required over the Next Year	0
Repairs Maintenance and Renovation Expenses Expected to be Required within 2-12 Years	28,787
Unit-in-Place	324,500

Property Name	KDX Residence Hatagaya
Investigation Company	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Investigation Date	September 2019
Repairs Maintenance and Renovation Expenses Required over the Next Year	0
Repairs Maintenance and Renovation Expenses Expected to be Required within 2-12 Years	85,843
Unit-in-Place	726,300

Property Name	KDX Residence Sendai Station East
Investigation Company	DAIWA REAL ESTATE APPRAISAL CO., LTD.
Investigation Date	September 2019
Repairs Maintenance and Renovation Expenses Required over the Next Year	0
Repairs Maintenance and Renovation Expenses Expected to be Required within 2-12 Years	13,056
Unit-in-Place	534,500

*The above mentioned investigation company undertakes building assessments for the property as follows.

-assessment of legal compliance with related laws

-investigation for building construction and facilities

-environmental investigation

-formulation of a short-term and long-term repair and maintenance plan

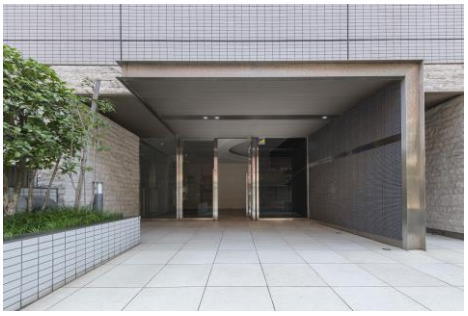
-analyses of the existence of hazardous substances and the soil environment

-Estimates of the replacement cost

Reference Material (2)　Exterior Photos and Map of To-be Acquired Assets

T-84　KDX Residence Nishi-Funabashi





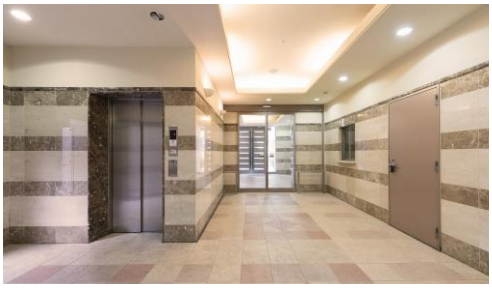






T-85　KDX Residence Hatagaya









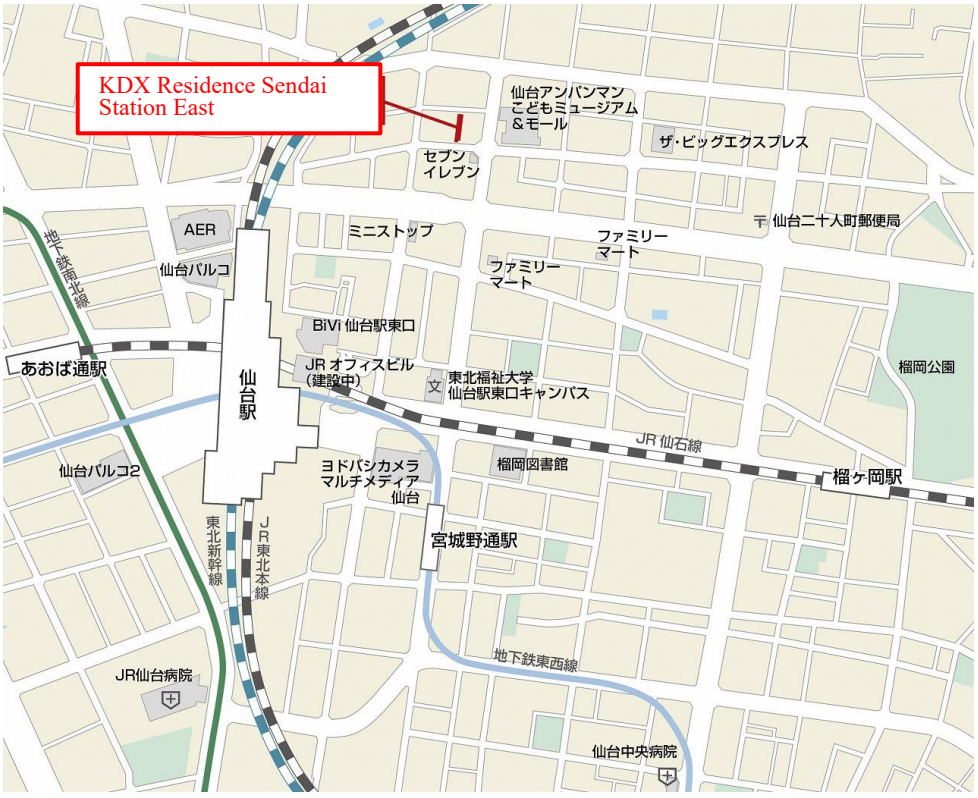


R-46　KDX Residence Sendai Station East









Reference Material (3) List of Property Portfolio (as of March 31, 2020)

Area/ Property type	Property Name	(Anticipated) Acquisition Price (Thousands of yen)	Ratio [2]	Acquisition Date (Scheduled)
Residence/ Tokyo Metropolitan Area	KDX Daikanyama Residence	4,700,000	2.0	May 1, 2012
	KDX Odemma Residence	1,775,000	0.7	May 1, 2012
	KDX Iwamoto-cho Residence	822,000	0.3	May 1, 2012
	KDX Bunkyo Sengoku Residence	1,488,000	0.6	May 1, 2012
	KDX Azumabashi Residence	650,000	0.3	May 1, 2012
	KDX Shimura Sakaue Residence	2,830,000	1.2	May 1, 2012
	Cosmo Heim Motosumiyoshi (land with leasehold interest) [3]	1,750,000	0.7	April 26, 2012
	KDX Musashi Nakahara Residence	637,000	0.3	May 1, 2012
	KDX Chiba Chuo Residence	1,480,000	0.6	May 1, 2012
	KDX Kawaguchi Saiwai-cho Residence	1,150,000	0.5	May 1, 2012
	KDX Residence Shirokane I	3,000,000	1.3	August 7, 2013
	KDX Residence Shirokane II	2,800,000	1.2	August 7, 2013
	KDX Residence Minami-aoyama	2,230,000	0.9	August 7, 2013
	KDX Residence Minami-azabu	2,080,000	0.9	August 7, 2013
	KDX Residence Shiba Koen	1,781,000	0.7	August 7, 2013
	KDX Residence Azabu East	1,560,000	0.7	August 7, 2013
	KDX Residence Takanawa	770,000	0.3	August 7, 2013
	KDX Residence Nishihara	1,450,000	0.6	August 7, 2013
	KDX Residence Daikanyama II	730,000	0.3	August 7, 2013
	KDX Residence Sendagaya	650,000	0.3	August 7, 2013
	KDX Residence Nihombashi Suitengu	3,240,000	1.4	August 7, 2013
	KDX Residence Nihombashi Hakozaki	1,147,000	0.5	August 7, 2013
	KDX Residence Higashi-shinjuku	3,270,000	1.4	August 7, 2013
	KDX Residence Yotsuya	2,260,000	0.9	August 7, 2013
	KDX Residence Nishi-shinjuku	1,000,000	0.4	August 7, 2013
	KDX Residence Kagurazaka	720,000	0.3	August 7, 2013
	KDX Residence Futako Tamagawa	1,250,000	0.5	August 7, 2013
	KDX Residence Komazawa Koen	920,000	0.4	August 7, 2013
	KDX Residence Misyuku	760,000	0.3	August 7, 2013
	KDX Residence Yoga	700,000	0.3	August 7, 2013
	KDX Residence Shimouma	600,000	0.3	August 7, 2013
	Raffine Minami-magome	1,250,000	0.5	August 7, 2013
	KDX Residence Yukigaya Otsuka	1,050,000	0.4	August 7, 2013
	KDX Residence Denen Chofu	1,000,000	0.4	August 7, 2013
	KDX Residence Tamagawa	776,000	0.3	August 7, 2013
	KDX Residence Monzennakacho	773,000	0.3	August 7, 2013
	KDX Residence Okachimachi	850,000	0.4	August 7, 2013

Residence/ Tokyo Metropolitan Area	KDX Residence Moto-asakusa	800,000	0.3	August 7, 2013
	KDX Residence Itabashi Honcho	620,000	0.3	August 7, 2013
	KDX Residence Azusawa	550,000	0.2	August 7, 2013
	KDX Residence Tobu Nerima	420,000	0.2	August 7, 2013
	KDX Residence Yokohama Kannai	800,000	0.3	August 7, 2013
	KDX Residence Miyamaedaira	999,000	0.4	August 7, 2013
	KDX Residence Machida	1,800,000	0.8	August 7, 2013
	KDX Residence Kinshicho	1,350,000	0.6	March 28, 2014
	KDX Residence Nihombashi Hamacho	996,000	0.4	August 7, 2014
	KDX Residence Nihombashi Ningyocho	530,000	0.2	August 7, 2014
	KDX Residence Jiyugaoka	1,268,000	0.5	August 7, 2014
	KDX Residence Togoshi	3,745,000	1.6	August 7, 2014
	KDX Residence Shinagawa Seaside	2,593,000	1.1	August 7, 2014
	KDX Residence Ojima	1,857,000	0.8	August 7, 2014
	KDX Residence Oyama	2,679,000	1.1	August 7, 2014
	KDX Residence Hanzomon	4,832,000	2.0	February 5, 2015
	B-Site Akihabara	850,000	0.4	February 5, 2015
	KDX Residence Kagurazaka Dori	1,360,000	0.6	February 5, 2015
	KDX Residence Sendagi	2,200,000	0.9	February 5, 2015
	KDX Residence Seijo	1,400,000	0.6	February 5, 2015
	KDX Residence Akihabara	1,250,000	0.5	February 5, 2015
	KDX Residence Iriya	1,062,000	0.4	February 5, 2015
	KDX Residence Tachikawa	3,026,200	1.3	February 5, 2015
	KDX Residence Tsurumi	1,050,000	0.4	February 5, 2015
	KDX Residence Morishita Chitose	1,100,000	0.5	June 1, 2015
	KDX Residence Akasaka	1,150,000	0.5	September 30, 2015
	KDX Residence Kanda	700,000	0.3	September 30, 2015
	KDX Residence Ebisu	2,845,000	1.2	October 30, 2015
	KDX Residence Nishi-magome	1,130,000	0.5	August 30, 2016
	KDX Residence Nishi-azabu	1,224,000	0.5	August 1, 2016
	KDX Residence Azabu Sendaizaka	792,300	0.3	August 1, 2016
	KDX Residence Waseda Tsurumaki	561,000	0.2	August 1, 2016
	KDX Residence Bunkyo Yushima	695,000	0.3	August 1, 2016
	KDX Residence Kamishakujii	648,000	0.3	August 1, 2016
	KDX Residence Shin-otsuka	764,000	0.3	November 1, 2016
	KDX Residence Sakurajosui	894,000	0.4	November 1, 2016
	KDX Residence Ryogoku	842,000	0.4	November 1, 2016
	KDX Residence Toyosu	7,500,000	3.2	August 22, 2017
	KDX Residence Asagaya	1,930,000	0.8	August 2, 2018
	KDX Residence Hiyoshi	2,635,300	1.1	August 2, 2018

	KDX Residence Kamikitazawa	1,360,000	0.6	February 1, 2019
	KDX Residence Kaminoge	1,111,000	0.5	February 1, 2019
	KDX Residence Higashi-Asakusa	687,730	0.3	February 21, 2019
	KDX Residence Nishi-Funabashi	975,350	0.4	September 17, 2019
	KDX Residence Hatagaya	2,500,000	1.1	To be determined (1)
	82 properties subtotal	125,980,880	52.9	
Residence/ Other Regional Areas	KDX JozenjiDori Residence	1,015,000	0.4	May 1, 2012
	KDX Izumi Residence	1,120,000	0.5	May 1, 2012
	KDX Chihaya Residence	1,080,000	0.5	May 1, 2012
	KDX Sakaisuji Hommachi Residence	2,910,000	1.2	May 1, 2012
	KDX Takarazuka Residence	1,510,000	0.6	May 1, 2012
	KDX Shimizu Residence	1,680,000	0.7	May 1, 2012
	KDX Residence Odori Koen	765,000	0.3	August 7, 2013
	KDX Residence Kikusui Yojo	830,000	0.3	August 7, 2013
	KDX Residence Toyohira Koen	445,000	0.2	August 7, 2013
	KDX Residence Ichiban-cho	530,000	0.2	August 7, 2013
	KDX Residence Izumi Chuo	480,000	0.2	August 7, 2013
	KDX Residence Higashi-sakura I	2,350,000	1.0	August 7, 2013
	KDX Residence Higashi-sakura II	900,000	0.4	August 7, 2013
	KDX Residence Jingumae	840,000	0.4	August 7, 2013
	KDX Residence Nishi-oji	813,000	0.3	August 7, 2013
	KDX Residence Saiin	440,000	0.2	August 7, 2013
	KDX Residence Namba	1,410,000	0.6	August 7, 2013
	KDX Residence Namba-minami	1,350,000	0.6	August 7, 2013
	KDX Residence Ibaraki I・II	1,275,000	0.5	August 7, 2013
	KDX Residence Toyonaka-minami	740,000	0.3	August 7, 2013
	KDX Residence Moriguchi	551,000	0.2	August 7, 2013
	KDX Residence Sannomiya	1,080,000	0.5	August 7, 2013
	Ashiya Royal Homes	1,360,000	0.6	August 7, 2013
	KDX Residence Funairi Saiwai-cho	588,000	0.2	August 7, 2013
	KDX Residence Tenjin-higashi II	680,000	0.3	August 7, 2013
	KDX Residence Nishi Koen	763,000	0.3	August 7, 2013
	KDX Residence Hirao Josui-machi	760,000	0.3	August 7, 2013
	Melody Heim Gotenyama	400,000	0.2	August 7, 2014
	Leopalace Flat Shin-sakae	3,500,000	1.5	November 28, 2014
	KDX Residence Konan Yamate	973,000	0.4	November 14, 2014
	KDX Residence Hommachibashi	3,201,000	1.3	December 18, 2014
	KDX Residence Minami-kusatsu	1,974,666	0.8	February 5, 2015
	KDX Residence Ohori Harbor View Tower	4,606,296	1.9	February 5, 2015
	KDX Residence Minami-sanjo	915,000	0.4	October 27, 2015

	Serenite Kita-kyuhoji	1,290,740	0.5	October 27, 2015
	Serenite Nishinomiya Hommachi	617,048	0.3	December 1, 2016
	KDX Residence Nishijin	1,600,000	0.7	August 1, 2017
	Serenite Kobe Motomachi	2,390,000	1.0	August 2, 2018
	KDX Residence Shukugawa Hills	6,884,800	2.9	August 2, 2018
	KDX Residence Sendai Station East	1,340,000	0.6	To be determined (1)
40 properties subtotal		57,957,551	24.3	
Residential 122 properties total		183,938,431	77.3	
Healthcare Facility	Irise Kamata/Yuseien	1,120,000	0.5	March 1, 2018
	Nichii Home Nakano-Minamidai	1,780,000	0.8	March 1, 2018
	Joy Stage Hachioji	3,690,000	1.6	March 1, 2018
	Yuimaru Hijirigaoka	1,120,000	0.5	March 1, 2018
	Nichii Home Tama Plaza	2,940,000	1.3	March 1, 2018
	Ten	2,630,000	1.2	March 1, 2018
	Irise Nishioka	858,000	0.4	March 1, 2018
	Izarie Eniwa Building	1,660,000	0.7	March 1, 2018
	Sawayaka Sakura Nibankan	989,000	0.4	March 1, 2018
	Activa Biwa	6,560,000	2.9	March 1, 2018
	Sompo Care LAVIERE Kobe Tarumi	2,110,000	0.9	March 1, 2018
	Granda Mondo Yakujin	1,190,000	0.5	March 1, 2018
	Excellent Nishinomiya	971,000	0.4	March 1, 2018
	Gran Hills Ogawarako	1,380,000	0.6	March 1, 2018
	Excellent Kitano	737,000	0.3	July 6, 2018
	Anesis Teradacho	3,490,000	1.6	August 2, 2018
	Rococo-riha	2,100,000	0.9	August 2, 2018
	Orage Suma	2,810,000	1.3	August 2, 2018
	Canadian Hill	1,830,000	0.8	August 2, 2018
	Anesis Hyogo	1,420,000	0.6	August 2, 2018
	Plaisant Grand Ota tamagawa(4)	3,057,630	1.4	September 28, 2018
	Tsukui Sun-shine Machida	6,934,600	2.9	March 1, 2019
	Serabi Ebisu	1,690,000	0.7	June 3, 2019
	Arute Ishiyagawa	1,061,000	0.4	June 3, 2019
Healthcare 24 properties subtotal		54,128,230	22.7	
146 properties total		238,066,661	100.0	

(Note 1) The Investment Corporation will assign the scheduled date of acquisition of "T-85 KDX Residence Hatagaya" by the end of February 2020 and "R-46 KDX Residence Sendai Station East" within 6 months from the date of conclusion of the sales contract, The Investment Corporation will inform separately as soon as it is decided.

(Note 2) "Cosmo Heim Motosumiyoshi (land with leasehold interest)" is included in the Residential Facilities.

(Note 3) Any fraction of the acquisition price less than one thousand yen is rounded down, and the ratios are rounded off to the first decimal place.