

Translation of Japanese Original

December 14, 2017

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Naokatsu Uchida, Executive Director
(Securities Code: 8972)

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Notice Concerning Sale of Properties
(KDX Ikejiri-Oohashi Building · KDX Shin-Yokohama 214 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 sell the following properties (“the Sale”).

1. Outline of the Sale

(1) Property Name	KDX Ikejiri-Oohashi Building	KDX Shin-Yokohama 214 Building
(2) Type of Property to be Sold	Trust beneficiary interest in real estate	Trust beneficiary interest in real estate
(3) Anticipated Sale Price (Note 1)	2,400 million yen	2,430 million yen
(4) Assumed Book Value (Note 2)	2,353 million yen	2,221 million yen
(5) Difference between Anticipated Sale Price and Assumed Book Value: (3)-(4) (Note 3)	46 million yen	208 million yen
(6) Buyer	Not disclosed (non-related party)	
(7) Date of Contract	December 14, 2017	
(8) Scheduled Date of Sale	December 28, 2017 or the day to be separately agreed not later than December 28, 2017	
(9) Use of Proceeds	Cash on hand	
(10) Settlement Method	Payment in full on settlement	
(11) Buyer Selection	Please refer to “2. Reason for the Sale” below.	

Note 1: Transfer costs, adjustment of property tax and city-planning tax, consumption tax, etc. are excluded.

Note 2: Each assumed book value is as of scheduled date of sale, truncated to the nearest million yen.

Note 3: Figures are referential amount, calculated as a difference between anticipated sale price and assumed book value, and different from gain or loss on sale, truncated to the nearest million yen.

The aforementioned each property shall hereinafter be referred to as “the Property”.

2. Reason for the Sale

The Investment Corporation decided to make the Sale and the acquisition of property, announced today in the press release, “Notice Concerning Acquisition of Property (JN Building)”, to enhance unitholder value by improving portfolio quality and expanding portfolio size.

The Sale and the acquisition of JN Building are believed to contribute to the restructuring of portfolio in Shibuya and Yokohama areas, and the decision on the Sale was made by comprehensively considering real estate market trends, the characteristics of the Property and other factors.

KDX Ikejiri-Oohashi Building

The Property is an office building of approximately 29 years old located within walking distance from Ikejiri-Ohashi Station. For the purpose of enhancing the competitiveness in the leasing market and improving profitability, the Investment Corporation decided to sell at a price significantly higher than the latest appraisal value as a part of the asset reshuffle strategy with Shibuya 1717 Building acquired in August this year.

The Investment Corporation believes the sale of the Property with relatively high ratio of appraisal loss (Note 1) enhances the portfolio quality.

Note 1: The ratio of difference between appraisal value and book value to book value.

KDX Shin-Yokohama 214 Building

The Property is one of the two properties owned by the Investment Corporation in the Shin-Yokohama area, and is an office building of approximately 28 years old. Based on the rental office building market conditions in the Shin-Yokohama area and the competitiveness of owned properties in the leasing market, the Investment Corporation decided to sell the Property at a price exceeding the latest appraisal value, as a part of the asset reshuffle strategy with Mitsubishijuko Yokohama Building acquired in December this year and JN Building to be acquired in January 2018, in order to restructure the portfolio in the Yokohama area.

The anticipated sale price for each of the Property on the Sale exceeds the assumed book value as of the scheduled date of sale, and a gain on sale of real estate, etc. is expected to occur.

Through the Sale and the acquisition of JN Building, the portfolio of the Investment Corporation will stand at 97 properties (total of (anticipated) acquisition price: 407.2 billion yen). The investment ratio of office buildings in the portfolio will be 96.8%, and the investment ratio of the Tokyo Metropolitan Area (Note 2) in the portfolio will be 81.0% (The figures are based on (anticipated) acquisition price after the above acquisition and sale.).

Note 2: Tokyo Metropolitan Area refers to major cities in Tokyo Metropolitan, Kanagawa, Saitama, and Chiba Prefectures.

3. Details of the Properties to be Sold

KDX Ikejiri-Oohashi Building

Property Name		KDX Ikejiri-Oohashi Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Location (Address)		1-6-2 Oohashi, Meguro-ku, Tokyo
Usage		Office
Type of Structure		Flat-roofed, Reinforced concrete structure; 9 above-ground floors with 2 underground floors
Site Area	Land	834.79 m ²
	Building (Total Floor Area)	3,482.96 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		September 26, 1988
Acquisition Date		February 1, 2008

Acquisition Price		2,400 million yen
Appraisal	Appraisal Value	1,740 million yen
	Base Date for Appraisal	October 31, 2017
	Appraiser	Japan Real Estate Institute
	Details	Please refer to “9. Summary of Appraisal Report” below.
Details of Tenant		As of December 1, 2017
	Security and Guarantee Deposit	92 million yen (Figure is truncated to the nearest million yen.)
	Number of End Tenants	7
	Total Leasable Area	2,460.56 m ²
	Total Leased Area	2,460.56 m ²
	Occupancy Rate	100.0%
Operating Results		The total of the actual amounts for fiscal periods ended April 30, 2017 and October 31, 2017
	Rent Revenue	139 million yen
	Net Operating Income	89 million yen
	Rental Operating Income (Net Operating Income after Depreciation)	66 million yen

KDX Shin-Yokohama 214 Building

Property Name		KDX Shin-Yokohama 214 Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Location (Address)		2-14-2 Shin-Yokohama, Kouhoku-ku, Yokohama, Kanagawa
Usage		Office, Retail shop, Garage
Type of Structure		Flat-roofed, Steel-framed reinforced concrete structure; 8 aboveground floors with 1 underground floor
Site Area	Land	998.00 m ²
	Building (Total Floor Area)	6,478.89 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		November 15, 1989
Acquisition Date		December 2, 2014
Acquisition Price		2,200 million yen
Appraisal	Appraisal Value	2,390 million yen
	Base Date for Appraisal	October 31, 2017
	Appraiser	Japan Real Estate Institute
	Details	Please refer to “9. Summary of Appraisal Report” below.
Details of Tenant		As of December 1, 2017
	Security and Guarantee Deposit	128 million yen (Figure is truncated to the nearest million yen.)
	Number of End Tenants	17
	Total Leasable Area	4,613.45 m ²
	Total Leased Area	4,613.45 m ²
	Occupancy Rate	100.0%
Operating Results		The total of the actual amounts for fiscal periods ended April 30, 2017 and October 31, 2017
	Rent Revenue	169 million yen
	Net Operating Income	118 million yen
	Rental Operating Income (Net Operating Income after Depreciation)	91 million yen

4. Buyer’s Profile

Name and other information of the buyer are not disclosed because the buyer has not given consent. In addition, there is no special capital relationship, no special personnel relationship or no special business relationship between the Investment Corporation or the Asset Management Company and the buyer. Furthermore, the buyer is neither a related party, etc. as defined in the Act on Investment Trusts and Investment Corporations (“the Investment Trust Act”) nor a related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company.

5. Details of Brokerage

Name and other information of the brokerage firm are not disclosed because the brokerage firm has not given consent. In addition, the brokerage firm is neither a related party, etc. as defined in the Investment Trust Act nor a related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company.

6. Related-party Transaction

The sale of the Property does not constitute the related-party transaction.

7. Date of the Sale

Determination Date of the Sale Transaction Agreement Execution Date	December 14, 2017
(Planned) Payment Date and (Planned) Settlement Date	December 28, 2017 or the day to be separately agreed not later than December 28, 2017

8. Outlook

Though a gain on sale of real estate, etc. is expected to occur due to the Sale, and it is planned to be internally retained as a reserve for reduction entry.

For the forecast of financial results for the fiscal period ending April 30, 2018 (November 1, 2017 to April 30, 2018), please refer to the today’s announcement, “Financial Report for the Fiscal Period Ended October 31, 2017 (REIT)”.

9. Summary of Appraisal Report

Property Name	KDX Ikejiri-Oohashi Building
Appraisal Value	1,740,000,000 yen
Appraiser	Japan Real Estate Institute
Appraisal Date	October 31, 2017

Unit: Yen		
Item	Content	Basis
Income Capitalization Approach Value	1,740,000,000	Estimate an amount by equally treating the Value Calculated Using the Direct Capitalization Method and the Value Calculated Using the Discounted Cash Flow Method
Value Calculated Using the Direct Capitalization Method	1,750,000,000	Assess an amount by capitalizing medium to long-term stable net cash flow by the capitalization rate
(1) Gross Operating Revenue	131,383,000	
Maximum Gross Operating Revenue	137,168,000	Assess an amount based on a level of fair rent that is believed to remain stable over the medium and long term
Shortfall Attributed to Vacancies	5,785,000	Assess an amount based on a level of occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	39,247,000	
Maintenance Expenses	8,194,000	While referring to performance in prior years and maintenance expenses at similar properties, recognize an amount by considering the property's unique characteristics
Utility Expenses	11,230,000	Recognize an amount based on performance in prior years, considering occupancy rate of leased area and other factors
Repair Expenses	3,008,000	While referring to performance in prior years, recognize an amount by considering, future administrative operation plan, expense level at similar properties, annual average repair, maintenance and renewal expenses in the engineering report, and other factors
Property Management Fee	2,397,000	Recognize an amount by considering compensation rates at similar properties, the property's unique characteristics and other factors
Tenant Recruitment Expenses, etc.	879,000	Recognize an annual average amount that was assessed based on the anticipated turnover period of tenants
Taxes and Dues	13,341,000	Recognize an amount based on the fiscal 2017 tax statement, etc.
Damage Insurance Fee	155,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties
Other Expenses	43,000	Recognize AED charges
(3) Net Operating Income (NOI=(1)-(2))	92,136,000	
(4) Gain on Guarantee Deposit Investment	840,000	Assess income from investments by using an investment return of 1.0%
(5) Capital Expenditure	7,160,000	Assuming that an equal amount is added to a reserve in each fiscal period, assess an amount by taking into account a level of capital expenditures at similar properties, the age of the property, and the level of capital expenditures and the average annual repair, maintenance and renewal expenses in the engineering report
(6) Net Cash Flow (NCF=(3)+(4)-(5))	85,816,000	
(7) Capitalization Rate	4.9%	Assess a rate by comprehensively taking into account the property's location, the specifications of building and other factors
Value Calculated Using the Discounted Cash Flow Method	1,730,000,000	
Discount Rate	4.6%	While referring to investment yield, etc. of similar property transactions, assess a rate by comprehensively taking into account the property's unique characteristics
Terminal Capitalization Rate	5.0%	While referring to yield, etc. associated with transactions at similar properties, assess a rate by comprehensively taking into account upcoming changes in investment yield, risks associated with the property to be invested, general prediction of economic growth rate, trends in real estate prices and rents, and other factors
Value Calculated Using the Cost Method	1,740,000,000	
Land	85.9%	
Building	14.1%	
The Appraiser's Points to Consider upon Appraisal Other Than the Above	Use the Income Capitalization Approach Value as the decision is made that the Income Capitalization Approach Value is more persuasive because the price determination process has been accurately reproduced from the aspect of income, while referring to the Value Calculated Using the Cost Method	

Property Name	KDX Shin-Yokohama 214 Building
Appraisal Value	2,390,000,000 yen
Appraiser	Japan Real Estate Institute
Appraisal Date	October 31, 2017

Unit: Yen

Item	Content	Basis
Income Capitalization Approach Value	2,390,000,000	Estimate an amount by equally treating the Value Calculated Using the Direct Capitalization Method and the Value Calculated Using the Discounted Cash Flow Method
Value Calculated Using the Direct Capitalization Method	2,400,000,000	Assess an amount by capitalizing medium to long-term stable net cash flow by the capitalization rate
(1) Gross Operating Revenue	175,802,000	
Maximum Gross Operating Revenue	183,980,000	Assess an amount based on a level of fair rent that is believed to remain stable over the medium and long term
Shortfall Attributed to Vacancies	8,178,000	Assess an amount based on a level of occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	45,927,000	
Maintenance Expenses	10,524,000	Recognize an amount by considering performance in prior years, maintenance expenses at similar properties and the property's unique characteristics
Utility Expenses	15,500,000	Recognize an amount based on performance in prior years, considering occupancy rate of leased area and other factors
Repair Expenses	3,219,000	While referring to performance in prior years, recognize an amount by considering, future administrative operation plan, expense level at similar properties, annual average repair, maintenance and renewal expenses in the engineering report, and other factors
Property Management Fee	3,216,000	Recognize an amount by considering compensation rates at similar properties, the property's unique characteristics and other factors
Tenant Recruitment Expenses, etc.	985,000	Recognize an annual average amount that was assessed based on the anticipated turnover period of tenants
Taxes and Dues	12,133,000	Recognize an amount based on the fiscal 2017 tax statement, etc.
Damage Insurance Fee	350,000	Recognize an amount by considering insurance premium based on an insurance contract and insurance premium rates, etc. at the property
Other Expenses	0	
(3) Net Operating Income (NOI=(1)-(2))	129,875,000	
(4) Gain on Guarantee Deposit Investment	1,316,000	Assess income from investments by using an investment return of 1.0%
(5) Capital Expenditure	11,175,000	Assuming that an equal amount is added to a reserve in each fiscal period, assess an amount by taking into account a level of capital expenditures at similar properties, the age of the property, and the level of capital expenditures and the average annual repair, maintenance and renewal expenses in the engineering report
(6) Net Cash Flow (NCF=(3)+(4)-(5))	120,016,000	
(7) Capitalization Rate	5.0%	Assess a rate by comprehensively taking into account the property's location, the specifications of building and other factors
Value Calculated Using the Discounted Cash Flow Method	2,370,000,000	
Discount Rate	4.7%	While referring to investment yield, etc. of similar property transactions, assess a rate by comprehensively taking into account the property's unique characteristics
Terminal Capitalization Rate	5.1%	While referring to yield, etc. associated with transactions at similar properties, assess a rate by comprehensively taking into account upcoming changes in investment yield, risks associated with the property to be invested, general prediction of economic growth rate, trends in real estate prices and rents, and other factors
Value Calculated Using the Cost Method	2,200,000,000	
Land	69.0%	
Building	31.0%	
The Appraiser's Points to Consider upon Appraisal Other Than the Above	Use the Income Capitalization Approach Value as the decision is made that the Income Capitalization Approach Value is more persuasive because the price determination process has been accurately reproduced from the aspect of income, while referring to the Value Calculated Using the Cost Method	

Attached Material

Reference Material Property Portfolio after the Sale and the Acquisition of JN Building

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 December 14, 2017. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Reference Material

Property Portfolio after the Sale and the Acquisition of JN Building

As of January 31, 2018

Type of Use	Area	Property Name	Location	(Anticipated) Acquisition Price (million yen) (Note 1)	Ratio (Note 1)	(Scheduled) Date of Acquisition (Note 2)
Office Buildings (Mid-size)	5 Central Wards of Tokyo	KDX Toranomon 1chome Building	Minato-ku, Tokyo	15,550	3.8%	March 30, 2016
		KDX Harumi Building	Chuo-ku, Tokyo	10,250	2.5%	June 30, 2008
		KDX Nishi-Shinbashi Building	Minato-ku, Tokyo	8,400	2.0%	February 1, 2017
		Hiei Kudan-Kita Building	Chiyoda-ku, Tokyo	7,600	1.8%	February 1, 2008
		KDX Shinjuku Building	Shinjuku-ku, Tokyo	6,800	1.6%	February 18, 2010
		KDX Ochanomizu Building	Chiyoda-ku, Tokyo	6,400	1.5%	April 2, 2007
		KDX Shiba-Daimon Building	Minato-ku, Tokyo	6,090	1.4%	March 1, 2007
		KDX Kojimachi Building	Chiyoda-ku, Tokyo	5,950	1.4%	November 1, 2005
		KDX Nihonbashi 313 Building	Chuo-ku, Tokyo	5,940	1.4%	August 1, 2005
		KDX Takanawadai Building	Minato-ku, Tokyo	5,250	1.2%	November 19, 2013
		KDX Iidabashi Building	Shinjuku-ku, Tokyo	4,670	1.1%	July 22, 2011
		KDX Ebisu Building	Shibuya-ku, Tokyo	4,640	1.1%	May 1, 2006
		Higashi-Kayabacho Yuraku Building	Chuo-ku, Tokyo	4,450	1.0%	August 1, 2005
		KDX Iidabashi Square	Shinjuku-ku, Tokyo	4,350	1.0%	January 10, 2014
		KDX Ginza 1chome Building	Chuo-ku, Tokyo	4,300	1.0%	November 12, 2010
		KDX Nihonbashi Honcho Building	Chuo-ku, Tokyo	4,000	0.9%	November 12, 2010
		KDX Hamamatsucho Center Building	Minato-ku, Tokyo	3,950	0.9%	September 1, 2015
		KDX Shin-Nihonbashi Ekimae Building	Chuo-ku, Tokyo	3,829	0.9%	August 2, 2016
		KDX Shinbashi Building (Note 2)	Minato-ku, Tokyo	3,728	0.9%	May 1, 2006
		KDX Hatchobori Building	Chuo-ku, Tokyo	3,680	0.9%	August 1, 2005
		KDX Ginza East Building	Chuo-ku, Tokyo	3,600	0.8%	March 13, 2015
		Shibuya 1717 Building	Shibuya-ku, Tokyo	3,500	0.8%	August 10, 2017
		KDX Hamamatsucho Building	Minato-ku, Tokyo	3,460	0.8%	May 1, 2006
		KDX Mita Building	Minato-ku, Tokyo	3,180	0.7%	November 18, 2013
		KDX Higashi-Shinjuku Building	Shinjuku-ku, Tokyo	2,950	0.7%	September 1, 2006
		KDX Kayabacho Building	Chuo-ku, Tokyo	2,780	0.6%	May 1, 2006
		KDX Jimbocho Building	Chiyoda-ku, Tokyo	2,760	0.6%	March 31, 2008
		KDX Hakozaki Building	Chuo-ku, Tokyo	2,710	0.6%	July 22, 2011
		KDX Akihabara Building	Chiyoda-ku, Tokyo	2,600	0.6%	November 19, 2013
		KDX Yoyogi Building	Shibuya-ku, Tokyo	2,479	0.6%	September 30, 2005
		Harajuku F.F. Building	Shibuya-ku, Tokyo	2,450	0.6%	August 1, 2005
		KDX Kajicho Building	Chiyoda-ku, Tokyo	2,350	0.5%	July 3, 2006
		KDX Hamacho Nakanohashi Building	Chuo-ku, Tokyo	2,310	0.5%	February 1, 2008
		KDX Shinjuku 286 Building	Shinjuku-ku, Tokyo	2,300	0.5%	June 1, 2007
		KDX Shin-Nihonbashi Building	Chuo-ku, Tokyo	2,300	0.5%	July 22, 2011
		KDX Minami Aoyama Building	Minato-ku, Tokyo	2,270	0.5%	August 1, 2005
		KDX Hamamatsucho Dai-2 Building	Minato-ku, Tokyo	2,200	0.5%	September 1, 2008
		Itopia Nihonbashi SA Building	Chuo-ku, Tokyo	2,200	0.5%	August 19, 2013
		Shin-toshin Maruzen Building	Shinjuku-ku, Tokyo	2,110	0.5%	February 29, 2008
		KDX Nihonbashi 216 Building	Chuo-ku, Tokyo	2,010	0.4%	December 1, 2009
		Kanda Kihara Building	Chiyoda-ku, Tokyo	1,950	0.4%	August 1, 2005
		KDX Shinjuku 6-chome Building	Shinjuku-ku, Tokyo	1,900	0.4%	September 13, 2013
KDX Iwamoto-cho Building	Chiyoda-ku, Tokyo	1,864	0.4%	May 1, 2008		
KDX Nishi-Shinjuku Building	Shinjuku-ku, Tokyo	1,500	0.3%	April 2, 2007		
KDX Nihonbashi Edo-dori Building	Chuo-ku, Tokyo	1,350	0.3%	August 2, 2016		

Type of Use	Area	Property Name	Location	(Anticipated) Acquisition Price (million yen) (Note 1)	Ratio (Note 1)	(Scheduled) Date of Acquisition (Note 2)	
Office Buildings (Mid-size)	Tokyo Metropolitan Area (excluding 5 Central Wards)	KDX Musashi-Kosugi Building	Kawasaki, Kanagawa	12,000	2.9%	March 20, 2014	
		JN Building (Note 3)	Yokohama, Kanagawa	9,500	2.3%	January 31, 2018 (planned)	
		KDX Yokohama Building	Yokohama, Kanagawa	7,210	1.7%	October 29, 2014	
		KDX Fuchu Building	Fuchu, Tokyo	6,120	1.5%	September 21, 2012	
		Toshin 24 Building	Yokohama, Kanagawa	5,300	1.3%	May 1, 2006	
		KDX Higashi-Shinagawa Building	Shinagawa-ku, Tokyo	4,590	1.1%	July 22, 2011	
		KDX Nishi-Gotanda Building	Shinagawa-ku, Tokyo	4,200	1.0%	December 1, 2006	
		KDX Ikebukuro Building	Toshima-ku, Tokyo	3,900	0.9%	November 18, 2013	
		KDX Kawasaki-Ekimae Hon-cho Building	Kawasaki, Kanagawa	3,760	0.9%	February 1, 2008	
		KDX Takadanobaba Building	Toshima-ku, Tokyo	3,650	0.8%	May 30, 2014	
		Koishikawa TG Building	Bunkyo-ku, Tokyo	3,080	0.7%	November 18, 2009	
		KDX Kasuga Building	Bunkyo-ku, Tokyo	2,800	0.6%	September 21, 2012	
		KDX Yokohama Nishiguchi Building	Yokohama, Kanagawa	2,750	0.6%	December 2, 2014	
		KDX Gotanda Building	Shinagawa-ku, Tokyo	2,620	0.6%	November 18, 2009	
		KDX Nakano-Sakaue Building	Nakano-ku, Tokyo	2,533	0.6%	August 1, 2005	
		KDX Shin-Yokohama Building	Yokohama, Kanagawa	2,520	0.6%	May 1, 2006	
		KDX Ikejiri-Oohashi Building	Meguro-ku, Tokyo	-	-	February 1, 2008	
		KDX Funabashi Building	Funabashi, Chiba	2,252	0.5%	March 1, 2006	
		KDX Shin-Yokohama 214 Building	Yokohama, Kanagawa	-	-	December 2, 2014	
		BR Gotanda	Shinagawa-ku, Tokyo	2,200	0.5%	April 5, 2017	
		KDX Omiya Building	Saitama, Saitama	2,020	0.4%	March 26, 2013	
		KDX Okachimachi Building	Taito-ku, Tokyo	2,000	0.4%	March 1, 2007	
		KDX Ikebukuro West Building	Toshima-ku, Tokyo	1,934	0.4%	September 3, 2014	
		KDX Nakameguro Building	Meguro-ku, Tokyo	1,880	0.4%	September 21, 2012	
		KDX Kiba Building	Koto-ku, Tokyo	1,580	0.3%	June 20, 2006	
		KDX Monzen-Nakacho Building	Koto-ku, Tokyo	1,400	0.3%	January 19, 2007	
		KDX Hon-Atsugi Building	Atsugi, Kanagawa	1,305	0.3%	March 1, 2007	
		KDX Tachikawa Ekimae Building	Tachikawa, Tokyo	1,267	0.3%	December 26, 2011	
		KDX Hachioji Building	Hachioji, Tokyo	1,155	0.2%	March 1, 2007	
		Other Regional Areas	KDX Nagoya Sakae Building (Note 2)	Nagoya, Aichi	7,550	1.8%	April 25, 2008
			KDX Nagoya Ekimae Building	Nagoya, Aichi	7,327	1.7%	December 26, 2011
			KDX Sakura-dori Building	Nagoya, Aichi	5,900	1.4%	January 9, 2015
			KDX Karasuma Building	Kyoto, Kyoto	5,400	1.3%	June 1, 2007
	KDX Hakata-Minami Building		Fukuoka, Fukuoka	4,900	1.2%	February 1, 2008	
	KDX Shin-Osaka Building		Osaka, Osaka	4,550	1.1%	September 1, 2015	
	KDX Nagoya Nichigin-mae Building		Nagoya, Aichi	3,500	0.8%	March 15, 2016	
	KDX Kobayashi-Doshomachi Building		Osaka, Osaka	2,870	0.7%	December 1, 2010	
	KDX Higashi Umeda Building		Osaka, Osaka	2,770	0.6%	March 28, 2012	
	KDX Utsunomiya Building		Utsunomiya, Tochigi	2,350	0.5%	May 30, 2014	
	KDX Kitahama Building		Osaka, Osaka	2,220	0.5%	February 1, 2008	
	KDX Minami-Honmachi Building		Osaka, Osaka	2,200	0.5%	December 2, 2014	
	KDX Sendai Building		Sendai, Miyagi	2,100	0.5%	June 1, 2007	
	KDX Sapporo Building		Sapporo, Hokkaido	2,005	0.4%	March 25, 2011	
	Takeyama White Building	Sapporo, Hokkaido	1,800	0.4%	July 20, 2017		
	KDX Hiroshima Building	Hiroshima, Hiroshima	1,300	0.3%	September 1, 2014		
	Total of 88 Office Buildings (Mid-size)				335,179	82.3%	

Type of Use	Area	Property Name	Location	(Anticipated) Acquisition Price (million yen) (Note 1)	Ratio (Note 1)	(Scheduled) Date of Acquisition (Note 2)
Office Buildings (Other)	5 Central Wards of Tokyo	Ginza 4chome Tower	Chuo-ku, Tokyo	9,800	2.4%	August 19, 2013
		ARK Mori Building	Minato-ku, Tokyo	4,169	1.0%	December 1, 2016
		Pentel Building (Note 4)	Chuo-ku, Tokyo	3,350	0.8%	March 26, 2015
	Tokyo Metropolitan Area (excluding 5 Central Wards)	Mitsubishijuko Yokohama Building	Yokohama, Kanagawa	14,720	3.6%	December 7, 2017
		KDX Toyosu Grand Square	Koto-ku, Tokyo	8,666	2.1%	May 30, 2014
	Other Regional Areas	Senri Life Science Center Building	Toyonaka, Osaka	13,000	3.1%	October 15, 2014
		Portus Center Building	Sakai, Osaka	5,570	1.3%	September 21, 2005
Total of 7 Office Buildings (Other)				59,275	14.5%	
Total of 95 Office Buildings				394,455	96.8%	
Central Urban Retail Property	5 Central Wards of Tokyo	Frame Jinnan-zaka	Shibuya-ku, Tokyo	9,900	2.4%	August 1, 2005
		Total of 1 Central Urban Retail Property			9,900	2.4%
Others	5 Central Wards of Tokyo	Shinjuku 6chome Building (Land)	Shinjuku-ku, Tokyo	2,880	0.7%	April 18, 2014
		Total of 1 Others Property			2,880	0.7%
Total of 97 Properties				407,235	100.0%	Portfolio PML 2.24%
Investment Security	5 Central Wards of Tokyo	G. K. KRF43 Silent Partnership Equity Interest	Shinjuku-ku, Tokyo	1,107		March 28, 2014
		Total of 1 Investment Security			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 property with multiple acquisition dates due to additional acquisition, etc., the first acquisition date is shown.

Note 3: For this acquisition of JN Building, please refer to the today's press release "Notice Concerning Acquisition of Property (JN Building)".

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