

Translation of Japanese Original

August 15, 2013

To All Concerned Parties

REIT Issuer:
 Kenedix Realty Investment Corporation
 2-2-9 Shimbashi, Minato-ku, Tokyo
 Naokatsu Uchida, Executive Director
 (Securities Code: 8972)

Asset Management Company:
 Kenedix Office Partners, Inc.
 Naokatsu Uchida, CEO and President

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Notice Concerning Acquisition of Properties
(Itopia Nihonbashi SA Building • Ginza 4chome Tower)

On August 15, 2013, Kenedix Realty Investment Corporation (the “Investment Corporation”) announced its decision to acquire the following properties. Details are provided as follows.

1. Outline of the Acquisition

- (1) Type of Planned Acquisition : Trust beneficiary interests in real estate
 (2) Property Name : ① Itopia Nihonbashi SA Building (Office Building)
 ② Ginza 4chome Tower (Central Urban Retail Property)

Each aforementioned building shall hereafter be referred to as “the Property” or collectively, “the Two Properties.”

- (3) Planned Acquisition Price : ① ¥2,200 million
 ② ¥9,800 million

(Excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc.)

- (4) Seller : Please refer to Item 4. “Seller’s Profile” for details.

The following (5) through (9) applies for each of the Two Properties.

- (5) Date of Contract : August 15, 2013
 (6) Scheduled Date of Acquisition : August 19, 2013
 (7) Acquisition Funds : Debt financing (Note) and cash on hands
 (8) Settlement Method : Payment in full on delivery
 (9) Source of Acquisition : Acquired from other than related parties

Note: For details concerning new debt, please refer to the press release “Notice Concerning Debt Financing (Series 86) and Interest-Rate Swap Agreement,” dated August 15, 2013.

2. Reason for Acquisitions

The acquisitions of the Two Properties are made to raise the percentage of our investments in the Tokyo Metropolitan Area, and to further enhance and stabilize the Investment Corporation’s overall investment portfolio, in accordance with its Articles of Incorporation and basic investment policies.

Itopia Nihonbashi SA Building is a medium-sized office building located in the Tokyo Metropolitan Area. In addition, the Investment Corporation may acquire Central Urban Retail Properties as an alternative to investment in office buildings, limited to retail properties located in flourishing districts with high scarcity and with a certain amount of office floor area, and the Investment Corporation plans to acquire urban retail property Ginza 4chome Tower as an alternative investment to office buildings. Through the acquisition of the 2 Properties the Investment Corporation's portfolio will expand to 84 properties (total acquisition price: 302.9 billion yen) and the ratio of investment (acquisition price basis) in office buildings in the portfolio will be 89.9% and the ratio of investment in the Tokyo Metropolitan Area in the portfolio will be 82.1%.

The Investment Corporation will continue to maintain its investment policy of mainly investing in mid-sized office buildings in the Tokyo Metropolitan Area and will set out to construct a stronger portfolio.

3. Property Details

A-87 Itopia Nihonbashi SA Building

| | | |
|-------------------------------------|-----------------------------|---|
| Property Name | | Itopia Nihonbashi SA Building |
| Type of Specified Asset | | Trust beneficiary interest in real estate |
| Trustee | | Mitsubishi UFJ Trust and Banking Corporation. |
| Trust Term | | March 27, 2008 to May 31, 2022 (Note 1) |
| Current Owner / Acquisition Date | | MG Strings TMK / May 31, 2012 |
| Previous Owner / Acquisition Date | | Oslo Asset TMK/ March 27, 2008 |
| Location (Address) | | 1-2-10 Horidomecho, Nihonbashi, Chuo-ku Tokyo |
| Usage | | Offices, Residential, Parking (Note 2) |
| Type of Structure | | Flat-roofed, steel-frame reinforced concrete structure; one underground and ten above-ground floors (Note 3) |
| Site Area | Land | 1,193.91m ² (Note 4) |
| | Building (Total Floor Area) | 7,362.25 m ² (Note 3) |
| Type of Ownership | Land | Proprietary ownership (portion of site right based on site area: 63.46%) (Note 5) |
| | Building (Note 6) | Compartmentalized ownership 1F-5F: Office portion 10F: Residential portion Shared compartmentalized ownership (Note 5) 9F: Office portion (portion of shared compartmentalized ownership: 59.88%) B1-1F: Parking portion (portion of shared compartmentalized ownership: 63.47%) |
| Completion Date | | July 27, 1995 |
| Architect | | Nosu Architects Planners Engineers Ltd., ITO ARCHITECTS & ENGINEERS INC. |
| Construction Company | | Takenaka Corporation, others |
| Construction Confirmation Authority | | Tokyo |
| Probable Maximum Loss | | 5.30% (rated by Sampo Japan Nipponkoa Risk Management, Inc.) |
| Acquisition Price | | ¥2,200,000,000 |
| Appraisal | Appraisal Value | ¥2,230,000,000 |
| | Base Date for Appraisal | May 1, 2013 |
| | Appraiser | Daiwa Real Estate Appraisal Co., Ltd. |

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|--|--|---|
| | Details | Please refer to Reference Material 1. |
| Existence of Secured Interests after Acquisition | | None |
| Master Lease Company after Acquisition | | The Investment Corporation |
| Property Management Company after Acquisition | | Kenedix Office Partners, Inc. ("the Asset Management Company") |
| Number of End Tenants | | 14 (As of July 31, 2013. The same applies below.) |
| Total Leasable Floor Area | | 3,106.42 m ² (Note 7) |
| Total Leased Floor Area | | 3,106.42 m ² (Note 7) |
| Occupancy Ratio | | 100.0% (Note 7) |
| Monthly Rental Income (Excluding Consumption Tax) | | ¥14,914 thousand (Note 8) |
| Security and Guarantee Deposit | | ¥115,288 thousand (Note 8) |
| Forecast Net Operating Income | | Please refer to Reference Material 2. |
| Special Considerations | None | |
| Other | <p>Notes:</p> <ol style="list-style-type: none"> 1. The Investment Corporation plans to change the trust term to until August 1, 2020 at the time of acquisition. 2. The Property refers to fifteen (w/in two units are common ownership) of the eighteen total units that comprise this compartmentalized ownership building. Usage is recorded for each unit. 3. The type of structure and total floor area for the entire building. 4. The total site area is for the entire building. 5. The portion of site right and shared compartmentalized ownership figures are rounded off to the second decimal place. 6. Concerning the Property, the entire building including the compartments of the Property has three compartments (office portions on floors six through eight) owned by a domestic business company. In addition, the ninth floor and parking lot (first basement floor and first floor) portions are shared with the company. Among the total floor area of 5,158.62m² of the building under compartmentalized ownership included in the entire building, the total floor area of the Property's building under compartmentalized ownership is 3,266.67m² (area ratio: 63.32%). It is the floor area gained by including the ninth floor and parking lot (first basement floor and first floor) portions, which are shared, and dividing each floor area by the co-ownership ratio. 7. The floor area of the ninth floor office portion is the floor area gained by dividing by the co-ownership ratio. 8. Monthly rental income and guarantee deposit information is exclusive of parking facility amounts, utilities and other revenues. Also, figures of less than one thousand yen are rounded off. | |
| Characteristics of the Property | <p>(1) Area The Property neighbors the arterial road Ningyocho-Dori and is located in a commercial district where mid- to high-rise office buildings stand in a line. In addition, the Property offers proximity to the nearest station as it is approximately a four-minute walk from Kodenmacho Station on the Tokyo Metro Hibiya Line.</p> <p>(2) Buildings The Property will meet the needs of a diverse range of tenants as its standard floor has leasable floor area of around 526 m² (approximately 159 tsubo), a ceiling height of 2.6m, and is</p> | |

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| | <p>equipped with individual air-conditioning systems, OA floors (a portion), automated security as well as flat parking and mechanical parking lots (31 vehicles in total).</p> <p>(3) Tenants</p> <p>Currently, the Property is occupied with tenants from a variety of industries including manufacturing, building management, fuel sales, manufacturing and sales of foodstuffs, in addition to many other sectors.</p> |
|--|---|

C-4 Ginza 4chome Tower

| | | |
|---|--|---------------------------------------|
| Property Name | Ginza 4chome Tower | |
| Type of Specified Asset | Trust beneficiary interest in real estate | |
| Trustee | Mizuho Trust & Banking Co., Ltd. | |
| Trust Term | April 8, 2009 to March 30, 2022 (Note 1) | |
| Current Owner / Acquisition Date | MG Ginza 1 TMK / March 30, 2012 | |
| Previous Owner / Acquisition Date | Y.K. Duplex Twenty Fourth / December 16, 2005 (Note 2) | |
| Location (Address) | 4-9-13 Ginza, Chuo-ku, Tokyo | |
| Usage | Retail Shops, Office, Parking | |
| Type of Structure | Flat-roofed, steel-frame reinforced concrete structure; one underground and thirteen above-ground floors | |
| Site Area | Land | 688.52 m ² |
| | Building | 6,787.33 m ² |
| Type of Ownership | Land | Proprietary ownership |
| | Building | Proprietary ownership |
| Completion Date | November 28, 2008 | |
| Architect | Toltec Architects Planners Co., Ltd. | |
| Construction Company | Taisei Corporation | |
| Construction Confirmation Authority | JAPAN ERI CO., LTD. | |
| Probable Maximum Loss | 1.16% (rated by Sompo Japan Nipponkoa Risk Management, Inc.) | |
| Acquisition Price | ¥9,800,000,000 | |
| Appraisal | Appraisal Value | ¥10,500,000,000 |
| | Base Date for Appraisal | May 1, 2013 |
| | Appraiser | Japan Real Estate Institute. |
| | Details | Please refer to Reference Material 1. |
| Existence of Secured Interests after Acquisition | None | |
| Master Lease Company after Acquisition | The Investment Corporation | |
| Property Management Company after Acquisition | The Asset Management Company | |
| Number of End Tenants | 4 (As of July 31, 2013. The same applies below.) | |
| Total Leasable Floor Area | 5,624.23 m ² | |
| Total Leased Floor Area | 5,624.23 m ² | |
| Occupancy Ratio | 100.0% | |
| Monthly Rental Income (Excluding Consumption Tax) | ¥40,933 thousand (Note 3) | |
| Security and Guarantee Deposit | ¥346,121 thousand (Note 3) | |
| Forecast Net Operating Income | Please refer to Reference Material 2. | |

| | |
|---------------------------------|---|
| Special Considerations | None |
| Other | Notes: 1. The Investment Corporation plans to change the trust term to until August 1, 2020 at the time of acquisition. 2. Y.K. Duplex Twenty Fourth acquired the land on December 16, 2005 and placed the land and building in trust on April 8, 2009 after the building's completion. 3. Monthly rental income and guarantee deposit information is exclusive of parking amounts, utilities and other revenues. Also, figures of less than one thousand yen are rounded off. |
| Characteristics of the Property | (1) Area The Property is in a location with convenient access as it is approximately a one-minute walk from Higashi-Ginza Station on the Toei Subway Asakusa Line and the Tokyo Metro Hibiya Line, and about a two-minute walk from Ginza Station on the Tokyo Metro Ginza Line, the Tokyo Metro Hibiya Line and the Tokyo Metro Marunouchi Line. In addition, the Property faces Harumi-Dori street located in a flourishing area even by Ginza district standards, and neighbors the Ginza 4chome intersection. Due to its good visibility and accessibility, it is expected to attract customers from a wide area, including office workers in the surrounding area, and strong tenant demand is expected. (2) Buildings The Property's standard floor has leasable floor area of about 464m ² (about 140 tsubo) and the floor height is 4.2m, securing quality space for retail and office use. Facilities include three elevators that access every floor and one elevator with access between the first basement floor and the fourth floor, a mechanical parking lot for 67 vehicles and two dedicated (vehicle) spaces for pick-up and delivery. (3) Tenants The Property is occupied by tenants engaged in bridal related businesses, advertisement production, women's apparel manufacturing, wholesale and sales, and restaurant related businesses. |

4. Seller's Profile

(1) A-87 Itopia Nihonbashi SA Building

| | |
|---|---|
| Company Name | MG Strings TMK |
| Location | 7-18-18 Roppongi, Minato-ku, Tokyo |
| Title and Name of Representative | Director Shigeki Uno |
| Description of Business | 1. Operations relating to the assign, management and disposal of specified assets pursuant to the asset securitization plan formulated in compliance with the Act on Securitization of Assets. 2. All operations that occur in conjunction with and in relation to the securitization of such specified assets. |
| Amount of Specialized Capital | ¥611,900,000 |
| Amount of Preferred Capital | ¥4,650,000,000 |
| Date of Incorporation | March 19, 2010 |
| Net Assets | ¥5,514,382,632 |
| Total Assets | ¥13,278,377,149 |
| Relationship with the Investment Corporation/the Asset Management Company | |
| Capital Relationship | There is no special capital relationship between the Investment Corporation or the Asset Management Company. |

| | |
|--|--|
| Personnel Relationship | There is no special personnel relationship between the Investment Corporation or the Asset Management Company. |
| Business Relationship | There is no special business relationship between the Investment Corporation or the Asset Management Company. |
| Applicability of Related Party Relationships | The seller is not a related company as defined under the Investment Trust Law or the internal regulations of the Asset Management Company. |

*As of June 30, 2013

(2) C-4 Ginza 4chome Tower

| | |
|---|--|
| Company Name | MG Ginza 1 TMK |
| Location | 7-18-18 Roppongi, Minato-ku, Tokyo |
| Title and Name of Representative | Director Shigeki Uno |
| Description of Business | 1. Operations relating to the assign, management and disposal of specified assets pursuant to the asset securitization plan formulated in compliance with the Act on Securitization of Assets. 2. All operations that occur in conjunction with and in relation to the securitization of such specified assets. |
| Amount of Specialized Capital | ¥674,300,000 |
| Amount of Preferred Capital | ¥1,400,000,000 |
| Date of Incorporation | April 14, 2008 |
| Net Assets | ¥2,077,455,649 |
| Total Assets | ¥8,054,150,913 |
| Relationship with the Investment Corporation/the Asset Management Company | |
| Capital Relationship | There is no special capital relationship between the Investment Corporation or the Asset Management Company. |
| Personnel Relationship | There is no special personnel relationship between the Investment Corporation or the Asset Management Company. |
| Business Relationship | There is no special business relationship between the Investment Corporation or the Asset Management Company. |
| Applicability of Related Party Relationships | The seller is not a related company as defined under the Investment Trust Law or the internal regulations of the Asset Management Company. |

*As of June 30, 2013

5. Acquirer's (Seller) Profile

Not disclosed due to the sellers (the current owners) of the Two Properties is not a special related party of the Asset Management Company.

6. Details of Brokerage

No relevant information regarding this transaction.

7. Interested-Party Transactions

The Investment Corporation and the Asset Management Company are to conduct the following transactions with each other in relation to the acquisition of the Property.

The Asset Management Company bound by its rules as they relate to interested-party transactions, worked to ensure strict compliance with statutory and other regulatory requirements. Furthermore, in order to ensure that the transactions were conducted in an open and fair manner and that the Investment Corporation was not disadvantaged, the Asset Management Company submitted all transactions for deliberation and approval by the Asset Management Committee and the Compliance Committee. Subject to approval, each transaction was then submitted to the Board of

Directors for ratification.

In accordance with the Investment Trust Law, the Asset Management Company shall provide a report to the Investment Corporation relating to the interested-party transactions.

Appointment of a Property Management Company

The Investment Corporation plans to execute a property management agreement with Kenedix Office Partners, Inc. on the acquisition date for the Two Properties. Other parties to the agreement include the trustee.

Fees relating to property management remain at the same level as the current properties.

Outline of Property Management Fees:

- Leasing management fees
Rental income \times 2% + Real estate operating income after management overhead expenses and before depreciation \times 2%
- Management transfer fees
Management transfer fee is set based on the property sale price, as shown in the table below.

| Property (Trust Beneficiary Interest) Price | Management Transfer Fee (At the Time of Purchase and Sale) | Relevant Property No. |
|--|---|--------------------------|
| ¥1.0 billion and more, and less than ¥3.0 billion | ¥2.0 million | A-87 |
| ¥5.0 billion and more, and less than ¥10.0 billion | ¥2.4 million | C-4 |

8. Acquisition Schedule

| | |
|---|---------------------------|
| Date of Determination of Acquisition | August 15, 2013 |
| Date of Execution of Purchase Agreement | August 15, 2013 |
| Scheduled Payment Date | August 19, 2013 (planned) |
| Scheduled Delivery Date | August 19, 2013 (planned) |

*Applies for the Two Properties.

9. Outlook

The impact of the settlement of the Two Properties on the financial results for the 17th fiscal period (May 1, 2013 to October 31, 2013) is minimal. Therefore, the forecast of financial results for the period remain unchanged.

Attached Materials

- ① Outline of the Two Properties Appraisals
- ② Projected Cash Flow for the Two Properties
- ③ Building Condition Investigation Report
- ④ Property Photographs
- ⑤ Property Portfolio after Acquisition of the Two Properties

Reference Material 1

Outline of the Two Properties Appraisals

| Unit: Yen | | |
|---|---------------------------------------|------------------------------|
| Appraiser | Daiwa Real Estate Appraisal Co., Ltd. | Japan Real Estate Institute. |
| Base Date for Appraisal | May 1, 2013 | |
| Property Name | A-87 Itopia Nihonbashi SA Building | C-4 Ginza 4chome Tower |
| Appraisal Value | 2,230,000,000 | 10,500,000,000 |
| Value Calculated Using the Direct Capitalization Method | 2,220,000,000 | 10,700,000,000 |
| Gross Operating Revenue | 176,283,859 | 534,889,000 |
| Maximum Gross Operating Revenue | 185,843,830 | 536,931,000 |
| Shortfall Attributed to Vacancies | 9,559,971 | 2,042,000 |
| Operating Expenses | 53,713,061 | 106,123,000 |
| Administrative and Maintenance Expense | 38,555,916 | 66,507,000 |
| Taxes and Dues | 13,648,800 | 38,701,000 |
| Other Expenses | 1,508,345 | 915,000 |
| Net Operating Income (NOI) | 122,570,798 | 428,766,000 |
| Capital Expenditure | 13,168,938 | 9,409,000 |
| Gain on Guarantee Deposit Investment (Note) | 1,835,842 | 6,898,000 |
| Net Cash Flow (NCF) | 111,237,702 | 426,255,000 |
| Overall Capitalization Rate (NCF) | 5.0% | 4.0% |
| Value Calculated Using the Discounted Cash Flow Method | 2,240,000,000 | 10,300,000,000 |
| Discount Rate | 4.8% | 3.8% |
| Terminal Capitalization Rate | 5.2% | 4.2% |
| Value Calculated Using the Cost Method | 2,240,000,000 | 8,880,000,000 |
| Land | 73.7% | 81.3% |
| Building | 26.3% | 18.7% |

Note: Gain on guarantee deposit investment is calculated, based on a property guarantee deposit operating yield of 2.0%.

*Reference (Appraisal NOI yield = Net Operating Income (NOI) in the aforementioned Value Calculated Using the Direct Capitalization Method ÷ Planned Acquisition Price)

| Property Name | A-87 Itopia Nihonbashi SA Building | C-4 Ginza 4chome Tower |
|---|--|---------------------------|
| Appraisal NOI yield (Rounded to the first decimal place) | 5.6% | 4.4% |

Reference Material 2

Projected Cash Flow for the Two Properties

| Unit : Millions of Yen | | |
|--|--|---------------------------|
| Property Name | A-87 Itopia Nihonbashi SA Building | C-4 Ginza 4chome Tower |
| A. Projected Operating Revenues | 188 | 529 |
| B. Projected Operating Expenses (excluding depreciation) | 54 | 130 |
| C. Projected NOI (A-B) | 134 | 399 |
| D. Occupancy Ratio | 95.8% | 97.9% |

Underlying assumptions:

1. The above projected cash flow is an estimate for one year and is exclusive of extraordinary factors of the year of acquisition.
2. Revenues are based on an occupancy ratio in the above chart “D. Occupancy Ratio”, which is based on the current occupancy ratio and future changes of occupancy.
3. Expenses include property management fees, taxes and dues, repairs and maintenance expenses, and insurance.

Reference Material 3

Building Condition Investigation Report

| Unit: Yen | | |
|--|---|---------------------------|
| Investigation Company | HI International Consultant Co., LTD. | |
| Date of Investigation | April 2013 | |
| Property Name | A-87 Itopia Nihonbashi SA Building (Note) | C-4 Ginza 4chome Tower |
| Repairs, maintenance and renovation expenses required over the next year | 8,100,000 | 1,250,000 |
| Repairs, maintenance and renovation expenses expected to be required within 2-12 years | 329,120,000 | 160,040,000 |
| Unit-in-Place | 1,944,200,000 | 1,747,500,000 |

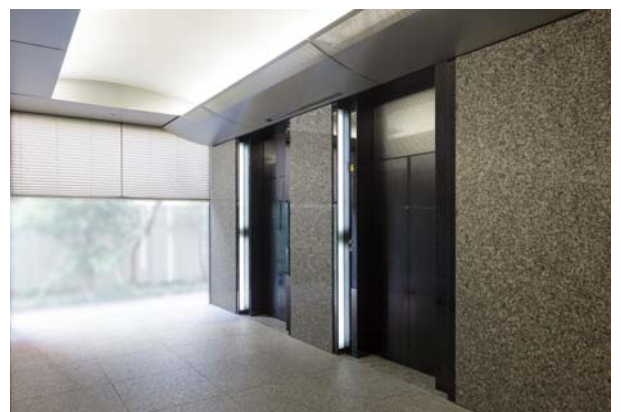
Note: The repairs, maintenance and renovation expenses and unit-in place for the entire building.

- * The abovementioned investigation company undertakes building assessments for these properties such as
- a diagnosis of building deterioration
 - formulation of a short- and long-term repair and maintenance plan
 - assessment of legal compliance with the Building Standards Law
 - analyses of the existence of hazardous substances and the soil environment and submits a building assessment report to the Investment Corporation.

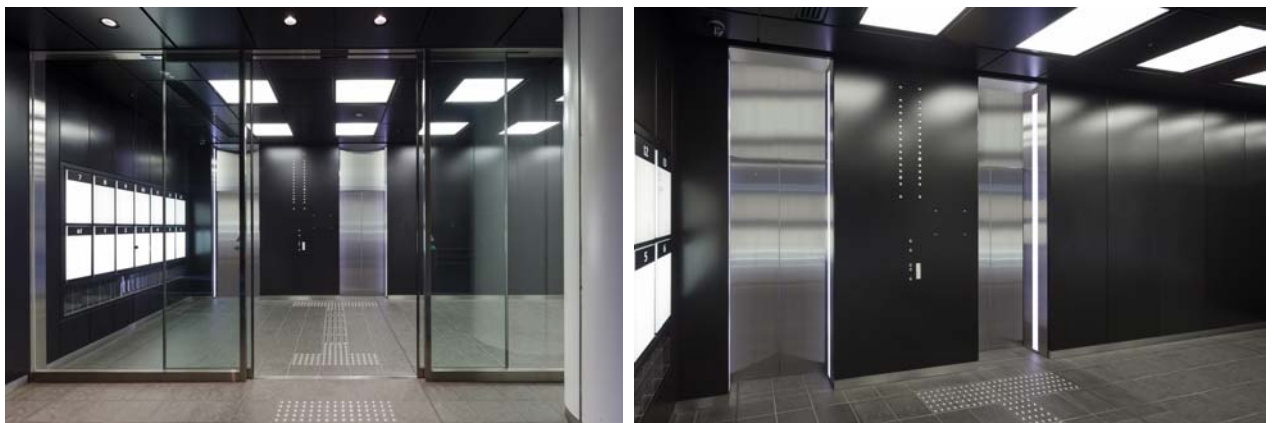
Reference Material 4

Property Photographs

A-87 Itopia Nihonbashi SA Building



C-4 Ginza 4chome Tower



Reference Material 5

Property Portfolio after Acquisition of the Two Properties

| Type of Use | Area | Property Name | Acquisition Price (Millions of Yen) (Note 1) | Ratio (Note 1) | Acquisition Date |
|----------------------------|-------------------------|---|--|----------------|--|
| Office Buildings | Tokyo Metropolitan Area | KDX Nihonbashi Kabutocho Building | 11,270 | 3.7% | December 26, 2011 |
| | | KDX Harumi Building | 10,250 | 3.3% | June 30, 2008 |
| | | Toranomon Toyo Building | 9,850 | 3.2% | June 1, 2007 |
| | | Hiei Kudan-Kita Building | 7,600 | 2.5% | February 1, 2008 |
| | | KDX Shinjuku Building | 6,800 | 2.2% | February 18, 2010 |
| | | KDX Ochanomizu Building | 6,400 | 2.1% | April 2, 2007 |
| | | Fuchu South Building | 6,120 | 2.0% | September 21, 2012 |
| | | KDX Shiba-Daimon Building | 6,090 | 2.0% | March 1, 2007 |
| | | KDX Kojimachi Building | 5,950 | 1.9% | November 1, 2005 |
| | | KDX Nihonbashi 313 Building | 5,940 | 1.9% | August 1, 2005 |
| | | KDX Shin-Yokohama 381 Building (Note 2) | 5,800 | 1.9% | Existing Tower: February 1, 2008 Annex Tower: November 18, 2009 |
| | | Toshin 24 Building | 5,300 | 1.7% | May 1, 2006 |
| | | KDX Iidabashi Building | 4,670 | 1.5% | July 22, 2011 |
| | | KDX Ebisu Building | 4,640 | 1.5% | May 1, 2006 |
| | | KDX Higashi Shinagawa Building | 4,590 | 1.5% | July 22, 2011 |
| | | Higashi-Kayabacho Yuraku Building | 4,450 | 1.4% | August 1, 2005 |
| | | KDX Toranomon Building | 4,400 | 1.4% | April 17, 2007 |
| | | KDX Ginza Ichome Building | 4,300 | 1.4% | November 12, 2010 |
| | | KDX Nishi-Gotanda Building | 4,200 | 1.3% | December 1, 2006 |
| | | KDX Nihonbashi Honcho Building | 4,000 | 1.3% | November 12, 2010 |
| | | KDX Kawasaki-Ekimae Hon-cho Building | 3,760 | 1.2% | February 1, 2008 |
| | | KDX Hatchobori Building | 3,680 | 1.2% | August 1, 2005 |
| | | KDX Hamamatsucho Building | 3,460 | 1.1% | May 1, 2006 |
| | | KDX Roppongi 228 Building | 3,300 | 1.0% | January 10, 2008 |
| | | Koishikawa TG Building | 3,080 | 1.0% | November 18, 2009 |
| | | KDX Higashi-Shinjuku Building | 2,950 | 0.9% | September 1, 2006 |
| | | Kasuga Business Center Building | 2,800 | 0.9% | September 21, 2012 |
| | | KDX Kayabacho Building | 2,780 | 0.9% | May 1, 2006 |
| | | KDX Jimbocho Building | 2,760 | 0.9% | March 31, 2008 |
| | | Nissou Dai-17 Building | 2,710 | 0.8% | February 1, 2008 |
| | | KDX Hakozaki Building | 2,710 | 0.8% | July 22, 2011 |
| | | KDX Shinbashi Building | 2,690 | 0.8% | May 1, 2006 |
| Gotanda TG Building | 2,620 | 0.8% | November 18, 2009 | | |
| KDX Nakano-Sakaue Building | 2,533 | 0.8% | August 1, 2005 | | |
| KDX Shin-Yokohama Building | 2,520 | 0.8% | May 1, 2006 | | |
| Harajuku F.F. Building | 2,450 | 0.8% | August 1, 2005 | | |

| | | | | | | |
|------------------|-------------------------------------|--------------------------------------|----------------------------|--------------|--------------------------------|--|
| Office Buildings | Tokyo Metropolitan Area | Ikejiri-Oohashi Building | 2,400 | 0.7% | February 1, 2008 | |
| | | KDX Kajicho Building | 2,350 | 0.7% | July 3, 2006 | |
| | | KDX Hamacho Nakanohashi Building | 2,310 | 0.7% | February 1, 2008 | |
| | | KDX Hamacho Building | 2,300 | 0.7% | March 16, 2006 | |
| | | KDX Shinjuku 286 Building | 2,300 | 0.7% | June 1, 2007 | |
| | | KDX Shin-Nihonbashi Building | 2,300 | 0.7% | July 22, 2011 | |
| | | FIK Minami Aoyama | 2,270 | 0.7% | August 1, 2005 | |
| | | KDX Funabashi Building | 2,252 | 0.7% | March 1, 2006 | |
| | | KDX Hamamatsucho Dai-2 Building | 2,200 | 0.7% | September 1, 2008 | |
| | | Itopia Nihonbashi SA Building | 2,200 | 0.7% | August 19, 2013 Planned | |
| | | Shin-toshin Maruzen Building | 2,110 | 0.6% | February 29, 2008 | |
| | | Nomura Fudosan Omiya Kyodo Building | 2,020 | 0.6% | March 26, 2013 | |
| | | KDX Nihonbashi 216 Building | 2,010 | 0.6% | December 1, 2009 | |
| | | KDX Okachimachi Building | 2,000 | 0.6% | March 1, 2007 | |
| | | KDX Gobancho Building | 1,951 | 0.6% | March 31, 2008 | |
| | | Kanda Kihara Building | 1,950 | 0.6% | August 1, 2005 | |
| | | Nakameguro Business Center Building | 1,880 | 0.6% | September 21, 2012 | |
| | | KDX Iwamoto-cho Building | 1,864 | 0.6% | May 1, 2008 | |
| | | KDX Kiba Building | 1,580 | 0.5% | June 20, 2006 | |
| | | KDX Nishi-Shinjuku Building | 1,500 | 0.4% | April 2, 2007 | |
| | | KDX Monzen-Nakacho Building | 1,400 | 0.4% | January 19, 2007 | |
| | | KDX Kanda Misaki-cho Building | 1,380 | 0.4% | February 1, 2008 | |
| | | KDX Hon-Atsugi Building | 1,305 | 0.4% | March 1, 2007 | |
| | | Kabutocho Nikko Building II | 1,280 | 0.4% | December 26, 2011 | |
| | | Tachikawa Ekimae Building | 1,267 | 0.4% | December 26, 2011 | |
| | | KDX Hachioji Building | 1,155 | 0.3% | March 1, 2007 | |
| | | KDX Nogizaka Building | 1,065 | 0.3% | July 14, 2006 | |
| | | Other Regional Areas | KDX Nagoya Sakae Building | 7,550 | 2.4% | Land: April 25, 2008 Building: July 1, 2009 |
| | | | KDX Nagoya Ekimae Building | 7,327 | 2.4% | December 26, 2011 |
| | | | Portus Center Building | 5,570 | 1.8% | September 21, 2005 |
| | Karasuma Building | | 5,400 | 1.7% | June 1, 2007 | |
| | KDX Hakata-Minami Building | | 4,900 | 1.6% | February 1, 2008 | |
| | Nagoya Nikko Shoken Building | | 4,158 | 1.3% | December 26, 2011 | |
| | KDX Kobayashi-Doshomachi Building | | 2,870 | 0.9% | December 1, 2010 | |
| | KDX Higashi Umeda Building | | 2,770 | 0.9% | March 28, 2012 | |
| | KDX Kitahama Building | | 2,220 | 0.7% | February 1, 2008 | |
| | KDX Sendai Building | | 2,100 | 0.6% | June 1, 2007 | |
| | Kitananajo SIA Building | | 2,005 | 0.6% | March 25, 2011 | |
| | KDX Minami Semba Dai-1 Building | | 1,610 | 0.5% | May 1, 2006 | |
| | KDX Minami Semba Dai-2 Building | | 1,560 | 0.5% | May 1, 2006 | |
| | KDX Niigata Building | | 1,305 | 0.4% | March 1, 2007 | |
| | Sendai Nikko Building | | 950 | 0.3% | December 26, 2011 | |
| | Total of 78 Office Buildings | | 272,318 | 89.9% | - | |

| | | | | | |
|------------------------------------|--|--------------------------------|---------|--------|-------------------------|
| Central Urban Retail Properties | Tokyo Metropolitan Area | Frame Jinnan-zaka | 9,900 | 3.2% | August 1, 2005 |
| | | Ginza 4chome Tower | 9,800 | 3.2% | August 19, 2013 planned |
| | | KDX Yoyogi Building | 2,479 | 0.8% | September 30, 2005 |
| | Total of 3 Central Urban Retail Properties | | 22,179 | 7.3% | - |
| Residential Properties | Tokyo Metropolitan Area | Residence Charmante Tsukishima | 5,353 | 1.7% | May 1, 2006 |
| | | Court Mejiro | 1,250 | 0.4% | August 1, 2005 |
| | Other Regional Areas | Venus Hibarigaoka | 1,800 | 0.5% | December 8, 2005 |
| | Total of 3 Residential Properties | | 8,403 | 2.7% | - |
| Total of 84 Properties | | | 302,900 | 100.0% | Portfolio PML 4.81 % |

| | | | | |
|-----------------------|---|-------|---|----------------|
| Investment Securities | Senri Property TMK Preferred Securities | 891 | - | April 26, 2012 |
| | Godo Kaisha KRF31 Silent Partnership Equity Investment | 200 | - | May 23, 2013 |
| | Total of 2 Investment Securities | 1,091 | - | - |

Notes:

- Figures of less than one million yen are rounded off from acquisition prices, and ratios are rounded off to the first decimal place.
- The acquisition price of the existing tower acquired on February 1, 2008 was 4,700 million yen, and the acquisition price of the annex tower acquired on November 18, 2009 was 1,100 million yen.