

Translation of Japanese Original

April 26, 2022

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Hikaru Teramoto, Executive Director
(Securities Code: 8972)

Asset Management Company:
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Notice Concerning Acquisition of Properties (Edobashi Building • Sendai Honcho Building)

Kenedix Office 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, decided to acquire the following properties (“the Acquisition”), as follows. Furthermore, the sellers of the each asset are related parties, etc. as defined in the Investment Trusts and Investment Corporations Law (“the Investment Trust Law”) and related parties as defined in the rules for related-party transactions of the Office REIT Department of the Asset Management Company. These transactions were deliberated and approved by the Asset Management Committee of Office REIT Department after the deliberation and approval of Compliance Committee.

1. Outline of the Acquisition

(1) Property Name	Edobashi Building	Sendai Honcho Building
(2) Area	Chuo-ku, Tokyo	Sendai, Miyagi
(3) Anticipated Acquisition Price (Note 1)	9,600 million yen	6,360 million yen
(4) Seller	Please refer to below “4. Seller’s Profile.”	
(5) Contract Date	April 26, 2022	
(6) Scheduled Acquisition Date	June 30, 2022 or date not later than June 30, 2022 to be agreed separately	April 28, 2022
(7) Planned Acquisition Funds (Note 2)	Debt financing (planned)	Debt financing
(8) Settlement Method	Payment in full on settlement	

Note 1: Excluding acquisition costs, adjustment amount of property tax and city-planning tax, and consumption tax, etc.

Note 2: For details concerning debt financing to be the acquisition fund of Sendai Honcho Building, please refer to the press release, “Notice Concerning Debt Financing (Series 192)” dated today. The details concerning the planned acquisition fund of Edobashi Building will be announced upon determination.

Each aforementioned property shall hereafter be referred to as “the Property” and collectively as “the Two Properties”.

2. Reason for Acquisition

The decision on the Acquisition was made by comprehensively considering portfolio construction policy, real estate market trends, the characteristics of the Two Properties and other factors to improve and expand the portfolio through expansion of portfolio size.

In the decision to acquire the Two Properties, which are mid-sized office buildings in Tokyo Metropolitan Area (5 central wards) and Other Regional Area that the Investment Corporation has focused on as main investment target, the following characteristics of the Two Properties were evaluated.

(1) Edobashi Building

(i) Area

Nihonbashi Honcho, where the Property is located, and neighboring Nihonbashi Muromachi are lined with stores such as Nihombashi Mitsukoshi Main Store, and are also foremost office areas in Tokyo, home to many corporate headquarters and branches. With numerous redevelopment plans in the pipeline both in Nihonbashi Honcho and the surrounding area, this is an area that is developing further.

The Property fronts onto a main avenue (Showa-dori Avenue) and is an office building accessible from multiple train lines and with extremely high traffic convenience being approximately 5 minutes on foot from Mitsukoshimae Station on the Tokyo Metro Ginza Line/Hanzomon Line, approximately 6 minutes' walk from Nihombashi Station on the Toei Asakusa Line, and approximately 6 minutes on foot from Shin-Nihombashi Station on the JR Sobu Main Line.

(ii) Building

The Property has a leasable floor area of about 695 m² (approximately 210 tsubo) on the standard floors, with ceiling height of 2.6 m. It is equipped with individual air-conditioning systems, OA floors, a security system, 24 mechanical parking spaces, and 3 flat parking spaces. The Property has an imposing facade and the rental rooms are regularly-shaped, taking daylight from both north and south and giving a sense of spaciousness. After the acquisition, the Investment Corporation plans to renovate the common areas including the entrance hall to further strengthen the Property's competitiveness, as well as implement other environment-friendly construction such as installation of LED lightnings.

(2) Sendai Honcho Building

(i) Area

The Property is located in an office area in the center of Sendai City, adjacent to a district lined with government agencies such as the Miyagi Prefectural Government and Sendai City Hall, and a bustling neighborhood extending from the front of Sendai Station and consisting mainly of stores, bars and restaurants. Located on a corner, where Hirose-dori Avenue on the south side and Higashi-Ni-bancho-dori Avenue on the west side intersect, the Property is an office building with excellent visibility and with extremely high traffic convenience, being approximately 1 minute on foot from Hirose-dori Station on the Sendai Subway Namboku Line.

(ii) Building

The Property has a leasable floor area of about 612 m² (approximately 185 tsubo) on the standard floors, with ceiling height of 2.5 m. It is equipped with individual air-conditioning systems, OA floors, a security system, and 56 mechanical parking spaces. With regular-shaped rental rooms that facilitate office layout planning and floors that can be subdivided, the Property's office specifications can meet diverse needs. Currently occupied by tenants from various industries ranging from the branches of major corporations to the offices of local corporations. Several decades have passed since the Property was constructed, however, with the renovated common areas including the entrance hall and implemented other environment-friendly construction such as installation of LED lightnings, the Property is reasonably competitive within the area and more widely.

Through the acquisition of the Two Properties, the portfolio of the Investment Corporation will expand to 98 properties (total: 455.2 billion yen). The investment ratio of office buildings in the portfolio will be 99.3%, and the investment ratio of the Tokyo Metropolitan Area (Note) in the portfolio will be 80.5% (The figures are based on anticipated acquisition price.).

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

3. Property Details

(1) Edobashi Building

Property Name		Edobashi Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Term		February 28, 2002 to March 31, 2030 (Note 1)
Location (Address)		1-7-2 Nihonbashi Honcho, Chuo-ku, Tokyo
Usage		Office
Type of Structure		Steel-framed reinforced concrete structure; one underground and ten above-ground floors
Site Area	Land	924.00 m ²
	Building (total floor area)	8,076.42 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		November 21, 1986
Probable Maximum Loss		6.5% (Sompo Risk Management & Health Care Inc.)
Anticipated Acquisition Price		9,600 million yen
Appraisal	Appraisal Value	10,200 million yen
	Base Date for Appraisal	April 1, 2022
	Appraiser	Japan Real Estate Institute
	Details	Please refer to below "10. Summary of Appraisal Report."
Appraisal Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Design, Inc.
Details of Tenant		As of March 31, 2022
	Number of End Tenants	7
	Total Leasable Area	5,695.70 m ²
	Total Leased Area	5,695.70 m ²
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)	30 million yen (Note 2)
	Security and Guarantee Deposit	283 million yen (Note 2)
Forecast Income and Expenditure (Annual Amount)		
	Forecast Net Operating Income	342 million yen
	Forecast Net Operating Income after Depreciation	320 million yen
Special Considerations	Not applicable	
Other	(Note 1) The Investment Corporation plans to change the end of trust term to August 1, 2030 at the time of acquisition. (Note 2) The indicated figures include the total amount of monthly rent, common	

	area charge, and security and guarantee deposit for the end-tenants for which the lease period started. Figures are truncated to thousands of yen.
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(2) Sendai Honcho Building

Property Name		Sendai Honcho Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust Term		March 29, 2002 to May 31, 2028 (Note 1)
Location (Address)		2-3-10 Honcho, Aoba-ku, Sendai City, Miyagi
Usage		Office, Retail
Type of Structure		Flat-roofed, Steel-framed reinforced concrete structure; one underground and twelve above-ground floors
Site Area	Land	1,995.04 m ²
	Building (total floor area)	13,049.82 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		November 26, 1984
Probable Maximum Loss		1.0% (Sompo Risk Management & Health Care Inc.)
Anticipated Acquisition Price		6,360 million yen
Appraisal	Appraisal Value	6,500 million yen
	Base Date for Appraisal	April 1, 2022
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Details	Please refer to below “10. Summary of Appraisal Report.”
Appraisal Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Design, Inc.
Details of Tenant		As of March 31, 2022
	Number of End Tenants	42
	Total Leasable Area	8,882.05 m ²
	Total Leased Area	8,247.12 m ²
	Occupancy Rate	92.9% (Note 2)
	Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)	28 million yen (Note 3)
	Security and Guarantee Deposit	263 million yen (Note 3)
Forecast Income and Expenditure (Annual Amount)		
	Forecast Net Operating Income	293 million yen
	Forecast Net Operating Income after Depreciation	262 million yen
Special Considerations	A superficies has been established on a portion of the land of the Property for the purpose of ownership of facilities required for the high-speed rail business.	
Other	(Note 1) The Investment Corporation plans to change the end of trust term to August 1, 2030 at the time of acquisition.	
	(Note 2) As vacancies occurred as of April 1, 2022 and notice of termination of the lease agreement dated May 31, 2022 was submitted, the occupancy rate is	

	<p>expected to be 90.6% as of June 1, 2022.</p> <p>(Note 3) The indicated figures include the total amount of monthly rent, common area charge, and security and guarantee deposit for the end tenants for which the lease period started. Figures are truncated to thousands of yen.</p>
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4. Seller's Profile

(1) Edobashi Building

Company Name	SMFL MIRAI Partners Company, Limited
Location	1-3-2 Marunouchi, Chiyoda-ku, Tokyo
Title and Name of Representative	Tatsuro Terada, President
Description of Business	<ol style="list-style-type: none"> 1. Real estate business 2. Environmental and energy business 3. Others 4. Services relating to above-mentioned businesses
Amount of Capital	200 million yen (as of March 31, 2022)
Date of Incorporation	October 1, 2018
Net Assets	Not disclosed due to the seller's disapproval.
Total Assets	Not disclosed due to the seller's disapproval.
Major shareholder and ratio	Sumitomo Mitsui Finance and Leasing Company, Limited (100%)
Relationship between the seller and the Investment Corporation/the Asset Management Company	
Capital Relationship	The seller is the owner of Kenedix, Inc. ("KDX"), owning 70% of the outstanding shares of KDX. KDX is the 100% owner of the Asset Management Company.
Personnel Relationship	One of the employees of the Asset Management Company is seconded from the seller. (as of April 1, 2022)
Business Relationship	The seller entered into an Alliance Agreement with the Asset Management Company on October 6, 2021, and provides the Asset Management Company with property information and other services as a supporting company.
Applicability of Related Party Relationships	The seller is a related party, etc. as defined in the Investment Trust Law or related party as defined in the Office REIT Division Related-party Transaction Rules of the Asset Management Company.

(2) Sendai Honcho Building

Company Name	G.K. KRF69
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Ippan Shadan Hojin KRF 69, Representative Partner Masanori Nakatsu, Administrator
Description of Business	<ol style="list-style-type: none"> 1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interest in real estate 3. Aforementioned associated business
Amount of Capital	100 million yen (as of March 31, 2022)
Date of Incorporation	December 11, 2017
Net Assets	Not disclosed due to the seller's disapproval.
Total Assets	Not disclosed due to the seller's disapproval.
Major shareholder and ratio	Please refer to "Capital Relationship" below.
Relationship between the seller and the Investment Corporation/the Asset Management Company	
Capital Relationship	Ippan Shadan Hojin KRF69, to which KDX contributes the funds, owns entire equity interest in the company. In addition, KDX owns 100% of silent partnership equity interest of Ippan Shadan Hojin KRF69 that operates the company
Personnel Relationship	There is no special personnel relationship between the Investment Corporation and the Asset Management Company.
Business Relationship	The asset management business is entrusted to Kenedix Investment Partners, Inc. (KIP), which is the 100% subsidiary of KDX.
Applicability of Related Party	The seller is a related party, etc. as defined in the Investment Trust Law or

Relationships	related party as defined in the Office REIT Department Related-party Transaction Rules of the Asset Management Company.
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5. Acquirer's (Previous Owners of Current Owner) Profile

(1) Edobashi Building

Investment Corporation	Current Owner/Trust beneficiary	Previous Owner/Trust beneficiary
<p><Background・Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium-to long-term profitability.</p> <p>The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (10,200 million yen) determined by Japan Real Estate Institute.</p>	<p><Company Name/Relationship to Specified Related Party> SMFL MIRAI Partners Company, Limited</p> <p>Please refer to above "4. Seller's Profile."</p> <p><Background・Reasons for Acquisition> Acquisition for the purpose of investment and management</p>	<p><Company Name/Relationship to Specified Related Party> Other than a specified related party</p>
<p>< Anticipated Acquisition Price> 9,600 million yen (excluding consumption tax, etc.)</p>	<p><Acquisition Price> Omitted because the property has been owned by current trust beneficiary for more than a year.</p>	-
<p>< Scheduled Date of Acquisition > June 30, 2022 or date not later than June 30, 2022 to be agreed separately</p>	<p><Date of Acquisition> March 6, 2020</p>	-

(2) Sendai Honcho Building

Investment Corporation	Current Owner/Trust beneficiary	Previous Owner/Trust beneficiary
<p><Background・Reasons for Acquisition> In accordance with its basic investment principles, the Investment Corporation shall obtain the Property following its determination as a competitive property that will contribute to the Investment Corporation's medium-to long-term profitability.</p> <p>The anticipated acquisition price is determined to be appropriate, as it is below the appraisal price (6,500 million yen) determined by Daiwa Real Estate Appraisal Co.,Ltd.</p>	<p><Company Name/Relationship to Specified Related Party> G.K. KRF 69</p> <p>Please refer to above "4. Seller's Profile."</p> <p><Background・Reasons for Acquisition> Acquisition for the purpose of investment and management</p>	<p><Company Name/Relationship to Specified Related Party> Other than a specified related party</p>
<p>< Anticipated Acquisition Price> 6,360 million yen (excluding consumption tax, etc.)</p>	<p><Acquisition Price> Omitted because the property has been owned by current trust beneficiary for more than a year.</p>	-
<p>< Scheduled Date of Acquisition > April 28, 2022</p>	<p><Date of Acquisition> May 17, 2018</p>	-

6. Details of Brokerage

Not applicable for the Two Properties.

7. Related-party Transaction

Regarding the Two Properties acquisition, transactions with the related party, etc. shall fall under the following categories of transaction (1) and (2) below.

The Asset Management Company, as bound by the rules for related-party transactions of the Office REIT Department, submitted the transaction for deliberation and approval to the Compliance Committee. After receiving such approval, the transactions were then submitted to the Office REIT Department Asset Management Committee for ratification.

In accordance with the Investment Trust Law, the Asset Management Company will provide reports to the Investment Corporation regarding the related-party transaction.

(1) Acquisition of Property

The sellers fall under the category of the related party defined under the rules for related-party transactions of the Office REIT Department of the Asset Management Company. Details of the sellers are provided in “4. Seller’s Profile” and “5. Acquirer’s (Previous Owners of Current Owner) Profile” above.

(2) Appointment of Property Management Company

The Investment Corporation plans to execute property management agreements for the Two Properties with Kenedix Property Design, Inc. on the scheduled acquisition date for the Two Properties.

Fees relating to property management remain at the same level as the properties owned by the Investment Corporation.

8. Scheduled Date of Acquisition

(1) Edobashi Building

Determination of Acquisition Date Date of Contract	April 26, 2022
Scheduled Payment Date Scheduled Delivery Date	June 30, 2022 or date not later than June 30, 2022 to be agreed separately (Planned) (Note)

Note: The trust beneficiary interest purchase and sale agreement with the seller (“the Transaction Agreement”) on the acquisition of the Property falls under the category of forward commitment etc. made by investment corporations as stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” ruled by the Financial Services Agency of Japan. In the event of a violation of the Transaction Agreement made by the Investment Corporation or the seller, the penalty is stipulated to be an amount equivalent to 5% of the transaction price in the Transaction Agreement.

(2) Sendai Honcho Building

Determination of Acquisition Date Date of Contract	April 26, 2022
Scheduled Payment Date Scheduled Delivery Date	April 28, 2022 (Planned)

9. Outlook

The impact of the acquisition of the Two Properties on the financial results for the fiscal period ending April 30, 2022 (November 1, 2021 to April 30, 2022) and the fiscal period ending October 31, 2022 (May 1, 2022 to October 31, 2022) is minimal. Therefore, the forecast of financial results for the fiscal period remain unchanged.

10. Summary of Appraisal Report

Property Name	Edobashi Building
Appraisal Value	10,200,000,000 yen
Appraiser	Japan Real Estate Institute
Appraisal Date	April 1, 2022

Unit: Yen

Item	Content	Basis
Income Capitalization Approach Value	10,200,000,000	Estimate by treating equally 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	10,200,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	437,941,000	
Maximum Gross Operating Revenue	451,712,000	Assess an amount based on the premise of the rent revenue, common area charge revenue, parking revenue, other revenue, etc. that are believed to remain stable over the medium and long term
Shortfall Attributed to Vacancies	13,771,000	Assess an amount based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	87,501,000	
Maintenance Expenses	17,500,000	Assess an amount in consideration of the actual amounts in the prior years, maintenance expenses of similar properties and unique characteristics of the property
Utility Expenses	18,900,000	Assess an amount in consideration of the actual amounts in the prior years, utility expenses of similar properties, occupancy rate of leased area, etc.
Repair Expenses	7,064,000	Assess an amount in consideration of the actual amounts in the prior years, future administrative operation plan, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
Property Management Fees	8,759,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Recruit Expenses, etc.	2,772,000	Recognize an annual average amount assessed based on the estimated tenant turnover period
Taxes and Dues	32,084,000	Recognize an amount based on the fiscal 2021 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Damage Insurance Fees	422,000	Assess an amount in consideration of the estimated insurance premium rate and insurance premiums at similar properties, etc.
Other Expenses	0	No particular expenses to be recognized as other expenses
(3) Net Operating Income (NOI=(1)-(2))	350,440,000	
(4) Gain on guarantee deposit investment	3,297,000	Assess income from investments by using an investment return of 1.0%
(5) Capital Expenditure	17,130,000	Assess an amount by taking into account the level of capital expenditures at similar properties, the age of the property, the average annual repair, maintenance and renewal expenses in the engineering report, etc. assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF=(3)+(4)-(5))	366,607,000	
(7) Capitalization Rate	3.3%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties, the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value Calculated Using the Discounted Cash Flow Method	10,100,000,000	
Discount Rate	3.0%	Assess an amount by comprehensively taking into account the property's unique characteristics, etc. by reference to transaction yields at similar properties
Terminal Capitalization Rate	3.3%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate
Value Calculated Using the Cost Method	9,750,000,000	
Land	94.5%	
Building	5.5%	

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
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Property Name	Sendai Honcho Building
Appraisal Value	6,500,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co.,Ltd.
Appraisal Date	April 1, 2022

Unit: Yen		
Item	Content	Basis
Income Capitalization Approach Value	6,500,000,000	Estimated an amount by verifying the Value Calculated Using the Direct Capitalization Method as well as handling Value Calculated Using the Discounted Cash Flow Method as a standard
Value Calculated Using the Direct Capitalization Method	6,780,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	473,441,063	
Maximum Gross Operating Revenue	494,894,460	Assess an amount based on the premise of a level of fair rent that is believed to remain stable over the medium and long term
Shortfall Attributed to Vacancies	21,453,407	Assess an amount based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	142,674,157	
Maintenance Expenses	29,017,000	Assess an amount based on the actual maintenance expenses and by verifying such amount by reference to the standards of maintenance expenses at similar properties
Utility Expenses	41,913,000	Assess an amount based on the actual utility expenses in the past, and by verifying such amount by reference to the levels of utility expenses at similar properties
Repair Expenses	5,149,250	Record annual average repair, maintenance and renewal expenses in the engineering report after considering the actual amount of expenses at similar properties
Property Management Fees	8,666,606	Assess a standardized PM fee ratio based on PM fee ratios at similar properties
Tenant Recruit Expenses, etc.	3,591,311	Assess an amount in consideration of an estimated tenant turnover and a vacancy rate, based on the levels of tenant recruitment expenses, etc. at similar properties
Taxes and Dues	51,791,500	Assess an amount based on the fiscal 2021 tax statement, etc.
Damage Insurance Fees	611,490	Record based on the estimated amount of insurance premium
Other Expenses	1,934,000	Assess other expenses such as consumables based on the actual amount in the past
(3) Net Operating Income (NOI= (1)-(2))	330,766,896	
(4) Gain on guarantee deposit investment	3,487,039	Assess income from investments by using an investment return of 1.0%
(5) Capital Expenditure	22,416,690	Record an annual average amount of renewal expenses in the engineering report added by the amount equivalent to CM fees after considering the actual amount of expenses at similar properties
(6) Net Cash Flow (NCF=(3)+(4)-(5))	311,837,245	
(7) Capitalization Rate	4.6%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties, the property's location, the characteristics of the building and other conditions
Value Calculated Using the Discounted Cash Flow Method	6,380,000,000	
Discount Rate	4.4%	While referring to investment returns of similar property transactions, assess by comprehensively taking into account the property's unique characteristics
Terminal Capitalization Rate	4.8%	While referring to returns associated with transactions of similar properties, assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the property to be invested, general prediction of economic growth rate, trends in real estate prices and rent trends, and other factors
Value Calculated Using the Cost Method	6,770,000,000	
Land	90.3%	
Building	9.7%	

Items applied to adjustments in approaches to the value and the determination of the appraisal value	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
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*Reference (Appraisal NOI Yield = Net Operating Income (NOI) in the aforementioned Value Calculated
Using the Direct Capitalization Method ÷ Anticipated Acquisition Price)

Property Name	Edobashi Building	Sendai Honcho Building
Appraisal NOI Yield (rounded to the first decimal place)	3.7%	5.2%

Attached Materials

- Reference Material 1 Photographs and Location of the Two Properties
- Reference Material 2 Property Portfolio after Acquisition of the Two Properties

The Investment Corporation's web site: <https://www.kdo-reit.com/en/>

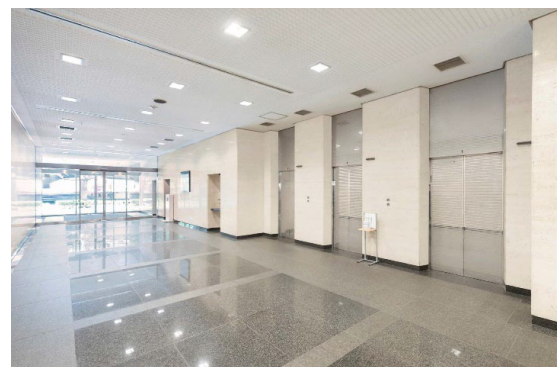
This notice is the English translation of the Japanese announcement on our web site released on April 26, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Reference Material 1

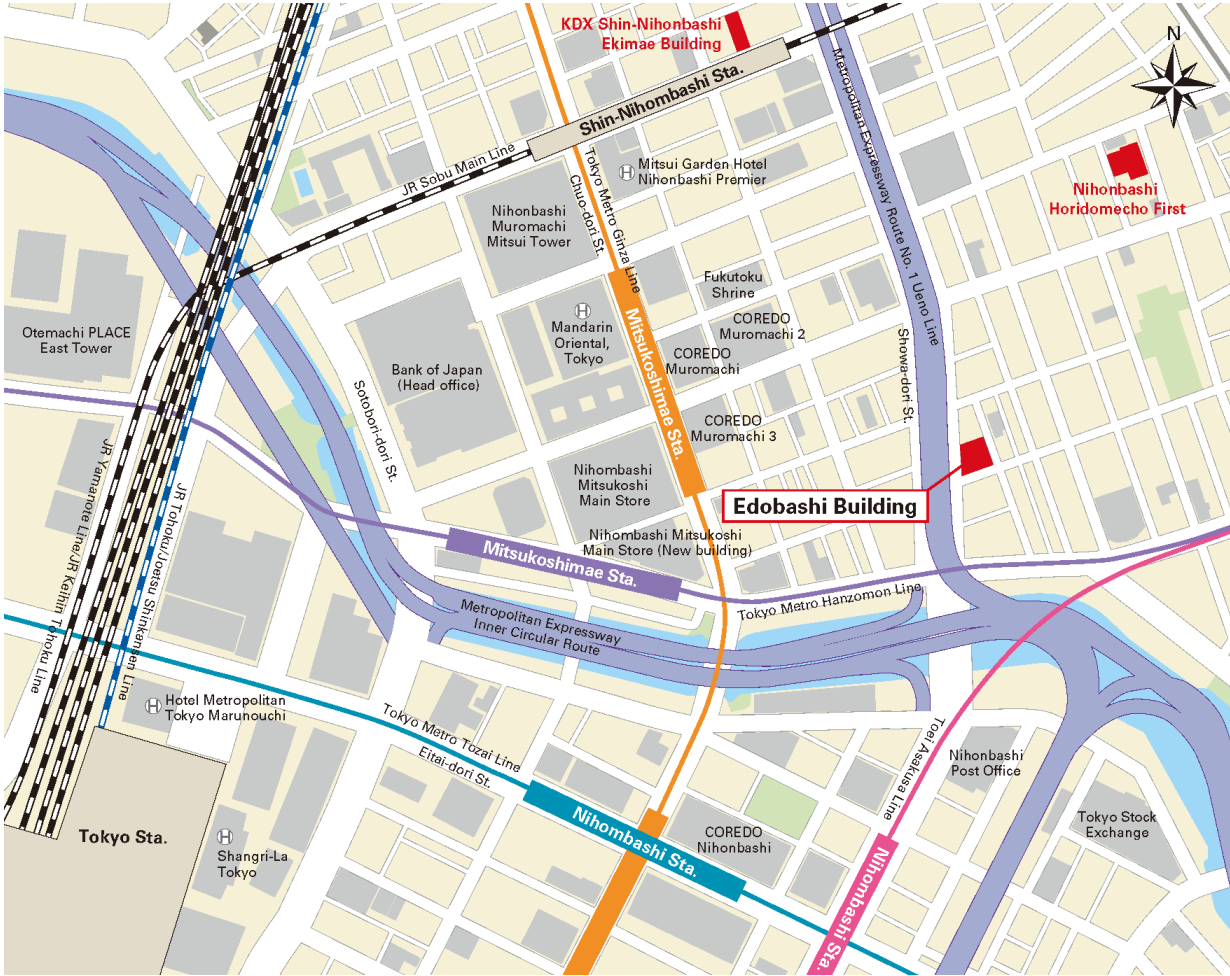
Photographs and Location of the Two Properties

KDX Edobashi Building

【Photographs】

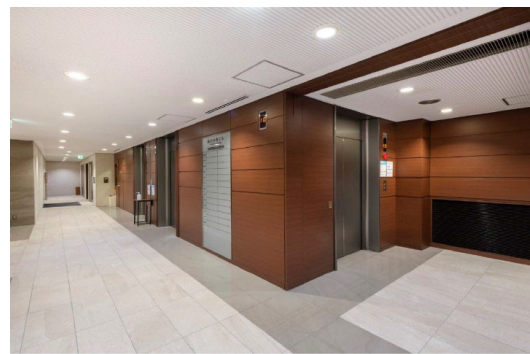


【Location】

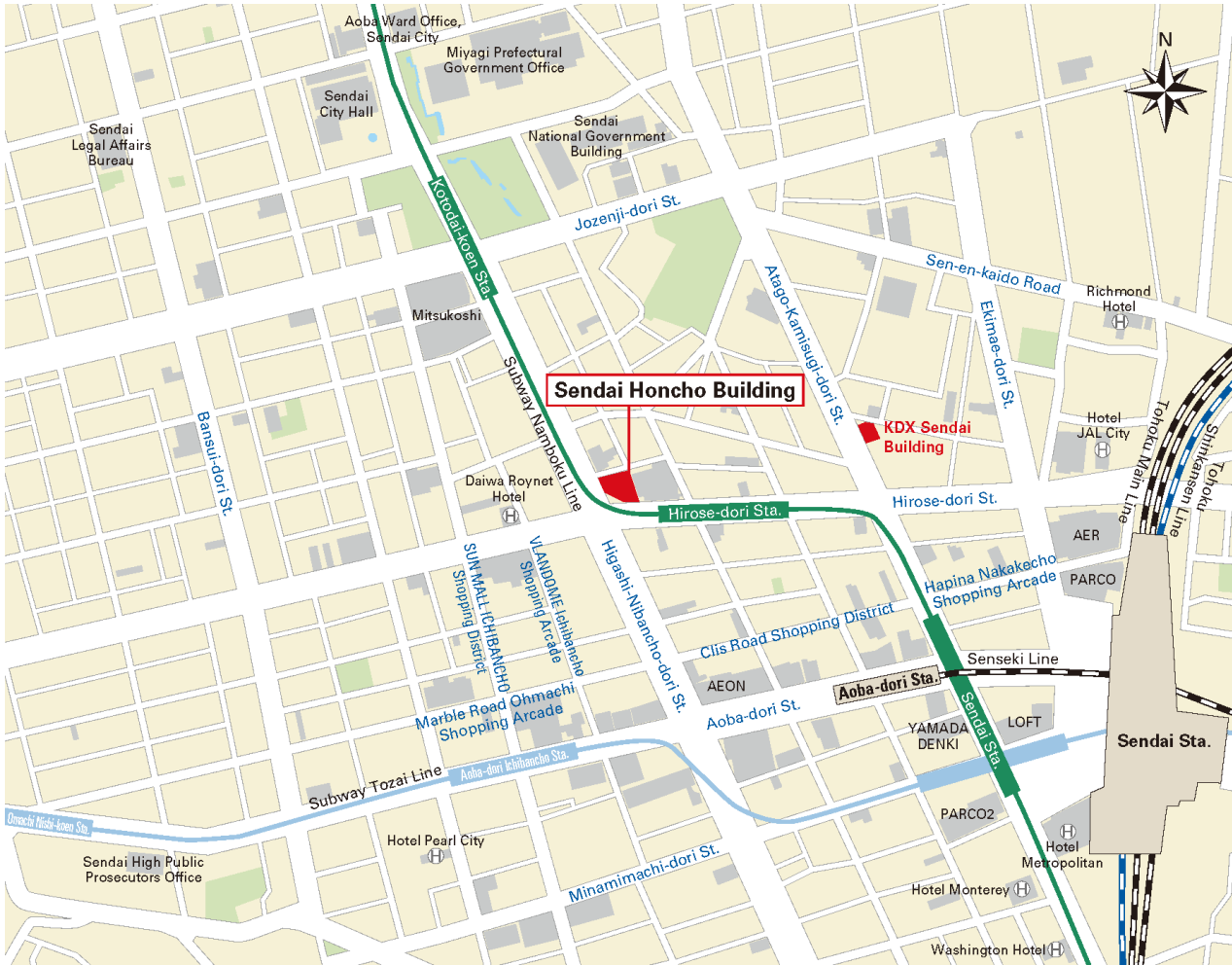


Sendai Honcho Building

【Photographs】



【Location】



Reference Material 2

Property Portfolio after Acquisition of the Two Properties

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 Hamamatsucho Place	Minato-ku, Tokyo	20,700	4.5%	July 2, 2018
		KDX Shinbashi Ekimae Building	Minato-ku, Tokyo	16,300	3.5%	June 30, 2020
		KDX Toranomon 1chome Building	Minato-ku, Tokyo	14,616	3.2%	March 30, 2016
		KDX Harumi Building	Chuo-ku, Tokyo	10,250	2.2%	June 30, 2008
		Edobashi Building	Chuo-ku, Tokyo	9,600	2.1%	June 30, 2022 or date not later than June 30, 2022 to be agreed separately
		KDX Nishi-Shinbashi Building	Minato-ku, Tokyo	8,400	1.8%	February 1, 2017
		Hiei Kudan-Kita Building	Chiyoda-ku, Tokyo	7,600	1.6%	February 1, 2008
		KDX Shinjuku Building	Shinjuku-ku, Tokyo	6,800	1.4%	February 18, 2010
		KDX Ochanomizu Building	Chiyoda-ku, Tokyo	6,400	1.4%	April 2, 2007
		KDX Shiba-Daimon Building	Minato-ku, Tokyo	6,090	1.3%	March 1, 2007
		KDX Kojimachi Building	Chiyoda-ku, Tokyo	5,950	1.3%	November 1, 2005
		KDX Nihonbashi 313 Building	Chuo-ku, Tokyo	5,940	1.3%	August 1, 2005
		KDX Takanawadai Building	Minato-ku, Tokyo	5,250	1.1%	November 19, 2013
		KDX Iidabashi Building	Shinjuku-ku, Tokyo	4,670	1.0%	July 22, 2011
		KDX Ebisu Building	Shibuya-ku, Tokyo	4,640	1.0%	May 1, 2006
		Higashi-Kayabacho Yuraku Building	Chuo-ku, Tokyo	4,450	0.9%	August 1, 2005
		KDX Iidabashi Square	Shinjuku-ku, Tokyo	4,350	0.9%	January 10, 2014
		KDX Ginza 1chome Building	Chuo-ku, Tokyo	4,300	0.9%	November 12, 2010
		KDX Hamamatsucho Center Building	Minato-ku, Tokyo	3,950	0.8%	September 1, 2015
		KDX Shin-Nihonbashi Ekimae Building	Chuo-ku, Tokyo	3,829	0.8%	August 2, 2016
		KDX Shinbashi Building (Note 2)	Minato-ku, Tokyo	3,728	0.8%	May 1, 2006
		KDX Hatchobori Building	Chuo-ku, Tokyo	3,680	0.8%	August 1, 2005
		KDX Ginza East Building	Chuo-ku, Tokyo	3,600	0.7%	March 13, 2015
		KDX Shibuya Nanpeidai Building	Shibuya-ku, Tokyo	3,500	0.7%	August 10, 2017
		KDX Hamamatsucho Building	Minato-ku, Tokyo	3,460	0.7%	May 1, 2006
		KDX Kanda Ekimae Building	Chiyoda-ku, Tokyo	3,300	0.7%	February 7, 2020
		KDX Mita Building	Minato-ku, Tokyo	3,180	0.6%	November 18, 2013
		KDX Higashi-Shinjuku Building	Shinjuku-ku, Tokyo	2,950	0.6%	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	0.5%	July 22, 2011
		KDX Akihabara Building	Chiyoda-ku, Tokyo	2,600	0.5%	November 19, 2013
		KDX Yoyogi Building	Shibuya-ku, Tokyo	2,479	0.5%	September 30, 2005
		Harajuku F.F. Building	Shibuya-ku, Tokyo	2,450	0.5%	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 Minami Aoyama Building	Minato-ku, Tokyo	2,270	0.4%	August 1, 2005
		Nihonbashi Horidomecho First	Chuo-ku, Tokyo	2,200	0.4%	August 19, 2013
		Shin-toshin Maruzen Building	Shinjuku-ku, Tokyo	2,110	0.4%	February 29, 2008
		KDX Nihonbashi 216 Building	Chuo-ku, Tokyo	2,010	0.4%	December 1, 2009
KDX Kanda Kitaguchi 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		

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	2.6%	March 20, 2014
		KDX Yokohama Kannai Building	Yokohama, Kanagawa	9,500	2.0%	January 31, 2018
		KDX Yokohama Building	Yokohama, Kanagawa	7,210	1.5%	October 29, 2014
		KDX Fuchu Building	Fuchu, Tokyo	6,120	1.3%	September 21, 2012
		Toshin 24 Building	Yokohama, Kanagawa	5,300	1.1%	May 1, 2006
		KDX Higashi-Shinagawa Building	Shinagawa-ku, Tokyo	4,590	1.0%	July 22, 2011
		KDX Nishi-Gotanda Building	Shinagawa-ku, Tokyo	4,200	0.9%	December 1, 2006
		KDX Ikebukuro Building	Toshima-ku, Tokyo	3,900	0.8%	November 18, 2013
		KDX Kawasaki-Ekimae Hon-cho Building	Kawasaki, Kanagawa	3,760	0.8%	February 1, 2008
		KDX Takadanobaba Building	Toshima-ku, Tokyo	3,650	0.8%	May 30, 2014
		Koishikawa TG Building	Bunkyo-ku, Tokyo	3,080	0.6%	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	0.5%	November 18, 2009
		KDX Nakano-Sakaue Building	Nakano-ku, Tokyo	2,533	0.5%	August 1, 2005
		KDX Shin-Yokohama Building	Yokohama, Kanagawa	2,520	0.5%	May 1, 2006
		KDX Funabashi Building	Funabashi, Chiba	2,252	0.4%	March 1, 2006
		BR Gotanda	Shinagawa-ku, Tokyo	2,200	0.4%	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 Tachikawa Ekimae Building	Tachikawa, Tokyo	1,267	0.2%	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	1.6%	April 25, 2008
		KDX Nagoya Ekimae Building	Nagoya, Aichi	7,327	1.6%	December 26, 2011
		Sendai Honcho Building	Sendai, Miyagi	6,360	1.3%	April 28, 2022 (Planned)
		KDX Sakura-dori Building	Nagoya, Aichi	5,900	1.2%	January 9, 2015
		KDX Karasuma Building	Kyoto, Kyoto	5,400	1.1%	June 1, 2007
		KDX Tosabori Building	Osaka, Osaka	5,000	1.0%	January 31, 2020
		KDX Hakata-Minami Building	Fukuoka, Fukuoka	4,900	1.0%	February 1, 2008
		KDX Shin-Osaka Building	Osaka, Osaka	4,550	0.9%	September 1, 2015
		KDX Nagoya Nichigin-mae Building	Nagoya, Aichi	3,500	0.7%	March 15, 2016
		KDX Kobayashi-Doshomachi Building	Osaka, Osaka	2,870	0.6%	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	0.4%	February 1, 2008
		KDX Minami-Honmachi Building	Osaka, Osaka	2,200	0.4%	December 2, 2014
		KDX Sendai Building	Sendai, Miyagi	2,100	0.4%	June 1, 2007
KDX Sapporo Building		Sapporo, Hokkaido	2,005	0.4%	March 25, 2011	
KDX Sapporo Kitaguchi Building		Sapporo, Hokkaido	1,800	0.3%	July 20, 2017	
KDX Hiroshima Building	Hiroshima, Hiroshima	1,300	0.2%	September 1, 2014		
Total of 89 Office Buildings (Mid-size)				384,351	84.4%	-

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	2.1%	August 19, 2013
		ARK Mori Building	Minato-ku, Tokyo	4,169	0.9%	December 1, 2016
		Pentel Building (Note 3)	Chuo-ku, Tokyo	3,350	0.7%	March 26, 2015
	Tokyo Metropolitan Area (excluding 5 Central Wards)	Mitsubishijuko Yokohama Building	Yokohama, Kanagawa	14,720	3.2%	December 7, 2017
		KDX Chofu Building	Chofu, Tokyo	8,700	1.9%	July 14, 2019
		KDX Toyosu Grand Square	Koto-ku, Tokyo	8,666	1.9%	May 30, 2014
	Other Regional Areas	Senri Life Science Center Building	Toyonaka, Osaka	13,000	2.8%	October 15, 2014
		Portus Center Building	Sakai, Osaka	5,570	1.2%	September 21, 2005
Total of 8 Office Buildings (Other)				67,975	14.9%	-
Total of 97 Office Buildings				452,326	99.3%	Portfolio PML 3.2%
Others	5 Central Wards of Tokyo	Shinjuku 6chome Building (Land)	Shinjuku-ku, Tokyo	2,880	-	April 18, 2014
		Total of 1 Others Property				2,880
Total of 98 Properties				455,206	0.6%	-
				0.006		
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 (anticipated) 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: Building, site and the land for Pentel Building are counted as one property.