

Translation of Japanese Original

July 27, 2022

To All Concerned Parties

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

Asset Management Company:  
Kenedix Real Estate Fund Management, Inc.  
Masahiko Tajima, President & CEO

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### **Notice Concerning Acquisition of Property (Shionogi Kobe 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 property (“the Acquisition”).

#### **1. Outline of the Acquisition**

- (1) Property Name : Shionogi Kobe Building (“the Property”)
- (2) Planned Acquisition Price <sup>(Note)</sup> : 3,450 million yen
- (3) Seller : Domestic general business corporation (non-related party)
- (4) Brokerage : Applicable
- (5) Contract Date : July 27, 2022
- (6) Scheduled Acquisition Date : August 1, 2022
- (7) Anticipated Acquisition Funds : Cash on hand
- (8) Settlement Method : Payment in full on settlement

Note: Acquisition costs, adjustment amount of property tax and city-planning tax, and consumption tax, etc. are excluded.  
(Amounts are truncated to the nearest unit. The same applies below.)

#### **2. Reason for the Acquisition**

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

In the decision to acquire the Property, which is a mid-sized office building that the Investment Corporation has focused on as main investment target, the following characteristics of the Property were evaluated.

(1) Location

The Sannomiya Station-Front Area, where the Property is located, is the area with the highest concentration of office buildings in Kobe City. It offers excellent commuting convenience because it is served by six lines in total, including the JR Line, and is one station away from Shin-Kobe Station of the Sanyo Shinkansen Line, among other factors. The area is expected to be further vitalized because efforts are being made mainly by the Kobe municipal government and railway companies, among other parties, to redevelop and improve surrounding areas.

Located around a 6-minute walk from Boeki Center Station on the Kobe New Transit Port Island Line, a 7-minute walk from Sannomiya-Hanadokeimae Station on the Kobe Municipal Subway Kaigan Line and an 8-minute walk from Kobe-Sannomiya Station on the Hanshin Line, the Property features excellent commuting convenience with access to multiple lines, and it is situated adjacent to commercial facilities expanding around Sannomiya (Kobe-Sannomiya) Station and government offices, including the municipal office. In addition, given its proximity to an interchange of the Hanshin Expressway, the Property is characterized by a location preferred by tenants engaging in businesses that require the comparatively frequent use of vehicles.

(2) Building

Equipped with solid-looking external view and entrance hall, the Property has a total floor area of 8,501.91 m<sup>2</sup> (about 2,572 tsubo) and a leasable floor area of 598 m<sup>2</sup> (about 181 tsubo) on the standard floors, with a ceiling height of 2.7 m. In terms of facilities, it features individual air-conditioning systems, office automation floors, and three elevators. The building also has 80 parking spaces. Consequently, the number of tenants that use cars for business is relatively high. With regularly shaped rental rooms divisible to a minimum of 19 tsubo, the Property is an office building which can flexibly correspond diverse tenant needs including needs for seeking small- and medium-sized lots, and expected to be operated stably into the future.

Through the Acquisition, the portfolio of the Investment Corporation will expand to 98 properties (total: 457.0 billion yen). The investment ratio of office buildings in the portfolio will be 99.4%, and the investment ratio of the Tokyo Metropolitan Area <sup>(Note1)</sup> in the portfolio will be 79.8% (The figures are based on (planned) acquisition price. <sup>(Note2)</sup>).

Note1: Tokyo Metropolitan Area means major cities in Tokyo Metropolitan, Kanagawa, Saitama, and Chiba Prefectures.

Note2: The investment proportions reflect the sale of Kiba Building scheduled to be sold for July 29, 2022, which has already been disclosed in “Notice Concerning Sale of Property (KDX Kiba Building)” dated May 31, 2022.

### 3. Details of the Property

Property Name		Shionogi Kobe Building
Type of Specified Asset		Real Estate
Location (Lot number)		4-1-6 Isogami-dori, Chuo-ku, Kobe, Hyogo
Usage		Office
Type of Structure		Flat-roofed, Steel-framed, Steel-framed reinforced concrete structure; 10 above-ground floors with 1 underground floor
Site Area	Land	1,290.18 m <sup>2</sup>
	Building (Total Floor Area)	8,501.91 m <sup>2</sup>
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		May 13, 1992
Probable Maximum Loss		2.0 % (Sompo Risk Management Inc.)
Acquisition Price		3,450 million yen
Appraisal	Appraisal Value	3,610 million yen

	Base Date for Appraisal	July 1, 2022
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Details	Please refer to “10. Summary of Appraisal Report” below.
Existence of Secured Interests after Acquisition		None
Master Lease Company after Acquisition		The Investment Corporation
Property Management Company after Acquisition		Kenedix Property Design, Inc.
Details of Tenant		As of June 30, 2022
	Number of End Tenants	19
	Total Leasable Area	5,674.72 m <sup>2</sup>
	Total Leased Area	5,404.57 m <sup>2</sup>
	Occupancy Rate	95.2%
	Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)	13 million yen <sup>(Note)</sup>
	Security and Guarantee Deposit	118 million yen <sup>(Note)</sup>
Forecast Income and Expenditure (Annual Amount)		
	Forecast Net Operating Income	157 million yen
	Forecast Net Operating Income after Depreciation	121 million yen
Special Considerations	Although a written statement proving that the boundary confirmation authority has been entrusted by the owner of the adjacent land has not been confirmed in regard to the boundary with the adjacent land (314) of the Property, a boundary confirmation sealed by a director of an apartment management association exists. No disputes have arisen with the said adjacent land as of today.	
Other	Note: Figures include the total amount of monthly rent, common area charge, and security and guarantee deposit for the end-tenants for which the lease period has started as of June 30, 2022.	

**4. Seller’s Profile**

Name and other information of the seller are not disclosed because the seller 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 seller. Furthermore, the seller 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. Acquirer’s (Previous Owners of Current Owner) Profile**

It is omitted because the seller (the current owner) of the Property is not a special related party of the Investment Corporation or the Asset Management Company.

**6. Details of Brokerage**

The brokerage firm of the Property 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.

**7. Related Party Transaction**

Concerning the following transactions with related parties in relation to the Acquisition, the Asset Management Company fully complies with standards provided for in laws and regulations and other rules, based on the Office REIT Department Related-party Transaction Rules. The Asset Management Company’s Office REIT Department Asset Management Committee passed a resolution of deliberation and approval on the related-party transactions upon deliberation and resolution at its Compliance Committee.

[Appointment of Property Management Company]

The Investment Corporation will, regarding the Property, enter into a property management agreement with Kenedix Property Design, Inc. on the acquisition date.

The property management fee will be the same as those for other properties in the portfolio.

**8. Scheduled Date of the Acquisition**

Determination Date of the Acquisition Contract Date	July 27, 2022
Scheduled Payment Date Scheduled Delivery Date	August 1, 2022 (planned)

**9. Outlook**

The impact of the Acquisition on the financial results for the fiscal period ending October 31, 2022 (May 1, 2022 to October 31, 2022) and the fiscal period ending April 30, 2023 (November 1, 2022 to April 30, 2023) is minimal. Therefore, the forecast of financial results for the fiscal period remains unchanged.

## 10. Summary of Appraisal Report

Property Name	Shionogi Kobe Building
Appraisal Value	3,610,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Appraisal Date	July 1, 2022

Unit: Yen

Item	Content	Basis
Income Capitalization Approach Value	3,610,000,000	Estimated an amount by verifying the value calculated using the Direct Capitalization Method as well as handling the value calculated using the Discounted Cash Flow Method as a standard
Value Calculated Using the Direct Capitalization Method	3,750,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	249,569,546	
Maximum Gross Operating Revenue	260,167,340	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	10,597,794	Assess an amount based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	72,289,702	
Maintenance Expenses	19,233,214	Record based on the scheduled contract after conducting validations by checking the level of the maintenance and management fees of similar properties
Utility Expenses	15,037,000	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	9,279,750	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	4,682,905	Assess a standardized PM fee ratio based on PM fee ratios at similar properties
Tenant Recruit Expenses, etc.	1,442,333	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	20,896,500	Assess an amount based on the fiscal 2022 tax statement, etc.
Damage Insurance Fees	688,000	Assess an amount based on the building replacement cost
Other Expenses	1,030,000	Assess other expenses such as consumables based on the actual amount in the past
(3) Net Operating Income (NOI=(1)-(2))	177,279,844	
(4) Gain on Guarantee Deposit Investment	1,545,050	Assess income from investments by using an investment return of 1.0%
(5) Capital Expenditure	17,675,743	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))	161,149,151	
(7) Capitalization Rate	4.3%	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 and other conditions
Value Calculated Using the Discounted Cash Flow Method	3,550,000,000	
Discount Rate	4.0%	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	4.4%	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	3,010,000,000	
	Land	72.1%	
	Building	27.9%	

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

Appraisal NOI Yield (rounded to the first decimal place)	5.1%
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**Attached Materials**

Reference Material 1 Property Photographs, Property Location

Reference Material 2 Property Portfolio after the Acquisition

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

This notice is the English translation of the Japanese announcement on our website released on July 27, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

**Reference Material 1**

**Property Photographs and Property Location**

**【Property Photographs】**



【Property Location】





Reference Material 2

Property Portfolio after the Acquisition

As of August 1, 2022

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	3.6%	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
		KDX Nishi-Shinbashi Building	Minato-ku, Tokyo	8,400	1.8%	February 1, 2017
		Hiei Kudan-Kita Building	Chiyoda-ku, Tokyo	7,600	1.7%	February 1, 2008
		KDX Shinjuku Building	Shinjuku-ku, Tokyo	6,800	1.5%	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	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	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	0.8%	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	0.8%	March 13, 2015
		KDX Shibuya Nanpeidai 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 Kanda Ekimae Building	Chiyoda-ku, Tokyo	3,300	0.7%	February 7, 2020
		KDX Mita Building	Minato-ku, Tokyo	3,180	0.7%	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	0.6%	July 22, 2011
		KDX Akihabara Building	Chiyoda-ku, Tokyo	2,600	0.6%	November 19, 2013
		KDX Yoyogi Building	Shibuya-ku, Tokyo	2,479	0.5%	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	0.5%	August 1, 2005
		Nihonbashi Horidomecho First	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		
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	2.1%	January 31, 2018
		KDX Yokohama Building	Yokohama, Kanagawa	7,210	1.6%	October 29, 2014
		KDX Fuchu Building	Fuchu, Tokyo	6,120	1.3%	September 21, 2012
		Toshin 24 Building	Yokohama, Kanagawa	5,300	1.2%	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	0.9%	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	0.7%	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 Funabashi Building	Funabashi, Chiba	2,252	0.5%	March 1, 2006
		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 Monzen-Nakacho Building	Koto-ku, Tokyo	1,400	0.3%	January 19, 2007	
	KDX Tachikawa Ekimae Building	Tachikawa, Tokyo	1,267	0.3%	December 26, 2011	
	KDX Hachioji Building	Hachioji, Tokyo	1,155	0.3%	March 1, 2007	
	Other Regional Areas	KDX Nagoya Sakae Building (Note 2)	Nagoya, Aichi	7,550	1.7%	April 25, 2008
		KDX Nagoya Ekimae Building	Nagoya, Aichi	7,327	1.6%	December 26, 2011
		Sendai Honcho Building	Sendai, Miyagi	6,360	1.4%	April 28, 2022
		KDX Sakura-dori Building	Nagoya, Aichi	5,900	1.3%	January 9, 2015
		KDX Karasuma Building	Kyoto, Kyoto	5,400	1.2%	June 1, 2007
		KDX Tosabori Building	Osaka, Osaka	5,000	1.1%	January 31, 2020
		KDX Hakata-Minami Building	Fukuoka, Fukuoka	4,900	1.1%	February 1, 2008
		KDX Shin-Osaka Building	Osaka, Osaka	4,550	1.0%	September 1, 2015
		KDX Nagoya Nichigin-mae Building	Nagoya, Aichi	3,500	0.8%	March 15, 2016
		Shionogi Kobe Building	Kobe, Hyogo	3,450	0.8%	August 1, 2022 (planned)
		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	0.5%	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	
KDX Sapporo Kitaguchi Building		Sapporo, Hokkaido	1,800	0.4%	July 20, 2017	
KDX Hiroshima Building		Hiroshima, Hiroshima	1,300	0.3%	September 1, 2014	
<b>Total of 89 Office Buildings (Mid-size)</b>				<b>386,221</b>	<b>84.5%</b>	-

Type of Use	Area	Property Name	Location	(Anticipated) Acquisition Price (million yen) (Note 1)	Ratio (Note 1)	(Scheduled) Date of Acquisition (Note 2)
<b>Office Buildings (Other)</b>	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
<b>Total of 8 Office Buildings (Other)</b>				<b>67,975</b>	<b>14.9%</b>	-
<b>Total of 97 Office Buildings</b>				<b>454,196</b>	<b>99.4%</b>	<b>Portfolio PML 3.1%</b>
<b>Others</b>	5 Central Wards of Tokyo	Shinjuku 6chome Building (Land)	Shinjuku-ku, Tokyo	2,880	0.6%	April 18, 2014
		<b>Total of 1 Others Property</b>				<b>2,880</b>
<b>Total of 98 Properties</b>				<b>457,076</b>	<b>100.0%</b>	-
<b>Investment Security</b>	5 Central Wards of Tokyo	G. K. KRF43 Silent Partnership Equity Interest	Shinjuku-ku, Tokyo	1,107	-	March 28, 2014
		<b>Total of 1 Investment Security</b>				<b>1,107</b>

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.