

May 14, 2007

To All Concerned Parties

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

Asset Management Company:  
Kenedix REIT Management, Inc.  
Taisuke Miyajima, CEO and President

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**Notice Concerning Pricing for the Issue of Additional  
New Investment Units and Secondary Offering**

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced that the offer and issue prices for the issue of additional new investment units and secondary offering was determined at the Board of Directors Meeting on May 14, 2007. The decision to issue new investment units and conduct a secondary offering was first determined at the Board of Directors Meeting held on April 26, 2007. Details are provided as follows.

**1. Primary Offering of the Issue of Additional New Investment Units**

(1) Total Number of Units to be Issued	Japanese Offering	26,710 units
	Overseas Offering	14,190 units
(2) Offer Price		¥873,180 per unit
(3) Gross Proceeds		¥35,713,062,000
(4) Issue Price		¥842,886 per unit
(5) Gross Proceeds		¥34,474,037,400
(6) Application Period	May 15, 2007 (Tuesday) to May 17, 2007 (Thursday)	
(7) Payment Date	May 22, 2007 (Tuesday)	

(Note) The underwriters shall underwrite the units at the issue price and make a public offering at the offer price.

**2. Secondary Offering (Over-Allotment)**

(1) Total Number of Units to be Issued		2,100 units
(2) Offer Price		¥873,180 per unit
(3) Gross Proceeds		¥1,833,678,000
(4) Application Period	May 15, 2007 (Tuesday) to May 17, 2007 (Thursday)	
(5) Delivery and Settlement Date	May 23, 2007 (Thursday)	

Note: This press release provides information regarding Kenedix Realty Investment Corporation’s decision to issue new investment units and to conduct a secondary offering, and is not provided as an inducement or invitation for investment. We caution readers to refer to the Investment Corporation’s offering circular and notice of amendments thereto and to undertake investment decisions subject to individual determination and responsibility.

### 3. Issue of Additional New Investment Units by way of Third-Party Allotment

(1) Total Number of Units to be Issued	<u>2,100 units</u>
(2) Issue Price	<u>¥842,886 per unit</u>
(3) Gross Proceeds	<u>Up to ¥1,770,060,600</u>
(4) Allottee / Number of Units to be Issued	<u>Nomura Securities Co., Ltd. / 2,100 units</u>
(5) Application Period	<u>June 18, 2007 (Monday)</u>
(6) Payment Date	<u>June 19, 2007 (Tuesday)</u>

Note: Applications for investment units that have not been submitted by the application period (the application date) shown in (5) above shall be terminated.

#### < Reference >

##### 1. Basis for Calculating the Offer Price and Issue Price

(1) Date of Calculation and Price	<u>May 14, 2007</u>	<u>¥891,000</u>
(2) Discount Rate	<u>2.00%</u>	

2. Syndicate Cover Transaction Period May 18, 2007 (Friday) to June 12, 2007 (Tuesday)

##### 3. Usage of Proceeds

Anticipated net proceeds (upper limit: ¥36,244,098,000) will be used by the Investment Corporation to undertake anticipated property acquisitions (¥22,000,000,000) and repay debt financing with the remaining proceeds.

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