

Translation Purpose Only

April 13, 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 the Sales of Properties
(Court Shinbashi and Court Suitengu)

Kenedix Realty Investment Corporation (“the Investment Corporation”) announced its decision on April 13, 2007 to sell Court Shinbashi and Court Suitengu. Details are provided as follows.

1. Outline

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|------|--|---|--|
| (1) | Type of Assets for Sale | : | Trust beneficiary interests in real estate |
| (2) | Property Names | : | Court Shinbashi Court Suitengu |
| (3) | Sales Prices | : | ¥895,000,000 ¥708,000,000 |
| | | | (Excluding sales costs, adjusted amounts for property and city-planning tax, consumption tax, regional consumption tax and other imposts) |
| (4) | Book Values | : | ¥765,156,690 ②¥679,109,033 |
| | | | (Book values as of October 31, 2006) |
| (5) | Differences between Sales Prices and Book Values | : | ¥129,843,310 ②¥28,890,967 |
| (6) | Purchase and Sale Agreement Execution Date | : | April 16, 2007 (&) |
| (7) | Settlement Date | : | April 20, 2007 or the date to be agreed upon by the buyer and the Investment Corporation (settlement due date: April 27, 2007)(①&②) |
| (8) | Buyer | : | Godo Kaisha UR IV (①&②)
(Please refer to 4. “Buyer’s Profile” for details) |
| (9) | Settlement Method | : | The aforementioned trust beneficiary interests in ①&② will be transferred to the buyer. |
| (10) | Method of Buyer Selection | : | A major real estate broker was appointed as intermediary and seller of the subject trust beneficiary interests. This real estate broker selected a buyer from among numerous candidates. |

The aforementioned assets for sale shall hereafter be referred to as “the Properties.”

2. Reasons for Sale

The decision to sell the Properties is consistent with the Investment Corporation's basic investment policy and stance outlined in its Articles of Incorporation and fundamental investment policies, and comprehensively takes into consideration its overall current and future portfolio development policy and individual real estate market trends (including conditions for competing properties, leasing and other factors).

3. Details of Properties for Planned Sale

Property Name		Court Shinbashi
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		April 7, 2004 to August 1, 2015
Location (Address)		5-33-7 Shimbashi, Minato-ku, Tokyo
Usage		Residential complex, Retail shops
Type of Structure		Flat-roofed, steel reinforced concrete structure; six above-ground floors
Site Area	Land	303.58 m ²
	Building	1,212.74 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		December 8, 1997
Acquisition Date		August 1, 2005
Acquisition Price		¥748,000,000
Survey Value (Registered Appraiser)		¥800,000,000 (As of March 19, 2007) Appraiser : Tanizawa Sogo Appraisal Co., Ltd.
Number of End Tenants		5 (As of March 31, 2007. The same applies below.)
Total Leasable Floor Area / Total Number of Leasable Units		939.60 m ² / 35 units including one retail shop
Total Leased Floor Area / Total Number of Leased Units		939.60 m ² / 35 units including one retail shop
Occupancy Ratio (Total Leased Floor Area Basis)		100.0 %

Property Name		Court Suitengu
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		September 30, 2003 to August 1, 2015
Location (Address)		2-11-4 Nihonbashi-Kakigaracho, Chuo-ku, Tokyo
Usage		Residential complex
Type of Structure		Flat-roofed, steel reinforced concrete structure; seven above-ground floors
Site Area	Land	243.79 m ²
	Building	1,091.82 m ²
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		July 10, 2003
Acquisition Date		August 1, 2005
Acquisition Price		¥659,000,000
Survey Value (Registered Appraiser)		¥671,000,000 (As of March 19, 2007) Appraiser : Tanizawa Sogo Appraisal Co., Ltd.
Number of End Tenants		32 (As of March 31, 2007. The same applies below.)
Total Leasable Floor Area / Total Number of Leasable Units		933.03 m ² / 37 units
Total Leased Floor Area / Total Number of Leased Units		800.96 m ² / 33 units

Occupancy Ratio (Total Leased Floor Area Basis)	85.8%
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4. Buyer's Profile

Company Name	Godo Kaisha UR IV
Head Office Address	1-12-32 Akasaka, Minato-ku, Tokyo
Representative	1-12-32 Akasaka, Minato-ku, Tokyo UIH. Ltd. Office Representative, Kentaro Takeichi
Sponsor Company	UIH. Ltd.
Capital	¥1.5 million
Business Activities	1. Acquisition, holding and disposing of real estate 2. Leasing and management of real estate 3. Acquisition, holding and disposing of trust beneficiary interests in real estate 4. Accessory or related business concerning the aforementioned business
Relationship with the Investment Corporation	None
Special Considerations	Godo Kaisha UR IV is a wholly owned subsidiary of limited liability intermediary UIH. Ltd., which manages a fund to which Capital Advisers Co., Ltd. makes capital contributions.

*As of April 13, 2007

5. Sale Schedule

April 13, 2007	Decision to sell the Properties
April 16, 2007	Execution of trust beneficiary interest purchase and sale agreements, receipt of deposit (Note)
April 20, 2007 or the date to be agreed upon by the buyer and the Investment Corporation (settlement due date: April 27, 2007)	Settlement, sale of trust beneficiary interests

Note: Deposit of ¥100 million for total of the two properties shall be paid to the seller from the buyer at the time of conclusion of an agreement. This payment shall not attract interest and shall be used as partial payment on the settlement date.

6. Asset Management Fees

The Investment Corporation shall pay a sales commission to the Asset Management Company in connection with the sale of subject trust beneficiary interests in real estate in accordance with the Asset Management Agreement.

Sales commission: An amount equivalent to 0.5% of the sales prices identified in 1 (3) preceding.

Date of payment: Within one month after the settlement date.

7. Details of Brokerage

The details of the brokerage firm and the brokerage fee are as follows.

Name of brokerage firm	A domestic major brokerage firm
Brokerage fee	Disclosure of the details was unapproved by the brokerage firm.
Relationship with the Investment Corporation or the Asset Management Company	None

* The brokerage firm is not a special related party of the Investment Corporation.

8. Interested-Party Transactions

The subject sale of trust beneficiary interests in real estate does not constitute an interested-party transaction.

The Investment Corporation shall pay a fee to Kenedix Advisors Co., Ltd. pursuant to the Property Management Agreement executed between the parties on August 1, 2005 in connection with the sale of the subject trust

beneficiary interests in real estate and the subsequent transfer in management control. These fees are ¥1.8 million for Court Shinbashi and ¥1.8 million for Court Suitengu. This fee relates to the transfer of management control and serves as a notice to the lessee regarding the transfer of leasing and management responsibilities and also relates to the handover of property management duties. Fees shall be paid promptly after settlement date.

8. Outlook

Revised forecasts for the fiscal period ending April 30, 2007, which will reflect potential effects from the sales of the Properties and acquisition of the property that was disclosed in the press release “Notice Concerning the Acquisition of Property (KDX Toranomom Building)” dated April 13, 2007, shall be disclosed upon their finalization after sufficient examination of such effects.

Attached Materials

Property Portfolio after Sales of the Properties

<p>This notice is the English translation of the Japanese announcement on our Web site released on April 13, 2007. However, no assurance or warranties are given for the completeness or accuracy of this English translation.</p>
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Reference Material

Property Portfolio after Sales of the Properties

*Property Portfolio includes one other property, which were disclosed today in the press release, "Notice Concerning the Acquisition of Property (KDX Toranomom Building)". Total number of properties, total acquisition price, ratio and total PML does not include the sales of Properties.

Type of Use	Area	No.	Property Name	Acquisition Price (Millions of yen) (Note 1)	Ratio (Note1)	Acquisition Date
Office Buildings	Tokyo Metropolitan Area	A-37	KDX Ochanomizu Building (Note 2)	6,400	3.6%	April 2, 2007
		A-32	KDX Shiba-Daimon Building (Note 3)	6,090	3.4%	March 1, 2007
		A-13	KDX Koujimachi Building	5,950	3.3%	November 1, 2005
		A-1	KDX Nihonbashi 313 Building	5,940	3.3%	August 1, 2005
		A-16	Toshin 24 Building	5,300	3.0%	May 1, 2006
		A-2	KDX Hirakawacho Building	5,180	2.9%	August 1, 2005
		A-17	Ebisu East 438 Building	4,640	2.6%	May 1, 2006
		A-3	Higashi-Kayabacho Yuraku Building	4,450	2.5%	August 1, 2005
		A-39	KDX Toranomom Building (Note 4)	4,400	2.5%	April 17, 2007
		A-30	KDX Nishi-Gotanda Building	4,200	2.3%	December 1, 2006
		A-4	KDX Hatchobori Building	3,680	2.1%	August 1, 2005
		A-18	KDX Omori Building	3,500	1.9%	May 1, 2006
		A-19	KDX Hamamatsucho Building	3,460	1.9%	May 1, 2006
		A-29	KDX Higashi-Shinjuku Building	2,950	1.6%	September 1, 2006
		A-20	Dai-ichi Kayabacho Building	2,780	1.5%	May 1, 2006
		A-21	KDX Shinbashi Building	2,690	1.5%	May 1, 2006
		A-5	KDX Nakano-Sakaue Building	2,533	1.4%	August 1, 2005
		A-22	KDX Shin-Yokohama Building	2,520	1.4%	May 1, 2006
		A-6	Harajuku F.F. Building	2,450	1.3%	August 1, 2005
		A-27	KDX Kajicho Building	2,350	1.3%	June 3, 2006
		A-15	KDX Hamacho Building	2,300	1.3%	March 16, 2006
		A-7	FIK Minami Aoyama	2,270	1.2%	August 1, 2005
		A-14	KDX Funabashi Building	2,252	1.2%	March 1, 2006
		A-33	KDX Okachimachi Building (Note 5)	2,000	1.1%	March 1, 2007
		A-8	Kanda Kihara Building	1,950	1.1%	August 1, 2005
		A-23	KDX Yotsuya Building	1,950	1.1%	May 1, 2006
		A-9	KDX Shinjuku-Gyoen Building	1,610	0.9%	August 1, 2005
		A-26	KDX Kiba Building	1,580	0.9%	June 20, 2006
		A-38	KDX Nishi-Shinjuku Building (Note 6)	1,500	0.8%	April 2, 2007
		A-31	KDX Monzen-Nakacho Building	1,400	0.7%	January 19, 2007
		A-34	KDX Hon-Atsugi Building (Note 7)	1,305	0.7%	March 1, 2007
		A-35	KDX Hachioji Building (Note 8)	1,155	0.6%	March 1, 2007
		A-28	KDX Nogizaka Building	1,065	0.6%	July 14, 2006
A-10	KDX Koishikawa Building	704	0.4%	August 1, 2005		
		A-12	Portus Center Building	5,570	3.1%	September 21, 2005

Other Regional Areas	A-24	KDX Minami Semba Dai-1 Building	1,610	0.9%	May 1, 2006	
	A-25	KDX Minami Semba Dai-2 Building	1,560	0.8%	May 1, 2006	
	A-11	Hakata Ekimae-Dai2 Building	1,430	0.8%	August 1, 2005	
	A-36	KDX Niigata Building	1,305	0.7%	March 1, 2007	
Total of 39 Office Buildings			115,979	66.2%	—	
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	5,353	3.0%	May 1, 2006
		B-20	Regalo Ochanomizu I&II	3,600	2.0%	May 1, 2006
		B-1	Storia Sirokane	3,150	1.7%	August 1, 2005
		B-2	Tre di Casa Minami Aoyama	2,460	1.4%	August 1, 2005
		B-21	Regalo Shiba-Kouen	2,260	1.2%	May 1, 2006
		B-3	Court Mejiro	1,250	0.7%	August 1, 2005
		B-4	Apartments Motoazabu	1,210	0.6%	August 1, 2005
		B-5	Apartments Wakamatsu-Kawada	1,180	0.6%	August 1, 2005
		B-22	Chigasaki Socie Ni-bankan	1,160	0.6%	May 1, 2006
		B-6	Court Nihonbashi Hakozaeki	1,130	0.6%	August 1, 2005
		B-23	Court Nishi-Shinjuku	1,130	0.6%	May 1, 2006
		B-7	Side Denenchofu	1,110	0.6%	August 1, 2005
		B-34	Gradito Kawaguchi	1,038	0.5%	June 30, 2006
		B-8	S-court Yokohama Kannai II	945	0.5%	August 1, 2005
		B-24	Regalo Komazawa-Kouen	912	0.5%	May 1, 2006
		B-9	Court Motoasakusa	880	0.5%	August 1, 2005
		B-25	Court Shin-Okachimachi	878	0.5%	May 1, 2006
		B-11	Bloom Omotesando	875	0.4%	August 1, 2005
		B-13	Human Heim Okachimachi	830	0.4%	August 1, 2005
	B-26	Primo Regalo Kagurazaka	762	0.4%	May 1, 2006	
	B-14	Court Shinbashi	—	—	August 1, 2005	
	B-27	Primo Regalo Youga	730	0.4%	May 1, 2006	
	B-15	Court Suitengu	—	—	August 1, 2005	
	B-28	Court Shimouma	638	0.3%	May 1, 2006	
	Other Regional Areas	B-29	Ashiya Royal Homes	2,330	1.3%	May 1, 2006
		B-18	Venus Hibarigaoka	1,800	1.0%	December 8, 2005
		B-30	Regalo Ibaraki I& II	1,600	0.9%	May 1, 2006
		B-31	Collection Higashi-Sakura	1,264	0.7%	May 1, 2006
		B-32	Renaissance 21 Hirao Jousui-machi	900	0.5%	May 1, 2006
		B-33	Montore Nishikouen Bay Court	826	0.4%	May 1, 2006
B-16		Abreast Hara	444	0.2%	August 1, 2005	
B-17		Abreast Hirabari	407	0.2%	August 1, 2005	
Total of 30 Residential Properties			43,052	24.5%	—	
Central Urban-Type Retail Properties	Tokyo Metropolitan Area	C-1	Frame Jinnan-zaka (Note 9)	9,900	5.6%	August 1, 2005
		C-2	KDX Yoyogi Building	2,479	1.4%	September 30, 2005
	Other Regional Areas	C-3	ZARA Tenjin Nishi-dori	3,680	2.1%	May 1, 2006
	Total of 3 Central Urban-Type Retail Properties			16,059	9.1%	—
Total of 72 Properties			175,090	100.0%	Portfolio PML 7.15%	

Notes:

1. Figures of less than one million yen are rounded off from acquisition prices, and ratios are rounded off to the first decimal place.

2. The current name of the property is the “Kenkyusha Building.” Plans are in place to change the name of the property to the “KDX Ochanomizu Building” on October 1, 2007.
3. The current name of the property is the “Shuwa Dai-san Shiba Park Building.” Plans are in place to change the name of the property to the “KDX Shiba-Daimon Building” on September 1, 2007.
4. The current name of the property is the “Toranomom Otori Building.” Plans are in place to change the name of the property to the “KDX Toranomom Building” on April 17, 2007.
5. The current name of the property is the “Kairaku Building.” Plans are in place to change the name of the property to the “KDX Okachimachi Building” on June 1, 2007.
6. The current name of the “KDX Nishi-Shinjuku Building” is the “N.S. EXCEL Building.” Following the acquisition, the Investment Corporation intends to carry out procedures to change the name of the building.
7. The current name of the “KDX Hon-Atsugi Building” is the “Sumisei Atsugi Dai-2 Building.” Following the acquisition, the Investment Corporation intends to carry out procedures to change the name of the building.
8. The current name of the “KDX Hachioji Building” is the “Sumisei Hachioji Building.” Following the acquisition, the Investment Corporation intends to carry out procedures to change the name of the building.
9. The current name of the property is the “Jinnan-zaka Frame.” Plans are in place to change the name of the property to the “Frame Jinnan-zaka” on April 20, 2007.