

Translation Purpose Only

February 27, 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

Inquiries:

Masahiko Tajima  
General Manager, Financial Planning Division  
TEL.: +81-3-3519-3491

**Notice Concerning the Acquisition of Property  
(KDX Hon-Atsugi Building• KDX Hachioji Building• KDX Niigata Building)**

Kenedix Realty Investment Corporation (“the Investment Corporation”) announced its decision today to acquire the following properties. Details are provided as follows.

**1. Outline of the Acquisition**

- |     |                               |   |                                                                                                                                                 |
|-----|-------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) | Type of Acquisition           | : | Trust beneficiary interest in real estate                                                                                                       |
| (2) | Property Name                 | : | KDX Hon-Atsugi Building (Note 1)<br>KDX Hachioji Building (Note 2)<br>KDX Niigata Building (Note 3)                                             |
| (3) | Acquisition Price             | : | ¥1,305,000,000<br>¥1,155,000,000<br>¥1,305,000,000<br>(excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc.) |
| (4) | Date of Contract              | : | March 1, 2007                                                                                                                                   |
| (5) | Scheduled Date of Acquisition | : | March 1, 2007                                                                                                                                   |
| (6) | Seller                        | : | Sumitomo Life Insurance Company (Refer to Item 4. Seller’s Profile for details)                                                                 |
| (7) | Acquisition Funds             | : | Debt financing and cash on hand                                                                                                                 |
| (8) | Settlement Method             | : | Payment in full on settlement                                                                                                                   |
| (9) | Source of Acquisition         | : | Original network of the Asset Management Company<br>(Direct Acquisition)                                                                        |

Notes:

1. 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.
2. 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.
3. The current name of the KDX Niigata Building is the “Sumisei Niigata Higashi Odori Building.” Following the

acquisition, the Investment Corporation intends to carry out procedures to change the name of the building. The aforementioned each building shall hereafter be referred to as “the Property.”  
The aforementioned acquisition of three properties shall hereafter be referred to as “the three Properties.”

## 2. Reason for Acquisition

The acquisition for the three Properties are made to raise the investment ratio of office building, and to further enhance and stabilize the Investment Corporation’s overall investment portfolio, in accordance with its Articles of Incorporation and fundamental investment policies.

## 3. Property Details

### KDX Hon-Atsugi Building

Property Name		KDX Hon-Atsugi Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		March 1, 2007 to August 1, 2015 (Planned)
Current Owner / Acquisition Date		Sumitomo Life Insurance Company / March 29, 1994 (Note1)
Previous Owner / Acquisition Date		FA Kikaku Kabushikigaisha / June 18, 1992 (Note 1)
Location (Address)		4 9-18 Nakamachi, Atsugi-shi, Kanagawa
Usage		Office, Retail Shops
Type of Structure		Flat-roofed steel-reinforced concrete structure; eight above-ground floors
Site Area	Land	724.62 m <sup>2</sup>
	Building	3,603.63 m <sup>2</sup>
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		May 31, 1995
Architect		Obayashi Corporation
Construction Company		Obayashi Corporation
Construction Confirmation Authority		Atsugi-shi, Kanagawa
Probable Maximum Loss		12.45% (SOMPO JAPAN RISK MANAGEMENT, INC.)
Acquisition Price		¥1,305,000,000
Appraisal	Appraisal Value	¥1,310,000,000
	Base Date for Appraisal	February 1, 2007
	Appraiser	Daiwa Real Estate Appraisal Corporation.
	Details	Please refer to Reference Material 1.
Existence of Secured Interests after Acquisition		None
Master Lease Company and Property Management Company after Acquisition		Kenedix Advisors Co., Ltd.
Number of End Tenants		10 (As of January 31, 2007. The same applies below.)
Total Leasable Floor Space		2,747.27 m <sup>2</sup>
Total Leased Floor Space		2,747.27 m <sup>2</sup>
Occupancy Ratio		100.0%
Monthly Rental Income (Excluding		¥9,674,760 (Note 2)

Consumption Tax)		
Security and Guarantee Deposit		¥90,267,600 (Note 2)
Forecast Net Operating Income		Please refer to Reference Material 2.
Special Considerations	None	
Other	Notes: 1. The oldest property land acquisition date is shown. 2. Monthly rental income and guarantee deposit information is exclusive of parking facility and advertising amounts.	
Characteristics of the Property	<p>(1) Area The Hon-Atsugi area, where the Property is located, is one of the core commercial districts of central Kanagawa Prefecture. Offering convenient access to the Odakyu Line that links Shinjuku• Yoyogi-Uehara with Odawara• Fujisawa, as well as to Route 246 and the Tomei Expressway (Atsugi Interchange), the area is expected to see relatively stable office-space demand as a major business location in central Kanagawa Prefecture. The Property is located approximately five minutes on foot southwest of Hon-Atsugi Station on the Odakyu Odawara Line, in a highly visible area facing streets on three sides.</p> <p>(2) Building The building offers a number of highly attractive features for tenants, including individual air-conditioning systems, ceiling height of 2.6 m, OA floors, and advanced security systems. The Property's lease space floors can be divided up to multiple tenants, giving the Investment Corporation flexibility to attract a diverse range of tenants.</p> <p>(3) Tenants Currently, one through seven floors are fully occupied, with tenants including a securities company, pharmaceutical products business, construction engineering business, IT device sales business, and the Property is capable of ensuring a stable future income.</p>	

#### KDX Hachioji Building

Property Name		KDX Hachioji Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Term		March 1, 2007 to August 1, 2015 (Planned)
Current Owner / Acquisition Date		Sumitomo Life Insurance Company / December 10, 1959 (Note1)
Previous Owner / Acquisition Date		One individual / December 8, 1959 (Note 1)
Location (Address)		12-7 Asahi-machi, Hachioji-shi, Tokyo
Usage		Offices, Parking, Retail Shops
Type of Structure		Flat-roofed steel-reinforced concrete structure; nine above-ground floors
Site Area	Land	460.62 m <sup>2</sup>
	Building	2,821.21 m <sup>2</sup>
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date		December 20, 1985
Architect		Kabushikigaisha Nikken Sekkei
Construction Company		Konoike Construction Co., Ltd.
Construction Confirmation Authority		Hachioji-shi, Tokyo

Probable Maximum Loss		13.96% (SOMPO JAPAN RISK MANAGEMENT, INC.)
Acquisition Price		¥1,155,000,000
Appraisal	Appraisal Value	¥1,160,000,000
	Base Date for Appraisal	February 1, 2007
	Appraiser	Daiwa Real Estate Appraisal Corporation.
	Details	Please refer to Reference Material 1.
Existence of Secured Interests after Acquisition		None
Master Lease Company and Property Management Company after Acquisition		Kenedix Advisors Co., Ltd.
Number of End Tenants		10 (As of January 31, 2007. The same applies below.) (Note 2)
Total Leasable Floor Space		2,179.88 m <sup>2</sup>
Total Leased Floor Space		2,101.15 m <sup>2</sup> (Note 2)
Occupancy Ratio		96.3% (Note 2)
Monthly Rental Income (Excluding Consumption Tax)		¥7,156,630 (Note 2&3)
Security and Guarantee Deposit		¥44,990,400 (Note 2&3)
Forecast Net Operating Income		Please refer to Reference Material 2.
Special Considerations	<p>(1) The boundary between the Property and roadway (City of Hachioji) fronting the Property has not been determined. The City of Hachioji is currently taking procedures to clarify the aforementioned boundary, with a survey company consigned by the city carrying out operations to clarify the boundary.</p> <p>(2) The first floor of the building is currently being used as a retail stop, which varies from the usage (office space) stipulated in the building permit. Plans are in place by the Investment Corporation to rapidly apply for a change in use of the stipulated area following the acquisition.</p> <p>(3) A certificate of inspection is yet to be received for a portion of the signboards (two side signboards and two advertising boards on the roof) on the building following their completion. Moreover, building certification procedures stipulated by the Building Standards Law have not been followed for certain of these signboards. Plans are in place by the Investment Corporation to rapidly remove, reset or take other appropriate steps related to these signboards following the acquisition.</p> <p>(4) A transformer containing polychlorinated biphenyl (PCB) is installed and currently in use at the Property. Application for its use has been lodged with the Kanto Tohoku Industrial Safety and Inspection Department of the Ministry of Economy, Trade and Industry, and the Governor of Tokyo. The Investment Corporation intends to continue lawful management of the transformer. Prior to the Investment Corporation's acquisition of the Property, the seller completed the removal of all PCB waste stored at the Property, in accordance with the Law Concerning Special Measures Against PCB Waste.</p>	
Other	<p>Notes:</p> <ol style="list-style-type: none"> <li>The oldest property land acquisition date is shown.</li> <li>The Investment Corporation plans to conclude a leasing contract for a portion of the office space currently used by Sumitomo Life Insurance Company, which is the seller following the acquisition. Figures shown above are calculated based upon the assumption that the subject office space will be leased to Sumitomo Life Insurance Company.</li> <li>Monthly rental income and guarantee deposit information is exclusive of parking facility</li> </ol>	

	and advertising amounts.
Characteristics of the Property	<p>(1) Area The area around Hachioji station where the Property is located is prospering as a major business area in the western part of Tokyo. The Property is in a highly visible location, approximately one minute on foot from JR Hachioji Station along the Chuo and Yokohama Lines, and approximately three minutes on foot from the Keio Hachioji Station along the Keio Line.</p> <p>The roadway fronting the Property is the “I-Road,” a busy main street connecting the two stations. Accordingly, there is strong demand for retail shops and sales branch for the first floor of the building, and Investment Corporation expects stable demand for space on the upper floors for retail and office uses, including educational facilities, clinics and other uses.</p> <p>(2) Building The Property’s lease space floors can be divided up to multiple tenants, giving the Investment Corporation flexibility to attract a diverse range of tenants. The site offers standard facilities and specifications, and the Investment Corporation shall leverage the outstanding location in its leasing activities.</p> <p>(3) Tenants The Property is near fully occupied with tenants such as retail shops, a prep school, a hair salon and a life insurance company that are aptly suited to buildings nearby a train station. In light of its competitive location, the Investment Corporation expects the Property to continue to generate stable operating revenues.</p>

#### KDX Niigata Building

Property Name	KDX Niigata Building	
Type of Specified Asset	Trust beneficiary interest in real estate	
Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Trust Term	March 1, 2007 to August 1, 2015 (Planned)	
Current Owner / Acquisition Date	Sumitomo Life Insurance Company / October 26, 1981	
Previous Owner / Acquisition Date	Land: One individual / March 7, 1960 Building: Kabushikigaisha Ichibankan / August 26, 1980	
Location (Address)	2-5-1 Higashi-Odori, Niigata-shi, Niigata	
Usage	Offices, Retail Shops	
Type of Structure	Flat-roofed, reinforced concrete structure; two underground and thirteen above-ground floors (Note1)	
Site Area	Land	1,110.56 m <sup>2</sup>
	Building	6,810.29 m <sup>2</sup>
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date	July 13, 1983 extensioned (Note 2)	
Architect	Kabushikigaisha Nikken Sekkei	
Construction Company	Taisei Corporation	
Construction Confirmation Authority	Niigata-shi, Niigata	
Probable Maximum Loss	1.74% (SOMPO JAPAN RISK MANAGEMENT, INC.)	
Acquisition Price	¥1,305,000,000	
Appraisal	Appraisal	¥1,200,000,000

	Value	
	Base Date for Appraisal	February 1, 2007
	Appraiser	Japan Real Estate Institute
	Details	Please refer to Reference Material 1.
Existence of Secured Interests after Acquisition		None
Master Lease Company and Property Management Company after Acquisition		Kenedix Advisors Co., Ltd.
Number of End Tenants		23 (As of January 31, 2007. The same applies below.) (Note 3)
Total Leasable Floor Space		4,085.08 m <sup>2</sup>
Total Leased Floor Space		3,527.51 m <sup>2</sup> (Note 3)
Occupancy Ratio		86.3% (Note 3)
Monthly Rental Income (Excluding Consumption Tax)		¥11,687,530 (Note 3&4)
Security and Guarantee Deposit		¥109,625,400 (Note 3&4)
Forecast Net Operating Income		Please refer to Reference Material 2.
Special Considerations	<p>(1) A portion of the boundary between the Property and adjacent national roadway has not been settled. Plans are in place by the Investment Corporation to rapidly determine the mentioned boundary following the acquisition.</p> <p>(2) Asbestos-containing fireproofing insulation has been used on a portion of the beams in the ceiling of the building. The current owner (the seller) carried out work on August and September of 2006 to contain and enclose the aforementioned areas. Following this work, air-content measurements in the building confirmed the absence of asbestos particles. Following the acquisition, the Investment Corporation will continue to conduct regular air-quality inspections and measurements and to take appropriate measures as necessary.</p> <p>(3) As detailed in Note2 below, the building was designed prior to the enactment of new earthquake-resistance standards. However, in the report made by Kabushikigaisha Nikken Sekkei in April 2006, it judged that “Results of inspections on the building’s quake-resistance structure conducted in 1999 demonstrated that the building meets the same quake-resistance standards as stipulated by the current Building Standards Law.”</p>	
Other	<p>Notes:</p> <p>1. The building permit and the certificate of inspection record the building as a steel-reinforced concrete structure, with a portion of the building as a steel-frame structure.</p> <p>2. The building was designed by Kabushikigaisha Nikken Sekkei in 1973, which applied for a building permit in the same year and began constructing the building frame in 1974. The seller applied for a new building permit in order to undertake major renovations and additions in 1982. The building in its current form was completed in 1983 and obtained a certificate of inspection in the same year.</p> <p>3. The Investment Corporation plans to conclude a leasing contract for a portion of the office space currently used by Sumitomo Life Insurance Company, which is the seller following the acquisition. Figures shown above are calculated based upon the assumption that the subject office space will be leased to Sumitomo Life Insurance Company.</p> <p>4. Monthly rental income and guarantee deposit information is exclusive of parking facility and advertising amounts.</p>	
Characteristics of the Property	<p>(1) Area</p> <p>The Property is located approximately five minutes on foot from the Bandai Exit (North Exit) of Niigata Station along the JR Joetsu Shinkansen and Shinetsu Lines. It is in a highly</p>	

	<p>visible location, being on the corner of an intersection along Higashi-odori, a major street leading from Niigata Station to the Bandai-bashi.</p> <p>Niigata is scheduled to become a government-designated city as of April 1, 2007, and is gathering attention as the central city of Japan's Hokuriku area. The Bandai Exit area in front of the station, where the Property is located, is often seen by customers looking for office-space as the first office block in front of the station's main entrance. The Investment Corporation expects strong demand owing to the Property's prime location in close proximity to the station and on the corner of a major intersection.</p> <p>(2) Building</p> <p>The Property is comprised of approximately 340 m<sup>2</sup>-380 m<sup>2</sup> of lease space per floor, and is designed to meet the needs of both large and small tenants. To better meet the needs of tenants, previous owner has undertaken renovations to convert a portion of the floor into an OA floor and has installed automated security system. The Property also has 36 automated parking spots, an important factor in serving many customers who get around by car in the Niigata area. In addition, the Property has a number of facilities and specifications standard to the Niigata office market.</p> <p>(3) Tenants</p> <p>Among the tenants of the Property are branches and sales offices of several major corporations, including those in the construction, real estate, pharmaceuticals, life insurance and personnel service industries.</p> <p>Currently, two tenants renting a total area of approximately 129 m<sup>2</sup> (39 tsubo) plan to cancel their leasing contracts as of March 31, 2007.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#### 4. Seller's Profile

Company Name	SUMITOMO LIFE INSURANCE COMPANY
Head Office Address	1-4-35 Shiromi, Chuo-ku, Osaka, Osaka
Representative	Shinichi Yokoyama, Representative Officer
Business Activities	Life insurance business
Relationship with the Investment Corporation	None
Special Considerations	None

\*As of February 1, 2007

#### 5. Acquirer's (Seller) Profile

The seller (the current owner) of the three Properties are not a special related party of the Investment Corporation.

#### 6. Details of Brokerage

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

Name of brokerage firm	A major real estate broker
Brokerage fee	¥113,010,000 (Total of the three Properties, excluding consumption tax)
Relationship with the Investment Corporation or the Asset Management Company	None

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

## 7. Interested-Party Transactions

Related to the acquisition of the three Properties, transactions between the Investment Corporation and interested parties, or between the Investment Corporation and interested parties as defined under the Asset Management Company's internal rules and regulations, shall fall under the three categories of transactions (1) through (3) below.

Kenedix REIT Management, Inc. ("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 Compliance Committee and the Asset Management 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.

### (1) Appointment of a Property Management Company

The Investment Corporation plans to execute a property management agreement with Kenedix Advisors Co., Ltd. ("KDA") on March 1, 2007. Other parties to the agreement include the property trust trustee and the Asset Management Company.

KDA qualifies as an interested-party as defined under the Investment Trust Law and the internal rules and regulations of the Asset Management Company. Fees relating to property management remain at the same level as a current property.

#### Outline of Property Managements Fees:

- Leasing management fees  
Rental income × 2% + Real estate operating income after management overhead expenses and before depreciation × 2%
- Management transfer fees

Property (Trust Beneficiary Interest) Price	Management Transfer Fee (At the Time of Purchase and Sale)
¥1.0 billion and more, and less than ¥3.0 billion	¥2.0 million

### (2) Master Lease of the Property

The Investment Corporation plans to execute a master lease agreement with KDA on March 1, 2007. Other parties to the agreement include the property trust trustee and the Asset Management Company.

#### 【Principal agreement terms and conditions】

- Agreement term: From the date of agreement execution through August 1, 2015
- Type of master lease: Pass-through

### (3) Concurrent Liability Assumption Memorandum

The Investment Corporation plans to execute a concurrent liability assumption memorandum with KDA on March 1, 2007. Under the memorandum, the Investment Corporation agrees to assume a concurrent commitment together with KDA to refund security and guarantee deposits which KDA as Master lessee had received from subtenants in connection with the master lease agreement. As compensation for this liability assumption, KDA shall provide to the



Investment Corporation an amount equivalent to the total of security and guarantee deposits received.

## **8. Outlook**

There are no revisions to the forecast for the fiscal period ending April 30, 2007, as a result of the acquisition of the three Properties.

This notice is the English translation of the Japanese announcement on our Web site released on February 27, 2007. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

## **Attached Materials**

1. Outline of Property Appraisal
2. Projected Cash Flow
3. Building Condition Investigation Report
4. Property Photographs
5. Property Portfolio after Acquisition of the 3 Properties

**Reference Material 1**

**Outline of Property Appraisal**

<b>Unit : Yen</b>			
Property Name	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Niigata Building
Appraisal Value	1,310,000,000	1,160,000,000	1,200,000,000
Base Date for Appraisal	February 1, 2007	February 1, 2007	February 1, 2007
Appraiser	Daiwa Real Estate Appraisal Corporation.	Daiwa Real Estate Appraisal Corporation.	Japan Real Estate Institute
Value Calculated Using the Direct Capitalization Method	1,330,000,000	1,200,000,000	1,200,000,000
Gross Operating Revenue	117,864,730	101,657,508	150,477,000
Maximum Gross Operating Revenue	124,020,768	106,916,640	168,563,000
Shortfall Attributed to Vacancies	6,156,038	5,259,132	18,086,000
Operating Expenses	27,804,945	26,380,922	53,598,000
Administrative and Maintenance Expense	19,672,025	18,156,532	36,184,000
Taxes and Dues	7,736,800	7,955,900	16,814,000
Other Expenses	396,120	268,490	600,000
Net Operating Income (NOI)	90,059,785	75,276,586	96,879,000
Capital Expenditure	11,799,000	9,155,000	20,800,000
Guarantee Deposit and Lump-sum Investment (Note)	1,705,294	1,121,729	2,007,000
Net Cash Flow (NCF)	79,966,079	67,243,315	78,086,000
Overall Capitalization Rate (NCF)	6.0%	5.6%	6.5%
Value Calculated Using the Discounted Cash Flow Method	1,290,000,000	1,110,000,000	1,190,000,000
Discount Rate	5.9%	5.5%	6.3%
Terminal Capitalization Rate	6.2%	5.8%	6.7%
Value Calculated Using the Cost Method	804,000,000	857,000,000	1,090,000,000
Land	32.3%	68.8%	60.1%
Building	67.7%	31.2%	39.9%

Note: Guarantee deposit or assumed yield rate on lump-sum investment: 2%

**Reference Material 2**

**Projected Cash Flow**

<b>Unit : Millions of Yen</b>			
Property Name	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Niigata Building
A. Projected Operating Revenues	112	90	137
B. Projected Operating Expenses (excluding depreciation)	30	29	59
C. Projected NOI (A-B)	82	60	77

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 of approximately 96%, 97% and 89% 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**

<b>Unit: Yen</b>			
Investigation Company	HI International Consultant Co., LTD.		
Date of Investigation	February 2007		
Property Name	KDX Hon-Atsugi Building	KDX Hachioji Building	KDX Niigata Building
Repairs, maintenance and renovation expenses required over the next year	22,290,000	15,680,000	35,160,000
Repairs, maintenance and renovation expenses expected to be required within 2-12 years	119,300,000	94,180,000	214,430,000
Unit-in-Place	1,015,000,000	671,200,000	1,733,400,000

- \* The abovementioned investigation company undertakes building assessments for this property 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**

KDX Hon-Atsugi Building

**Property Photographs**



KDX Hachioji Building



KDX Niigata Building



## Reference Material 5

### Property Portfolio after Acquisition of the 3 Properties

\*Property Portfolio includes 2 other properties other than the mentioned 3 properties, which were first disclosed in the press releases "Notice Concerning the Acquisition of Property (KDX Shiba-Daimon Building)" disclosed on February 27, 2007 and "Notice Concerning Acquisition of Property (KDX Okachimachi Building)" on January 31, 2007.

Type of Use	Area	No.	Property Name	Acquisition Price (Millions of yen)(Note 1)	Ratio (Note1)	Acquisition Date
Office Buildings	Tokyo Metropolitan Area	A-32	KDX Shiba-Daimon Building (Note2)	6,090	3.7%	March 1, 2007
		A-13	Belles Modes Building	5,950	3.6%	November 1, 2005
		A-1	Nihonbashi 313 Building	5,940	3.6%	August 1, 2005
		A-16	Toshin 24 Building	5,300	3.2%	May 1, 2006
		A-2	Sogo Hirakawacho Building	5,180	3.1%	August 1, 2005
		A-17	Ebisu East 438 Building	4,640	2.8%	May 1, 2006
		A-3	Higashi-Kayabacho Yuraku Building	4,450	2.7%	August 1, 2005
		A-30	KDX Nishi-Gotanda Building (Note3)	4,200	2.5%	December 1, 2006
		A-4	Noir Hatchobori	3,680	2.2%	August 1, 2005
		A-18	KDX Omori Building	3,500	2.1%	May 1, 2006
		A-19	KDX Hamamatsucho Building	3,460	2.1%	May 1, 2006
		A-29	KDX Higashi-Shinjuku Building	2,950	1.7%	September 1, 2006
		A-20	Dai-ichi Kayabacho Building	2,780	1.6%	May 1, 2006
		A-21	NTB・M Building	2,690	1.6%	May 1, 2006
		A-5	K&Y Building (Southern Plaza)	2,533	1.5%	August 1, 2005
		A-22	KDX Shin-Yokohama Building	2,520	1.5%	May 1, 2006
		A-6	Harajuku F.F. Building	2,450	1.4%	August 1, 2005
		A-27	KDX Kajicho Building	2,350	1.4%	June 3, 2006
		A-15	KDX Hamacho Building	2,300	1.4%	March 16, 2006
		A-7	FIK Minami Aoyama	2,270	1.3%	August 1, 2005
		A-14	KDX Funabashi Building	2,252	1.3%	March 1, 2006
		A-33	KDX Okachimachi Building (Note 4)	2,000	1.2%	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	NNK Building	1,610	0.9%	August 1, 2005
		A-26	Kiba Ocean Building	1,580	0.9%	June 20, 2006
		A-31	KDX Monzen-Nakacho Building (Note 5)	1,400	0.8%	January 19, 2007
		A-34	KDX Hon-Atsugi Building (Note 6)	1,305	0.7%	March 1, 2007
		A-35	KDX Hachioji Building (Note 7)	1,155	0.7%	March 1, 2007
		A-28	KDX Nogizaka Building	1,065	0.6%	July 14, 2006
		A-10	Koishikawa Yoshida Building	704	0.4%	August 1, 2005
		Other Regional Areas	A-12	Portus Center Building	5,570	3.3%
		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	0.9%	May 1, 2006
		A-11	Hakata Ekimae-Dai2 Building	1,430	0.8%	August 1, 2005
		A-36	KDX Niigata Building (Note8)	1,305	0.7%	March 1, 2007
		Total of 36 Office Buildings		103,679	63.1%	-
Residential Properties	Tokyo Metropolitan Area	B-19	Residence Charmante Tsukishima	5,353	3.2%	May 1, 2006
		B-20	Regalo Ochanomizu I&II	3,600	2.1%	May 1, 2006
		B-1	Storia Sirokane	3,150	1.9%	August 1, 2005
		B-2	Tre di Casa Minami Aoyama	2,460	1.4%	August 1, 2005
		B-21	Regalo Shiba-Kouen	2,260	1.3%	May 1, 2006
		B-3	Court Mejiro	1,250	0.7%	August 1, 2005
		B-4	Apartments Motoazabu	1,210	0.7%	August 1, 2005
		B-5	Apartments Wakamatsu-Kawada	1,180	0.7%	August 1, 2005
		B-22	Chigasaki Socie Ni-bankan	1,160	0.7%	May 1, 2006
		B-6	Court Nihonbashi Hakozaki	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	0.6%	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	0.5%	August 1, 2005
		B-13	Human Heim Okachimachi	830	0.5%	August 1, 2005
		B-26	Primo Regalo Kagurazaka	762	0.4%	May 1, 2006
	B-14	Court Shinbashi	748	0.4%	August 1, 2005	
	B-27	Primo Regalo Youga	730	0.4%	May 1, 2006	
	B-15	Court Suitengu	659	0.4%	August 1, 2005	
	B-28	Court Shimouma	638	0.3%	May 1, 2006	
	Other Regional Areas	B-29	Ashiya Royal Homes	2,330	1.4%	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	0.5%	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 32 Residential Properties		44,459	27.0%	-
Central Urban-Type Retail Properties	Tokyo Metropolitan Area	C-1	Jinnan-zaka Frame	9,900	6.0%	August 1, 2005
		C-2	Yoyogi M Building	2,479	1.5%	September 30, 2005
	Other Regional Areas	C-3	ZARA Tenjin Nishi-dori	3,680	2.2%	May 1, 2006
	Total of 3 Central Urban-Type Retail Properties		16,059	9.7%	-	
Total of 71 Properties				164,197	100.0%	Portfolio PML 7.21%

Notes:

- 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 “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.
3. The current name of the property is the “FSD Building.” Plans are in place to change the name of the property to the “KDX Nishi-Gotanda Building” on April 1, 2007.
4. 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.
5. The current name of the KDX Monzen-Nakacho Building is the “Tokyu Monzen-Nakacho Building.” Plans are in place to change the name of the Tokyu Monzen-Nakacho Building to the “KDX Monzen-Nakacho Building” on April 1, 2007.
6. 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.
7. 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.
8. The current name of the KDX Niigata Building is the “Sumisei Niigata Higashi Odori Building.” Following the acquisition, the Investment Corporation intends to carry out procedures to change the name of the building.