

Translation Purpose Only

September 24, 2009

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  
Director / General Manager, Financial Planning Division  
TEL.: +81-3-3519-3491

Notice Concerning Registration of an Asset for Compartmentalized Ownership  
(KDX Shin-Yokohama 381 Building)

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced its decision to register compartmentalized ownership of the following asset.

1. Registration of Compartmentalized Ownership

On the land adjacent to the KDX Shin-Yokohama 381 Building (“the Property”), owned by the Investment Corporation, Y.K. KRF 11 (please refer to 2. Other (Note 5) below; hereafter, “KRF 11”) had constructed and will own an additional building to the Property (“the Adjacent Building”). After holding discussions with KRF 11, we reached the conclusion that conducting uniform management of the Property and the Adjacent Building as an entire building would be in the best interests of both parties. Therefore, we decided to go through the following procedures in relation to compartmentalized ownership on September 30, 2009 (“the Registration of Compartmentalized Ownership”).

- (1) To register compartmentalized ownership of the Property and Adjacent Building as an entire building and with the compartmentalized ownership building comprised of lease spaces of both buildings.
- (2) To conclude a management agreement between the owners of the Property and Adjacent Building.

2. Details of the Property (Major Changes as a Result of the Registration of Compartmentalized Ownership)

As a result of the registration of compartmentalized ownership, changes will be made to certain details of the property. The details of the Property after registration of compartmentalized ownership will be as follows.

KDX Shin-Yokohama 381 Building

	Current Status	After the Registration of Compartmentalized Ownership
Property Name	KDX Shin-Yokohama 381 Building	(No Change)
Type of Specified Asset	Trust beneficiary interest in real estate	(No Change)
Trustee	Mitsubishi UFJ Trust and Banking Corporation	(No Change)
Location (Address)	3-8-11 Shin-Yokohama, Kouhoku-ku, Yokohama-shi, Kanagawa	(No Change)
Usage	Offices, Parking, Retail Shops	Offices, Retail Shops, Parking, Garbage Room (Note 1)
Type of Structure	Flat-roofed, steel-frame reinforced concrete structure; one underground and ten above-ground floors	Flat-roofed, steel-frame reinforced concrete, steel-reinforced concrete structure; one underground and ten above-ground floors (Note 1)
Site Area	Land	911.24 m <sup>2</sup>
	Building	7,673.67 m <sup>2</sup>
Type of Ownership	Land	1,229.24 m <sup>2</sup> (Note 2)
	Building	10,290.30 m <sup>2</sup> (Note 1)
Type of Ownership	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date	March 31, 1988	(No Change) (Note 3)
Architect	March 31, 1988	March 31, 1988 (the Property) April 21, 2009 (the Adjacent Building)
Architect	Azusa Sekkei Co. Ltd.	Azusa Sekkei Co. Ltd (the Property) Hazama Corporation (the Adjacent Building)
Construction Company	Hazama Corporation	Hazama Corporation (the Property) Hazama Corporation (the Adjacent Building)
Construction Confirmation Authority	Yokohama-shi, Kanagawa	Yokohama-shi, Kanagawa (the Property) UHEC (the Adjacent Building)
Probable Maximum Loss	11.64% (SOMPO JAPAN RISK MANAGEMENT, INC.)	(No Change) (the Property)
Total Leasable Floor Area	5,726.63 m <sup>2</sup> (as of August 31, 2009)	(No Change) (the Property) 2,447.37 m <sup>2</sup> (the Adjacent Building)
Other	(Omitted)	Notes: 1. Usage, the type of structure and total floor area for the entire building. 2. The total site area (includes 318.00 m <sup>2</sup> of land owned by KRF 11, the other compartmentalized owner) is for the entire building. 3. The rights of the land for the entire building is as follows: Registered address: 8-10, 8-11 (site area: 911.24 m <sup>2</sup> ) Owner in severalty with the Investment Corporation

		<p>Registered address: 8-9 (site area: 318.00 m<sup>2</sup>)</p> <p>Owner in severalty with KRF 11</p> <p>4. The entire building is comprised of 5 units for exclusive use, 1 unit for common use under the agreement and other common use portions. The Property refers to 1 unit of the office portions on floors 2 through 10, 2 units of the retail shop portion on floor 1, parking portions and garbage room portion on floor 1 and floor B1 (totals 4 units for exclusive use).</p> <p>The Adjacent Building refers to the office and retail shop portions on floors 1 through 9 (1 unit for exclusive use).</p> <p>Moreover, of the total portion of all 5 exclusive use units of the entire building (total of 8,527.48 m<sup>2</sup>), the Property's exclusive use portion totals 6,120.74 m<sup>2</sup> (approximately 71.777%).</p> <p>Furthermore, our shared compartmentalized ownership of the common use area of the Property is 71.777%.</p> <p>5. KRF 11 is a wholly owned subsidiary of Kenedix, Inc. and a related company as defined under the Investment Trust Law and the internal regulations of the Asset Management Company.</p>
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**Attached Material**

**Reference Material**      Floor Plan after the Registration of Compartmentalized Ownership

This notice is the English translation of the Japanese announcement on our Web site released on September 24, 2009. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

**Reference Material**

Floor Plan after the Registration of Compartmentalized Ownership

