

Translation Purpose Only

November 18, 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 Acquisition Settlement of Domestic Trust Beneficiary Interests in Real Estate and Amendments Regarding Details (3 out of Total of 4 Office Buildings)

Kenedix Realty Investment Corporation (“the Investment Corporation”) announced that it completed settlement for the acquisition of the following properties on November 18, 2009.

1. Acquired Properties

Property No.	Property Name	Type	Area	Acquisition Price (Millions of Yen) (Note)	Type of Acquisition
A-62	Koishikawa TG Building	Office Building	Tokyo Metropolitan Area	3,080	Trust beneficiary interests in real estate
A-63	Gotanda TG Building	Office Building	Tokyo Metropolitan Area	2,620	Trust beneficiary interests in real estate
A-65	KDX Shin-Yokohama 381 Building Annex Tower	Office Building	Tokyo Metropolitan Area	1,100	Trust beneficiary interests in real estate
Total				6,800	

Note: Excluding acquisition costs, property tax, city-planning tax, and consumption tax, etc.

Please refer to the press release, “Notice Concerning Acquisition of Domestic Trust Beneficiary Interests in Real Estate (Conclusion of Agreements) (Total of 4 Office Buildings),” dated October 29, 2009 (hereafter, “the Press Release Concerning Property Acquisition,”) for details of the properties. In addition, the scheduled date of acquisition of A-64 KDX Nihonbashi 216 Building is December 1, 2009 as stated in the Press Release Concerning Property Acquisition.

Each aforementioned building shall hereafter be referred to as “the Property” or collectively, “the Three Properties.”

2. Amended Items in the Press Release Concerning Property Acquisition

“1. Outline of the Acquisition” and “3. Property Details” in the Press Release Concerning Property Acquisition shall be partially amended or updated as follows.

1. Outline of the Acquisition

	Statement in the Press Release Concerning Property Acquisition	Amended or Updated Statement	Reasons for Amendments
(6) Scheduled Date of Acquisition	November <u>19</u> , 2009(*)	November <u>18</u> , 2009(*)	The Investment Corporation reached a consensus with the sellers and finalized the settlement date for the Three Properties.
(7) Acquisition Funds	The proceeds from the issuance of new investment units through the Primary Offering and the Third-Party Allotment which was resolved in the Board of Directors Meeting held on October 29, 2009.	The proceeds from the issuance of new investment units through the Primary Offering and the Third-Party Allotment which was resolved in the Board of Directors Meeting held on October 29, 2009 <u>and cash on hand.</u>	The Investment Corporation made an addition to the type of acquisition funds.

* Refers to the Three Properties

3. Property Details

A-62 Koishikawa TG Building

	Statement in the Press Release Concerning Property Acquisition	Amended or Updated Statement	Reasons for Amendments
Trust Term	March 23, 2006 to <u>March 31, 2016</u>	March 23, 2006 to <u>August 1, 2015</u>	The trustee agreed on the trust term amendment.

A-63 Gotanda TG Building

	Statement in the Press Release Concerning Property Acquisition	Amended or Updated Statement	Reasons for Amendments
Trust Term	March 23, 2006 to <u>March 31, 2016</u>	March 23, 2006 to <u>August 1, 2015</u>	The trustee agreed on the trust term amendment.

A-65 KDX Shin-Yokohama 381 Building Annex Tower

	Statement in the Press Release Concerning Property Acquisition	Amended or Updated Statement	Reasons for Amendments
Trustee	—	<u>Mitsubishi UFJ Trust and Banking Corporation</u>	Trust for the Property was issued to Mitsubishi UFJ Trust and Banking Corporation on November 18, 2009.
Trust Term	—	<u>November 18, 2009 to August 1, 2015</u>	The trustee agreed on the trust term.

This notice is the English translation of the Japanese announcement on our Web site released on November 18, 2009. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

Attached Materials

Reference Material Property Portfolio after Acquisition of the Three Properties and KDX Nihonbashi 216 Building

Reference Material

Property Portfolio after Acquisition of the Three Properties and KDX Nihonbashi 216 Building

Type of Use	Area	Property Name	Acquisition Price (Millions of Yen) (Note 1)	Ratio (Note 1)	Acquisition Date
Office Buildings	Tokyo Metropolitan Area	KDX Harumi Building	10,250	4.4%	June 30, 2008
		Toranomon Toyo Building	9,850	4.3%	June 1, 2007
		Hiei Kudan-Kita Building	7,600	3.3%	February 1, 2008
		KDX Ochanomizu Building	6,400	2.7%	April 2, 2007
		KDX Shiba-Daimon Building	6,090	2.6%	March 1, 2007
		KDX Kojimachi Building	5,950	2.5%	November 1, 2005
		KDX Nihonbashi 313 Building	5,940	2.5%	August 1, 2005
		Toshin 24 Building	5,300	2.3%	May 1, 2006
		KDX Hirakawacho Building	5,180	2.2%	August 1, 2005
		KDX Shin-Yokohama 381 Building	4,700	2.0%	February 1, 2008
		Ebisu East 438 Building	4,640	2.0%	May 1, 2006
		Higashi-Kayabacho Yuraku Building	4,450	1.9%	August 1, 2005
		KDX Toranomon Building	4,400	1.9%	April 17, 2007
		KDX Nishi-Gotanda Building	4,200	1.8%	December 1, 2006
		KDX Kawasaki-Ekimae Hon-cho Building	3,760	1.6%	February 1, 2008
		KDX Hatchobori Building	3,680	1.6%	August 1, 2005
		KDX Omori Building	3,500	1.5%	May 1, 2006
		KDX Hamamatsucho Building	3,460	1.5%	May 1, 2006
		KDX Roppongi 228 Building	3,300	1.4%	January 10, 2008
		Koishikawa TG Building	3,080	1.3%	November 18, 2009
		KDX Higashi-Shinjuku Building	2,950	1.2%	September 1, 2006
		KDX Kayabacho Building	2,780	1.2%	May 1, 2006
		KDX Jimbocho Building	2,760	1.2%	March 31, 2008
		Nissou Dai-17 Building	2,710	1.1%	February 1, 2008
		KDX Shinbashi Building	2,690	1.1%	May 1, 2006
		Gotanda TG Building	2,620	1.1%	November 18, 2009
		KDX Nakano-Sakae Building	2,533	1.1%	August 1, 2005
		KDX Shin-Yokohama Building	2,520	1.1%	May 1, 2006
		Harajuku F.F. Building	2,450	1.0%	August 1, 2005
		Ikejiri-Oohashi Building	2,400	1.0%	February 1, 2008
		KDX Kajicho Building	2,350	1.0%	July 3, 2006
		KDX Hamacho Nakanohashi Building	2,310	1.0%	February 1, 2008
KDX Hamacho Building	2,300	1.0%	March 16, 2006		
KDX Shinjuku 286 Building	2,300	1.0%	June 1, 2007		
FIK Minami Aoyama	2,270	0.9%	August 1, 2005		
KDX Funabashi Building	2,252	0.9%	March 1, 2006		
KDX Hamamatsucho Dai-2 Building	2,200	0.9%	September 1, 2008		

Office Buildings	Tokyo Metropolitan Area	Shin-toshin Maruzen Building	2,110	0.9%	February 29, 2008
		KDX Nihonbashi 216 Building	2,010	0.8%	December 1, 2009 planned (Note 2)
		KDX Okachimachi Building	2,000	0.8%	March 1, 2007
		KDX Gobancho Building	1,951	0.8%	March 31, 2008
		Kanda Kihara Building	1,950	0.8%	August 1, 2005
		KDX Yotsuya Building	1,950	0.8%	May 1, 2006
		KDX Iwamoto-cho Building	1,864	0.8%	May 1, 2008
		KDX Shinjuku-Gyoen Building	1,610	0.7%	August 1, 2005
		KDX Kiba Building	1,580	0.6%	June 20, 2006
		KDX Nishi-Shinjuku Building	1,500	0.6%	April 2, 2007
		KDX Monzen-Nakacho Building	1,400	0.6%	January 19, 2007
		KDX Kanda Misaki-cho Building	1,380	0.6%	February 1, 2008
		KDX Hon-Atsugi Building	1,305	0.5%	March 1, 2007
		KDX Hachioji Building	1,155	0.5%	March 1, 2007
		KDX Shin-Yokohama 381 Building Annex Tower	1,100	0.4%	November 18, 2009
		KDX Nogizaka Building	1,065	0.4%	July 14, 2006
	Other Regional Areas	KDX Nagoya Sakae Building	7,550	3.2%	Land: April 25, 2008 Building: July 1, 2009
		Portus Center Building	5,570	2.4%	September 21, 2005
		Karasuma Building	5,400	2.3%	June 1, 2007
		KDX Hakata-Minami Building	4,900	2.1%	February 1, 2008
KDX Kitahama Building		2,220	0.9%	February 1, 2008	
KDX Sendai Building		2,100	0.9%	June 1, 2007	
KDX Minami Semba Dai-1 Building		1,610	0.7%	May 1, 2006	
KDX Minami Semba Dai-2 Building		1,560	0.6%	May 1, 2006	
KDX Niigata Building	1,305	0.5%	March 1, 2007		
Total of 62 Office Buildings		206,271	90.0%	-	
Central Urban Retail Properties	Tokyo Metropolitan Area	Frame Jinnan-zaka	9,900	4.3%	August 1, 2005
		KDX Yoyogi Building	2,479	1.0%	September 30, 2005
	Total of 2 Central Urban Retail Properties		12,379	5.4%	-
Residential Properties	Tokyo Metropolitan Area	Residence Charmante Tsukishima	5,353	2.3%	May 1, 2006
		Court Mejiro	1,250	0.5%	August 1, 2005
		Gradito Kawaguchi	1,038	0.4%	June 30, 2006
		Court Shin-Okachimachi	878	0.3%	May 1, 2006
	Other Regional Areas	Venus Hibarigaoka	1,800	0.7%	December 8, 2005
Total of 5 Residential Properties		10,319	4.5%	-	
Total of 69 Properties		228,969	100.0%	Portfolio PML 5.35%	

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 scheduled date of acquisition of this property is December 1, 2009. However, in the event that the Investment Corporation and the sellers agree otherwise, the acquisition may be made later than this date.