

September 24, 2020

Company name: Kenedix, Inc.  
Representative: Taisuke Miyajima, President & CEO  
Stock code: 4321  
Listing: First Section, Tokyo Stock Exchange  
Contact: Hikaru Teramoto, Executive Officer,  
Head of Corporate Planning Department

Please note that this document is a translation of the official announcement that was released in Tokyo. The translation is prepared and provided for the purpose of the readers' convenience only.  
All readers are strongly recommended to refer to the original Japanese version of the news release for complete and accurate information.

### **Notice of Change in Subsidiaries**

The Board of Directors of Kenedix, Inc. approved a resolution on September 24, 2020 to make silent partnership investments in the following Godo Kaisha ("SPCs"), which are expected to become consolidated subsidiaries.

#### 1. Overview and reason for acquisition

The SPCs will acquire trust beneficiary rights backed by eight properties located in Tokyo metropolitan area. The SPCs will receive silent partnership investments from Kenedix or through co-funding provided by Kenedix and other investors and will become our consolidated subsidiaries.

Through these investments, Kenedix expects to earn a real estate investment return while at the same time creating new core private funds and including these properties in the existing core funds etc. The investments will boost assets under management (AUM) and contribute to increasing stable earnings mainly through the growth of the Asset Management Business.

#### 2. Summary of SPCs

##### 1) KRF92

(1) Name	Godo Kaisha KRF92	
(2) Address	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo	
(3) Representative	Representative Partner: Ippan Shadan Hojin KRF92 Executor: Tadatsugu Ishimoto	
(4) Business	Purchase, ownership, sale and other activities involving real estate or real estate trust beneficiary rights	
(5) Capital	1 million yen	
(6) Established	May 1, 2020	
(7) Shareholder and shareholding ratio	Ippan Shadan Hojin KRF92: 100%	
(8) Relationships between Kenedix and KRF92	Capital	No significant items
	Personnel	No significant items
	Business	No significant items
(9) Results of operations and financial position for the last three years	No figures are shown because KRF92 was established in May 2020.	
(10) Investments (ratio)	7,175 million yen (of which Kenedix investment ratio : 100%)	
(11) Assets to be acquired	Four residential properties (Sumida-ku and Taito-ku, Tokyo)	
(12) Asset purchase date	September 30, 2020 and October 30, 2020 (tentative)	

## 2) KRF93

(1) Name	Godo Kaisha KRF93	
(2) Address	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo	
(3) Representative	Representative Partner: Ippan Shadan Hojin KRF93 Executor: Masanori Nakatsu	
(4) Business	Purchase, ownership, sale and other activities involving real estate or real estate trust beneficiary rights	
(5) Capital	1 million yen	
(6) Established	August 24, 2020	
(7) Shareholder and shareholding ratio	Ippan Shadan Hojin KRF93: 100%	
(8) Relationships between Kenedix and KRF93	Capital	No significant items
	Personnel	No significant items
	Business	No significant items
(9) Results of operations and financial position for the last three years	No figures are shown because KRF93 was established in August 2020.	
(10) Investments (ratio)	4,050 million yen (of which Kenedix investment ratio : 100%)	
(11) Assets to be acquired	One logistics facility (Ebina-shi, Kanagawa)	
(12) Asset purchase date	September 29, 2020	

## 3) Riverside Investment

(1) Name	Godo Kaisha Riverside Investment	
(2) Address	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo	
(3) Representative	Representative Partner: Ippan Shadan Hojin Riverside Holdings Executor: Shinya Kaneko	
(4) Business	Purchase, ownership, sale and other activities involving real estate or real estate trust beneficiary rights	
(5) Capital	1 million yen	
(6) Established	April 21, 2020	
(7) Shareholder and shareholding ratio	Ippan Shadan Hojin Riverside Holdings: 100%	
(8) Relationships between Kenedix and Riverside Investment	Capital	No significant items
	Personnel	No significant items
	Business	No significant items
(9) Results of operations and financial position for the last three years	No figures are shown because Riverside Investment was established in April 2020.	
(10) Investments (ratio)	6,419 million yen (of which Kenedix investment ratio : 60%)	
(11) Assets to be acquired	Two residential properties (Chuo-ku, Tokyo)	
(12) Asset purchase date	December 1, 2020 and June 1, 2021 (tentative)	

## 4) Riverside Investment II

(1) Name	Godo Kaisha Riverside Investment II	
(2) Address	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo	
(3) Representative	Representative Partner: Ippan Shadan Hojin Riverside Holdings II Executor: Shinya Kaneko	
(4) Business	Purchase, ownership, sale and other activities involving real estate or real estate trust beneficiary rights	

(5)	Capital	1 million yen	
(6)	Established	April 21, 2020	
(7)	Shareholder and shareholding ratio	Ippan Shadan Hojin Riverside Holdings II: 100%	
(8)	Relationships between Kenedix and Riverside Investment II	Capital	No significant items
		Personnel	No significant items
		Business	No significant items
(9)	Results of operations and financial position for the last three years	No figures are shown because Riverside Investment II was established in April 2020.	
(10)	Investments (ratio)	3,461 million yen (of which Kenedix investment ratio : 60%)	
(11)	Assets to be acquired	One residential property (Chuo-ku, Tokyo)	
(12)	Asset purchase date	December 1, 2021 (tentative)	

### 3. Outlook

In association with these investments, Kenedix expects to record ordinary profit of approximately 4.7 billion yen in 2020 and 2.8 billion yen in 2021. However, there is no change in the 2020 consolidated forecast announced on February 12, 2020. An announcement will be made promptly if a forecast is revised due to changes in the operating environment, real estate market or results of operations.

#### Cautionary Statement Concerning Forward-Looking Information

This press release contains forward-looking statements that may include “intends,” “will” and other similar words or phrases, statements regarding the intent, belief, strategy, plans or current expectations of Kenedix. These forward-looking statements are not guarantees of future performance or events and involve risks and uncertainties. Actual results may differ materially from the performance described in forward-looking statements because of various factors. Kenedix has no obligation to update forward-looking statements or to update the reasons actual results could differ from the forward-looking statements, except as required by law.