

January 31, 2018

Company name: Kenedix, Inc.  
Representative: Taisuke Miyajima, President & CEO  
Stock code: 4321  
Listing: First Section, Tokyo Stock Exchange  
Contact: Hikaru Teramoto,  
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 Sale of Asset (Retail Facility)**

Kenedix, Inc. will sell a property to Kenedix Retail REIT Corporation through its subsidiary as follows.

#### 1. Reason for sale

The retail facility, which is included in the consolidated assets of Kenedix, will be sold by a Kenedix subsidiary to Kenedix Retail REIT Corporation. The retail facility was originally developed for the purpose of selling it to Kenedix Retail REIT in the future. Kenedix believes that this sale will contribute to the development and growth of the Kenedix Group's J-REIT investment portfolio.

#### 2. Asset to be sold

Description and location	Selling price (Million yen, net of taxes)	Category
Ozeki Tokiwadai (Itabashi-ku, Tokyo)	1,263	Retail facility

#### 3. Purchaser

Name	Kenedix Retail REIT Corporation
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#### 4. Schedule

Contract signing	January 31, 2018
Transaction closing date	February 13, 2018 (tentative)

#### 5. Outlook

In association with this sale, there is no change in the 2017 consolidated forecast announced on February 13, 2017. 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 and phrases, statements regarding the intent, belief, strategy, plans or current expectations of Kenedix. Such forward-looking statements are not guarantees of future performance or events and involve risks and uncertainties. Actual results may differ materially from those described in such forward-looking statements as a result of various factors. Kenedix has no obligation to update forward-looking statements, or to update the reasons why actual results could differ from those projected in the forward-looking statements, except as required by law.