

December 13, 2019

Company name: Kenedix, Inc.
Representative: Taisuke Miyajima, President & CEO
Stock code: 4321
Listing: First Section, Tokyo Stock Exchange
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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 Establishment of Core Fund for Hotels and Undertaking of Asset Management Business

Kenedix group has established a private core fund for investments in hotels in Japan and started operating this fund. Kenedix Investment Partners, Inc., which is a subsidiary of Kenedix is providing asset management services for this fund.

1. Summary of the fund

Investment targets	Hotels in Japan
Holding property	4 hotels (Tokyo, Osaka, Kyoto, Fukuoka)
Type of fund	Core
Start of operations	December 13, 2019
Investment period	7 years (tentative)
fund size	Approx. 19 billion yen
Investors	Several Japanese institutional investors
Asset manager	Kenedix Investment Partners, Inc.

2. Kenedix initiatives

Kenedix believes that interest among investors in Japan and other countries in Japan's real estate market will continue to increase because of the stability of cash flows generated by properties in Japan. As Japan's largest independent real estate asset management company, Kenedix has considerable sourcing and asset management capabilities. Kenedix will continue to use these strengths to provide high-quality asset management services in order to meet the real estate investment demand of investors in Japan and other countries.

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.