

Translation of Japanese Original

December 26, 2012

To All Concerned Parties

REIT Issuer:

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Notice Concerning Acquisition of DBJ Green Building Certification

Kenedix Realty Investment Corporation (“the Investment Corporation”) announced that it received DBJ Green Building Certification for three owned buildings (KDX Nihonbashi Kabutocho Building, Karasuma Building and KDX Shinjuku Building) on December 26, 2012 from the Development Bank of Japan Inc. (“DBJ”).

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (“the System”) is a system of certifying buildings using a scoring model originally developed by DBJ which selects buildings that meet the demands of the times. Its purpose is to promote buildings that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disaster, as well as meet the various social requirements surrounding real estate from stakeholders. The Investment Corporation acquired certification under this System for three properties on June 9, 2011 and for one property on March 28, 2012. When including the aforementioned properties, it will be a total of seven properties to acquire this certification.

For detailed information on DBJ’s announcement and the System, please visit the following website:

DBJ website (Japanese): http://www.dbj.jp/news/index_ja.html

2. DBJ Green Building Certification Assessment Level

The details of the properties that acquired the DBJ Green Building Certification are as follows.

Property Name	Location	Certification Level (Note)
KDX Nihonbashi Kabutocho Building	6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo	Bronze
Karasuma Building	85-1 Mikuracho Nishiiru Karasuma, Sanjyodori, Nakagyou-ku, Kyoto, Kyoto	Certified
KDX Shinjuku Building	3-2-7 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Certified

Note: Bronze assessment is stated to be the certification for being “Properties with superior environmental & social awareness.” Certified assessment is stated to be the certification for being “Properties with sufficient environmental & social awareness.”

In this certification, the properties are of a certain age but have been highly evaluated for energy conservation consultation from external experts and for proactive efforts in renovations and such. In terms of disaster prevention, they were also highly evaluated for establishing prompt communication systems in times of disasters, and for the promotion of various efforts and renovations that contribute to disaster prevention and business continuity plans (BCP).

(Reference) Details of the properties which already have acquired the DBJ Green Building Certification

Property Name	Location	Certification Level (Note 1)	Initial Acquisition Date of Certification (Note 2)
KDX Harumi Building	3-12-1 Harumi, Chuo-ku, Tokyo	Silver	June 9, 2011
KDX Nagoya Sakae Building	4-5-3 Sakae Naka-ku, Nagoya-shi, Aichi	Silver	June 9, 2011
KDX Kobayashi-Doshomachi Building	4-4-10 Doshomachi, Chuo-ku, Osaka-shi, Osaka	Bronze	June 9, 2011
View Flex Umeda Building	2-2-15 Sonezaki, Kita-ku, Osaka-shi, Osaka	Bronze	March 28, 2012

Notes:

1. Silver assessment is stated to be the certification for being “Properties with excellent environmental & social awareness.”
2. The Investment Corporation has once again acquired the certification for the fiscal 2012 on August 22, 2012, but there were no change of the certification level.

3. Future Measures

The Investment Corporation will continue to advance energy conservation at owned office buildings with the support of outside consulting, etc. on efficient energy use, as a J-REIT pioneer in managing mid-sized office buildings.

This notice is the English translation of the Japanese announcement on our Web site released on December 26, 2012. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

(Attachment)



KDX Nihonbashi
Kabutocho Building



Location	Chuo-ku, Tokyo
Structure	S・SRC
Floor	B1 F8
GFA	11,705.49 m ²
Year built	November 1998
Acquisition date	December 26, 2011



Karasuma Building



Location	Kyoto, Kyoto
Structure	SRC
Floor	B1 F8
GFA	12,632.68 m ²
Year built	October 1982
Acquisition date	June 1, 2007



KDX Shinjuku Building



Location	Shinjuku-ku, Tokyo
Structure	S・RC
Floor	B4 F11
GFA	10,348.02 m ²
Year built	May 1993
Acquisition date	February 18, 2010