

February 29, 2008

To whom it may concern

Company name: Kenedix, Inc.
Representative: Atsushi Kawashima, President
Stock code: 4321
Listing: First Section, Tokyo Stock Exchange
Contact: Taiji Yoshikawa,
Director and CFO
Tel: +81-3-3519-2530

Notice of Establishment of Pension Fund No. 10

The Company hereby announces the establishment of new private fund, Pension Fund No. 10 as mentioned below.

1. Outline

- (1) Asset size about 40 billion yen
- (2) Equity investor Pension fund
- (3) Portfolio 28 residential properties in metropolitan area including Tokyo, Oosaka, Nagoya, Sendai, and Fukuoka. The portfolio is comprised of the properties developed by the Company in addition to the properties transferred from Kenedix Realty Investment in February 2008.

2. Background

Though the real estate investment market remains uncertain due to subprime loan problem, the Company succeeded to originate the new pension fund based on our strong track record and long relationship with investors. Also, the Company could obtain the non-recourse loans at almost the same terms as for the loans taken out in June 2007 for Pension fund No. 9.