

February 12, 2009

To whom it may concern:

|                |  |
|----------------|--|
| Company name   | Kenedix Inc.   |
| Representative | Atsushi Kawashima, President                               |
| Stock code     | 4321   |
| Listing        | First Section, Tokyo Stock Exchange                        |
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Notice of the Revision on Full-Year Earnings Forecast for the Year Ending December 31, 2008  
and Recognition of Extraordinary Losses.

Described below is an abstract in English of the company announcement that was released in Tokyo. The translation is prepared and provided for the purpose of the readers' convenience only. All of readers are strongly recommended to refer to the original version in Japanese of the news release for complete and accurate information.

Kenedix, Inc (the "Company") announces the revision of its forecast of full-year earnings for the period ending December 31, 2008 (January 1, 2008 to December 31, 2008), which was announced on December 11, 2008, and recognizes extraordinary losses.

Details

1. Revision on Full-Year Earnings Forecast for the Year Ending December 31, 2008 (January 1, 2008 to December 31, 2008)

(1) Consolidated

(Units: Millions of yen)

|                          | Revenue | Operating income | Ordinary income | Net income | Net income per share |
|--------------------------|---------|------------------|-----------------|------------|----------------------|
| Previous Forecast (A)    | 135,500 | 21,300           | 10,700          | -7,500     | -11,783.81           |
| Revised Forecast (B)     | 137,400 | 16,200           | 5,300           | -10,800    | -16,980.11           |
| Changes in Amount (B-A)  | 1,900   | -5,100           | -5,400          | -3,300     | -                    |
| Percentage of change (%) | 1.4%    | -23.9%           | -50.5%          | -          | -                    |

Reference:

|   |         |        |        |        |           |
|---|---------|--------|--------|--------|-----------|
| Results for the Full-Year Ended Dec. 31, 2007 | 138,025 | 30,863 | 26,120 | 14,662 | 24,833.95 |
|---|---------|--------|--------|--------|-----------|

(2) Non-consolidated

(Units: Millions of yen)

|                          | Revenue | Operating income | Ordinary income | Net income | Net income per share |
|--------------------------|---------|------------------|-----------------|------------|----------------------|
| Previous Forecast (A)    | 15,800  | 12,400           | 12,300          | −6,000     | −9,427.05            |
| Revised Forecast (B)     | 15,800  | 5,500            | 5,000           | −12,600    | −19,822.95           |
| Changes in Amount (B-A)  | —       | −6,900           | −7,300          | −6,600     | —                    |
| Percentage of change (%) | —       | −55.6%           | −59.3%          | —          | —                    |

Reference:

|   |        |        |        |        |           |
|---|--------|--------|--------|--------|-----------|
| Results for the Full-Year Ended Dec. 31, 2007 | 26,674 | 23,106 | 21,686 | 13,352 | 22,606.96 |
|---|--------|--------|--------|--------|-----------|

2. Reasons for revisions and recognition of extraordinary losses

(1) Consolidated

As stated in the Company's official announcement entitled "Notice of the Revision on Full-Year Earnings Forecast for the Year Ending December 31, 2008, Recognition of Extraordinary Losses, Revision of the Dividend Forecast, and the Reduction of Executive Compensation," dated December 11, 2008, the Company anticipated extraordinary losses amounting to 21.5 billion yen. These included losses in connection with the disposition of properties and transfer of subordinated TK investments as well as impairment losses in securities held at year-end due to the slump in the stock market.

The amount of the recognized extraordinary losses, which was anticipated in the previous forecast, decreased to the amount of about 11.8 billion yen due to the recognition of losses of about 6.7 billion yen as business transactions in connection with subordinated TK investments in subsidiaries. However, this became a factor in the decrease of profits at the operating income and ordinary income levels. In addition, the previous forecast took into consideration tax effects in connection with the recognition of extraordinary losses. With the real estate investment market and financing environment heavily impacted by the turmoil in the money market, and uncertainties in the income outlook for the next term, the Company decided to postpone the booking of deferred tax assets on a parent basis. Because of these factors, the net losses in the term increased.

As a result, the Company decided to revise the forecast of full-year earnings in order to incorporate estimates of lower-than-expected results in terms of full-year operating income, ordinary income, and net income.

(2) Non-consolidated

The factors for revising the non-consolidated earnings forecast are the same as for the revision of the consolidated earnings forecast. That is, the reasons are: the recognizing of extraordinary losses (about 16.9 billion yen in total) centered on the appraisal loss of security holdings and a change in the classification of the recognition of losses in connection with subordinated TK investments in subsidiaries, as well as the nonconsideration of tax effects. As a result, the Company decided to revise the forecast of full-year earnings in order to incorporate estimates of lower-than-expected results in full-year operating income, ordinary income, and net income.

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