

June 30, 2009

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

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.

Sale of KDX Toyosu Grandsquare and Undertaking of Asset Management Business

Today Kenedix, Inc. (the "Company") sold KDX Toyosu Grandsquare, a large office building developed by the Company in Shinonome, Koto-ku Ward, Tokyo (the "Office Building") to a fund managed by The Carlyle Group (the "Carlyle"). At the same time, the Company undertook an asset management business with respect to the Office Building, under contract from the Carlyle.

1. Details of the transaction

The Office Building is the Company's largest development project. Since the start of completion in May 2008, the Company has been trying to attract tenants, supporting and enhancing the value of the Office Building by achieving a high occupancy ratio. Today, as a result of a series of negotiations with a group of investors led by the Carlyle, the Company succeeded to sell the Office Building and accept an asset management contract.

The Office Building is located in the Tokyo Bay area, which is currently undergoing substantial redevelopment. Each floor boasts approximately 5,000 square meters of office space, and is furnished throughout with high-spec equipment and fittings. A rooftop garden reduces the building's heat load on the environment, while a "cool-tube" system and other features reduce energy consumption, making the Office Building a leading-edge, environmentally friendly urban facility.

The Carlyle is one of the world's largest private-equity firms, with global investment activities

spanning North America, Asia, and Europe. Its real estate investment arm is an active player in Asia, investing in a wide range of asset classes and developing a proven track record. These include office buildings, commercial facilities, logistic facilities and residential buildings (containing nursing-care facilities) around Japan.

With this transaction as a start, the Company seeks to develop further business opportunities in partnership with the Carlyle, such as real estate funds with joint investments.

The transaction is also effective for the Company in assuring a sound financial base and expanding revenues, such as the reduction of interest-bearing debts and the capital gains by the asset transfer.

2. Impact on financial results

The Company is conducting a detailed examination of the impact of this transaction on the earnings forecast. The forecast will be revised if necessary and immediately announced.

End

<Reference>

Outline of Property

Property name	KDX Toyosu Grandsquare
Location	1-7-12 Shinonome, Koto-ku, Tokyo
Development area	20,448.87 m ²
Construction area	7,046.46 m ²
Gross floor space	63,892.86 m ²
Usage	Offices
Structure	Flat-roofed, reinforced concrete structure; ten above-ground floors
Completion Date	May, 2008

Exterior Appearance of the Property



Interior Appearance of the Property

