

February 10, 2011

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

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.

Notification of Revised Forecasts

In light of recent earnings trends, Kenedix, Inc. (the "Company") hereby announces the following revisions of its consolidated result forecasts for the fiscal year ended December 31, 2010 (from January 1 to December 31, 2010), previously announced on June 25, 2010.

1. Forecast Revisions

Revisions of consolidated result forecasts for the fiscal year ended December 31, 2010 (from January 1 to December 31, 2010)

(Unit: Millions of yen)

	Revenues	Operating income	Ordinary income	Net income	Net income per share (yen)
Previous forecast (A)	31,500	7,900	2,200	-2,400	-1,980.22
Revised forecast (B)	38,580	7,330	2,200	-2,540	-1,563.02
Change in amount (B – A)	7,080	-570	—	-140	
Percentage change (%)	22.5	-7.2	—	—	
Results for previous fiscal year (Jan. 1 – Dec. 31, 2009)	77,831	8,433	225	-18,438	-23,968.93

2. Reasons for Revisions of Full Fiscal Year Forecast

Under the current environment where the real estate investment market is becoming stable, the Company has been pursuing various measures since 2009 to achieve its medium-term management plan, focusing on increasing the size of assets under management, downsizing the balance sheet, and building a stable income and profit structure. These measures have already partially yielded successful results, including an upward revision of the growth target of the size of assets under management, and the Company intends to further strengthen these efforts.

The subject revisions of the consolidated result forecasts are reflecting additional sales of inventories. Also, the forecasts are reflecting year-end impairment of inventories and an expected sale of fixed assets, which is scheduled to take place in the following

fiscal year as a part of the Company's continuous efforts to downsize its balance sheet. In addition, the revisions are reflecting lower distributions of profits from investment in silent partnerships than previously planned. Consequently, while the Company's revenue amount is expected to be higher than its previous plan, its operating income and net income are expected to be lower.

Based on the above factors, the Company has decided to revise the forecasts for consolidated revenues, operating income, and net income for the fiscal year ended December 31, 2010.

Note: The above forecasts are based on the information currently available and reasonable assumptions made by the Company, and a variety of factors could lead to significant differences in actual results.

Cautionary Statement Concerning Forward-Looking Information

This press release contains forward-looking statements that include "intends," "will" and other similar words and phrases, statements regarding the intent, belief, strategy, plans or current expectations of the Group. 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. The Group does not undertake any obligation to update the forward-looking statements contained herein, or to update the reasons why actual results could differ from those projected in the forward-looking statements, except as required by law.