

January 14, 2015

Company name: Kenedix, Inc.
Representative: Taisuke Miyajima, CEO & President
Stock code: 4321
Listing: First Section, Tokyo Stock Exchange
Contact: Masahiko Tajima, Director,
Head of Corporate Planning Department

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.

Notice of Assets Under Management at the End of December 2014

The Kenedix Group's assets under management (AUM) totaled 1,480 billion yen at the end of the fourth quarter of 2014 (as of the end of December 2014). Details are as follows.

Growth in AUM^{*1}

(Billions of Yen)

	Acquisitions	Dispositions	Net Increase (Decrease)	AUM at End of Period
FY2013	-	-	-	1,206.3
Q1 FY2014	157.8	93.1	64.7	1,271.0
Q2 FY2014	31.0	49.3	(18.2)	1,252.7
Q3 FY2014	134.2	147.7	(13.5)	1,239.2
Q4 FY2014	302.2 ^{*2}	60.8	241.4	1,480.6
Cumulative Total	625.4	351.1	274.3	

*1: Including internal transactions between funds managed by the Kenedix Group

*2: Including Premier Investment Corporation: ¥213.8bn

Major New Acquisitions in the Third Quarter (External transaction)

Property Category	Location	Investor	Asset Size ^{*1}
Healthcare facility	Hyogo	Kenedix, Inc.	Small-scale
Residential	Tokyo	Kenedix, Inc.	Small-scale
Healthcare facility	Tokyo	Kenedix, Inc.	Small-scale

*1: Asset size is based on the total acquisition cost of each portfolio.

Small-scale: under ¥5bn Medium-scale: ¥5bn-¥10bn Large-scale: over ¥10bn

Note: The Group uses the following standards for calculating the balance of AUM.

- AUM includes all real estate properties where the Group performs asset management services.
- The balance of AUM is calculated based on the acquisition cost of properties (net of taxes). Costs associated with acquisitions, capital expenditures to enhance property's value and other related items, which are typically included in the book value of properties for accounting purposes, are not included in the calculation of AUM.
- AUM includes properties that the Group holds itself for a short period of time and provides asset management services to. AUM also includes properties held by REITs (Kenedix Office Investment Corporation, Kenedix Residential Investment Corporation, Kenedix Private Investment Corporation, Japan Logistics Fund, Inc. and Premier Investment Corporation) who are managed by Kenedix affiliates.
- The balance of AUM may potentially decrease as a result of the Group's activities which include disposition of properties.