

November 13, 2015

To All Concerned Parties

REIT Issuer:

Kenedix Residential Investment Corporation
Representative: Akira Tanaka, Executive Director
(Securities Code Number: 3278)

Asset Management Company:

Kenedix Real Estate Fund Management, Inc.
Representative: Ryosuke Homma, President and
Representative Director
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Notice Concerning Outlook Change of Credit Rating

Kenedix Residential Investment Corporation (“the Investment Corporation”) today announced that it received an announcement from Japan Credit Rating Agency, Ltd. (“JCR”) that the Outlook of credit rating of Investment Corporation was changed as follows.

Credit Rating Agency	Credit Rating Subject	Rating	Outlook
JCR	Long-term Issuer Rating	A	<u>Before the Change</u> Stable → <u>After the Change</u> Positive

The Investment Corporation continues to conduct management operations of its property portfolio from a medium- to long-term perspective, with the aim of securing steady growth and stable profits, and with due consideration to maintaining a balance between financial stability and the flexibility and mobility of its capital procurement.

For details of the definition of the above rating, please refer to the press release issued by JCR.

- Japan Credit Rating Agency, Ltd. Web site: URL: <http://www.jcr.co.jp/>

* The original Japanese version of this material is released today to the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Papers in the Construction Industry.

* Website URL of the Investment Corporation: <http://www.kdr-reit.com/english/>

[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.