

August 10, 2017

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

**Kenedix and Nomura Research Institute Agree to Cooperate**  
**in the Field of Real Estate Technology**

-Bit Realty, Inc. established to conduct a crowdfunding business for real estate investments-

Kenedix, Inc. (Headquarters: Chuo-ku, Tokyo; CEO & President: Taisuke Miyajima) and Nomura Research Institute, Ltd. (Headquarters: Chiyoda-ku, Tokyo; President & CEO: Shingo Konomoto) have reached an agreement on August 10, 2017 concerning the basic terms for collaboration involving a crowdfunding business for real estate investments. As the impact of this agreement on the 2017 results of operations is expected to be negligible, there is no change in the 2017 consolidated forecast.

See the press release on the following page for details.

August 10, 2017  
Kenedix, Inc.  
Nomura Research Institute, Ltd.

**Kenedix and Nomura Research Institute Agree to Cooperate  
in the Field of Real Estate Technology**

-Bit Realty established to conduct a crowdfunding business for real estate investments-

Kenedix, Inc. (Headquarters: Chuo-ku, Tokyo; CEO & President: Taisuke Miyajima) and Nomura Research Institute, Ltd. (Headquarters: Chiyoda-ku, Tokyo; President & CEO: Shingo Konomoto; “NRI”) have reached an agreement on August 10, 2017 concerning the basic terms for collaboration involving a crowdfunding business for real estate investments.

The real estate investment crowdfunding business will be operated by Bit Realty, Inc., a company established by Kenedix on June 26, 2017. The total equity investment in this company is to be 495 million yen with Kenedix holding 80.1% and NRI holding 19.9%.

Bit Realty will use the internet to provide many types of investment opportunities to a broad spectrum of investors. Normally, individuals can make real estate investments only by using J-REITs, condominium investments and a few other methods. Bit Realty will offer a scheme that allows individuals to use the internet to make small investments in real estate financing products. People who make these investments will receive cash flows from rental income and others.

For this crowdfunding business, Kenedix will support the development of the real estate investment products, provide investment properties for increasing the transaction volumes, and perform asset management operations for these properties. NRI will provide the IT services required by this business.

Kenedix and NRI plan to position this scheme as the standard for real estate crowdfunding by adding the participation of real estate asset management firms, real estate developers and other companies. Furthermore, the long-term plan for Bit Realty includes the addition of new services involving the real estate technology business. For example, Kenedix and NRI are considering the creation of a robot investment advisory service that utilizes artificial intelligence, big data analysis, blockchain technology and other technologies.

1. Reasons for establishing Bit Realty

Financial technology, which combines finance and IT, has become a well-established field and now real estate technology, which combines real estate and IT, is emerging worldwide as a new business field. Interest in real estate crowdfunding is growing in the real estate investment market as a method to create a new source of funds for real estate investments.

Establishing Bit Realty provides a platform for using a team of specialists for the creation of a scheme to provide a variety of investors with the real estate investment opportunities that were previously restricted to institutions. One more goal is building a framework to match investors who want to support the revitalization of urban areas and regional communities with opportunities to invest in these types of projects. Performing this function is expected to facilitate the more effective use of the financial assets of individuals and invigorate Japan’s real estate market.

## 2. Company summaries

|                |  |
|----------------|--|
| Name           | Kenedix, Inc.  |
| Address        | 6-5 Nihombashi Kabutocho, Chuo-ku, Tokyo   |
| Representative | Taisuke Miyajima, CEO & President  |
| Business       | Asset management, property management, leasing operations, real estate investment businesses |
| Established    | April 17, 1995   |
| Capital        | Approx. 40.2 billion yen   |

|                |  |
|----------------|--|
| Name           | Nomura Research Institute, Ltd.  |
| Address        | Otemachi Financial City Grand Cube, 1-9-2 Otemachi, Chiyoda-ku, Tokyo  |
| Representative | Shingo Konomoto, President & CEO, Member of the Board  |
| Business       | Consulting services, system development and application sales, system management and operation services, and product sales |
| Established    | April 1, 1965  |
| Capital        | 18.6 billion yen   |

|                  |   |
|------------------|---|
| Name             | Bit Realty, Inc.  |
| Address          | 2-11-10 Shimbashi, Minato-ku, Tokyo                                     |
| Representative   | Takahiro Uchida, CEO & President  |
| Business         | Crowdfunding platform for investments in real estate and infrastructure |
| Established      | June 26, 2017   |
| Capital          | 495 million yen (note)  |
| Investment ratio | Kenedix, Inc. 80.1%, Nomura Research Institute, Ltd. 19.9% (note)       |

(Note) Figures for capital and investment ratio are after a third-party allotment.

---

### For inquiries about this press release, please contact:

Teramoto / Horiuchi  
Corporate Planning Department  
Kenedix, Inc.  
Tel: +81-3-5623-8400

Togawa / Matsumoto  
Corporate Communications Department  
Nomura Research Institute, Ltd.  
Tel: +81-3-5877-7100  
E-mail: kouhou@nri.co.jp