

Policies for Customer-Oriented Business Conduct

The Kenedix Group is guided by a mission statement and a corporate mission). These guidelines are consistent with the fundamental concept behind the Principles for Customer-Oriented Business Conduct announced on March 30, 2017 by the Financial Services Agency. As a member of the Kenedix Group, we support all of these principles based on the missions, and we have established our own Policies for Customer-Oriented Business Conduct.

I. The Kenedix Group Missions

(1) Mission Statement

Kenedix is dedicated to realizing the full potential of real estate

Looking beyond short-term profits alone, the Kenedix Group has a resolute commitment to asset management that “realizes the full potential of real estate.” This is accomplished by carefully assessing real estate locations and property characteristics, and then using the best possible combination of asset management strategies, timing, and financing schemes to meet the needs of investors.

The mission statement “Kenedix is dedicated to realizing the full potential of real estate” clearly expresses our determination to continue creating value from real estate. By pursuing this mission, we intend to remain at the forefront of the real estate fund market.

(2) Corporate Mission

-Business Objective “For What?”

We contribute to society by making the best use of investment capital and creating value from real estate.

-Business Field “For Whom?”

We offer the best investment opportunities to our clients by committing to multiple roles globally as a real estate asset manager.

-Business Principle “How?”

We confront new business challenges through our management speed and flexibility, while emphasizing stability and fairness.

II. Policies for Customer-Oriented Business Conduct

(1) Pursuit of the customers' best interest

Based on our strong dedication to asset management that "realizes the full potential of real estate," we act sincerely and fairly, adhering to high standards of business ethics and a consistent commitment to providing high-grade investment opportunities to client investors. Through these actions, we aim to foster a corporate culture defined by transparency, expertise, innovation, and flexibility and creativity.

(2) Appropriate management of conflicts of interest

Based on a dedication to sound and fair business practices, we accurately identify transactions between client investors and our related parties, and always do our utmost to conduct appropriate management in accordance with our Related-party Transaction Rules so as not to harm the interests of client investors. The objective is to ensure that business activities are done properly and transactions are performed fairly.

(3) Provision of important information, including fees and other expenses, in an easy-to-understand manner

Based on a dedication to providing information with a high degree of transparency, we are careful to provide important information about investment products and services, including associated fees and other expenses to be borne by client investors, in an easy-to-understand manner.

(4) Provision of services that match customers' needs

We are dedicated to providing investment products and services that match the goals, requirements, financial position, experience, knowledge, and other characteristics of each client investor.

(5) Framework for adequately motivating employees

We aim to increase clients' interest and our corporate value by constantly providing outstanding services to client investors. One step in increasing the motivation of our employees to achieve the aim is to include not only performance but also compliance perspectives in the standard performance parameters used for their evaluations. Furthermore, we work to disseminate the Kenedix Group missions to our employees at the Kenedix Group through our daily operations, training programs, and other activities.

Kenedix Investment Partners, Inc.