

Translation of Japanese Original

September 19, 2012

To All Concerned Parties

REIT Issuer:

Kenedix Realty Investment Corporation
2-2-9 Shimbashi, Minato-ku, Tokyo
Naokatsu Uchida, Executive Director
(Securities Code: 8972)

Asset Management Company:

Kenedix Office Partners, Inc.
Naokatsu Uchida, CEO and President

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Notice Concerning Debt Financing (Series 75)

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced its decision to undertake debt financing. Details are provided as follows.

1. Rationale

The Investment Corporation has decided to execute debt financing agreements to support the acquisition of trust beneficiary interests in real estate (Trust Beneficiary Interests) (3 properties), and payment of associated costs.

Note: For details, please refer to the press release “Notice Concerning Acquisition of Properties (Total of 3 Office Buildings),” dated September 19, 2012 regarding the acquisition of the Trust Beneficiary Interests (3 properties).

2. Details of Debt Financing

Long-Term Borrowing (Series 75)

- | | | |
|---------------------------|---|---|
| (1) Lender | : | (a) Sumitomo Mitsui Banking Corporation
(b) Development Bank of Japan Inc.
(c) Mizuho Bank, Ltd. |
| (2) Amount | : | (a) ¥5,000 million
(b) ¥1,000 million
(c) ¥1,000 million |
| (3) Interest Rate | : | Fixed interest rate: 1.1575% |
| (4) Drawdown Date | : | September 21, 2012 |
| (5) Debt Financing Method | : | The Investment Corporation executed individual debt financing agreements with the aforementioned lenders on September 19, 2012. |
| (6) Interest Payment Date | : | First interest payment on October 31, 2012, and at the end of every three month (on the last business day of each month, if the end of each month is a non-business day) thereafter, and last interest payment on September 21, 2017. |
| (7) Repayment Date | : | September 21, 2017 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Unsecured, unguaranteed |

3. Use of Funds

The abovementioned debt financing (total of ¥7,000 million) shall be used as a portion of source of funds to acquire the Trust Beneficiary Interests (3 properties), and payment of associated costs. Furthermore, the Investment Corporation plans to pay the remaining amount using cash on hands (including the funds from properties sold.)

4. Total Debt Financing Balance after Additional Borrowing and Status of Investment Corporation Bonds (as of September 21, 2012)

(Billions of yen)

	Balance Prior to Additional Debt Financing	Balance After Additional Debt Financing	Change
Short-Term Borrowings (Note 1)	14.7	14.7	+0
Long-Term Borrowings (Note 2)	115.545	122.545	+7.0
Total Borrowings Balance	130.245	137.245	+7.0
Investment Corporation Bonds	6.0	6.0	+0
Total of Debt Financing	136.245	143.245	+7.0

Notes:

1. Short-term borrowings refer to debt financing with a period of less than or equal to one year from the drawdown date to the repayment date. However, the borrowings whose period until repayment date have surpassed one year because the repayment date 1 year from the drawdown date is not a business day and for which the repayment date has been moved to the following business day, are included in short-term borrowings.
2. Long-term borrowings refer to debt financing with a period of more than one year from the drawdown date to the repayment date.

5. Other

Risks related to the repayment of the aforementioned borrowing will have no material impact on “Investment Risks” described in the Securities Report (submitted July 30, 2012) for the 14th fiscal period.

This notice is the English translation of the Japanese announcement on our Web site released on September 19, 2012. However, no assurance or warranties are given for the completeness or accuracy of this English translation.