

Translation of Japanese Original

October 29, 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 Interest Rate Determination and  
Interest-Rate Swap Agreement (Series 76-B)**

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced the details of interest rate and applicable period for debt financing outlined in the following table. In addition, the Investment Corporation decided to execute an interest-rate swap agreement. Details are provided as follows.

**1. Interest-Rate Swap Agreements**

Classification (Note 1)	Lender	Balance (Billions of Yen)	Interest Rate	Drawdown Date	Repayment Date
Series 76-B (Long-Term)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2.5	Base rate (JPY TIBOR for 3-month in JBA) + 0.60% (Note 2)	October 31, 2012	October 31, 2017

Notes:

- Long-term borrowings refer to debt financing with a period of more than one year from the drawdown date to the repayment date.
- The base rate for the period commencing October 31, 2012 through January 31, 2013 is 0.92833%.  
(As of October 29, 2012, Japanese Yen TIBOR for 3-month is 0.32833%)  
Thereafter, the base rate shall be calculated based on Japanese Yen TIBOR for 3-month which Japanese Bankers Association (JBA) releases two business days before each interest payment date.  
You can find Japanese Yen TIBOR of JBA on website of JBA (<http://www.zenginkyo.or.jp/en/tibor/>)
- The abovementioned borrowing is secured without any outstanding guarantees.

For further details, please refer to the press release “Notice Concerning Debt Financing (Series 76) and Interest-Rate Swap Agreement,” dated September 28, 2012 for Series 76-B.

**2. Interest-Rate Swap Agreements**

(1) Purpose

The Investment Corporation has decided to execute an interest-rate swap agreement as a hedge against possible increases in future interest rates for the aforementioned Long-term borrowing (Series 76-B).

(2) Summary of an Interest-Rate Swap Agreement

- Counterparty : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
- Notional Amount : ¥2,500 million
- Interest Rate : Pay a fixed rate of interest: 1.09625%  
Receive a floating rate of interest: Base rate (JPY TIBOR for 3-month in JBA) + 0.60%
- Commencement Date : October 31, 2012

- (e) Termination Date : October 31, 2017
- (f) Payment Date : First interest payment on January 31, 2013, 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 October 31, 2017.

Note: The basically fixed interest rate for Series 76-B is 1.09625% by entering the interest-rate swap agreement.

This notice is the English translation of the Japanese announcement on our Web site released on October 29, 2012. However, no assurance or warranties are given for the completeness or accuracy of this English translation.