

Translation of Japanese Original

March 8, 2013

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

Inquiries:

Hikaru Teramoto

Director / General Manager, Financial Planning Division

TEL.: +81-3-3519-3491

Notice Concerning Debt Financing (Series 83)

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced its decision to undertake debt financing (total of ¥2,000 million). Details are provided as follows.

1. Rationale

The Investment Corporation has decided to execute debt financing agreements to support the acquisition of real estate (Nomura Fudosan Omiya Kyodo Building), and payment of associated costs.

Note: For details, please refer to the press release “Notice Concerning Acquisition of Property (Conclusion of Agreement) (Nomura Fudosan Omiya Kyodo Building),” dated March 8, 2013 regarding the acquisition of Nomura Fudosan Omiya Kyodo Building.

2. Details of Debt Financing

Long-Term Borrowing (Series 83)

- | | | |
|---------------------------|---|---|
| (1) Lender | : | (a) Sumitomo Mitsui Banking Corporation
(b) Resona Bank, Ltd. |
| (2) Amount | : | (a) ¥1,000 million
(b) ¥1,000 million |
| (3) Interest Rate | : | Not yet determined (Fixed interest rate) (Note) |
| (4) Drawdown Date | : | March 26, 2013 |
| (5) Debt Financing Method | : | The Investment Corporation executed individual debt financing agreements with the aforementioned lenders on March 8, 2013. |
| (6) Interest Payment Date | : | First interest payment on April 30, 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 March 26, 2018. |
| (7) Repayment Date | : | March 26, 2018 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Unsecured, unguaranteed |

Note: The interest rate is scheduled to be determined on March 22, 2013.

3. Use of Funds

The abovementioned debt financing (total of ¥2,000 million) shall be used as a source of funds to acquire the real estate (Nomura Fudosan Omiya Kyodo Building), and payment of associated costs.

4. Total Debt Financing Balance after Additional Borrowing and Status of Investment Corporation Bonds
(as of March 26, 2013)

(Billions of yen)

		Balance Prior to Additional Debt Financing	Balance After Additional Debt Financing	Change
	Short-Term Borrowings (Note 1)	5.7	5.7	+0
	Long-Term Borrowings (Note 2)	128.6935	130.6935	+2.0
	Total Borrowings Balance	134.3935	136.3935	+2.0
	Investment Corporation Bonds	6.0	6.0	+0
	Total of Debt Financing	140.3935	142.3935	+2.0

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

For the risks concerning repayment of the aforementioned borrowing, there are no significant changes in the “Investment Risks” described in the Securities Report (submitted January 30, 2013) for the 15th fiscal period.

This notice is the English translation of the Japanese announcement on our Web site released on March 8, 2013. However, no assurance or warranties are given for the completeness or accuracy of this English translation.