

Translation of Japanese Original

January 26, 2023

To All Concerned Parties

REIT Issuer:
Kenedix Retail REIT Corporation
Representative: Moyuru Watanabe, Executive Director
(Securities Code: 3453)

Asset Manager:
Kenedix Real Estate Fund Management, Inc.
Representative: Hikaru Teramoto, President & CEO
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Notice Concerning Debt Financing (Series 51)

Kenedix Retail REIT Corporation (“KRR”) announced today its decision to undertake debt financing (for a total of 750 million yen) (the “Borrowing”). The details are provided as follows. In addition, the Borrowing is to be procured as green loan (“Green Loan”).

1. Details of debt financing

Series	Lender	Amount (millions of yen)	Interest rate (Note 1)	Contract date	Drawdown date	Principal repayment date (Note 1)	Collateral / Repayment method
51	Sumitomo Mitsui Banking Corporation	750	Base rate (JBA TIBOR for 1-month) +0.35000% (Note 2)	January 27, 2023	January 31, 2023	January 31, 2024	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Notes:

- The first interest payment is at the end of February 2023, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. The interest payment and the principal repayment will be made on the following business day in case such date falls on a non-business day and the preceding business day in case such date falls in the next calendar month.
- The JBA TIBOR is available on the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/>).

2. Purpose of debt financing

The proceeds of the Borrowing will be applied to the repayment of Series 45 (total amount of 750 million) on January 31, 2023. For details of the Series 45, please refer to “Notice Concerning Debt Financing (Series 45)” dated January 25, 2022. The Green Loan will be applied to the repayment of the borrowings that were borrowed for the purpose to acquire the eligible green assets ^(Note) in accordance with KRR’s green finance framework ^(Note).

Note: For details of “eligible green assets” and “KRR’s green finance framework”, please refer to “Notice Concerning Submission of Amended Shelf Registration Statement for Issuance of Green Bonds” dated December 23, 2021.

3. Status of the interest-bearing debt after the Borrowing (as of January 31, 2023)

(Millions of yen)

Category		Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-term borrowings ^(Note 1)	1,750	1,750	-
	Long-term borrowings ^(Note 2)	117,550	117,550	-
	Total borrowings	119,300	119,300	-
	Investment corporation bonds	10,000	10,000	-
Total borrowings and investment corporation bonds		129,300	129,300	-

Notes:

1. Short-term borrowings refer to the amount of debt financing with a period of less than or equal to one year from the borrowing date to the maturity date. However, in the case where the maturity date has been moved to a different business day because the maturity date of one year from the borrowing date is not a business day, and as a result the borrowing period surpasses one year, the borrowings are included in short-term borrowings.
2. Long-term borrowings refer to the amount of debt financing with a period of more than one year from the borrowing date to the maturity date.

4. Other matters

Risks pertaining to the Borrowings and the repayment remain unchanged from the description of “Investment Risks” described in the Securities Report submitted on December 22, 2022.

KRR’s website address: <https://www.krr-reit.com/en/>

This notice is the English translation of the Japanese announcement on January 26, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.