

Translation of Japanese Original
To All Concerned Parties

January 29, 2013

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.
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Notice Concerning Debt Financing (Series 81)

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced its decision to undertake debt financing (total of ¥1,200 million). Details are provided as follows.

1. Rationale

The Investment Corporation has decided to execute debt financing agreement to apply the funds toward the repayment of Series 68-A (total of ¥1,200 million) with a repayment date of January 31, 2013.

Note: For details, please refer to the press release “Notice Concerning Debt Financing (Series 68) and Interest-Rate Swap Agreement,” dated January 27, 2012 for Series 68-A.

2. Details of Debt Financing

Short-Term Borrowing (Series 81)

- | | | |
|---------------------------|---|---|
| (1) Lender | : | Mitsubishi UFJ Trust and Banking Corporation |
| (2) Amount | : | ¥1,200 million |
| (3) Interest Rate | : | Base rate (JPY TIBOR for 3-month in JBA) + 0.45% (Note) |
| (4) Drawdown Date | : | January 31, 2013 |
| (5) Debt Financing Method | : | The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on January 29, 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 January 31, 2014. |
| (7) Repayment Date | : | January 31, 2014 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Unsecured, unguaranteed |

Note: The base rate for the period commencing January 31, 2013 through April 30, 2013 is 0.74417%.
(As of January 29, 2013, Japanese Yen TIBOR for 3-month is 0.29417%)

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/>)

3. Use of Funds

Debt financing shall be used for repayment of Series 68-A.

**4. Total Debt Financing Balance after Additional Borrowing and Status of Investment Corporation Bonds
(as of January 31, 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)	128.881	128.881	+0
	Total Borrowings Balance	134.581	134.581	+0
	Investment Corporation Bonds	6.0	6.0	+0
	Total of Debt Financing	140.581	140.581	+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 July 30, 2012) for the 14th fiscal period.

This notice is the English translation of the Japanese announcement on our Web site released on January 29, 2013. However, no assurance or warranties are given for the completeness or accuracy of this English translation.