

Translation Purpose Only

April 25, 2007

To All Concerned Parties

REIT Issuer:
Kenedix Realty Investment Corporation
2-2-9 Shimbashi, Minato-ku, Tokyo
Taisuke Miyajima, Executive Director
(Securities Code: 8972)

Asset Management Company:
Kenedix REIT Management, Inc.
Taisuke Miyajima, CEO and President

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Notice Concerning Debt Financing Interest Rate Determination

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced the details of interest rates and applicable periods for debt financing outlined in the following table.

Classification (Note 1)	Balance (Billions of Yen)	Interest Rate (Interest Payment Period)	Drawdown Date	Repayment Date	Remarks
Series 9 (Short-Term)	4.0	0.88250% (Note 2) (April 30, 2007 to July 31, 2007)	July 31, 2006	July 31, 2007	Unsecured/ Unguaranteed
Series 11 (Short-Term)	4.0	0.90250% (Note 3) (April 30, 2007 to July 31, 2007)	September 20, 2006	September 20, 2007	Unsecured/ Unguaranteed
Series 12 (Short-Term)	1.0	0.90250% (Note 3) (April 30, 2007 to July 31, 2007)	October 31, 2006	October 31, 2007	Unsecured/ Unguaranteed
Term-Loan B (Long-Term)	9.5	1.10250% (Note 4) (Note8) (April 30, 2007 to July 31, 2007)	August 1, 2005	July 31, 2008	Unsecured/ Unguaranteed
Term-Loan C (Long-Term)	9.5	1.21750% (Note 5) (Note 9) (April 30, 2007 to July 31, 2007)	August 1, 2005	July 31, 2010	Unsecured/ Unguaranteed
Series 3-C (Long-Term)	3.5	1.10250% (Note 4) (Note10) (April 30, 2007 to July 31, 2007)	November 1, 2005	October 31, 2008	Unsecured/ Unguaranteed
Series 7-B (Long-Term)	6.5	1.05250% (Note 6) (Note11) (April 30, 2007 to July 31, 2007)	May 1, 2006	April 30, 2009	Unsecured/ Unguaranteed
Series 7-C (Long-Term)	1.5 (Note 14)	1.15250% (Note 7) (Note12) (April 30, 2007 to July 31, 2007)	May 1, 2006	April 30, 2011	Unsecured/ Unguaranteed
Series 8 (Long-Term)	1.0	1.15250% (Note 7) (Note13) (April 30, 2007 to July 31, 2007)	July 14, 2006	July 13, 2011	Unsecured/ Unguaranteed

Notes:

1. Short-term debt financing refers to debt financing repayable within one year. Long-term debt financing refers to debt financing repayable after one year.
2. Three-month yen TIBOR + 0.23%
3. Three-month yen TIBOR + 0.25%
4. Three-month yen TIBOR + 0.45%
5. Three-month yen TIBOR + 0.565%
6. Three-month yen TIBOR + 0.40%
7. Three-month yen TIBOR + 0.50%
8. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥9.5 billion. As a result, the interest rate applicable through throughout the loan period is 0.86875%.
9. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥9.5 billion. As a result, the interest rate applicable through throughout the loan period is 1.2875%.
10. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥3.5 billion. As a result, the interest rate applicable through throughout the loan period is 1.09%.
11. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥6.5 billion. As a result, the interest rate applicable through throughout the loan period 1.62875%.
12. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥1.5 billion. As a result, the interest rate applicable through throughout the loan period is 2.19875%.
13. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥1.0 billion. As a result, the interest rate applicable throughout the loan period is 2.14875%.
14. Among Series 7-C, this figure is calculated based on a floating interest rate.

(Reference Information)

Repayment of Debt Financing

(1) Details of Debt Financing Repayment (Series 7-A)

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|-----------------------|---|---|
| (1) Lender | : | Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| (2) Amount | : | ¥2,000 million |
| (3) Drawdown Date | : | May 1, 2006 |
| (4) Repayment Method | : | Principal repayment in full on maturity |
| (5) Repayment Date | : | April 30, 2007 |
| (6) Prepayment Source | : | Cash on hand |

(2) Planned Date for Repayment

April 27, 2007 (Note)

Note: The repayment date, April 30, 2007, falls on a non-business day and the next business day falls in the following month. Accordingly, the Investment Corporation will repay on April 27, 2007.

【Reference Material】

**Total Debt Financing Balance after Repayment of Debt Financing (Series 7-A)
and Status of Investment Corporation Bonds**

(Billions of yen)

	Balance Prior to Repayment of Debt Financing As of April 25, 2007	Balance After Repayment of Debt Financing (As of April 30, 2007)	Change
Short-Term Debt Financing (Note1)	20.5	18.5	-2.0
Long-Term Debt Financing (Note2)	58.0	58.0	+0.0
Total Debt Financing Balance	78.5	76.5	-2.0
Investment Corporation Bonds	12.0	12.0	+ 0.0
Total of Debt Financing and Investment Corporation Bonds	90.5	88.5	-2.0

Notes:

1. Short-term debt refers to debt financing with a period of less than or equal to one year from the drawdown date to the repayment date.
2. Long-term debt refers to debt financing with a period of more than one year from the drawdown date to the repayment date.

This notice is the English translation of the Japanese announcement on our Web site released on April 25, 2007. However, no assurance or warranties are given for the completeness or accuracy of this English translation.