

Translation Purpose Only

July 11, 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 16-C (Long-Term)	2.0	1.13000% (Note 2) (Note 4) (July 2, 2007 to October 2, 2007)	April 2, 2007	April 2, 2010	Unsecured/ Unguaranteed
Series 16-D (Long-Term)	2.0	1.18000% (Note 3) (Note 5) (July 2, 2007 to October 2, 2007)	April 2, 2007	April 2, 2012	Unsecured/ Unguaranteed

Notes:

1. Long-term debt financing refers to debt financing with a period of more than one year from the drawdown date to the repayment date.
2. Three-month yen TIBOR + 0.40%
3. Three-month yen TIBOR + 0.45%
4. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥2.0 billion. As a result, the interest rate applicable through throughout the loan period is 1.57375%.
5. The Investment Corporation has entered into an interest-rate swap transaction for a notional principal of ¥2.0 billion. As a result, the interest rate applicable through throughout the loan period is 1.87500%.

This notice is the English translation of the Japanese announcement on our Web site released on July 11, 2007. However, no assurance or warranties are given for the completeness or accuracy of this English translation.