

Translation Purpose Only

December 27, 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 today announced the details of interest rates and applicable periods for debt financing outlined in the following table.

| Classification (Note 1) | Lender | Balance (Billions of Yen) | Interest Rate (Note2&3) | Drawdown Date | Repayment Date |
|----------------------------|---|---------------------------------|--|------------------|-------------------|
| Series 16-C (Long-Term) | Sumitomo Mitsui Banking Corporation | 2.0 | 1.26250% (Note 4) (Actual Interest Rate: 1.57375%) | April 2, 2007 | April 2, 2010 |
| Series 16-D (Long-Term) | The Chuo Mitsui Trust and Banking Co., Ltd. | 2.0 | 1.31250% (Note 5) (Actual Interest Rate: 1.87500%) | April 2, 2007 | April 2, 2012 |

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. Interest payment period: January 2, 2008 to April 2, 2008
3. The Investment Corporation has entered into an interest-rate swap transaction for the long-term borrowings. As a result, the actual interest rate is the interest rate applicable throughout the loan period.
4. Three-month yen TIBOR + 0.40%
5. Three-month yen TIBOR + 0.45%
6. All of the abovementioned borrowings are unsecured without any outstanding guarantees.

This notice is the English translation of the Japanese announcement on our Web site released on December 27, 2007. However, no assurance or warranties are given for the completeness or accuracy of this English translation.