

Translation Purpose Only

January 29, 2008

To All Concerned Parties

REIT Issuer:
 Kenedix Realty Investment Corporation
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 Taisuke Miyajima, Executive Director
 (Securities Code: 8972)

Asset Management Company:
 Kenedix REIT Management, Inc.
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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 18 (Short-Term)	Aozora Bank, Ltd.	2.0	1.13167% (Note 4)	July 31, 2007	July 31, 2008
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1.0	1.10167% (Note 5)		
Series 19 (Short-Term)	The Chuo Mitsui Trust and Banking Company, Ltd.	1.25	1.13167% (Note 4)	September 20, 2007	September 20, 2008
Series 20-A (Short-Term)	Mitsubishi UFJ Trust and Banking Corporation	1.0	1.10167% (Note 5)	October 31, 2007	October 31, 2008
Series 21-A (Short-Term)	The Chuo Mitsui Trust and Banking Company, Ltd.	1.0	1.15167% (Note 6)	January 10, 2008	January 10, 2009
Term-Loan B (Long-Term)	Sumitomo Mitsui Banking Corporation The Chuo Mitsui Trust and Banking Company, Ltd. Mitsubishi UFJ Trust and Banking Corporation The Norinchukin Bank The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chiba Bank, Ltd. Resona Bank, Ltd.	9.5	1.30167% (Note 7) (Actual Interest Rate: 0.86875%)	August 1, 2005	July 31, 2008
Term-Loan C (Long-Term)	Sumitomo Mitsui Banking Corporation The Chuo Mitsui Trust and Banking Company, Ltd. Mitsubishi UFJ Trust and Banking Corporation Resona Bank, Ltd.	9.5	1.41667% (Note 8) (Actual Interest Rate: 1.2875%)	August 1, 2005	July 31, 2010
Series 3-C (Long-Term)	The Norinchukin Bank Resona Bank, Ltd.	3.5	1.30167% (Note 7) (Actual Interest Rate: 1.09%)	November 1, 2005	October 31, 2008

Series 7-B (Long-Term)	The Chuo Mitsui Trust and Banking Company, Ltd. Aozora Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation Resona Bank, Ltd.	6.5	1.25167% (Note 9) (Actual Interest Rate: 1.62875%)	May 1, 2006	April 30, 2009
Series 7-C (Long-Term)	Aozora Bank, Ltd.	1.5 (Note 11)	1.35167% (Note 10) (Actual Interest Rate: 2.19875%)	May 1, 2006	April 30, 2011
Series 8 (Long-Term)	Mitsubishi UFJ Trust and Banking Corporation	1.0	1.35167% (Note 10) (Actual Interest Rate: 2.14875%)	July 14, 2006	July 13, 2011

Notes:

- Short-term borrowing refers to debt financing with a period of less than or equal to one year from the drawdown date to the repayment date. Long-term borrowing refers to debt financing with a period of more than one year from the drawdown date to the repayment date.
- Interest payment period: January 31, 2008 to April 30, 2008
- 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.
- Three-month yen TIBOR + 0.28%
- Three-month yen TIBOR + 0.25%
- Three-month yen TIBOR + 0.30%
- Three-month yen TIBOR + 0.45%
- Three-month yen TIBOR + 0.565%
- Three-month yen TIBOR + 0.40%
- Three-month yen TIBOR + 0.50%
- Among Series 7-C, this figure is calculated based on a floating interest rate.
- 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 January 29, 2008. However, no assurance or warranties are given for the completeness or accuracy of this English translation.