

April 28, 2008

To All Concerned Parties

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

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Notice Concerning Debt Financing

Kenedix Realty Investment Corporation (“the Investment Corporation”) today announced its decision to undertake debt financing. Details of the aforementioned are provided as follows.

1. Rationale

The Investment Corporation has decided to execute debt financing agreement to support the acquisition of real estate (KDX Iwamoto-cho Building), and payment of associated costs. (Note)

Note: For details, please refer to the press releases “Notice Concerning the Acquisition of Property (KDX Iwamoto-cho Building),” dated April 28, 2008 regarding the acquisition of real estate (KDX Iwamoto-cho Building).

2. Details of Debt Financing

① Short-term Debt (Series 25-L)

- | | | |
|---------------------------|---|--------------------------------------------------------------------------------------------------------------------------|
| (1) Lender | : | Citibank Japan, Ltd. |
| (2) Amount | : | ¥1,000 million |
| (3) Interest Rate | : | 1.18833% floating rate of interest (Note 1) |
| (4) Drawdown Date | : | May 1, 2008 |
| (5) Debt Financing Method | : | Debt financing is based on the commitment line agreement dated January 11, 2008 with the aforementioned lender. (Note 2) |
| (6) Interest Payment Date | : | August 1, 2008 and November 1, 2008 |
| (7) Repayment Date | : | November 11, 2008 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Unsecured, unguaranteed |

Notes:

1. The interest rate covers the period commencing May 1, 2008 through August 1, 2008. Thereafter, the interest rate shall be calculated based on the three-month yen TIBOR +0.35%. The interest rate after August 1, 2008, shall be disclosed as and when determined.
2. For details, please refer to the press release “Notice Concerning (Planned) Commitment Line Agreement” dated December 11, 2007.

② Long-term Debt (Series 25-A)

- (1) Lender : The Chuo Mitsui Trust and Banking Co., Limited
 (2) Amount : ¥1,000 million
 (3) Interest Rate : 1.90542% fixed rate of interest
 (4) Drawdown Date : May 1, 2008
 (5) Debt Financing Method : The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on April 28, 2008.
 (6) Interest Payment Date : First interest payment on July 31, 2008, and at the end of October, January and April each year thereafter.
 (7) Repayment Date : November 1, 2011
 (8) Repayment Method : Principal repayment in full on maturity
 (9) Collateral : Unsecured, unguaranteed

3. Use of Funds

Debt financing shall be used to support the acquisition of real estate (KDX Iwamoto-cho Building), and payment of associated costs.

4. Total Debt Financing Balance after Additional Borrowings and Status of Investment Corporation Bonds

(Billions of yen)

	Balance Prior to Additional Debt Financing	Balance After Additional Debt Financing	Change
Short-Term Borrowings (Note1)	5.75	6.75	+1.0
Long-Term Borrowings (Note2)	72.0	73.0	+1.0
Total Borrowings Balance	77.75	79.75	+2.0
Investment Corporation Bonds	12.0	12.0	+0.0
Total of Debt Financing	89.75	91.75	+2.0

Notes:

- 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.
- Long-term borrowings refer to debt financing with a period of more than one year from the drawdown date to the repayment date.

【Attachment】

Status of Debt Financing Balance based on Commitment Line Agreements

(Billions of yen)

Balance as of May 1, 2008	
Total Borrowings Available under Commitment Line Agreements	5.0
Total Borrowings Balance based on Commitment Line Agreements	1.5

This notice is the English translation of the Japanese announcement on our Web site released on April 28, 2008. However, no assurance or warranties are given for the completeness or accuracy of this English translation.