

Translation Purpose Only

July 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:
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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.

Lender	Classification (Note 1)	Balance (Billions of Yen)	Interest Rate (Interest Payment Period)	Drawdown Date	Repayment Date
The Chuo Mitsui Trust and Banking Company, Limited	Series 11 (Short-Term)	1.25	0.92274% (Note 2) (July 31, 2007 to September 20, 2007)	September 20, 2006	September 20, 2007
Mitsubishi UFJ Trust and Banking Corporation	Series 12 (Short-Term)	1.0	1.01500% (Note 2) (July 31, 2007 to October 31, 2007)	October 31, 2006	October 31, 2007
Sumitomo Mitsui Banking Corporation, The Chuo Mitsui Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, The Norinchukin Bank, The Bank of Tokyo-Mitsubishi UFJ, Ltd., The Chiba Bank, Ltd., Resona Bank, Ltd.	Term-Loan B (Long-Term)	9.5	1.21500% (Note 3) (Note 7) (July 31, 2007 to October 31, 2007)	August 1, 2005	July 31, 2008
Sumitomo Mitsui Banking Corporation, The Chuo Mitsui Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Resona Bank, Ltd.	Term-Loan C (Long-Term)	9.5	1.33000% (Note 4) (Note 8) (July 31, 2007 to October 31, 2007)	August 1, 2005	July 31, 2010
The Norinchukin Bank, Resona Bank, Ltd.	Series 3-C (Long-Term)	3.5	1.21500% (Note 3)(Note 9) (July 31, 2007 to October 31, 2007)	November 1, 2005	October 31, 2008
The Chuo Mitsui Trust and Banking Company, Limited, Aozora Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Resona Bank, Ltd.	Series 7-B (Long-Term)	6.5	1.16500% (Note 5) (Note 10) (July 31, 2007 to October 31, 2007)	May 1, 2006	April 30, 2009

Aozora Bank, Ltd.	Series 7-C (Long-Term)	1.5 (Note 13)	1.26500% (Note 6) (Note 11) (July 31, 2007 to October 31, 2007)	May 1, 2006	April 30, 2011
Mitsubishi UFJ Trust and Banking Corporation	Series 8 (Long-Term)	1.0	1.26500% (Note 6) (Note 12) (July 31, 2007 to October 31, 2007)	July 14, 2006	July 13, 2011

Notes:

1. 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.
2. Three-month yen TIBOR + 0.25%
3. Three-month yen TIBOR + 0.45%
4. Three-month yen TIBOR + 0.565%
5. Three-month yen TIBOR + 0.40%
6. Three-month yen TIBOR + 0.50%
7. 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%.
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 1.2875%.
9. 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%.
10. 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%.
11. 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%.
12. 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%.
13. Among Series 7-C, this figure is calculated based on a floating interest rate.
14. All of the abovementioned borrowings is unsecured without any outstanding guarantees.

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