

December 4, 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)

Asset Management Company:
Kenedix REIT Management, Inc.
Taisuke Miyajima, CEO and President

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Notice Concerning Debt Financing (Series 34)

Kenedix Realty 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 undertake debt financing to apply the funds toward the repayment of Series 4 (total of ¥2,000 million) with a repayment date of December 8, 2008. (Note)

Note: For details, please refer to the press release “Notice Concerning Debt Financing and Interest-Rate Swap Agreement,” dated December 6, 2005 for Series 4.

2. Rationale

Short-Term Borrowing (Series 34)

- | | | |
|---------------------------|---|---|
| (1) Lender | : | ①Aozora Bank, Ltd.
②Resona Bank, Ltd. |
| (2) Amount | : | ①¥1,500 million
②¥500 million |
| (3) Interest Rate | : | Floating rate of interest: 1.59346% (Note) |
| (4) Drawdown Date | : | December 8, 2008 |
| (5) Debt Financing Method | : | The Investment Corporation executed an individual debt financing agreement with the aforementioned lenders on December 4, 2008. |
| (6) Interest Payment Date | : | First interest payment on February 27, 2009, and May 31, 2009, August 31, 2009, November 30, 2009 and December 8, 2009. |
| (7) Repayment Date | : | December 8, 2009 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Unsecured, unguaranteed |

Note: The interest rate covers the period commencing December 8, 2008 through February 27, 2009. Thereafter, the interest rate shall be calculated based on the three-month yen TIBOR +0.70%. The interest rate after February 27, 2009, shall be disclosed as and when determined.

3. Use of Funds

Debt financing shall be used for repayment of Series 4.

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)	5.0	7.0	+2.0
Long-Term Borrowings (Note2)	81.75	79.75	- 2.0
Total Borrowings Balance	86.75	86.75	+0.0
Investment Corporation Bonds	12.0	12.0	+0.0
Total of Debt Financing	98.75	98.75	+0.0

Notes:

1. 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.
2. 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 December 8, 2008
Total Borrowings Available under Commitment Line Agreements	5.0
Total Borrowings Balance based on Commitment Line Agreements	5.0

This notice is the English translation of the Japanese announcement on our Web site released on December 4, 2008. However, no assurance or warranties are given for the completeness or accuracy of this English translation.