

January 27, 2010

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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Notice Concerning Debt Financing (Series 43)

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 agreements to apply the funds toward the repayment of Term Loan 28-A (total of ¥2,500 million) with a repayment date of January 29, 2010. (Note)

Note: For details, please refer to the press release “Notice Concerning Debt Financing and Interest-Rate Swap Agreement,” dated July 29, 2008 for Term Loan 28-A.

2. Details of Debt Financing

① Short-Term Borrowing (Series 43-A)

- | | | |
|---------------------------|---|--|
| (1) Lender | : | Mitsubishi UFJ Trust and Banking Corporation |
| (2) Amount | : | ¥1,300 million |
| (3) Interest Rate | : | Floating rate of interest: 1.35545% (Note) |
| (4) Drawdown Date | : | January 29, 2010 |
| (5) Debt Financing Method | : | The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on January 27, 2010. |
| (6) Interest Payment Date | : | First interest payment on April 30, 2010, and on the end of July, October and January 29, 2011. |
| (7) Repayment Date | : | January 29, 2011 |
| (8) Repayment Method | : | Principal repayment in full on maturity |
| (9) Collateral | : | Secured, unguaranteed |

Note: The interest rate covers the period commencing January 29, 2010 through April 30, 2010. Thereafter, the interest rate shall be calculated based on the three-month yen TIBOR +0.90%. The interest rate after April 30, 2010, shall be disclosed as and when determined.

② Long-Term Borrowing (Series 43-B)

- (1) Lender : Sumitomo Mitsui Banking Corporation
 (2) Amount : ¥1,200 million
 (3) Interest Rate : Fixed rate of interest: 2.1725%
 (4) Drawdown Date : January 29, 2010
 (5) Debt Financing Method : The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on January 27, 2010.
 (6) Interest Payment Date : First interest payment on April 30, 2010, and at the end of April and October each year thereafter, and last interest payment on January 30, 2015.
 (7) Repayment Date : First repayment on April 30, 2010, and at the end of April and October each year thereafter, and last repayment on January 30, 2015.
 (8) Repayment Method : Apr. 30, 2010 to Oct. 31, 2014: repayment of ¥24 million, respectively Jan. 30, 2015: repayment of ¥960 million
 (9) Collateral : Secured, unguaranteed

3. Use of Funds

Debt financing shall be used for repayment of Term Loan 28-A.

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)	7.5	8.8	+1.3
Long-Term Borrowings (Note2)	76.72	75.38	-1.34
Total Borrowings Balance	84.22	84.18	-0.04*
Investment Corporation Bonds	12.0	12.0	+0.0
Total of Debt Financing	96.22	96.18	-0.04*

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.

* These figures represent the partial repayment of borrowings based on the debt financing agreements other than the aforementioned borrowings.

5. Other

Risks related to the repayment of the aforementioned borrowings will have no material impact on “Investment Risks” described in the Securities Report (submitted July 27, 2009) for the 8th fiscal period.

This notice is the English translation of the Japanese announcement on our Web site released on January 27, 2010. However, no assurance or warranties are given for the completeness or accuracy of this English translation.