

February 24, 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:  
Kenedix REIT Management, Inc.  
Taisuke Miyajima, CEO and President

Inquiries:  
Masahiko Tajima  
Director / General Manager, Financial Planning Division  
TEL.: +81-3-3519-3491

### **Notice Concerning Debt Financing (Series 45)**

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

#### **1. Rationale**

The Investment Corporation has decided to execute debt financing agreement to apply the funds toward the repayment of Series 36-L (total of ¥500 million) with a repayment date of February 26, 2010. (Note)

Note: For details, please refer to the press release “Notice Concerning Debt Financing (Series 36),” dated February 25, 2009 for Series 36-L.

#### **2. Details of Debt Financing**

##### Long-Term Borrowing (Series 45)

- |                           |   |   |
|---------------------------|---|---|
| (1) Lender                | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd.  |
| (2) Amount                | : | ¥500 million  |
| (3) Interest Rate         | : | Floating rate of interest: 1.64636% (Note)  |
| (4) Drawdown Date         | : | February 26, 2010   |
| (5) Debt Financing Method | : | The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on February 24, 2010. |
| (6) Interest Payment Date | : | First interest payment on May 31, 2010, and on the end of August, November and February 28, 2011.                               |
| (7) Repayment Date        | : | February 28, 2011   |
| (8) Repayment Method      | : | Principal repayment in full on maturity   |
| (9) Collateral            | : | Secured, unguaranteed   |

Note: The interest rate covers the period commencing February 26, 2010 through May 31, 2010. Thereafter, the interest rate shall be calculated based on the three-month yen TIBOR +1.20%. The interest rate after May 31, 2010, shall be disclosed as and when determined.

#### **3. Use of Funds**

Debt financing shall be used for repayment of Series 36-L.

**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) | 8.8  | 8.3                                     | - 0.5     |
| Long-Term Borrowings (Note2)  | 82.38                                      | 82.6925                                 | +0.3125*  |
| Total Borrowings Balance      | 91.18                                      | 90.9925                                 | - 0.1875* |
| Investment Corporation Bonds  | 12.0                                       | 12.0                                    | +0.0      |
| Total of Debt Financing       | 103.18                                     | 102.9925                                | - 0.1875* |

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.

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

**6. Other**

Risks related to the repayment of the aforementioned borrowings will have no material impact on "Investment Risks" described in the Securities Report (submitted January 28, 2010) for the 9<sup>th</sup> fiscal period.

This notice is the English translation of the Japanese announcement on our Web site released on February 24, 2010. However, no assurance or warranties are given for the completeness or accuracy of this English translation.