

Translation of Japanese Original

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To All Concerned Parties

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Notice Concerning Debt Financing based on the DBJ Disaster Preparedness Rating

Kenedix Realty Investment Corporation (“the Investment Corporation”) announced today that it has undertaken debt financing (“the Debt Financing”) from the Development Bank of Japan (“DBJ”) based on the new DBJ Disaster Preparedness Rating, as the first J-REIT to undertake debt financing based on this rating. Details are as follows.

1. Overview of New DBJ Disaster Preparedness Rating

The DBJ Disaster Preparedness Rating is a financing scheme in which companies are assessed and screened for excellence in their initiatives to hedge against disaster and secure business continuity based on the proprietary assessment system developed by DBJ, financing conditions for them are then determined in accordance with the assessment. Moreover, the new DBJ Disaster Preparedness Rating, which was updated from its previous version, assesses companies’ business continuity activities in a comprehensive way, not only for their preventive measures, but also for prompt recovery of their operations in the event of a disaster, etc.

For further details of DBJ’s announcement and the scheme, please visit the following website:

DBJ website (English): http://www.dbj.jp/en/solution/financial/risk_manage/index.html

2. Overview of the Debt Financing

7.5 billion yen in total borrowed from DBJ today, comprising Term Loan 65-C, Term Loan 65-E and Term Loan 65-G for 2.5 billion yen respectively.

For further details of the Debt Financing, please refer to the press release “Notice Concerning Debt Financing (Term Loan 65) and Interest-Rate Swap Agreement” dated December 19, 2011.

3. Future Measures

The DBJ disaster preparedness rating was granted in recognition of the proactive disaster preparedness initiatives implemented by the Investment Corporation and Kenedix REIT Management, Inc. (“the Asset Management Company”) that manages the former’s assets. The Investment Corporation and the Asset Management Company will continue to strive for business continuity measures from such perspectives as prompt provision of information to investors and tenants, etc.

This notice is the English translation of the Japanese announcement on our Web site released on December 26, 2011. However, no assurance or warranties are given for the completeness or accuracy of this English translation.