

Translation of Japanese Original

November 22, 2021

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Hiroaki Momoi, Executive Director
(Securities Code: 8972)

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Masahiko Tajima, President & CEO

Inquiries:
Hiroaki Momoi
Head of Strategic Planning,
Office REIT Department
TEL: +81-3-5157-6010

**Notice Concerning Debt Financing (Term Loan 190),
Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc.**

Kenedix Office Investment Corporation (“the Investment Corporation”) has announced today, that the Investment Corporation decided to undertake the debt financing (total of 14,900 million yen) and the execution of interest rate swap agreements and prepayment of borrowings.

Please see below for the details.

1. Outline of Debt Financing

Term Loan	Lender	Amount	Interest Rate (Note 1) (Note 2)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral Repayment Method
190-A	Sumitomo Mitsui Trust Bank, Limited	1,250 million yen	Base rate (JPY TIBOR for 1 month) +0.20000%	November 26, 2021	November 30, 2021	November 30, 2022	Unsecured, unguaranteed • Repayment of principal in full on maturity date
	Sumitomo Mitsui Banking Corporation	500 million yen					
	Mizuho Bank, Ltd.	350 million yen					
190-B	Mizuho Bank, Ltd.	500 million yen	Base rate (JPY TIBOR for 3 months) +0.20000%	November 26, 2021	November 30, 2021	October 31, 2024	Unsecured, unguaranteed • Repayment of principal in full on maturity date
	Resona Bank, Limited.	500 million yen					
	Mizuho Trust & Banking Co., Ltd.	300 million yen					
190-C	MUFG Bank, Ltd.	2,500 million yen	To be determined (Note 3) (Fixed interest rate)	November 26, 2021	November 30, 2021	April 30, 2026	Unsecured, unguaranteed • Repayment of principal in full on maturity date
190-D	Daishi Hokuetsu Bank, Ltd.	500 million yen					
	The Chugoku Bank, Ltd.	500 million yen					
	The Yamaguchi Bank, Ltd.	500 million yen					

190-E	Sumitomo Mitsui Banking Corporation	500 million yen	Base rate (JPY TIBOR for 3 months) +0.30000%	November 26, 2021	November 30, 2021	November 30, 2026	Unsecured, unguaranteed • Repayment of principal in full on maturity date
	Mizuho Bank, Ltd.	500 million yen					
190-F	MUFG Bank, Ltd.	500 million yen	To be determined (Note 3) (Fixed interest rate)				
190-G	Aozora Bank, Ltd.	1,000 million yen					
	Development Bank of Japan Inc.	500 million yen					
	Daiwa Next Bank, Ltd.	500 million yen					
	The Shizuoka Bank, Ltd.	500 million yen					
190-H	Shinsei Bank, Limited	1,000 million yen					
190-I	The Dai-ichi Life Insurance Company, Limited	1,000 million yen					
190-J	The Norinchukin Bank	1,000 million yen					
190-K	Sumitomo Life Insurance Company	500 million yen		November 30, 2029			

Note 1: The first interest payment of Term Loan 190-A is due at the end of December 2021, and on the last day of every 1 month thereafter with the principal repayment day. The first interest payment of Term Loan 190-B, 190-C and 190-D is due at the end of January 2022, and on the last day of every 3 months thereafter with the principal repayment day. The first interest payment of Term Loan 190-E, 190-F, 190-G, 190-H, 190-I, 190-J and 190-K is due at the end of February 2022, and on the last day of every 3 months thereafter with the principal repayment day. If each interest payment day or the principal repayment day is a non-business day, then the interest payment or the principal repayment will be due on the next business day and if that next business day is in the next month, then previous business day will be applied.

Note 2: The base rates that are applied during interest period for the interest due on each interest payment date for Term Loan 190-A shall be calculated based on Japanese Yen TIBOR for 1 month, for Term Loan 190-B and 190-E shall be calculated based on Japanese Yen TIBOR for 3 months, which JBA TIBOR Administration (“the JBATA”) releases two business days before each interest payment date. The Japanese Yen TIBOR of the JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

Note 3: The undecided matters will be announced upon determination.

2. Purpose of Debt Financing and Contents of Borrowings to be Repaid

The above borrowings are to apply the fund towards the repayment of existing borrowings.

The overviews of repayment and prepayment of existing borrowings are as follows:

Series	Lender	Borrowing Amount	Repayment Amount	Drawdown Date	Principal Repayment Date	Repayment Date	Repayment funds
98-C	Development Bank of Japan Inc.	3,000 million yen	3,000 million yen	March 20, 2014	March 20, 2022	November 30, 2021	The portions of 190-G, 190-H and 190-J
114-A	Sumitomo Mitsui Trust Bank, Limited	1,250 million yen	1,250 million yen	February 18, 2015	February 28, 2022		The portion of 190-A
114-B	Aozora Bank, Ltd.	350 million yen	350 million yen				

119	Aozora Bank, Ltd.	2,300 million yen	2,300 million yen	April 30, 2015	April 30, 2022	November 30, 2021	190-B and the portion of 190-G
125-A	MUFG Bank, Ltd.	2,500 million yen	2,500 million yen	January 29, 2016	January 31, 2022		190-D and 190-I
	Sumitomo Mitsui Banking Corporation	500 million yen	500 million yen				The portion of 190-E
180-A	Sumitomo Mitsui Banking Corporation	500 million yen	500 million yen	November 30, 2020	November 30, 2021		The portion of 190-A
	Sumitomo Mitsui Trust Bank, Limited	500 million yen	500 million yen				190-K
186	Mizuho Bank, Ltd.	500 million yen	500 million yen	August 31, 2021	August 31, 2022		The portion of 190-E
188-A	Sumitomo Mitsui Banking Corporation	500 million yen	500 million yen	September 30, 2021	September 30, 2022		The portion of 190-G
189	MUFG Bank, Ltd.	3,000 million yen	3,000 million yen	October 29, 2021	October 29, 2022		190-C and 190-F

Note: Please refer to the following for the overviews of debt financing.

- Series 98-C : “Notice Concerning Debt Financing (Series 98) and the Execution of Interest Rate Swap Agreements” dated March 18, 2014
- Series 114-A and 114-B : “Notice Concerning Debt Financing (Series 114) and the Execution of Interest Rate Swap Agreements” dated February 16, 2015
- Series 119 : “Notice Concerning Debt Financing (Series 119) and the Execution of an Interest Rate Swap Agreement” dated April 27, 2015
- Series 125-A : “Notice Concerning Debt Financing (Series 125) and the Execution of Interest Rate Swap Agreements” dated January 27, 2016
- Series 180-A : “Notice Concerning Debt Financing (Series 180) and Execution of Interest Rate Swap Agreements” dated November 26, 2020
- Series 186 : “Notice Concerning Debt Financing (Series 186)” dated August 27, 2021
- Series 188-A : “Notice Concerning Debt Financing (Series 187 and 188)” dated September 14, 2021
- Series 189 : “Notice Concerning Debt Financing (Series 189)” dated October 22, 2021

This debt financing will be a syndicated loan with Sumitomo Mitsui Banking Corporation as the lead arranger and agent, MUFG Bank, Ltd. and Mizuho Bank, Ltd. as the joint arrangers.

In order to further diversify and expand the number of financial institutions, we will take out new loans from Daishi Hokuetsu Bank, Ltd., The Chugoku Bank, Ltd., The Yamaguchi Bank, Ltd., Daiwa Next Bank, Ltd., The Shizuoka Bank, Ltd., Shinsei Bank, Ltd. and The Dai-ichi Life Insurance Company, Limited as new lenders. This brings the total number of financial institutions to 24 companies.

3. Interest Rate Swap Agreements

(1) Purpose

For a hedge against possible increases in future interest rate on borrowings with floating interest rates (Term Loan 190-B and 190-E).

(2) Details of Interest Rate Swap Agreements

Term Loan		190-B			190-E	
Counterparty		To be determined and announced upon determination				
Notional Amount		500 million yen	500 million yen	300 million yen	500 million yen	500 million yen
Interest Rate	Fixed Interest Rate for Payment	To be determined and announced upon determination				
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3 months)				
Commencement Date		November 30, 2021				
Termination Date		October 31, 2024			November 30, 2026	
Payment Date (Note)		The first payment is due at the end of January 2022, and on the last day of every 3 months thereafter with the termination date.			The first payment is due at the end of February 2022, and on the last day of every 3 months thereafter with the termination date.	

Note: If each payment day is a non-business day, then the payment will be due on the next business day and if that next business day is in the next month, then previous business day will be applied.

4. Status of Borrowings and Investment Corporation Bonds after the Debt Financing and the Repayment (as of November 30, 2021)

(Millions of yen)

Classification	Balance before the Debt Financing and the Repayment	Balance after the Debt Financing and the Repayment	Difference
Short-Term Borrowings (Note 1)	10,600	7,700	-2,900
Long-Term Borrowings (Note 2)	175,150	178,050	+2,900
Total Borrowings	187,750	185,750	0
Investment Corporation Bonds	13,000	13,000	0
Total Borrowings and Investment Corporation Bonds	198,750	198,750	0

Note 1: Short-term borrowings refer to debt financing with a period less than or equal to one year from the drawdown date to the principal repayment date. However, the borrowings for which the period until the principal repayment date has surpassed one year because the principal repayment date after one year from the drawdown date is not a business day, and for which the principal repayment date has been moved to a different business day, are included in short-term borrowings.

Note 2: Long-term borrowings refer to debt financing with a period more than one year from the drawdown date to the principal repayment date.

6. Other

For risks concerning the repayment, etc. of the aforementioned debt financing, there are no significant changes to the “Investment Risks” as described in the Securities Report (submitted on July 29, 2021).

The Investment Corporation’s website: <https://www.kdo-reit.com/en/>

This notice is the English translation of the Japanese announcement on our website released on November 22, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.