

Translation of Japanese Original

July 22, 2022

To All Concerned Parties

REIT Issuer:  
Kenedix Office Investment Corporation  
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(Securities Code: 8972)

Asset Management Company:  
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### Notice Concerning Debt Financing (Series 196)

Kenedix Office Investment Corporation (“the Investment Corporation”) announced today that the Investment Corporation decided to undertake the debt financing (total of 3,200 million yen). Please see below for the details.

#### 1. Outline of Debt Financing

| Series | Lender                              | Amount            | Interest Rate<br>(Note 1) (Note 2)          | Contract<br>Date | Drawdown<br>Date | Principal<br>Repayment<br>Date (Note 1) | Collateral<br>Repayment<br>Method   |
|--------|-------------------------------------|-------------------|---|------------------|------------------|---|---|
| 196    | Sumitomo Mitsui Banking Corporation | 3,200 million yen | Base rate (JPY TIBOR for 1 month) +0.17500% | July 27, 2022    | July 29, 2022    | August 31, 2022                         | Unsecured, unguaranteed<br>·<br>Repayment of principal in full on maturity date |

Note 1: The interest payment is due at the end of August 2022. If the 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 Series 196 shall be calculated based on Japanese Yen TIBOR for 1 month, 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/>).

#### 2. Purpose of Debt Financing

Series 196 is to apply the fund towards the repayment of Series 104-E and 166-A with the principal repayment date of July 29, 2022.

#### 3. Status of Borrowings and Investment Corporation Bonds after the Debt Financing (as of July 29, 2022)

(Millions of yen)

| Classification                                    | Balance before the Debt Financing | Balance after the Debt Financing | Difference |
|---|-----------------------------------|----------------------------------|------------|
| Short-Term Borrowings (Note 1)                    | 11,900                            | 15,100                           | +3,200     |
| Long-Term Borrowings (Note 2)                     | 190,050                           | 186,850                          | -3,200     |
| Total Borrowings                                  | 201,950                           | 201,950                          | 0          |
| Investment Corporation Bonds                      | 13,000                            | 13,000                           | 0          |
| Total Borrowings and Investment Corporation Bonds | 214,950                           | 214,950                          | 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.

**4. 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 January 28, 2022).

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 July 22, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.