

Translation of Japanese Original

August 23, 2019

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Jiro Takeda, Executive Director
(Securities Code: 8972)

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

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

**Notice Concerning Debt Financing (Series 167) and
Execution of Interest Rate Swap Agreement**

Kenedix Office Investment Corporation (“the Investment Corporation”) has announced today, that the Investment Corporation decided to undertake the debt financing (total of 1,000 million yen) and the execution of an interest rate swap agreement.

Please see below for the details.

1. Outline of Debt Financing

Series	Lender	Amount	Interest Rate (Note 1) (Note 2)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral · Repayment Method
167	Mizuho Bank, Ltd.	1,000 million yen	Base rate (JPY TIBOR for 3 months) +0.25000%	August 23, 2019	August 30, 2019	August 31, 2020	Unsecured, unguaranteed · Repayment of principal in full on maturity date

Note 1: The first interest payment is due at the end of November 2019, 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 rate that is applied during interest period for the interest due on each interest payment date shall be calculated based on Japanese Yen TIBOR for 3 months, which the 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 (<http://www.jbatibor.or.jp/english/rate/>).

2. Purpose of Debt Financing

Series 167 is to apply the fund towards the repayment of Series 157-A (1,000 million yen) with the principal repayment date of August 30, 2019.

3. Interest Rate Swap Agreement

(1) Purpose

For a hedge against possible increases in future interest rate.

(2) Details of Interest Rate Swap Agreement

Series	167
Counterparty	To be determined and announced upon determination
Notional Amount	1,000 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		August 30, 2019
Termination Date		August 31, 2020
Payment Date		The first payment is due at the end of November 2019, and on the last day of every 3 months thereafter with the termination date. (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 (as of August 30, 2019)

(Millions of yen)

Classification	Balance before the Debt Financing	Balance after the Debt Financing	Difference
Short-term Borrowings (Note 1)	3,200	2,200	-1,000
Long-term Borrowings (Note 2)	173,850	174,850	+1,000
Total Borrowings	177,050	177,050	0
Investment Corporation Bonds	8,000	8,000	0
Total Borrowings and Investment Corporation Bonds	185,050	185,050	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.

5. 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 30, 2019).

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 August 23, 2019. However, no assurance or warranties are given for the completeness or accuracy of this English translation.