

Translation of Japanese Original

January 27, 2021

To All Concerned Parties

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(Securities Code: 8972)

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**Notice Concerning Debt Financing (Series 181) and
Execution of Interest Rate Swap Agreements**

Kenedix Office Investment Corporation (“the Investment Corporation”) has announced today, that the Investment Corporation decided to undertake the debt financing (total of 11,100 million yen) and the execution of interest rate swap agreements.

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
181-A	Sumitomo Mitsui Banking Corporation	1,300 million yen	Base rate (JPY TIBOR for 1 month) +0.30000%	January 27, 2021	January 29, 2021	January 29, 2022	Unsecured, unguaranteed · Repayment of principal in full on maturity date
	Sumitomo Mitsui Trust Bank, Limited	500 million yen	Base rate (JPY TIBOR for 1 month) +0.25000%				
181-B	Mizuho Bank, Ltd.	1,000 million yen	Base rate (JPY TIBOR for 3 months) +0.25000%			January 31, 2024	
181-C		1,200 million yen	Base rate (JPY TIBOR for 3 months) +0.45000%			January 31, 2028	
181-D	Sumitomo Mitsui Banking Corporation	2,300 million yen	Base rate (JPY TIBOR for 3 months) +0.55000%				
	MUFG Bank, Ltd.	2,000 million yen				January 31, 2030	
	Mizuho Bank, Ltd.	2,000 million yen					
181-E	Mizuho Trust & Banking Co. Ltd.	800 million yen	Base rate (JPY TIBOR for 3 months) +0.59167%			November 30, 2030	

Note 1: The first interest payment of Series 181-A is due at the end of February 2021, and on the last day of every month thereafter with the principal repayment day. The first interest payment of Series 181-B, Series 181-C, Series 181-D and Series 181-E is due at the end of April 2021, 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 181-A shall be calculated based on Japanese Yen TIBOR for 1 month, for Series 181-B, 181-C, 181-D and 181-E 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 181-A (1,800 million yen) is to apply the fund towards the repayment of Series 94-B (1,300 million yen) and a portion of Series 170-A (500 million yen) with the principal repayment date of January 29, 2021. Series 181-B (1,000 million yen), Series 181-C (1,200 million yen) and a portion of Series 181-D (2,000 million yen) are to apply the fund towards the repayment of a portion of Series 171 (4,200 million yen) with the principal repayment date of January 29, 2021. The other portion of Series 181-D (2,300 million yen) is to apply the fund towards the repayment of Series 95 (2,300 million yen) with the principal repayment date of January 29, 2021. The remaining portion of Series 181-D (2,000 million yen) is to apply the fund towards the repayment of Series 113-A (1,500 million yen) and the other portion of Series 170-A (500 million yen) with the principal repayment date of January 29, 2021. Series 181-E (800 million yen) is to apply the fund towards the repayment of the other portion of Series 171 (800 million yen) with the principal repayment date of January 29, 2021.

3. Interest Rate Swap Agreements

(1) Purpose

For a hedge against possible increases in future interest rate of Series 181-B, Series 181-C, Series 181-D and Series 181-E among the debt financing with floating interest rate.

(2) Details of Interest Rate Swap Agreements

Series		181-B	181-C
Counterparty		Sumitomo Mitsui Trust Bank, Limited	
Notional Amount		1,000 million yen	1,200 million yen
Interest Rate	Fixed Interest Rate for Payment (Note)	0.03715%	0.07685%
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3 months)	
Commencement Date		January 29, 2021	
Termination Date		January 31, 2024	January 31, 2028
Payment Date		The first payment is due at the end of April 2021, 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.)	

Series		181-D			181-E
Counterparty		Sumitomo Mitsui Trust Bank, Limited			
Notional Amount		2,300 million yen	2,000 million yen	2,000 million yen	800 million yen
Interest Rate	Fixed Interest Rate for Payment (Note)	0.12845%			0.16305%
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3 months)			
Commencement Date		January 29, 2021			
Termination Date		January 31, 2030			November 30, 2030

Payment Date	The first payment is due at the end of April 2021, 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.)
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Note: By entering into the interest rate swap agreements, the interest rate on Series 181-B, Series 181-C, Series 181-D and Series 181-E is essentially fixed at 0.28715%, 0.52685%, 0.67845% and 0.75472% respectively.

4. Status of Borrowings (as of January 29, 2021)

(Millions of yen)

Classification	Balance before the Debt Financing	Balance after the Debt Financing	Difference
Short-Term Borrowings (Note 1)	11,000	6,800	-4,200
Long-Term Borrowings (Note 2)	176,750	180,950	+4,200
Total Borrowings	187,750	187,750	0
Investment Corporation Bonds	11,000	11,000	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.

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, 2020).

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 January 27, 2021. However, no assurance or warranties are given for the completeness or accuracy of this English translation.