

Translation of Japanese Original

October 23, 2020

To All Concerned Parties

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(Securities Code: 8972)

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**Notice Concerning Debt Financing (Series 178) 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 3,200 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
178-A	Sumitomo Mitsui Banking Corporation	1,400 million yen	Base rate (JPY TIBOR for 3 months) +0.42500%	October 28, 2020	October 30, 2020	April 30, 2027	Unsecured, unguaranteed · Repayment of principal in full on maturity date
178-B	Sumitomo Mitsui Banking Corporation	1,500 million yen	Base rate (JPY TIBOR for 3 months) +0.60000%			October 31, 2030	
	Resona Bank, Limited	300 million yen	Base rate (JPY TIBOR for 3 months) +0.60000%				

Note 1: The first interest payment is due at the end of January 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 shall be calculated based on Japanese Yen TIBOR for 3 months, which 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 178-A(1,400 million yen) and a portion of Series 178-B(1,500 million yen) are to apply the fund towards the repayment of Series 100 (2,900 million yen) with the principal repayment date of October 30,2020.

The other portion of Series 178-B(300 million yen) is to apply the fund towards the repayment of Series 104-D (300 million yen) with the principal repayment date of October 30,2020.

### 3. Interest Rate Swap Agreements

(1) Purpose

For a hedge against possible increases in future interest rate.

(2) Details of Interest Rate Swap Agreements

Series		178-A	178-B	
Counterparty		To be determined and announced upon determination		
Notional Amount		1,400 million yen	1,500 million yen	300 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		October 30, 2020		
Termination Date		April 30, 2027	October 31, 2030	
Payment Date		The first payment is due at the end of January 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. )		

### 4. Status of Borrowings and Investment Corporation Bonds after the Debt Financing and the Prepayment (Note 1) (as of October 30, 2020)

(Millions of yen)

Classification	Balance before the Debt Financing and the Prepayment	Balance after the Debt Financing and the Prepayment	Difference
Short-Term Borrowings (Note 2)	13,500	12,500	-1,000
Long-Term Borrowings (Note 3)	178,250	178,250	0
Total Borrowings	191,750	190,750	-1,000
Investment Corporation Bonds	11,000	11,000	0
Total Borrowings and Investment Corporation Bonds	202,750	201,750	-1,000

Note 1: For details on the prepayment, please refer to the press release, "Notice Concerning Partial Prepayment of Borrowing (Series 172-A)" dated today.

Note 2: 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 3: 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 October 23, 2020. However, no assurance or warranties are given for the completeness or accuracy of this English translation.