

Translation of Japanese Original

February 20, 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 Partial Prepayment of Borrowings (Series 159 and Series 160)

Kenedix Office Investment Corporation (“the Investment Corporation”) has announced today, that the Investment Corporation decided to undertake partial prepayment of borrowings.

Please see below for the details.

1. Outline of Planned Prepayment of Borrowings

Series	Lender	Balance of Borrowings	Prepayment Amount	Balance after Prepayment	Drawdown Date	Principal Repayment Date	Planned Prepayment Date	Collateral
159	Sumitomo Mitsui Trust Bank, Limited	1,000 million yen	500 million yen	500 million yen	November 12, 2018	November 30, 2019	February 28, 2019	Unsecured, unguaranteed
160	Sumitomo Mitsui Banking Corporation	2,000 million yen	1,000 million yen	1,000 million yen	November 30, 2018			

Note: For outlines of the borrowings, please refer to the press release, “Notice Concerning Debt Financing (Series 159)” dated November 8, 2018 and “Notice Concerning Debt Financing (Series 160)” dated November 28, 2018.

2. Fund for Prepayment

Series 159 and Series 160 to be prepaid are borrowings that were financed for the purpose of allocation to the acquisition funds for KDX Kobayashi-Doshomachi Building, refinanced thereafter. The prepayment of these borrowings is planned to be funded from partial proceeds of “Kenedix Office Investment Corporation Tenth Series Unsecured Investment Corporation Bonds (Ranking pari passu among specified investment corporation bonds) (Green Bonds)” (Note) issued on February 15, 2019.

Note: For details on the issuance of investment corporation bonds, please refer to the press release, “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” dated February 8, 2019.

3. Status of Borrowings and Investment Corporation Bonds after the Prepayment (as of February 28, 2019)

(Millions of yen)

Classification	Balance before the Prepayment	Balance after the Prepayment	Difference
Short-term borrowings (Note 1)	6,200	5,200	-1,000
Long-term borrowings (Note 2)	170,850	170,350	-500
Total borrowings	177,050	175,550	-1,500
Investment corporation bonds	8,000	8,000	0
Total borrowings and investment corporation Bonds	185,050	183,550	-1,500

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 have 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 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 February 20, 2019. However, no assurance or warranties are given for the completeness or accuracy of this English translation.