KENEDIX
Office Investment Corporation

Translation of Japanese Original

July 29, 2014

To All Concerned Parties

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

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Notice Concerning Debt Financing (Series 104) and the Execution of Interest Rate Swap Agreements

Kenedix Office Investment Corporation ("the Investment Corporation") today announced its decision to undertake debt financing (total of ¥7,200 million) and the execution of interest rate swap agreements.
Please see below for additional details.

1. Purpose of Debt Financing

The Investment Corporation has decided to execute the debt financing agreements to apply the fund towards the payment of Series 48-D (total of ¥3,700 million) and Series 60-B (total of ¥3,500 million) with a repayment date of July 31, 2014.

Note: For additional details, please refer to the press release "Notice Concerning Debt Financing (Series 48)" dated June 28, 2010 for Series 48-D and "Notice Concerning Debt Financing (Series 60)" dated July 27, 2011 for Series 60-B.

2. Details of Debt Financing

(1) Short-Term Borrowing (Series 104-A)

①	Lender	:	Sumitomo Mitsui Banking Corporation
②	Amount	:	¥1,000 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.35% (Note)
④	Drawdown Date	:	July 31, 2014
⑤	Debt Financing Method	:	The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on July 29, 2014.
⑥	Interest Payment Date	:	The first interest payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment due on July 31, 2015. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)
⑦	Repayment Date	:	July 31, 2015 (If this day of the month is a non-business day, then the repayment will be due on the previous business day.)
⑧	Repayment Method	:	Repayment of principal in full on maturity date
⑨	Collateral	:	Unsecured, unguaranteed

Note: The interest rate for the period commencing July 31, 2014 through the end of August, 2014 is 0.49636% (as of July 29, 2014, Japanese Yen TIBOR for 1 month is 0.14636%). Thereafter, the interest rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

(2) Long-Term Borrowing (Series 104-B)

①	Lender	:	Sumitomo Mitsui Trust Bank Limited
②	Amount	:	¥1,000 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.40% (Note)
④	Drawdown Date	:	July 31, 2014
⑤	Debt Financing Method	:	The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on July 29, 2014.
⑥	Interest Payment Date	:	The first interest payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment due on July 31, 2019. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)
⑦	Repayment Date	:	July 31, 2019 (If this day of the month is a non-business day, then the repayment will be due on the previous business day.)
⑧	Repayment Method	:	Repayment of principal in full on maturity date
⑨	Collateral	:	Unsecured, unguaranteed

Note: The interest rate for the period commencing July 31, 2014 through the end of August, 2014 is 0.54636% (as of July 29, 2014, Japanese Yen TIBOR for 1 month is 0.14636%). Thereafter, the interest rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

(3) Long-Term Borrowing (Series 104-C)

①	Lender	:	Sumitomo Mitsui Banking Corporation
②	Amount	:	¥2,700 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.45% (Note)
④	Drawdown Date	:	July 31, 2014
⑤	Debt Financing Method	:	The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on July 29, 2014.
⑥	Interest Payment Date	:	The first interest payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment due on July 31, 2020. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)
⑦	Repayment Date	:	July 31, 2020 (If this day of the month is a non-business day, then the repayment will be due on the previous business day.)
⑧	Repayment Method	:	Repayment of principal in full on maturity date
⑨	Collateral	:	Unsecured, unguaranteed

Note: The interest rate for the period commencing July 31, 2014 through the end of August, 2014 is 0.59636% (as of July 29, 2014, Japanese Yen TIBOR for 1 month is 0.14636%). Thereafter, the interest rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

(4) Long-Term Borrowing (Series 104-D)

①	Lender	:	Resona Bank, Limited
②	Amount	:	¥300 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.45% (Note)
④	Drawdown Date	:	July 31, 2014
⑤	Debt Financing Method	:	The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on July 29, 2014.
⑥	Interest Payment Date	:	The first interest payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment due on October 31, 2020.

(If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

⑦ Repayment Date : October 31, 2020
(If this day of the month is a non-business day, then the repayment will be due on the previous business day.)

⑧ Repayment Method : Repayment of principal in full on maturity date

⑨ Collateral : Unsecured, unguaranteed

Note: The interest rate for the period commencing July 31, 2014 through the end of August, 2014 is 0.59636% (as of July 29, 2014, Japanese Yen TIBOR for 1 month is 0.14636%). Thereafter, the interest rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

(5) Long-Term Borrowing (Series 104-E)

① Lender : Sumitomo Mitsui Banking Corporation

② Amount : ¥2,200 million

③ Interest Rate : Base rate (JPY TIBOR for 1 month) + 0.57% (Note)

④ Drawdown Date : July 31, 2014

⑤ Debt Financing Method : The Investment Corporation executed an individual debt financing agreement with the aforementioned lender on July 29, 2014.

⑥ Interest Payment Date : The first interest payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment due on July 31, 2022.
(If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

⑦ Repayment Date : July 31, 2022
(If this day of the month is a non-business day, then the repayment will be due on the previous business day.)

⑧ Repayment Method : Repayment of principal in full on maturity date

⑨ Collateral : Unsecured, unguaranteed

Note: The interest rate for the period commencing July 31, 2014 through the end of August, 2014 is 0.71636% (as of July 29, 2014, Japanese Yen TIBOR for 1 month is 0.14636%). Thereafter, the interest rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

3. Use of Funds

The abovementioned debt financing (total of ¥7,200 million) will be used for the repayment of Series 48-D and Series 60-B.

4. Interest Rate Swap Agreement

(1) Purpose

The Investment Corporation has decided to execute interest rate swap agreements as a hedge against possible increases in future interest rates for the abovementioned debt financing (Series 104-B,C,D,E).

(2) Details of the Interest Rate Swap Agreements

①Interest Rate Swap Agreement (Series 104-B)

Counterparty : SMBC Nikko Securities Inc.

Notional Amount : ¥1,000 million

Interest Rates : Fixed interest rate for payment: 0.21625%
Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)

Commencement Date : July 31, 2014

Termination Date : July 31, 2019

Payment Date : The first payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment on July 31, 2019.
(If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

Note: By entering into the interest rate swap agreement, the interest rate for Series 104-B is essentially fixed at

0.61625%.

②Interest Rate Swap Agreement (Series 104-C)

Counterparty	:	SMBC Nikko Securities Inc.
Notional Amount	:	¥2,700 million
Interest Rates	:	Fixed interest rate for payment: 0.28625% Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)
Commencement Date	:	July 31, 2014
Termination Date	:	July 31, 2020
Payment Date	:	The first payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment on July 31, 2020. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

Note: By entering into the interest rate swap agreement, the interest rate for Series 104-C is essentially fixed at 0.73625%.

③Interest Rate Swap Agreement (Series 104-D)

Counterparty	:	SMBC Nikko Securities Inc.
Notional Amount	:	¥300 million
Interest Rates	:	Fixed interest rate for payment: 0.30625% Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)
Commencement Date	:	July 31, 2014
Termination Date	:	October 31, 2020
Payment Date	:	The first payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment on October 31, 2020. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

Note: By entering into the interest rate swap agreement, the interest rate for Series 104-D is essentially fixed at 0.75625%.

④Interest Rate Swap Agreement (Series 104-E)

Counterparty	:	SMBC Nikko Securities Inc.
Notional Amount	:	¥2,200 million
Interest Rates	:	Fixed interest rate for payment: 0.44375% Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)
Commencement Date	:	July 31, 2014
Termination Date	:	July 31, 2022
Payment Date	:	The first payment is due at the end of August 2014, and on the last day of every month thereafter, with the last interest payment on July 31, 2022. (If the last date of the month is a non-business day, then the interest payment will be due on the previous business day.)

Note: By entering into the interest rate swap agreement, the interest rate for Series 104-E is essentially fixed at 1.01375%.

5. Debt Financing Before and After the Borrowings with Corporate Bonds (as of July 31, 2014)

(Millions of yen)

		Debt Financing Before Borrowings	Debt Financing After Borrowings	Difference
	Short-Term Borrowings (Note 1)	3,500.0	4,500.0	+1,000.0
	Long-Term Borrowings (Note 2)	158,446.5	157,446.5	-1,000.0
	Total Borrowings	161,946.5	161,946.5	0.0
	Corporate Bonds	8,300.0	8,300.0	0.0
Total Borrowings and Corporate Bonds		170,246.5	170,246.5	0.0

Notes:

1. Short-term borrowings refer to debt financing with a period less than or equal to one year from the drawdown date to the repayment date. However, the borrowings for which the period until the repayment date have surpassed one year because the repayment date one year from the drawdown date is not a business day, and for which the repayment date has been moved to a different business day, are included in short-term borrowings.
2. Long-term borrowings refer to debt financing with a period more than one year from the drawdown date to the repayment date.

6. Other

For risks concerning the repayment of the aforementioned borrowings, there are no significant changes to the "Investment Risks" as described in the Securities Report (submitted May 8, 2014, and any amendments thereto).

This notice is the English translation of the Japanese announcement on our Web site released on July 29, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.