KENEDIX
Office Investment Corporation

Translation of Japanese Original

January 23, 2015

To All Concerned Parties

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(Securities Code: 8972)

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Notice Concerning Debt Financing (Series 113) 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 ¥3,000 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 agreement to apply the fund towards the payment of Series 68-B (total of ¥1,500 million) and Series 43-B (total of ¥900 million) with a repayment date of January 30, 2015, and prepayment of Series 111 (1) (total of ¥600 million).

Note: For additional details, please refer to the press releases below.

Series 68-B	:	"Notice Concerning Debt Financing (Series 68) and Interest-Rate Swap Agreement" dated January 27, 2012.
Series 43-B	:	"Notice Concerning Debt Financing (Series 43)" dated January 27, 2010.
Series 111(1)	:	"Notice Concerning Debt Financing (Series 111)" dated October 15, 2014.
		"Notice Concerning the Prepayment of Debt Financing (Series 110) and Partial Prepayment of Debt Financing (Series 111)" dated December 15, 2014.
		"Notice Concerning Partial Prepayment of Debt Financing (Series 111)" dated January 23, 2015.

2. Details of Debt Financing

Long-Term Borrowing (Series 113-A)

①	Lender	:	Mitsubishi UFJ Trust and Banking Corporation
②	Amount	:	¥1,500 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.45% (Note)
④	Drawdown Date	:	January 30, 2015
⑤	Debt Financing Method	:	The Investment Corporation executes an individual debt financing agreement with the aforementioned lender on January 28, 2015.
⑥	Interest Payment Date	:	The first interest payment is due at the end of February 2015, and on the last day of every month thereafter, with the last interest payment due on January 31, 2021. (If the last date of the month is a non-business day, then the interest 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.)
⑦	Repayment Date	:	January 31, 2021 (If this day 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

Long-Term Borrowing (Series 113-B)

①	Lender	:	Sumitomo Mitsui Banking Corporation
②	Amount	:	¥1,500 million
③	Interest Rate	:	Base rate (JPY TIBOR for 1 month) + 0.65% (Note)
④	Drawdown Date	:	January 30, 2015
⑤	Debt Financing Method	:	The Investment Corporation executes an individual debt financing agreement with the aforementioned lender on January 28, 2015.
⑥	Interest Payment Date	:	The first interest payment is due at the end of February 2015, and on the last day of every month thereafter, with the last interest payment due on January 31, 2025. (If the last date of the month is a non-business day, then the interest 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.)
⑦	Repayment Date	:	January 31, 2025 (If this day 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 January 30, 2015 through the end of February, 2015 will be the Japanese Yen TIBOR for 1 month which the JBA TIBOR Administration (the "JBATA") releases on January 28, 2015. Thereafter, the base rate shall be calculated based on Japanese Yen TIBOR for 1 month, 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/).

3. Use of the Fund

All of the abovementioned Series 113-A (total of ¥1,500 million) is to apply the fund towards the repayment of Series 68-B (Borrowing balance is ¥1,500 million). All of the abovementioned Series 113-B (total of ¥1,500 million) is to apply the fund towards the partial repayment of Series 43-B (Borrowing balance is ¥960 million) and repayment of Series 111(1) (Borrowing balance is ¥600 million). Furthermore, the remaining balance of Series 43-B (¥60 million) will be repaid by cash on hand.

4. Interest Rate Swap Agreement

The Investment Corporation has decided to execute interest rate swap agreements as stated below. The more details will be announced when determined.

(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 113-A and 113-B).

(2) Details of the Interest Rate Swap Agreements

①Interest Rate Swap Agreement (Series 113-A)

Counterparty	:	To be determined (Note)
Notional Amount	:	¥1,500 million
Interest Rates	:	Fixed interest rate for payment: To be determined Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)
Commencement Date	:	January 30, 2015
Termination Date	:	January 31, 2021

Payment Date	:	The first payment is due at the end of February 2015, and on the last day of every month thereafter, with the last interest payment on January 31, 2021. (If the last date of the month is a non-business day, then the interest 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.)

Note: Any undecided matters shall be determined on January 28, 2015 and will be announced after decision is made.

②Interest Rate Swap Agreement (Series 113-B)

Counterparty	:	To be determined (Note)
Notional Amount	:	¥1,500 million
Interest Rates	:	Fixed interest rate for payment: To be determined Floating interest rate for receipt: base rate (JPY TIBOR for 1 month) (Note)
Commencement Date	:	January 30, 2015
Termination Date	:	January 31, 2025
Payment Date	:	The first payment is due at the end of February 2015, and on the last day of every month thereafter, with the last interest payment on January 31, 2025. (If the last date of the month is a non-business day, then the interest 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.)

Note: Any undecided matters shall be determined on January 28, 2015 and will be announced after decision is made.

5. Status of Debt Financing and Corporate Bonds after the borrowings and prepayment (as of January 30, 2015)

(Millions of yen)

	Before the Borrowings and Prepayment	After the Borrowings and Prepayment	Difference
Short-Term Borrowings (Note 1)	3,200.0	2,600.0	-600.0
Long-Term Borrowings (Note 2)	163,485.0	164,025.0	+540.0
Total Borrowings	166,685.0	166,625.0	-60.0
Corporate Bonds	8,300.0	8,300.0	0.0
Total Borrowings and Corporate Bonds	174,985.0	174,925.0	-60.0

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 November 6, 2014. and any amendments thereto).

This notice is the English translation of the Japanese announcement on our Web site released on January 23, 2015. However, no assurance or warranties are given for the completeness or accuracy of this English translation.