KENEDIX
Office Investment Corporation

Translation of Japanese Original

November 8, 2018

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 159)

Kenedix Office Investment Corporation ("the Investment Corporation") has announced today, that the Investment Corporation decided to undertake the debt financing (total of 1,000 million yen).
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
159	Sumitomo Mitsui Trust Bank, Limited	1,000 million yen	Base rate (JPY TIBOR for 1 month) +0.25000%	November 8, 2018	November 12, 2018	November 30, 2019	Unsecured, unguaranteed・Repayment of principal in full on maturity date

Note 1: The first interest payment is due at the end of November 2018, and on the last day of every month 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 rate that is applied during interest period for the interest due on each interest payment date 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/rate/).

2. Purpose of Debt Financing

Series 159 is to apply the fund towards the repayment of Series 91-A (1,000 million yen) with the principal repayment date of November 12, 2018.

3. Status of Borrowings and Corporate Bonds after the Debt Financing (as of November 12, 2018)

(Millions of yen)

	Classification	Balance before the Debt Financing	Balance after the Debt Financing	Difference
	Short-Term Borrowings (Note 1)	6,000	6,000	0
	Long-Term Borrowings (Note 2)	171,050	171,050	0
	Total Borrowings	177,050	177,050	0
	Corporate Bonds	6,000	6,000	0
Total Borrowings and Corporate Bonds		183,050	183,050	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 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 July 30, 2018).

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 November 8, 2018. However, no assurance or warranties are given for the completeness or accuracy of this English translation.