Translation of Japanese Original

KENEDIX
Retail REIT Corporation

February 8, 2019

To All Concerned Parties

REIT Issuer:
Kenedix Retail REIT Corporation
Representative: Akihiro Asano, Executive Director
(Securities Code: 3453)

Asset Manager:
Kenedix Real Estate Fund Management, Inc.
Representative: Masahiko Tajima, President & CEO
Contact: Koichiro Nobata, Head of Planning Division, Retail REIT Department
TEL: +81-3-5157-6013

Notice Concerning Debt Financing (Series 25)

Kenedix Retail REIT Corporation ("KRR") announced today its decision to undertake debt financing (for a total of 2,750 million yen).

1. Purpose of debt financing
   The proceeds of this debt financing are to be used for the repayment of the Borrowing Series 19-A (amount of JPY 2,750 million) with the repayment date of February 13, 2019. For details of the Series 19-A, please refer to "Notice Concerning Debt Financing (Series 19) and Execution of Interest Rate Swaps" dated February 8, 2018.

2. Details of debt financing

Series	Lender	Amount (millions of yen)	Interest rate (Note 1)	Contract date	Drawdown date	Principal repayment date (Note 1)	Collateral / Repayment method
25	Sumitomo Mitsui Banking Corporation	2,750	Base rate (JBA JPY 1-month TIBOR) + 0.40000% (Note 2) (Note 3)	February 8, 2019	February 13, 2019	January 31, 2020	Unsecured, unguaranteed Repayment of principal in full on maturity date

(Notes)
1. The interest payment will be made on the following business day in case such date falls on a day that is not a business day and the preceding business day in case such date falls in the next calendar month.
2. The first interest payment will be made at the end of February 2019 and on the last day of every month thereafter, with the last interest payment on the principal repayment day.
3. The JBA JPY TIBOR is available on the JBA TIBOR Administration website (http://www. jbatibor.or.jp/english/).

3. Status of borrowings and investment corporation bonds after the borrowings (as of February 13, 2019)

(millions of yen)

	Before the borrowings	After the borrowings	Difference
Short-term borrowings (Note 1)	3,450.0	3,450.0	–
Long-term borrowings (Note 2)	95,650.0	95,650.0	–
Total borrowings	99,100.0	99,100.0	–
Investment corporation bonds	7,000.0	7,000.0	–
Total borrowings and investment corporation bonds	106,100.0	106,100.0	–
Other interest-bearing debt (Note 3)	1,707.3	1,707.3	–
Total interest-bearing debt	107,807.3	107,807.3	–

(Notes)

1. Short-term borrowings refer to the amount of debt financing with a period of less than or equal to one year from the borrowing date to the maturity date. However, in the case where the maturity date has been moved to a different business day because the maturity date of one year from the borrowing date is not a business day, and as a result the borrowing period surpasses one year, the borrowings are included in short-term borrowings.
2. Long-term borrowings refer to the amount of debt financing with a period of more than one year from the borrowing date to the maturity date.
3. Other interest-bearing debt refers to the amount of interest-bearing tenant security deposits.

4. Other matters

Risks pertaining to the prepayment of the borrowed funds remain unchanged from those listed in the securities report of KRR submitted on December 25, 2018.

KRR's website address: https://www.krr-reit.com/en/

This notice is the English translation of the Japanese announcement on February 8, 2019. However, no assurance or warranties are given for the completeness or accuracy of this English translation.