KENEDIX
Retail REIT Corporation

Translation of Japanese Original

April 22, 2020

To All Concerned Parties

REIT Issuer:
Kenedix Retail REIT Corporation
Representative: Moyuru Watanabe, Executive Director
(Securities Code: 3453)

Asset Manager:
Kenedix Real Estate Fund Management, Inc.
Representative: Masahiko Tajima, President & CEO
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Notice Concerning Issuance of Investment Corporation Bonds

Kenedix Retail REIT Corporation ("KRR") today announced the decision to issue investment corporation bonds based on the comprehensive resolution adopted at the board of directors' meeting held on September 26, 2019. The details are provided as follows.

1. Outline of the Investment Corporation Bonds

(1)	Name of investment corporation bonds	Kenedix Retail REIT Corporation 6th Series Unsecured Investment Corporation Bonds (Ranking *pari passu* among the specified investment corporation bonds and small private placement with restrictions on splits of denomination of each bond) (the "Investment Corporation Bonds.")
(2)	Total amount of the bonds	Total amount: 1.0 billion yen
(3)	Form of bonds certificate	The Bonds Transfer Act is applicable to the Investment Corporation Bonds, thus investment corporation bond certificates will not be issued.
(4)	Issue price	100 per yen value of 100 yen for each bond
(5)	Redemption price	100 per yen value of 100 yen for each bond
(6)	Interest rate	0.400% per annum
(7)	Denomination of each bond	100 million yen
(8)	Offering method	Small private placement with restrictions on splits
(9)	Offering period	April 22, 2020
(10)	Payment date	April 30, 2020
(11)	Collateral / Guarantee	No collateral or guarantee is applicable, and no assets are specifically reserved as collateral for the Investment Corporation Bonds.
(12)	Redemption method and maturity	April 30, 2025 Investment Corporation Bonds may be purchased and cancelled at any time after the payment date, except for the case of service regulations and other rules that the statutory or depository otherwise stipulates. If the maturity date of the Investment Corporation Bonds falls on the bank holiday, the payment will be brought forward to the previous bank business day.
(13)	Interest payment dates	The first interest payment date will be October 30, 2020, and thereafter April 30 and October 30 of each year will be the interest payment date. (If the interest payment date falls on the bank holiday, the payment will be brought forward to the previous bank business day.)
(14)	Ratings	Not acquired
(15)	Financial covenants	Negative pledge clause is applicable to the Investment Corporation Bonds.
(16)	Depository	Japan Securities Depository Center, Inc.
(17)	Fiscal agent, issuing agent and paying agent	MUFG Bank, Ltd.
(18)	Underwriter	Daiwa Securities Co. Ltd.

2. Reason for bonds issuance

KRR intends to diverse its debt maturities, increase average remaining period to maturity and diverse financing methods through issuance of investment corporation bonds.

3. Total amount to be raised, use of proceeds and schedule of disbursement

(1) Total amount to be raised (approximate net balance)

993 million yen

(2) Specific use of proceeds and schedule of disbursement

993 million yen is planned to be used for partial prepayment of borrowings (the "Prepayment") on April 30, 2020. Please refer to KRR's press release "Notice Concerning Partial Early Repayment of Borrowings" announced today for the Prepayment.

4. Status of the interest-bearing debt after the issuance of the Investment Corporation Bonds and the Prepayment

(as of April 30, 2020) (millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term borrowings (Note 1)	3,450.0	3,450.0	-
Long-term borrowings (Note 2)	102,350.0	101,350.0	-1,000.0
Total borrowings	105,800.0	104,800.0	-1,000.0
Corporate bonds	7,000.0	8,000.0	+1,000.0
Total borrowings and corporate bonds	112,800.0	112,800.0	-

(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.

5. Other matters

Risks pertaining to the issuance and redemption, etc. of the Investment Corporation Bonds remain unchanged from those listed in the securities report of KRR submitted on December 26, 2019.

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

This notice is the English translation of the Japanese announcement on April 22, 2020. However, no assurance or warranties are given for the completeness or accuracy of this English translation.