KENEDIX
Retail REIT Corporation

Translation of Japanese Original

February 3, 2022

To All Concerned Parties

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

Asset Manager:
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Notice Concerning Debt Financing (Series 46) and Execution of Interest Rate Swaps

Kenedix Retail REIT Corporation ("KRR") announced today its decision to undertake debt financing (for a total of 7,000 million yen) (the "Borrowings") and the execution of interest rate swap agreements. The details are provided as follows. In addition, all the Borrowings are to be procured as green loan ("Green Loan").

1. 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
46-A1	Sumitomo Mitsui Banking Corporation	2,600	Base rate (JBA TIBOR for 3-month) +0.45000% (Note 2)	February 8, 2022	February 10, 2022	January 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
46-A2	Sumitomo Mitsui Trust Bank, Ltd.	600					
46-A3	Mizuho Trust & Banking Co., Ltd.	400					
46-A4	Aozora Bank, Ltd.	400					
46-A5	Mizuho Bank, Ltd.	300					
46-A6	Resona Bank, Ltd.	300					
46-B	MUFG Bank, Ltd.	800	To be determined (Fixed rate) (Note 3)				
46-C	Development Bank of Japan Inc.	1,600	Base rate (JBA TIBOR for 3-month) +0.55000% (Note 2)			January 31, 2031	

Notes:
1. The first interest payment is at the end of April 2022, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. The interest payment and the principal repayment will be made on the following business day in case such date falls on a non-business day and the preceding business day in case such date falls in the next calendar month.
2. The JBA TIBOR is available on the JBA TIBOR Administration website (http://www. jbatibor.or.jp/english/).
3. The undecided matters will be announced upon determination.

2. Purpose of debt financing

The proceeds of the Borrowings will be applied to the repayment of Series 1-E and 1-G (total amount of 7,000 million in total) on February 10, 2022. For details of the Series1-E and 1-G, please refer to "Notice Concerning the Borrowings and Execution of Interest Rate Swap" dated February 10, 2015. The Green Loan will be applied to the repayment of the borrowings that were borrowed for the purpose to acquire the eligible green assets (Note) in accordance with KRR's green finance framework (Note). Furthermore, this Green Loan will be KRR's first borrowings as green loans in accordance with green finance framework.

Note: For details of "eligible green assets" and "KRR's green finance framework", please refer to "Notice Concerning Submission of Amended Shelf Registration Statement for Issuance of Green Bonds" dated December 23, 2021.

3. Interest rate swap agreements

(1) Purpose of interest rate swap agreements

For a hedge against possible increases in future interest rate for Series 46 with floating interest rates.

(2) Details of interest rate swap agreements

Series		46-A1	46-A2	46-A3	46-A4	46-A5	46-A6
Counterparty		To be determined and announced upon determination					
Notional amount (millions of yen)		2,600	600	400	400	300	300
Interest rate	Fixed interest rate for payment	To be determined and announced upon determination					
	Floating interest rate for receipt	Base rate (JBA TIBOR for 3-month)					
Commencement date		February 10, 2022					
Termination date		January 31, 2029					
Payment date (Note)		The first payment will be made at the end of April 2022, and on the last day of every three months thereafter, with the last payment on the termination date.					

Series		46-C
Counterparty		To be determined and announced upon determination
Notional amount (millions of yen)		1,600
Interest rate	Fixed interest rate for payment	To be determined and announced upon determination
	Floating interest rate for receipt	Base rate (JBA TIBOR for 3-month)
Commencement date		February 10, 2022
Termination date		January 31, 2031
Payment date (Note)		The first payment will be made at the end of April 2022, and on the last day of every three months thereafter, with the last payment on the termination date.

Note: Each payment date will be made on the following business day in case such date falls on a non-business day and the preceding business day in case such date falls in the next calendar month.

4. Status of the interest-bearing debt after the Borrowings (as of February 10, 2022)

(Millions of yen)

Category	Balance before the Borrowings	Balance after the Borrowings	Difference
Short-term borrowings (Note 1)	750	750	-
Long-term borrowings (Note 2)	113,550	113,550	-
Total borrowings	114,300	114,300	-
Investment corporation bonds	9,000	9,000	-
Total borrowings and investment corporation bonds	123,300	123,300	-

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 Borrowings and the repayment remain unchanged from the description of "Investment Risks" described in the Securities Report submitted on December 23, 2021.

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

This notice is the English translation of the Japanese announcement on February 3, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.