Translation of Japanese Original

October 26, 2023

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: Hikaru Teramoto, President & CEO
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Notice Concerning Debt Financing, Prepayment of Borrowings and Cancellation of Interest Rate Swap Agreements

Kenedix Retail REIT Corporation ("KRR") announced today its decision to undertake debt financing (for a total of 7,400 million yen, consisting of 1,800 million yen for the acquisition of properties and 5,600 million yen for refinancing), prepayment of borrowings (for a total of 11,600 million yen) and the cancellation of interest rate swap agreements (for a total of 2,900 million yen). The details are provided as follows.

1. Series 55

(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
55	Kansai Mirai Bank, Ltd.	1,000	Base rate (JBA TIBOR for 1-month) ＋0.17500% (Note 2)	October 27, 2023	October 31, 2023	October 31, 2028	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Notes:
1. The first interest payment is at the end of November 2023, and on the last day of every month 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 (https://www.jbatibor.or.jp/english/).

(2) Purpose of debt financing

The proceeds of the borrowing will be applied to the repayment of the existing borrowings of Series 50 (1,000 million yen). For details of Series 50, please refer to the press release "Notice Concerning Debt Financing (Series 50)" dated October 26, 2022.

2. Series 0002

(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
0002-A	Sumitomo Mitsui Banking Corporation	600	Base rate (JBA TIBOR for 1-month) ＋0.12500% (Note 2)	October 30, 2023	November 1, 2023	April 30, 2024	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0002-B	Resona Bank, Ltd.	1,200	To be determined (Fixed rate) (Note 3)			October 31, 2028	

Notes:
1. The first interest payment is at the end of November 2023, and on the last day of every month thereafter, with the last interest payment on the principal repayment date for Series 0002-A. For Series 0002-B, the first interest payment is at the end of January 2024, 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 (https://www.jbatibor.or.jp/english/).
3. The undecided matters will be announced upon when the decision is made.

(2) Purpose of debt financing

The proceeds of the borrowing will be applied to the portion of acquisition of Akishima Distribution Center (Land) (acquisition price of 1,872 million yen) announced in the press release “Notice Concerning Acquisition of Properties (River City 21 East Towers II and 2 Other Properties) and Disposition of Properties (Harajuku F.F. Building and 1 Other Property)” dated June 13, 2023.

3. Series 0005

(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
0005-A	Sumitomo Mitsui Banking Corporation	1,600	Base rate (JBA TIBOR for 1-month) ＋0.12500% (Note 2)	October 30, 2023	November 1, 2023	April 30, 2024	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0005-B	Mizuho Trust & Banking Co., Ltd.	1,000				October 31, 2026	
0005-C1	SBI Shinsei Bank, Ltd.	1,000	Base rate (JBA TIBOR for 1-month) ＋0.22500% (Note 2)			October 31, 2028	
0005-C2	The Chiba Bank, Ltd.	1,000	Base rate (JBA TIBOR for 1-month) ＋0.17500% (Note 2)				

Notes:
1. The first interest payment is at the end of November 2023, and on the last day of every month 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 (https://www.jbatibor.or.jp/english/).

(2) Purpose of debt financing

The proceeds of the borrowing will be applied to the repayment of Series 53 (total amount of 4,600 million) on November 1, 2023. For details of the Series 53, please refer to the press release "Notice Concerning Debt Financing (Series 53 / Series 54)" dated September 21, 2023.

4. Prepayment of borrowings

(1) Details of the prepayment

Series	Lender	Amount (millions of yen)	Prepayment amount (millions of yen)	Remaining amount (millions of yen)	Drawdown date	Principal repayment date	Date of the prepayment	Collateral
2-B	Sumitomo Mitsui Banking Corporation	4,600	4,600	—	April 16, 2015	April 16, 2025	November 1, 2023	Unsecured, unguaranteed
4-E	Sumitomo Mitsui Banking Corporation	7,000	7,000	—	October 2, 2015	March 31, 2024		
	Mizuho Bank, Ltd.							
	MUFG Bank, Ltd.							
	Mizuho Trust & Banking Co., Ltd.							
	Sumitomo Mitsui Trust Bank, Limited							
	Resona Bank, Ltd.							

Notes:
For detail of Series 2-B, please refer to the press release "Notice Concerning the Borrowings and the Execution of Interest Rate Swap" dated March 31, 2015, and for Series 4-E to the press release "Notice Concerning the Borrowings (Series4) and Execution of Interest Rate Swap and Early Repayment" dated September 25, 2015.

(2) Prepayment Funds

Cash on hands

Moreover, interest rate swap agreements regarding Series 2-B and 4-E will be cancelled due to the prepayment as of November 1, 2023.

5. Cancellation of Interest Rate Swap Agreements

(1) Details of Interest Rate Agreements to be Cancelled

Series		4-F	21-B
Counterparty		SMBC Nikko Securities Inc.	Daiwa Securities Co., Ltd.
Notional Principal before Cancellation (Millions of yen)		1,900	1,000
Interest Rate	Paying Fixed Interest rate	0.51600%	0.34000%
	Receiving Floating Interest Rate	Base rate (JPY TIBOR for 1 month)	
Payment Date (Note 1)		The interest payment is due at the end of October 2015, and on the last day of every month thereafter with termination date.	The interest payment is due at the end of May 2018, and on the last day of every month thereafter with termination date.
Commencement Date		October 2, 2015	April 27, 2018
Termination Date		April 16, 2025	April 30, 2028
Cancellation Date		November 1, 2023	

Notes:

1. 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. For detail of interest rate swap agreement of Series 4-F, please refer to the press release "Notice Concerning the Borrowings (Series 4) and Execution of Interest Rate Swap and Early Repayment" dated September 25, 2015 and "Notice Concerning Debt Financing (Determination of Interest Rate) and Execution of Interest Rate Swap Agreements" dated September 30, 2015, and for Series 21-B to the press release "Notice Concerning Debt Financing (Series21) and Execution of Interest Rate Swaps" dated April 6, 2018 and "Notice Concerning the Execution of Interest Rate Swap Agreement" dated April 25, 2018, respectively.

6. Status of the interest-bearing debt after the Borrowing and Prepayment of Borrowings (as of November 1, 2023)

(Millions of yen)

Category		Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-term borrowings (Note 1)	7,750	4,350	-3,400
	Long-term borrowings (Note 2)	116,150	109,750	-6,400
	Total borrowings	123,900	114,100	-9,800
	Investment corporation bonds	10,000	10,000	-
Total borrowings and investment corporation bonds		133,900	124,100	-9,800

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. Changes in interest-bearing debt due to the merger scheduled to take effect on November 1, 2023 have not been taken into account.

7. 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 June 22, 2023.

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

This notice is the English translation of the Japanese announcement on October 26, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.