

Translation of Japanese Original

June 24, 2022

To All Concerned Parties

REIT Issuer:
Kenedix Office Investment Corporation
Hikaru Teramoto, Executive Director
(Securities Code: 8972)

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Masahiko Tajima, President & CEO

Inquiries:
Hiroaki Momoi
Head of Strategic Planning,
Office REIT Department
TEL: +81-3-5157-6010

Notice Concerning Debt Financing (Series 194)

Kenedix Office Investment Corporation (“the Investment Corporation”) announced today that the Investment Corporation decided to undertake the debt financing (total of 9,800 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
194-A	Sumitomo Mitsui Banking Corporation	2,500 million yen	Base rate (JPY TIBOR for 1 month) +0.17500%	June 28, 2022	June 30, 2022	August 31, 2022	Unsecured, unguaranteed · Repayment of principal in full on maturity date
194-B	Mizuho Bank, Ltd.	800 million yen				June 30, 2023	
194-C	Mizuho Trust & Banking Co., Ltd.	2,000 million yen	Base rate (JPY TIBOR for 3 month) +0.20000%			June 30, 2024	
	Sumitomo Mitsui Trust Bank, Limited	1,000 million yen					
194-D	Daishi Hokuetsu Bank, Ltd.	2,000 million yen	0.20000% (Fixed interest rate)	June 30, 2025			
	The Chugoku Bank, Ltd.	1,000 million yen					
	The Hiroshima Bank, Ltd	500 million yen					

Note 1: The interest payment of Series 194-A is due at the end of July 2022 and the principal repayment day, and the first interest payment of Series 194-B is due at the end of July 2022, and on the last day of every 1 month thereafter with the principal repayment day. The first interest payment of Series 194-C and 194-D is due at the end of September 2022, and on the last day of every 3 months 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 rates that are applied during interest period for the interest due on each interest payment date for Series 194-A and 194-B shall be

calculated based on Japanese Yen TIBOR for 1 month, for Series 192-C shall be calculated based on Japanese Yen TIBOR for 3 months, which 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 (<https://www.jbatibor.or.jp/english/rate/>).

2. Purpose of Debt Financing

Series 194 is to apply the fund towards the acquisition funds and related costs for Edobashi Building to be acquired on June 30, 2022.

Note: For details on the acquisition, please refer to the press release, “Notice Concerning Acquisition of Properties (Edobashi Building · Sendai Honcho Building)” dated April 26, 2022.

3. Status of Borrowings and Investment Corporation Bonds after the Debt Financing and the Other Debt Financing on the Same Date (Note 1) (as of June 30, 2022)

(Millions of yen)

Classification	Balance before the Debt Financing and the Other Debt Financing on the Same Date	Balance after the Debt Financing and the Other Debt Financing on the Same Date	Difference
Short-Term Borrowings (Note 2)	8,600	11,900	+3,300
Long-Term Borrowings (Note 3)	183,550	190,550	+6,500
Total Borrowings	192,150	201,950	+9,800
Investment Corporation Bonds	13,000	13,000	0
Total Borrowings and Investment Corporation Bonds	205,150	214,950	+9,800

Note 1: In addition to the above borrowings, the other borrowing will be executed on the same date. For details on the other borrowing, please refer to the press release, “Notice Concerning Debt Financing (Series 195)” dated today.

Note 2: 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 after 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 3: 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 January 28, 2022).

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 June 24, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.