

Translation of Japanese Original

August 26, 2022

To All Concerned Parties

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Kenedix Office Investment Corporation  
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**Notice Concerning Debt Financing (Green Loans etc.),  
Prepayments of Borrowings etc. and Execution of Interest Rate Swap Agreements**

Kenedix Office Investment Corporation (“the Investment Corporation”) announced today, that the Investment Corporation decided to undertake the debt financing (total of 19,550 million yen) including green loans (“the Green Loans”) for the first time, the prepayments of borrowings etc. and execution of interest rate swap agreements. Please see below for the details.

**1. Outline of Debt Financing**

(1) Green Loans

The Green Loans are to be applied to the repayments of borrowings for the acquisitions of the properties with a certain level of environmental evaluation and certification in accordance with the Green Finance Framework (“the Framework”) established by the Investment Corporation.

Term Loan	Lender	Amount	Interest Rate (Note 1) (Note 2)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral Repayment Method
197-A	Mizuho Trust & Banking Co., Ltd.	300 million yen	Base rate (JPY TIBOR for 1 month) +0.17500%	August 29, 2022	August 31, 2022	August 31, 2023	Unsecured, unguaranteed • Repayment of principal in full on maturity date
197-E	Sumitomo Mitsui Banking Corporation	500 million yen	Base rate (JPY TIBOR for 3 months) +0.17500%			August 31, 2025	
197-G	Mizuho Bank, Ltd.	2,400 million yen	Base rate (JPY TIBOR for 3 months) +0.20500%			August 31, 2027	
197-H	Shinsei Bank, Ltd.	1,000 million yen	0.42000% (Fixed interest rate)				
197-I	The Nishi-Nippon City Bank, Ltd.	300 million yen	0.35000% (Fixed interest rate)				
197-K	The Norinchukin Bank	1,000 million yen	To be determined (Note 3) (Fixed interest rate)			August 31, 2029	
	The Bank of Fukuoka, Ltd.	500 million yen					
	The 77 Bank, Ltd.	500 million yen					

Term Loan	Lender	Amount	Interest Rate (Note 1) (Note 2)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral Repayment Method
197-K	Sumitomo Life Insurance Company	500 million yen	To be determined (Note 3) (Fixed interest rate)	August 29, 2022	August 31, 2022	August 31, 2029	Unsecured, unguaranteed • Repayment of principal in full on maturity date
	San ju San Bank, Ltd.	200 million yen					
197-M	Shinsei Bank, Limited	1,000 million yen	0.52500% (Fixed interest rate)				
	The Nishi-Nippon City Bank, Ltd.	500 million yen					

(2) Debt Financing other than (1) above

Term Loan	Lender	Amount	Interest Rate (Note 1) (Note 2)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral Repayment Method
197-B	Sumitomo Mitsui Banking Corporation	1,600 million yen	Base rate (JPY TIBOR for 3 months) +0.17500%	August 29, 2022	August 31, 2022	August 31, 2024	Unsecured, unguaranteed • Repayment of principal in full on maturity date
197-C	Sumitomo Mitsui Banking Corporation	1,600 million yen				February 28, 2025	
197-D	Sumitomo Mitsui Banking Corporation	500 million yen				August 31, 2025	
	Shinkin Central Bank	1,000 million yen					
197-F	Mizuho Bank, Ltd.	2,700 million yen				August 31, 2026	
197-J	Resona Bank, Limited.	1,950 million yen				To be determined (Note 3) (Fixed interest rate)	
197-L	The Yamaguchi Bank, Ltd.	1,000 million yen	0.52500% (Fixed interest rate)	August 31, 2029			
	The Chugoku Bank, Ltd.	500 million yen					

Note 1: The first interest payment of Term Loan 197-A is due at the end of September 2022, and on the last day of every 1 month thereafter with the principal repayment day. The first interest payment of the Green Loans other than Term Loan 197-A and debt financing is due at the end of November 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 shall be calculated based on each Japanese Yen TIBOR, 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/>).

Note 3: The undecided matters will be announced upon determination.

## 2. Purpose of Debt Financing

The above borrowings are to apply the fund towards the repayments of existing borrowings of 11,450 million yen due on August 31, 2022 and the prepayments of existing borrowings of 8,100 million yen due on the same date (19,550 million yen in total). The overviews of repayments and prepayments of existing borrowings are as follows:

The new debt financing from Shinkin Central Bank will bring the total number of financial institutions to 26, which is expected to further diversify and expand the number of financial institutions with which the Investment Corporation deals.

Series	Lender	Borrowing Amount	Repayment Amount	Drawdown Date	Principal Repayment Date	Repayment Date	Repayment funds	
107	MUFG Bank, Ltd.	1,000 million yen	1,000 million yen	September 3, 2014	August 31, 2022	August 31, 2022	197-J	
	Resona Bank, Limited.	950 million yen	950 million yen				197-J	
121	Mizuho Bank, Ltd.	500 Million yen	500 million yen	August 31, 2015			The portion of 197-G	
	The Bank of Fukuoka, Ltd.	500 million yen	500 million yen				The portion of 197-K	
	The Nishi-Nippon City Bank, Ltd.	500 million yen	500 million yen				The portion of 197-M	
	The 77 Bank, Ltd.	500 million yen	500 million yen				The portion of 197-K	
	The Higashi-Nippon Bank, Limited	500 million yen	500 million yen				The portion of 197-L	
	San ju San Bank, Ltd.	500 million yen	500 million yen				The portion of 197-K 197-M	
186	Mizuho Trust & Banking Co., Ltd.	800 million yen	800 million yen	August 31, 2021			197-A The portion of 197-H	
190-A	Sumitomo Mitsui Trust Bank, Limited	1,250 million yen	750 million yen	November 30, 2021			November 30, 2022	The portion of 197-G The portion of 197-M
	Sumitomo Mitsui Banking Corporation	500 million yen	500 million yen					197-E
	Mizuho Bank, Ltd.	350 million yen	350 million yen					The portion of 197-G
191	Mizuho Bank, Ltd.	2,000 million yen	2,000 million yen		The portion of 197-G The portion of 197-K			
	Mizuho Bank, Ltd.	500 million yen	500 million yen		The portion of 197-H			
	Mizuho Bank, Ltd.	300 million yen	300 million yen		197-I			
192-A	Mizuho Bank, Ltd.	1,900 million yen	1,900 million yen	April 28, 2022	April 28, 2023	The portion of 197-F		
194-A	Sumitomo Mitsui Banking Corporation	2,500 million yen	2,500 million yen	June 30, 2022	August 31, 2022	The portion of 197-D The portion of 197-L		
194-B	Mizuho Bank, Ltd.	800 million yen	800 million yen		June 30, 2023	The portion of 197-F		

Series	Lender	Borrowing Amount	Repayment Amount	Drawdown Date	Principal Repayment Date	Repayment Date	Repayment funds
195	Mizuho Bank, Ltd.	1,000 million yen	1,000 million yen	June 30, 2022	June 30, 2023	August 31, 2022	The portion of 197-G
196	Sumitomo Mitsui Banking Corporation	3,200 million yen	3,200 million yen	July 29, 2022	August 31, 2022		197-B and 197-C

Note: Please refer to the following press releases for the overview of each borrowing above.

- Series 107 : “Notice Concerning Debt Financing (Series 105, 106 and 107) and the Interest Rate Swap Agreements” dated August 25, 2014
- Series 121 : “Notice Concerning Debt Financing (Series 121) and the Execution of Interest Rate Swap Agreements” dated August 27, 2015
- Series 186 : “Notice Concerning Debt Financing (Series 186)” dated August 27, 2021
- Series 190-A : “Notice Concerning Debt Financing (Interest Rate Determination) and Execution of Interest Rate Swap Agreements (Term Loan 190)” dated November 22, 2021
- Series 191 : “Notice Concerning Debt Financing (Series 191) and Execution of Prepayments of Borrowings (Series 181-A, 182, 186)” dated November 26, 2021
- Series 192-A : “Notice Concerning Debt Financing (Series 192)” dated April 26, 2022
- Series 194-A : “Notice Concerning Debt Financing (Series 194)” dated June 24, 2022
- Series 194-B : “Notice Concerning Debt Financing (Series 194)” dated June 24, 2022
- Series 195 : “Notice Concerning Debt Financing (Series 195)” dated June 24, 2022
- Series 196 : “Notice Concerning Debt Financing (Series 196)” dated July 22, 2022

### 3. Purpose of Financing through Green Loans

In 2019, the Investment Corporation established a Green Bond Framework and had been financing through green bonds. Now, with the aim of contributing to the development of the domestic market by providing financing opportunities to financial institutions which are active in ESG financing, the Investment Corporation decided to review the existing Green Bond Framework, restructure it as the Green Finance Framework, and implement financing through Green Loans. The Framework has received a "Green1(F)" rating in the "JCR Green Finance Framework Evaluation" <sup>(Note)</sup> from Japan Credit Rating Agency, Ltd. ("JCR") on August 10, 2022.

Note: The details of JCR Green Finance Framework Evaluation are available on the JCR website (<https://www.jcr.co.jp/en/greenfinance/>).

### 4. Interest Rate Swap Agreements

#### (1) Purpose of Interest Rate Swap Agreements

For a hedge against possible increases in future interest rate on borrowings with floating interest rates (Term Loan 197-B, 197-C, 197-D, 197-E, 197-F and 197-G).

#### (2) Details of Interest Rate Swap Agreements

Term Loan		197-B	197-C	197-D
Counterparty		To be determined and announced upon determination		
Notional Amount		1,600 million yen	1,600 million yen	500 million yen 1,000 million yen
Interest Rate	Fixed Interest Rate for Payment	To be determined and announced upon determination		
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3 months)		
Commencement Date		August 31, 2022		
Termination Date		August 31, 2024	February 28, 2025	August 31, 2025
Payment Date <sup>(Note)</sup>		The first payment is due at the end of November 2022, and on the last day of every 3 months thereafter with the termination date.		

Term Loan		197-E	197-F	197-G
Counterparty		To be determined and announced upon determination		
Notional Amount		500 million yen	2,700 million yen	2,400 million yen
Interest Rate	Fixed Interest Rate for Payment	To be determined and announced upon determination		
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3 months)		
Commencement Date		August 31, 2022		
Termination Date		August 31, 2025	August 31, 2026	August 31, 2027
Payment Date <sup>(Note)</sup>		The first payment is due at the end of November 2022, and on the last day of every 3 months thereafter with the termination date.		

Note: If each payment day is a non-business day, then the payment 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.

## 5. Status of Borrowings and Investment Corporation Bonds after the Debt Financing and the Prepayments etc. (as of August 31, 2022)

(Millions of yen)

Classification	Balance before the Debt Financing and the Prepayments etc.	Balance after the Debt Financing and the Prepayments etc.	Difference
Short-Term Borrowings <sup>(Note 1)</sup>	15,100	800	-14,300
Long-Term Borrowings <sup>(Note 2)</sup>	186,850	201,150	14,300
Total Borrowings	201,950	201,950	0
Investment Corporation Bonds	13,000	13,000	0
Total Borrowings and Investment Corporation Bonds	214,950	214,950	0

Note 1: 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 2: Long-term borrowings refer to debt financing with a period more than one year from the drawdown date to the principal repayment date.

## 6. Other

For risks concerning the prepayments, etc. of the aforementioned debt financing, there are no significant changes to the “Investment Risks” as described in the Securities Report (submitted on July 26, 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 August 26, 2022. However, no assurance or warranties are given for the completeness or accuracy of this English translation.