

Translation of Japanese Original

July 26, 2023

To All Concerned Parties

REIT Issuer:  
Kenedix Office Investment Corporation  
Hiroaki Momoi, Executive Director  
(Securities Code: 8972)

Asset Management Company:  
Kenedix Real Estate Fund Management, Inc.  
Hikaru Teramoto, President & CEO

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### **Notice Concerning Debt Financing (Green Loan etc.)**

Kenedix Office Investment Corporation (“the Investment Corporation”) announced today, that the Investment Corporation decided to undertake the debt financing (total of 1,500 million yen) including the green loan. Please see below for the details.

#### **1. Outline of Debt Financing**

Series	Lender	Amount	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral Repayment Method
202-A	Sumitomo Mitsui Trust Bank, Limited	1,000 million yen	Base rate <sup>(Note 2)</sup> (JPY TIBOR for 1 month) +0.12500%	July 27, 2023	July 31, 2023	July 31, 2025	Unsecured, unguaranteed · Repayment of principal in full on maturity date
202-B (Note 3)	The Hiroshima Bank, Ltd	500 million yen	To be determined (Note 4) (Fixed interest rate)			July 31, 2029	

Note 1: The first interest payment of Series 202-A is due at the end of August 2023, and on the last day of every month thereafter with the principal repayment day. The first interest payment of Series 202-B is due at the end of October 2023, and on the last day of every 3 month 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 rate that are applied during the interest period for the interest due on the interest payment date shall be calculated based on a Japanese Yen TIBOR, which JBA TIBOR Administration (“the JBATA”) releases two business days before the 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 debt financing is the green loan. The green loan is to be applied to the repayment of borrowings for the acquisition of the property with a certain level of environmental evaluation and certification in accordance with the Green Finance Framework (“the Framework”) established by the Investment Corporation. The Framework has received a "Green1(F)" rating in the "JCR Green Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. ("JCR") on August 10, 2022. The details of the Investment Corporation’s initiatives of green finance are available on the website (<https://www.kdo-reit.com/en/sustainability/environment7.html>).

Note 4: The undecided matters will be announced upon determination.

#### **2. Purpose of Debt Financing**

Series 202-A is to be applied to the repayment of Series 166-B with the principal repayment date of July 31, 2023.

Series 202-B is to be applied to the repayment of Series 165 with the principal repayment date of July 31, 2023.

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

Series 202-A : “Notice Concerning Debt Financing (Series 166) and Execution of Interest Rate Swap Agreements” dated July 26, 2019

Series 202-B : “Notice Concerning Debt Financing (Series 165)” dated July 8, 2019

### 3. Status of Borrowings and Investment Corporation Bonds after the Debt Financing (as of July 31, 2023)

(Millions of yen)

Classification	Balance before the Debt Financing	Balance after the Debt Financing	Difference
Short-Term Borrowings <sup>(Note 1)</sup>	300	300	-
Long-Term Borrowings <sup>(Note 2)</sup>	201,650	201,650	-
Total Borrowings	201,950	201,950	-
Investment Corporation Bonds	13,000	13,000	-
Total Borrowings and Investment Corporation Bonds	214,950	214,950	-

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.

#### 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 27, 2023).

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 July 26, 2023. However, no assurance or warranties are given for the completeness or accuracy of this English translation.