Translation of Japanese Original

May 23, 2024

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
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(Securities Code: 8972)

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Notice Concerning Debt Financing (Series 0014)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 2,630 million yen) (the "Borrowing"). The details are provided as follows.

1. Details of Borrowing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0014	Sumitomo Mitsui Banking Corporation	2,630	To be determined (Note 2) (Fixed rate)	May 27, 2024	May 29, 2024	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: The first interest payment is at the end of July 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.

Note 2: The undecided matter will be announced upon determination.

2. Purpose of Borrowing

The proceeds of Series 0014 will be applied to the portion of acquisition of Kohnan Shinichi (Land) (Note) on May 29, 2024.

Note: Please refer to the press release "Notice Concerning Acquisition of Property (Kohnan Shinichi (Land))" dated May 23, 2024.

3. Status of Interest-bearing Debt after the Borrowing (as of May 29, 2024)

(Millions of Yen)

	Category	Balance before the Borrowing	Balance after the Borrowing	Difference
	Short-Term Borrowings (Note 1)	8,900	8,900	-
	Long-Term Borrowings (Note 2)	506,470	509,100	+2,630
	Total Borrowings	515,370	518,000	+2,630
	Investment Corporation Bonds	27,700	27,700	-
Total Borrowings and Investment Corporation Bonds		543,070	545,700	+2,630

Note 1: Short-term borrowings refer to the amount of borrowings with a period of less than or equal to one year from the borrowing date to the maturity date. However, in case where the maturity date has been moved to a different business day due to the maturity date falls on a non-business day, and as a result the borrowing period surpasses one year, the borrowings are included in short-term borrowings.

Note 2: Long-term borrowings refer to the amount of borrowings with a period of more than one year from the borrowing date to the maturity date.

4. 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 January 31, 2024.

KDXR’s website: https://www.kdx-reit.com/eng/

[Provisional Translation Only]
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