Translation of Japanese Original

June 18, 2024

To All Concerned Parties:

REIT Issuer:
KDX Realty Investment Corporation
Representative: Hiroaki Momoi, Executive Director
(Securities Code: 8972)

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Representative: Akihiro Asano, President & CEO
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Notice Concerning Acquisition of Properties (1 Logistics Facility, 2 Hotels and 1 Healthcare Facility) and Disposition of Property (1 Office Building)

KDX Realty Investment Corporation ("KDXR") announced today that Kenedix Real Estate Fund Management, Inc. (the "Asset Management Company"), an asset management company for KDXR, decided to acquire and dispose of the following properties (respectively the "Acquisition" and the "Disposition", and collectively the "Transactions"). Each property to be acquired and disposed of is the "Property" and collectively the "5 Properties".

The sellers of KDX Logistics Ebina Chuo, remm roppongi building (30% quasi co-ownership interest), Shin-Osaka Esaka Tokyu REI Hotel and Irise Nerima Hikarigaoka are deemed a related-party under Article 201 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; the "Investment Trust Act") and Article 123 of the Enforcement Order of the Investment Trust Act (Order No. 480 of 2000, as amended) and a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Furthermore, the buyer of KDX Nihonbashi 313 Building is deemed a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Therefore, in accordance with the above regulations, the Asset Management Company obtained resolutions of approval for the Transactions at the Investment Committee meeting held on June 18, 2024, after deliberation and approval at the Compliance Committee meeting held on June 17, 2024. Furthermore, for Irise Nerima Hikarigaoka, a resolution was approved at the Board of Directors Meeting of KDXR held on the same date, and obtained the consent of the Executive Director of KDXR based on the above resolution of the Board of Directors Meeting of KDXR.

1. Overview of the Transactions

(1) Overview of the Acquisition

Property Number	Property Name	Location	Anticipated Acquisition Price Millions of Yen) (Note 1)	Appraisal NOI Yield (%) (Note 2)	Brokerage
D1009	KDX Logistics Ebina Chuo (Note 3)	Ebina, Kanagawa	4,950	4.1	N/A
E1003	remm roppongi building (30% of quasi co-ownership interest) (additional interest)	Minato-ku, Tokyo	5,940	3.6	N/A
E2002	Shin-Osaka Esaka Tokyu REI Hotel (Note 4)	Suita, Osaka	5,100	5.6	N/A
F1016	Irise Nerima Hikarigaoka	Nerima-ku, Tokyo	1,351	4.3	N/A

(i) Contract Date: June 18, 2024
(ii) Scheduled Acquisition Date: July 1, 2024
(iii) Seller: Please refer to "4. Overview of Seller and Buyer" for details.
(iv) Acquisition Funds: The proceeds from the property to be disposed of described in "(2) Overview of the Disposition" and cash on hand (scheduled)
(v) Settlement Method: Payment in full on the date of acquisition

(Note 1) "Anticipated Acquisition Price" is the purchase price (excluding acquisition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in each trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereafter.

(Note 2) "Appraisal NOI Yield" is calculated by dividing the appraisal NOI of each property as on the appraisal report as of May 1, 2024 by the anticipated acquisition price for each property and rounded to the first decimal place.

"Appraisal NOI" refers to NOI (Net Operating Income) before depreciation expenses, which is calculated by deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI calculated using the direct capitalization method.

(Note 3) KDXR plans to change the property name after the Acquisition. Accordingly, the property name after the change is shown in this press release. The property name before the acquisition is not disclosed because the seller has not given consent. The same shall apply hereafter.

(Note 4) "Shin-Osaka Esaka Tokyu REI Hotel" is the other unit-owned section of compartmentalized ownership property that includes the retail facility "Carino Esaka", property owned by KDXR, and which will become 100% owned after this acquisition. After the Acquisition, "Carino Esaka" will be included and classified as a hotel. The same shall apply hereafter.

(2) Overview of the Disposition

Property Number	Property Name	Anticipated Disposition Price (Note 1) (Millions of Yen)	Book Value (Note 2) (Millions of Yen)	Difference between Anticipated Disposition Price and Book Value (Note 3) (Millions of Yen)	Brokerage
A1001	KDX Nihonbashi 313 Building	7,110	5,558	1,551	N/A

(i) Contract Date: June 18, 2024
(ii) Scheduled Disposition Date: June 28, 2024
(iii) Buyer : Please refer to "4. Overview of Seller and Buyer" for details.
(iv) Use of Proceeds: Funds for acquisition of the properties to be acquired described in "(1) Overview of the Acquisition" and related expenses
(v) Settlement Method: Payment in full on the date of disposition

(Note 1) "Anticipated Disposition Price" is the disposition price (excluding the disposition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in the trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereafter.

(Note 2) "Book Value" is as of the end of the fiscal period ended April 30, 2024, rounded down to the nearest million yen.

(Note 3) Figures are referential amount, calculated as a difference between anticipated disposition price and book value, and different from gain or loss on sale, and is rounded down to the nearest million yen.

2. Reasons for the Acquisition and the Disposition

In accordance with the "Asset Management Targets and Policies" set forth in the Articles of Incorporation of KDXR, KDXR has decided to acquire 1 logistics facility, 2 hotels and 1 healthcare facility and disposes of 1 office building with the aim of improving the quality of the portfolio and maximizing the value of investors. Through the Transactions, it is expected that KDXR is able to secure gain on sale, improve portfolio NOI yield and create further diversified portfolio through acquiring different type of assets.

Furthermore, the following characteristics were evaluated in determining the Acquisition.

(1) KDX Logistics Ebina Chuo

A logistic facility located close to the junction of the Tomei Expressway and Ken-O expressway, with conveniently located within walking distance from the nearest station which are advantageous in securing labor force

(i)Location

The Property is located approximately 2 km from the Ebina Interchange of Ken-O expressway, providing excellent access to a wide range of production and consumption areas. Furthermore, the Property is approximately 11 minutes from "Atsugi" station and approximately 12 minutes from "Ebina" station on the Odakyu Odawara Line which are advantageous in securing labor force.
KDXR believes that the location also has redevelopment potential as a logistics facility or other type of asset in the future.

(ii)Building

The Property is a BOX-type facility, with an L-shaped truck berth on the first floor, which provides a large number of berths and high delivery functions. KDXR believes that it fully meets the standards to eliminate the 2024 truck driver problem of waiting time.

(2) remm roppongi building (30% quasi co-ownership interest)

Hotel located in the Roppongi area, a popular tourist spot for foreigners, as well as being one of the central business districts, it is expected to attract tourism demand and stable demand for business use.

(i)Location

The Property is located approximately a 1-minute walk from “Roppongi” station on Tokyo Metro Hibiya Line / Toei Subway Oedo Line. Within walking distance, large scaled commercial complex such as “Roppongi Hills” and “Tokyo Midtown”, which has luxury brands as tenants, are located, and cultural facilities such as “The National Art Center Tokyo“ are also scattered throughout the area. As such, the area surrounding the property is a popular location as a sightseeing spot. Moreover, as a business area, it is considered as an office concentrated area, since there is “Roppongi Hills Mori Tower” and there are numerous head quarter functions of the leading domestic companies and sales departments of foreign companies.

(ii)Building

The Property is a relatively new hotel completed in February 2017, with a modern and luxury interior and exterior. The hotel, operated as “remm roppongi” by Hankyu-Hanshin Hotels Co., Ltd., has a concept of “good sleep” and offers several room types starting with 250 of semi-doubled rooms, 70 of tower viewable semi double rooms, and 80 of twin rooms, making it a total of 400 rooms, including some rooms that can observe the Tokyo Tower. Moreover, the Property has various safety and convenience features, such as the ladies’ floor and introduction of the automatic check-in system. In the retail sections of the basement floor, first floor, and the 3rd floor of the commercial shop area, restaurants, IT equipment sales and service stores are located. KDXR considers that since the Property is located in a tourist spot popular among foreigners, it can capture tourism demand, and since it is also one of the central business districts, the Property is an accommodation facility that can expect stable demand for business use as well.

(3) Shin-Osaka Esaka Tokyo REI Hotel

A hotel portion of retail / hotel complex within 1-minute walk from “Esaka” station, which has good access to central Osaka, exemplified by being 5 stations (10 minutes) to “Umeda” station and 2 stations (4 minutes) to “Shin-Osaka” station.

(i)Location

The Property is 1-minute walk from “Esaka” station on the Osaka Metro Midosuji Line and Kita Osaka Kyuko Namboku Line. “Esaka” station is conveniently located on the transportation network that connects central Osaka City and Suita City from north to south, and is only 5 stations (10 minutes) away from “Umeda” station. This location with good access to the city center will help capture accommodation demand from domestic and foreign tourists, also backed by a significant increase in demand from inbound tourists in Osaka Prefecture. Additionally, many companies have their headquarters in the city of Suita, where “Esaka” station is located; therefore, demand for hotel in association with business trips and other purposes is expected.

(ii)Building

The lower floors of the Property are retail facilities, and the upper floors are hotel. The Property bears the Tokyu REI brand, which has the broadest range of demand in terms of daily use among the nationwide Tokyu brands, and can expect stable demand for lodging from both business and leisure guests. The main ancillary facilities include restaurants and banquet halls. Since the neighborhood and surrounding area is the busiest area in the Esaka district, KDXR believes that demand for restaurants and banquet facilities by local customers can also be expected.

(4) Irise Nerima Hikarigaoka

A relatively new serviced senior housing and private senior home (with nursing care) in the quiet residential Hikarigaoka area. The operator is HITOWA Care Service, an operator of four properties owned by KDXR.

(i)Location

The Property is located approximately 1,500 meters northwest of “Hikarigaoka” station on the Toei Oedo Line, in a quiet residential area close to greenery, with Hikarigaoka Park and green areas in the neighborhood. Moreover, as there are retail facilities in the vicinity of “Hikarigaoka” station, KDXR believes that the location offers both convenience of living and a comfortable living environment.

(ii)Building

The Property is a serviced senior housing and private senior home (with nursing care) that opened in March 2023. The building consists of 61 single-person rooms ranging in size from 18.27 to 22.33 m^2, with each room being independent and privacy-conscious. In terms of services, KDXR believes that the Property has a certain level of competitiveness, with full-time care staff available 24 hours a day, nursing staff available 365 days a year, meals tailored to residents' conditions, and a variety of activities such as in-room recreational activities.

HITOWA Care Service, the operator of this property, operates more than 130 nursing care facilities nationwide, including paid nursing homes for the elderly and day care services under the Irise brand, and has a total of more than 15,000 residents. Therefore, KDXR believes that the operator of these properties is highly competitive.

The reason for the Disposition is as follows.

(5) KDX Nihonbashi 313 Building

This property is a mid-sized office building located within approximately 3-minute walk from “Nihonbashi” station on the Tokyo Metro Ginza and Tozai Lines and the Toei Subway Asakusa Line. Although this property continues stable occupancy due to its convenient transportation access, 50 years have been passed since construction of this property has a limited upside as it is quite inferior to recently built shallow office buildings at the viewpoint of specifications. Also due to concerns about the increase in repair costs in the future, KDXR has been promoting the replacement of existing tenants with fixed-term lease contracts with a view to dispose or future redevelopment. However, in light of business risks such as no progress in switching lease contracts as expected and future increases in development costs, KDXR has shifted its policy to the dispose the property on the assumption that KDXR will be able to secure preferential negotiation rights for the property after redevelopment, rather than redeveloping the property ourselves. The decision was made after reaching an agreement with the sponsor with disposition price exceeding the book value and the appraisal value, as well as securing preferential negotiation rights after the redevelopment.

3. Overview of the 5 properties

The table below shows the overview of each property to be acquired and to be disposed of (the “Individual Asset Table”). In addition, the terms used in the Individual Asset Table are as follows. Please refer to the Individual Asset Table together with the explanation on the terms listed below. In principle, unless otherwise specified, the status as of April 30, 2024 is indicated.

- “Location” is the indication of the residential address. In case there is no indication of the residential address, it is the building address under the lot address, or the building location indicated in the certificate of registered matters (if there are multiple buildings, the location of one of the buildings). If the building has not been completed as of today, the lot number of the land is indicated (if there is more than one lot, the lot number of one of them). The same shall apply hereafter.
- “Building coverage ratio” and “Floor area ratio” are the designated building-to-land ratio and designated floor-area ratio provided in the city plan (if there are more than one, both). The designated building-to-land ratio may be relaxed or restricted since the property is a fireproof building in a fire zone or for other reasons and may differ from the building-to-land ratio actually applied. The designated floor area ratio may differ from the actual applicable building-to-land ratio. The same shall apply hereafter.
- “Type” for retail facility is among NSC (Neighborhood Shopping Center), SM (Supermarket), CSC (Community Shopping Center), Urban Station-Front SC (Urban Station-Front Shopping Center) and SS (Specialty Store). The same shall apply hereafter.
- “Earthquake PML” indicates the figure described in the earthquake PML valuation report (level 2) prepared by Sompo Risk Management Inc. in May 2024. The same shall apply hereafter.
- “Master lease company” is the master lease company executed or scheduled to execute the master lease agreement for the property. The same shall apply hereafter.
- “Type of master lease” is described as follows; “Pass through” for those with a master lease agreement without a rent guarantee concluded or scheduled to be concluded, “Rent guarantee” for those with a master lease agreement with a rent guarantee concluded or scheduled to be concluded, and “-” in the case that the owner has or will conclude a lease agreement directly with the end tenant, or where there is no end tenant. The same shall apply hereafter.
- “Property management company” indicates the property management company that has entered into or will enter into a property management agreement for the property. The same applies below.
- “Number of Tenants” indicates the number of lessees. In lease agreements for buildings, only lessees who use the building for retail shops and offices, and where the same lessee leases more than one plot, the figure is

calculated as one for each plot. In cases where the master lease company has entered into a pass-through master lease agreement with the lessor, the number of end-tenants is stated in brackets after the number of master lease companies. Unless otherwise noted, the number of end-tenants is given for each property.

- "Total Leasable Area" is the floor area described in the lease agreements that is leasable at the property (in case where the property contains more than one building, the sum of the leasable floor area of such buildings). The same shall apply hereafter.
- "Total Leased Area" is the area indicated in the lease or sublease agreement with the end-tenant, unless otherwise noted. If the building has not been completed as of today, it is stated as "-". The same shall apply hereafter.
- "Total leasable units" is the number of leased residential units, where the lease agreements are actually executed with end tenants. If the building has not been completed as of today, it is described with "-". "Number of Rooms / Retail Stores" is the number of rooms available for use as accommodation and the number of lots available for use as stores. The same shall apply hereafter.
- "Occupancy ratio" is the ratio of the "Total leased areas" (based on the lease agreements) to the "Total leasable area" of the property rounded to the first decimal place.
- "Monthly Rent and Common Area Charge (Excluding Consumption Tax, etc.)" is the sum of the rent and monthly common-area charges under the lease or sublease agreement (excluding taxes, parking fees and trunk room charges), rounded down to the nearest thousand yen.
- "Security and guarantee deposit" is the sum of the security and guarantee deposits, etc. of each end tenant based on the lease agreement executed with each end tenant, rounded down to the nearest thousand yen.
- The "operator", "date opened", "type of facility", "number of rooms", "form of right of residence", "capacity (persons/floor)", "room area range (m^2)", "number of residents", "requirements at occupancy", "occupancy rate", "average age of residents", "fee payment method", "care staff structure," and "night staff structure (minimum number of persons per night)" are based on the information indicated in the important information statement or information provided by the operator. In cases where the information is based on information provided by the operator, the base time of the information is indicated in parentheses. In cases where there is no description in the important information statement, where it is not applicable, where the information was not provided by the operator, or where the consent for disclosure has not been obtained, "–" is indicated.
- The "fee payment method" is what is indicated as the most common/standard plan in the important information statement or in the information provided by the operator.
- The "average nursing care level of residents" is the sum of the number of residents by the nursing care level indicated in the important information statement, multiplied by 0 for Independence, 0.375 for Support 1, 1 for Support 2, and 1 to 5 for Care 1 to 5, respectively, and then divided by the number of residents, rounded to the first decimal place. In cases where there is no description in the important information statement or no consent for disclosure has been obtained, "–" is indicated.
- "Cooperating medical institutions" and "cooperating dental institutions" indicate the cooperating medical institutions, cooperating dental institutions, and designated medical institutions indicated in the important information statement.
- "Overview of contract with tenant" indicates the details of the lease agreement, etc. that has been concluded with the operator.

(1) Outline of Property to be Acquired

①KDX Logistics Ebina Chuo

Property Name		KDX Logistics Ebina Chuo
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		September 29, 2020 through July 31, 2034 (scheduled)
Location		5-5-14, Kawaraguchi, Ebina, Kanagawa
Land	Form of Ownership	Proprietary ownership
	Land Area	9,638m^2
	Zoning	Quasi-industrial district
	Building Coverage Ratio	60%
	Floor-area ratio	200%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	14,645.40m^2
	Date Constructed	March 18, 1992
	Use	Warehouse
	Structure / No. of Stories	Steel-framed reinforced concrete structure / 4-story building
Earthquake PML		8.5%
Anticipated Acquisition Price		4,950 million yen

Appraisal	Appraisal Value	5,070 million yen
	Base Date for Appraisal	May 1, 2024
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
	Outline	Please refer to "10. Summary of Appraisal Report" below.
Collateral		None
Master Lease Company		-
Type of Master lease		-
Property Management Company		Kenedix Property Design, Inc.(scheduled)
Details of Tenant		
	Number of End Tenants	1
	Total Leasable Area	15,121.74m^2
	Total Leased Area	15,121.74m^2
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed (Note)
	Security and Guarantee Deposits	Not disclosed (Note)
Remarks	KDXR has agreed with the seller that the seller will be responsible for and bear the cost of correcting the equipment that is in violation of the Fire Service Act and require correction in some parts of the building.	
Other	(Note) Not disclosed as the tenant's consent has not been obtained.	

②remm roppongi building (30% of quasi co-ownership interest) (additional interest)

Property Name		remm roppongi building
Type of Specified Asset		Trust beneficiary interest in real estate (30% of quasi co-ownership interest) (Note 1)
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		July 3, 2018 through November 30, 2043
Location		7-14-4, Roppongi, Minato-ku, Tokyo
Land	Form of Ownership	Proprietary ownership and land leasehold interest (Note 2)
	Land Area	1,622.17 m^2 (Note 3)
	Zoning	Commercial area
	Building Coverage Ratio	80%
	Floor-area Ratio	700% / 500%
Building	Form of Ownership	a. Compartmentalized ownership (Note 4) 1st basement floor, parts of the 1st and 2nd floor, 3rd floor, 4th floor, 6th to 21st floor; retail stores, hotel, warehouse, parking area Co-ownership interest of compartmentalized ownership 5th floor; hotel (25.63%) b. Proprietary ownership (Note 4)
	Gross Floor Area	a. 13,676.07 m^2 (Note 4) (Note 5) b. 66.69 m^2 (Note 4)
	Date Constructed	February 14, 2017
	Use	a. Retail stores, Hotel, Warehouse, Parking area (Note 4) b. Parking area (Note 4)
	Structure / No. of stories	a. Steel-framed reinforced concrete structure, Reinforced concrete structure / 21-story building with 1 basement floor and flat roof (Note 4) b. S-structure / 2-story, flat roof (Note 4)
Earthquake PML		1.3%
Anticipated Acquisition Price		5,940 million yen
Appraisal	Appraisal Value	6,030 million yen
	Base Date for Appraisal	May 1, 2024
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Outline	Please refer to "10. Summary of Appraisal Report" below.
Collateral		None

Master Lessee Company		-
Type of Master Lease		-
Property Management Company		Hankyu Hanshin Building Management Co.,Ltd.
Details of Tenant		
	Number of End Tenants	4
	Total Leasable Area	12,329.12 m^2 (Note 6)
	Total Leased Area	12,329.12 m^2 (Note 6)
	Total Leasable Units / Number of Rooms / Retails Stores	4
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed (Note 7)
	Security and Guarantee Deposits	Not disclosed (Note 7)
Remarks	・The building is constructed utilizing the Joint Development Building Design System, which allows for the utilization of surplus floor area ratio from adjacent properties. The subject property and the adjacent property are considered as a single unit of land. As a result, a servitude has been established on the adjacent land, designating the subject property as the dominant land and the adjacent land as the servient land, prohibiting the construction of buildings on the servient land that exceed a total floor area of 730 m^2. ・Regarding the shared portions of the building with other co-owners, the trustee has agreed with the other co-owners that, when the trustee intends to transfer or otherwise dispose of their shared ownership interest, the other co-owners have the right to preferentially offer to purchase it. ・Investment Corporation will enter into a trust beneficiary quasi co-ownership agreement with the seller for the acquisition of quasi-co-ownership interest (30% quasi-co-ownership interest) in the subject property. ・In the trust beneficiary quasi co-ownership agreement, provisions are made regarding the decision-making process for matters concerning the subject property, as well as a duty to notify other co-owners on a preferential basis when a co-owner intends to transfer their quasi-co-ownership interest.	
Other	Note 1: KDXR will acquire additional quasi-co-ownership interest (30% trust beneficiary quasi-co-ownership interest) of the trust beneficiary interest in the Property. KDXR has acquired 20% trust beneficiary quasi-co-ownership interest as of November 1, 2023.Therefore, KDXR will own 50% trust beneficiary quasi-co-ownership interest after the Acquisition. Note 2: The outline of the leased portion of the subject land is as follows. The type of leasehold right: Ordinary land leasehold Not disclosed for lease term, rent and rent revision, and security and guarantee deposits as the tenant's consent has not been obtained. Note 3: The provided information represents the total land area of the property. The ownership status of the property in question is as follows. a. 908.95 m^2: The land is owned by a trustee. b. 611.57 m^2: The land is leased by a trustee. c. 101.65 m^2: The other unit owners own this building. Note 4: a. refers to Main building, b. refers to parking, respectively. Note 5: Total building area for the whole building of the Main building is shown. Concerning the Property, the entire building, including the compartments of the Property, has compartments (shop portions on the first and second floor) owned by a domestic general business corporation. In addition, the fifth floor is co-owned with such corporation. Note 6: Total building area for the whole building of the Property is shown. Note 7: Not disclosed as the tenant's consent has not been obtained.	

③Shin-Osaka Esaka Tokyu REI Hotel

Property Name		Shin-Osaka Esaka Tokyu REI Hotel
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		March 31, 2015 through July 31, 2034
Location		9-40 Toyotsu-cho, Suita, Osaka
Land	Form of Ownership	Ownership (right of site) (approximately 37.6%)

	Land Area	5,830.66 m^2 (Note 1)
	Zoning	Commercial area
	Building Coverage Ratio	80%
	Floor-area Ratio	600%
Building	Form of Ownership	Sectional Ownership (100%)
	Gross Floor Area	42,681.56m^2 (Note 1)
	Date Constructed	September 14, 1983
	Use	Inn, warehouse, machine room, Retail stores, Parking area (Note 1)
	Structure / No. of Stories	Steel-framed reinforced concrete structure, Reinforced concrete structure, Steel-framed structure / 16-story building with 2 basement floors and flat roof (Note 1)
Earthquake PML		1.7%
Anticipated Acquisition Price		5,100 million yen
Appraisal	Appraisal Value	5,360 million yen
	Base Date for Appraisal	May 1, 2024
	Appraiser	Japan Real Estate Institute
	Outline	Please refer to "10. Summary of Appraisal Report" below.
Collateral		None
Master Lessee Company		-
Type of Master Lease		-
Property Management Company		ITOCHU Urban Community Ltd.
Details of Tenant		
	Number of End Tenants	1
	Tenant	Tokyu Hotels Co., Ltd.
	Contract Format	Fixed term building lease agreement
	Contract Period	April 1, 2023 through March 31, 2028
	Rent Revisions	Not disclosed (Note 2)
	Contract Renewal	Not disclosed (Note 2)
	Mid-Term Cancellation	Not disclosed (Note 2)
	Total Leasable Area	14,455.85m^2
	Total Leased Area	14,455.85 m^2
	Number of Rooms / Retails Stores	363 rooms
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed (Note 2) Rent structure: variable rents (sales-linked)
	Security and Guarantee Deposits	Not disclosed (Note 2)
Remarks	・The building is a compartmentalized ownership building, and the property's management rules stipulate restrictions on the use of the property, and also stipulate that when a co-owner transfers compartmentalized ownership or when a beneficiary of a trust whose main trust asset is the exclusive use portion of the building transfers trust beneficiary rights, the compartmentalized-owners or the beneficiary of a trust whose main trust asset is the exclusive use portion of the building shall have priority over other co-owners or other trust beneficiaries. The trust beneficiaries of the trust whose main trust asset is the exclusive use area of the building have priority in transferring their trust beneficiary rights. ・KDXR has been agreed with the seller that the seller will be responsible for and bear the cost of correcting the equipment that is in violation of the Fire Service Act and require correction in some parts of the building.	
Other	(Note 1) The entire land and building of the Property is shown. (Note 2) Not disclosed as the tenant's consent has not been obtained.	

④ Irise Nerima Hikarigaoka

Property Name		Irise Nerima Hikarigaoka
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		December 22, 2023 through July 31, 2034
Location		1-14-10, Doshida, Nerima-ku, Tokyo
Land	Form of Ownership	Proprietary ownership

	Land Area	1,980.82m^2
	Zoning	Category 1 low-rise exclusive residential district
	Building Coverage Ratio	50%
	Floor-area Ratio	100%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	2,464.51m^2
	Date Constructed	December 15, 2022
	Use	Nursing home for the elderly
	Structure / No. of Stories	Reinforced concrete structure / 3-story building above ground
Earthquake PML		5.5%
Anticipated Acquisition Price		1,351 million yen
Appraisal	Appraisal Value	1,500 million yen
	Base date for Appraisal	May 1, 2024
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
	Outline	Please refer to "10. Summary of Appraisal Report" below.
Collateral		None
Master Lessee Company		-
Type of Master Lease		-
Propoerty Management Company		HASEKO LIVENET, Inc.
Detail of Tenant		
Number of End Tenants		1
Total Leasable Area		2,464.51m^2
Total Leased Area		2,464.51m^2
Total Leasable Units / Number of Rooms / Retails Stores		61 units
Occupancy Rate		100.0%
Monthly Rent and Common Area Charge (excluding consumption tax)		Not disclosed (Note)
Security and Guarantee Deposits		Not disclosed (Note)
Remarks	None	
Other	(Note) Not disclosed as the tenant's consent has not been obtained.	
Overview of contract with tenant	Contract format: Regular lease contract Contract period: January 13, 2023 through January 12, 2053 Rent revisions: In principle, rent shall not be revised for 10 years. However, rents may be revised after 10 years from the delivery date of the Property upon mutual agreement between the lessor and lessee when there are changes in taxes and public dues, the building price and other economic conditions, etc. Contract renewal: In the case that neither the lessor nor the lessee expresses any written intention at least 12 months prior to the expiration of the lease term, the lease term shall be continued for another 5 years under the same conditions. The same shall apply thereafter. Mid-term cancellation: The lessee may not cancel this contract before the expiration of the no-cancellation period which is from January 13, 2023 to January 12, 2038. If there is an unavoidable reason, the contract can be terminated by paying the rent equivalent to the rent from the day after the termination date until the mid-term termination prohibition period as a penalty fee. In addition, the lessee may terminate this contract before the expiration of the no-cancellation period by giving written notice of the desired termination date at least 12 months prior to the termination date and paying an amount equivalent to six months' monthly rent after the expiration of the no-cancellation period.	

Overview of Operator and Facility (as of the end of April, 2024)			
Operator	HITOWA Care Service Co., Ltd.	Opening Date	March 1, 2023

Type of Facility		Private senior home (with nursing care)	Number of Rooms (room)	61
Condition of Rights for Residence		Rights to use	Resident Capacity (people)	61
Main Room Area Range (m^2)		18.27 - 22.33	Number of Resident (people)	58
Entering Requirement		Care required	Occupancy Rate (%)	95.1
Average Nursing Care Level of Residents		2.47	Average Age of Residents (years old)	89.7
Service Fee Payment Method				
		Monthly Fee Basis	One-time Entrance Fee Basis 1	One-time Entrance Fee Basis 2
	One-time Entrance Fee (yen)	-	5,178,000	2,700,000
	Monthly Service Fee (yen)	226,300	173,800	173,800
Staff Engaged in Nursing Care		More than 3.0:1	Staff at Night-time (number of staff members at minimum)	1 or more care staff members ((Excluding those taking a break) 0 members)
Cooperating Medical Institutions		Nerima General Hospital Home Clinic Enishi		
Cooperating Dental Institutions		Mishima Dental Clinic		

(2) Outline of Property to be disposed of

①KDX Nihonbashi 313 Building

Property Name		KDX Nihonbashi 313 Building
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		November 30, 2001 through August 1, 2025
Location		3-13-5 Nihonbashi, Chuo-ku, Tokyo
Land	Form of Ownership	Proprietary ownership
	Land Area	1,047.72m^2
	Zoning	Commercial area
	Building Coverage Ratio	80%
	Floor-area Ratio	800%
Building	Form of Ownership	Proprietary ownership
	Gross floor area	8,613.09m^2
	Date constructed	April 16, 1974 (Note)
	Use	Office building
	Structure / No. of stories	Steel-framed reinforced concrete structure / 9-story building with 2 basement floors and flat roof
Earthquake PML		6.8%
Anticipated Acquisition Price		5,940 million yen
Appraisal	Appraisal Value	7,090 million yen
	Base Date for Appraisal	April 30, 2024
	Appraiser	Daiwa Real Estate Appraisal Co. Ltd.
	Outline	Please refer to “10. Summary of Appraisal Report” below.
Collateral		None
Master Lessee Company		KDXR
Type of Master Lease		-
Property Management Company after the Acquisition		Kenedix Property Design, Inc.
Details of Tenant		
	Number of End Tenants	16
	Total Leasable Area	5,732.83 m^2

	Total Leased Area	5,732.83 m^2
	Occupancy Rate	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	30,485 thousand yen
	Security and Guarantee Deposits	279,304 thousand yen
Remarks	None	
Other	(Note) Although the building was designed according to the old earthquake-proof standard, the results of the seismic diagnosis indicated that it had the same seismic resistance as buildings based on the new earthquake-proof standard.	

4. Overview of Seller and Buyer

(1) Overview of Seller

① KDX Logistics Ebina Chuo

Company Name	G.K. KRF93
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KRF93 Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	August 24, 2020
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between Seller and KDXR/the Asset Management Company	
Capital Relationship	Kenedix, Inc.("KDX"), which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of Kenedix Investment Partners, Inc. ("KIP"), which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, KDX owns 70.0% and Kenedix Property Design, Inc. ("KPD"), wholly owned subsidiary of KDX, owns 30.0% of the silent partnership equity interest.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller. The asset management agreement has been concluded between KIP and the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

② remm roppongi building (30% quasi co-ownership interest)

Company Name	G.K. RRB
Location	Mentor Capital Tax Corporation 1-2-9 Nishi-shinbashi, Minato-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin RRB Office administrator: Shinya Takenouji

Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding, and disposition of trust beneficiary interest in real estate 3. Any and all other businesses related to the businesses listed in the preceding items
Amount of Capital	1million yen
Date of Incorporation	May 8, 2018
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between Seller and KDXR/the Asset Management Company	
Capital Relationship	A general incorporated association to which Kenedix, Inc., the parent company of the Asset Management Company under the Financial Instruments and Exchange Act, contributes funds holds all shares in the company. In addition, concerning the silent partnership equity interest that places the seller as the operator, Kenedix, Inc. owns 100%.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between related parties or associated companies of KDXR or the Asset Management Company and related parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between related parties or associated companies of KDXR or the Asset Management Company and related parties or associated companies of the seller.
Related Party Transaction	The seller is a related party as defined in the Investment Trust Law and a related party as defined in the Related-party Transaction Rules of Listed REIT Department of the Asset Management Company.

③ Shin-Osaka Esaka Tokyu REI Hotel

Company Name	G.K. KHF8
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KHF8 Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	January 5, 2022
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between Seller and KDXR/the Asset Management Company	
Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, KDX owns 69.11% and SMFL Mirai Partners Corporation, the parent company holding 70% of KDX's issued shares, owns 30.89% of the silent partnership equity interest in which the seller is the operator.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.

Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

④ Irise Nerima Hikarigaoka

Company Name	G.K. KRF106
Location	2-1-6, Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KRF104 Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	October 27, 2023
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between Seller and KDXR/the Asset Management Company	
Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the seller's equity interest. In addition, concerning the silent partnership equity interest that places the seller as the operator, Kenedix, Inc. owns 100%.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(2) Overview of Buyer

①KDX Nihonbashi 313 Building

Company Name	G.K. KIRF1
Location	2-1-6, Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KLF3 Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	February 22, 2024

Net Assets	Not disclosed as the buyer's consent has not been obtained.
Total Assets	Not disclosed as the buyer's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between Buyer and KDXR/the Asset Management Company	
Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the buyer's equity interest.Also, KDX, the operator, owns portion of the silent partnership equity interest.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the buyer. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the buyer.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the buyer. The asset management service is scheduled to be entrusted from the buyer to KIP.
Related Party Relationships	The buyer is a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

5. Property Acquirer and Previous Owner's Profile

(1) KDX Logistics Ebina Chuo

	Current Owner/ Trust Benericiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KRF93	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment management	-
Acquisition Date	September 29, 2020	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

(2) remm roppongi building (30% quasi co-ownership interest)

	Current Owner/ Trust Benericiary	Previous Owner/ Trust Beneficiary	Ex-Previous Owner / Trust Beneficiary
Company Name	G.K. RRB	G.K. KRF22	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-

Acquisition Background /Purpose	Acquired for the purpose of invsetment and management	Acquired for the purpose of development	-
Acquisition Date	July 3, 2018	(Land) November 29, 2007 (Building) February 14, 2017 (Note)	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	Omitted as the property has been owned by previous trust beneficiary for more than a year	-

(Note) The acquisition date of the building is based on its completion date.

(3) Shin-Osaka Esaka Tokyu REI Hotel

	Current Owner/ Trust Benericiary	Previous Owner/ Trust Beneficiary	Ex-Previous Owner/ Trust Beneficiary	Ex-Previous Owner before Ex-Previous Owner / Trust Beneficiary
Company Name	G.K. KHF8	Kenedix Private Investment Corporation	G.K. KRF56	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	The related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	Acquired for the purpose of investment and management	Acquired for the purpose of investment and management	-
Acquisition Date	March 30, 2022	July 12, 2017	March 31, 2015	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	Omitted as the property has been owned by previous trust beneficiary for more than a year	Omitted as the property has been owned by previous trust beneficiary for more than a year	-

(4) Irise Nerima Hikarigaoka

	Current owner/ Trust Benericiary	Previous Owner/ Trust Beneficiary
Company name	G.K. KRF106	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	December 12, 2023	-
Acquisition Price	1,210,000,000 yen	-

6. Details of Brokerage
Not applicable

7. Related Party Transaction
As described above, the Acquisition is considered as a related-party transaction as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company, and the Disposition is considered as a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company. Therefore, in accordance with the above regulations and other internal rules, the Asset Management Company obtained resolutions of approval for the Transactions at the Investment Committee meeting held on June 18, 2024, after deliberation and approval at the Compliance Committee meeting held on July 17, 2024. Furthermore, for Irise Nerima Hikarigaoka, a resolution was approved at the Board of Directors Meeting of KDXR held on June 18, 2024, and obtained the consent of the Executive Director of KDXR based on the above resolution of the Board of Directors Meeting of KDXR. The Asset Management Company issues documents to KDXR in accordance with the provisions of the Investment Trust Act regarding the Transactions with the related party.

Appointment of a Property Management Company
KDXR plans to execute a property management agreement for KDX Logistics Ebina Chuo with KPD on the scheduled date of acquisition. Fees relating to property management remain at the same level and rate as properties owned by KDXR.

8. Schedule of the Transactions

Acquisition Decision Date/ Disposition Decision Date Contract Date	June 18, 2024
Payment Date/ Disposition Date KDX Nihonbashi 313 Building	June 28, 2024 (scheduled)
Payment Date/ Acquisition Date KDX Logistics Ebina Chuo remm roppongi building (30% quasi co-ownership interest) Shin-Osaka Esaka Tokyu REI Hotel Irise Nerima Hikarigaoka	July 1, 2024 (scheduled)

9. Forecast
The difference between anticipated disposition price and book value is 1,551 million yen and gain on sale will be recorded. Moreover, the portion of the gain on sale will be retained internally as reserve for reduction entry. For details of the operating forecasts for the fiscal periods ending October 31, 2024 (May 1, 2024 to October 31, 2024) and April 30, 2025 (November 1, 2024 to April 30, 2025), please refer to the financial report “FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED April 30, 2024 (REIT)” dated today.

10. Summary of Appraisal Report

Property Name	KDX Logistics Ebina Chuo

Appraisal Value	5,070,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	May 1, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	5,070,000,000	Calculated with the value based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	5,170,000,000	Calculated by dividing the standardized NCF that is expected to remain stable over the medium term by the cap rate
(1) Gross Operating Revenue	Not disclosed	
General Operating Revenue	Not disclosed	
Vacancy-Related Loss	Not disclosed	
(2) Operating Expenses	Not disclosed	
Maintenance Fees	0	Not applicable due to tenant burden
Utility Expenses	0	Not applicable due to tenant burden
Repairs	Not disclosed	
PM Fees	3,000,000	Assessed based on scheduled PM contract amounts, verifying PM fee ratios of similar properties.
Tenant Marketing Expenses	0	Assuming continued occupancy by the current lessee, costs with tenant vacating are not applicable as they are considered in the cap rate
Real Estate Taxes	Not disclosed	
Insurance Expenses	Not disclosed	
Other Property-Related Expenses	Not disclosed	
(3) Net Operating Income (NOI= (1)-(2))	202,089,150	
(4) One-Time Gain	0	Not applicable as there is no leasehold deposit
(5) Capital Expenditure	15,960,000	Assessed considering CM fees in the annual assessment based on medium-to long-term repair and renewal costs in the Engineering Report
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	186,129,150	
(7) Cap Rate	3.6%	Assessed by comprehensively considering the property's location, building conditions, and contract conditions
Value based on DCF Method	5,020,000,000	
Discount Rate	Years 1-4 3.5% Years 5-11 3.7%	Assessed by comparing the comparable sales data of similar properties and by adding the individuality of the property to the yield of financial assets
Terminal Cap Rate	3.8%	Assessed by considering future forecast uncertainty in addition to the cap rate
Value based on Cost Method	4,930,000,000	
Ratio of Land	82.5%	
Ratio of Building	17.5%	

The appraiser's points to consider upon appraisal other than the above	None

(Note) Figures used in the direct capitalization method (1) and (2) include information for which KDXR has not obtained consent for disclosure from the lessee or which enables one to calculate such information. If such figures are disclosed, due to loss of trust relationship between the lessee and KDXR, claims for damages or request for termination may be brought against KDXR for breach of confidentiality obligation, or it may

become difficult to renew the agreement over a long term, causing disadvantages and in turn causing damage to the investors' interests. Therefore, information and figures are not disclosed in (1) and (2) above except where it is determined that such disclosure causes no harm.

Property Name	remm roppongi building (30% of quasi co-ownership interest)

Appraisal Value	6,030,000,000 yen (Note 1)
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	May 1, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	6,030,000,000	Calculated with the value based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	6,190,000,000	Calculated by dividing the standardized NCF that is expected to remain stable over the medium term by the cap rate
(1) Gross Operating Revenue	Not disclosed (Note 2)	
General Operating Revenue	Not disclosed (Note 2)	Assessed based on the appropriate rent level, etc. recognized as stable over the medium to long term
Vacancy-Related Loss	Not disclosed (Note 2)	Assessed based on medium-to long-term stable occupancy rate levels
(2) Operating Expenses	352,204,443	
Maintenance Fees	76,638,700	Based on the level of similar properties, the current contract amount is judged to be appropriate and recorded.
Utility Expenses	88,175,748	The amount assessed based on the actual amount is verified and recorded based on the level of similar real estate.
Repairs	4,819,250	Assessed and recorded based on ER 12-year averaged repair costs
PM Fees	1,118,400	Based on the level of similar properties, the current contract amount is judged to be appropriate and recorded.
Tenant Marketing Expenses	965,919	Among the rental rooms, the annual average amount assessed based on the assumption turnover period of the lessee is recorded with reference to the contractual terms and conditions of the lease of similar properties, etc. for the stores.
Real Estate Taxes	84,137,800	Assessed and recorded based on the actual amount in fiscal 2023
Insurance Expenses	2,595,800	Recorded based on the estimated amount obtained from the client with reference to the insurance premium rates of similar properties
Other Property-Related Expenses	93,752,826	Land rent is assessed based on the terms of the contract, while the land rent is recorded based on the contract amount.
(3) Net Operating Income (NOI= (1)-(2))	706,516,444	
(4) One-Time Gain	8,698,523	Investment profit is assessed with an investment yield of 1.0% (taking into account the deposit for the leased land portion)
(5) Capital Expenditure	14,209,485	Recorded based on ER's 12-year averaged renewal cost, considering CM fees
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	701,005,482	
(7) Cap Rate	3.4%	Assessed by comprehensively considering the location, building conditions, and other conditions of the subject property
Value based on DCF Method	5,960,000,000	
Discount Rate	3.2%	Assessed by comprehensively considering the individuality of the subject property with reference to investment yields, etc. in Transactions of similar properties

	Terminal Cap Rate	3.6%	Assessed based on a comprehensive consideration of factors such as future trends in investment yields, risks of the subject property as an investment target, general forecasts of future economic growth rates, and trends in real estate prices and rents, with reference to transaction yields, etc. related to similar properties
Value based on Cost Method		6,430,000,000	
	Ratio of Land	89.1%	
	Ratio of Building	10.9%	

The appraiser's points to consider upon appraisal other than the above	Adopted income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

(Note 1) Regarding appraisal value, capitalized value, value by direct capitalization method, value by DCF method, and value by cumulative value, figures are corresponding to the ratio of 30% quasi co-ownership interest. For other figures, the figures for the entire properties and buildings are presented, respectively. The appraisal value of the entire land and building of this property is 20,100,000,000 yen.

(Note 2) Figures used in the direct capitalization method (1) include information for which KDXR has not obtained consent for disclosure from the lessee or which enables one to calculate such information. If such figures are disclosed, due to loss of trust relationship between the lessee and KDXR, claims for damages or request for termination may be brought against KDXR for breach of confidentiality obligation, or it may become difficult to renew the agreement over a long term, causing disadvantages and in turn causing damage to the investors' interests. Therefore, information and figures are not disclosed in (1) above except where it is determined that such disclosure causes no harm.

Property Name	Shin-Osaka Esaka Tokyu REI Hotel

Appraisal Value	5,360,000,000 yen (Note 1)
Appraiser	Japan Real Estate Institute
Date of Appraisal	May 1, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	5,290,000,000	Estimated using the capitalized value based on the direct capitalization method and the capitalized value based on DCF method in a comparable manner
Value based on Direct Capitalization Method	5,310,000,000	Assessed by capitalizing medium-to long-term stable net income at a capitalization rate
(1) Gross Operating Revenue	Not disclosed (Note 2)	Assessed taking into account the hotel's operating status, etc.
General Operating Revenue	Not disclosed (Note 2)	
Vacancy-Related Loss	Not disclosed (Note 2)	
(2) Operating Expenses	Not disclosed (Note 2)	
Maintenance Fees	Not disclosed (Note 2)	Assessed with reference to the maintenance and management expenses based on the contract terms, the cost level of similar properties, etc.
Utility Expenses	Not disclosed (Note 2)	Recorded based on the actual amount for the previous fiscal year
Repairs	Not disclosed (Note 2)	Assessed taking into consideration such factors as actual amounts in prior years, the level of costs for similar properties and the annual average amount of repair and renewal expenses in the engineering report
PM Fees	Not disclosed (Note 2)	Assessed with reference to the amount of compensation based on the contractual terms, the compensation rates of similar properties, etc.
Tenant Marketing Expenses	Not disclosed (Note2)	Not record
Real Estate Taxes	Not disclosed (Note 2)	Assessed based on data related to taxes and public dues
Insurance Expenses	Not disclosed (Note 2)	Recorded with reference to premium rates for similar properties, etc.
Other Property-Related Expenses	Not disclosed (Note 2)	Recorded road occupancy fees and other expenses as other expenses
(3) Net Operating Income (NOI= (1)-(2))	284,831,000	
(4) One-Time Gain	Not disclosed (Note 2)	
(5) Capital Expenditure	29,727,000	Assuming that the funds are set aside on an average basis each fiscal year, the assessment takes into account the level of capital expenditures and the age of buildings in similar properties.
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	255,104,000	
(7) Cap Rate	4.8%	Assessed by comprehensively considering the location, building conditions, and other conditions of the subject property
Value based on DCF Method	5,270,000,000	
Discount Rate	4.5%	Assessed by comprehensively considering the individuality of the subject property with reference to investment yields, etc. in Transactions of similar properties
Terminal Cap Rate	4.9%	Assessed based on a comprehensive consideration of factors such as future trends in investment yields, risks of the subject property as an investment target, general forecasts of future economic growth rates, and trends in real estate prices and rents, with reference to transaction yields, etc. related to similar properties
Value based on Cost Method	5,560,000,000	
Ratio of Land	87.7%	An entire building

	Ratio of Building	12.3%	An entire building

The appraiser's points to consider upon appraisal other than the above	None

(Note 1) The appraised value represents the value of the compartmentalized ownership of 37.6% of the entire property that KDXR intends to acquire. The appraisal value is a limited value that takes into account an income value of 5,290,000,000 yen and an incremental value of 65,900,000 yen. The appraisal value of the entire property's land and building after the Acquisition is 12,200,000,000 yen.

(Note 2) Information that has not been approved for disclosure by the lessee and information that can be calculated is included. If such information is disclosed, there is a possibility that the interests of the investor will be impaired in the end, and the disclosure of such information will not be disclosed, except for some matters that are judged not to be detrimental to the disclosure, such as a claim for damages or a request for termination due to a breach of the obligation of confidentiality by KDXR or a difficulty in maintaining the contractual relationship of the re-contract, etc. in the long term.

Property Name	Irise Nerima Hikarigaoka

Appraisal Value	1,500,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	May 1, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	1,500,000,000	Calculated using the capitalized value based on DCF method and the capitalized value based on the direct capitalization method.
Value based on Direct Capitalization Method	1,520,000,000	Assessed by capitalizing medium-to long-term stable net income at a capitalization rate
(1) Gross Operating Revenue	Not disclosed (Note)	
General Operating Revenue	Not disclosed (Note)	
Vacancy-Related Loss	Not disclosed (Note)	
(2) Operating Expenses	8,237,088	
Maintenance Fees	0	
Utility Expenses	0	
Repairs	570,000	Assessed taking into account the cost level of similar properties and the annual average amount of repair and renewal expenses in the engineering report
PM Fees	1,800,000	Recorded based on the contract content
Tenant Marketing Expenses	0	
Real Estate Taxes	5,212,200	Assessed based on actual amount and similar cases
Insurance Expenses	194,240	Recorded based on insurance materials, etc.
Other Property-Related Expenses	460,648	Assessed with reference to the expense level of similar properties, etc.
(3) Net Operating Income (NOI= (1)-(2))	57,569,712	
(4) One-Time Gain	329,034	Assessed income from investments by using an investment return of 1.0%.
(5) Capital Expenditure	1,710,000	Assessed taking into account the cost level of similar properties and the annual average amount of repair and renewal expenses in the engineering report
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	56,188,746	
(7) Cap Rate	3.7%	Assessment of similar real estate by comparing with transaction yields pertaining to Transactions
Value based on DCF Method	1,490,000,000	
Discount Rate	Years 1-9 3.6% Years 10 3.7% Years 11 3.8%	Assessed by comprehensively considering the individuality of the subject property with reference to investment yields, etc. in Transactions of similar properties
Terminal Cap Rate	3.9%	Assessed based on capitalization rates and taking into account future forecast uncertainty
Value based on Cost Method	1,620,000,000	
Ratio of Land	67.5%	
Ratio of Building	32.5%	

The appraiser's points to consider upon appraisal other than the above	Adopted income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, verifying by the value calculated based on the cost approach as a reference.

(Note) The above-mentioned direct capitalization method prices (1) includes information for which the approval of disclosure has not been obtained from the lessee and information for which such information can be calculated. Accordingly, if such information is disclosed, KDXR receives claims for damages or cancellation of claims due to a breach of confidentiality obligations or receives claims for cancellation of such claims or makes it difficult to maintain the contractual relationship of the re-contract, etc. on a long-term basis, which may ultimately impair the interests of the unitholders. Accordingly, the disclosure of such information is not disclosed, except for some matters that are judged to be unimpaired.

Property Name	KDX Nihonbashi 313 Building

Appraisal Value	7,090,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	April 30, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	7,090,000,000	Calculated by using the capitalized value based on DCF method as the standard and verified by the capitalized value based on the direct capitalization method
Value based on Direct Capitalization Method	7,350,000,000	Assessed by capitalizing medium-to long-term stable net income at a capitalization rate
(1) Gross Operating Revenue	396,577,918	
General Operating Revenue	413,684,916	Assessed based on the appropriate rent level, etc. recognized as stable over the medium to long term
Vacancy-Related Loss	17,106,998	Assessed based on medium-to long-term stable occupancy rate levels
(2) Operating Expenses	119,736,052	
Maintenance Fees	17,538,521	Assessed based on the actual amount and verified based on the level of similar properties
Utility Expenses	30,703,106	Assessed based on the actual amount and verified based on the level of similar properties
Repairs	8,242,667	Verification based on the level of repair costs for similar properties and recording the average annual amount of repair costs in the Engineering Report
PM Fees	7,358,434	Assessment of standardized PM premium rates based on PM rates for similar properties
Tenant Marketing Expenses	2,347,340	Assessed considering assumption replacement and vacancy rates based on the level of tenant offering expenses, etc. for similar properties
Real Estate Taxes	50,972,400	Assessed based on the actual amount for fiscal 2023
Insurance Expenses	373,584	Assessed based on actual amount
Other Property-Related Expenses	2,200,000	Assessed and recorded with reference to past actual amounts
(3) Net Operating Income (NOI= (1)-(2))	276,841,866	
(4) One-Time Gain	2,268,101	Investment profit is assessed with an investment yield of 1.0%
(5) Capital Expenditure	14,380,388	Verified by the renewal cost level of similar properties and recorded by adding CM fees to the annualized renewal cost in the engineering report
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	264,729,579	
(7) Cap Rate	3.6%	Assessed by comprehensively considering the location, building conditions, and other conditions of the subject property
Value based on DCF Method	6,980,000,000	
Discount Rate	3.4%	Assessed by taking into consideration the comparison with the discount rate in the transaction case of similar real estate and the method for determining the yield of financial assets by considering the individuality of the subject property
Terminal Cap Rate	3.8%	Assessed based on a comprehensive consideration of factors such as future trends in investment yields, risks of the subject property as an investment target, general forecasts of future economic growth rates, and trends in real estate prices and rents, with reference to transaction yields, etc. related to similar properties
Value based on Cost Method	7,990,000,000	

	Ratio of Land	97.9%	
	Ratio of Building	2.1%	

The appraiser's points to consider upon appraisal other than the above	Adopted income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

＜Attached Materials＞

・Reference Material 1　Photographs and Maps of the Properties to be Acquired

・Reference Material 2　List of Property Portfolio of KDXR (After the Transactions)

Website Address：https://www.kdx-reit.com/

Reference Material 1 Photographs and Maps of the Properties to be Acquired

1. KDX Logistics Ebina Chuo







2. remm roppongi building (30% quasi co-ownership interest)







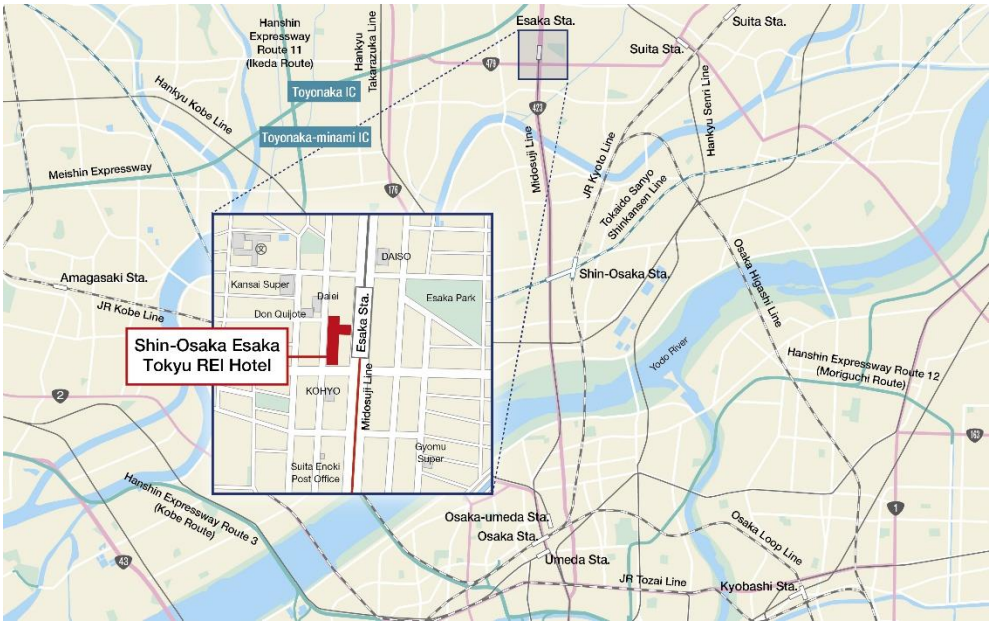


3. Shin-Osaka Esaka Tokyu REI Hotel







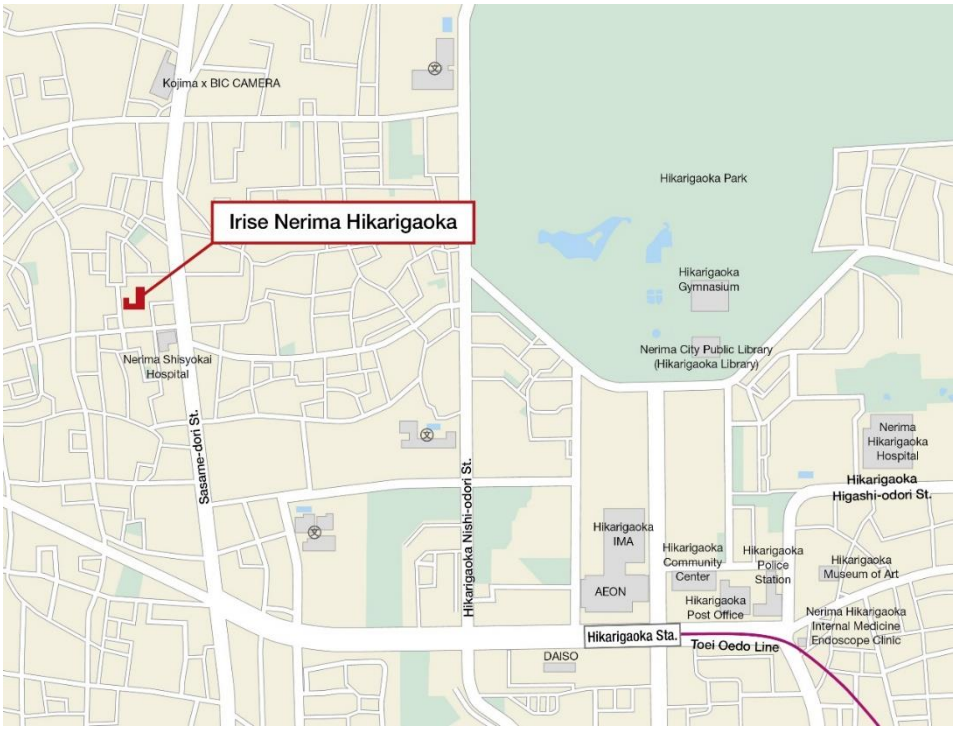


4. Irise Nerima Hikarigaoka









Reference Material 2 List of Property Portfolio of KDXR (After the Transactions)

Property Type	Number of Properties	(Anticipated) Acquisition Price (Millions of Yen)	Investment Ratio (Note) (%)
Office Buildings	93	429,996	35.9
Residential Properties	143	320,374	26.8
Retail Facilities	61	287,421	24.0
Logistics Facilities	13	26,262	2.2
Hotels	5	48,640	4.1
Healthcare Facilities	40	83,768	7.0
Portfolio Total	355	1,196,462	100.0

(Note) "Investment Ratio" indicates the ratio of (Anticipated) Acquisition Price of each asset type to Portfolio Total and is rounded to the first decimal place.