Translation of Japanese Original

June 26, 2024

To All Concerned Parties

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

Asset Management Company:
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Notice Concerning Debt Financing (Series 0015)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 3,000 million yen) (the "Borrowings"). The details are provided as follows.

1. Details of Borrowings

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0015-1 (Note 2)	Mizuho Trust & Banking Co., Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	June 26, 2024	June 28, 2024	June 28, 2025	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0015-2 (Note 2)	Sumitomo Mitsui Trust Bank, Limited	1,000					

Note 1: The first interest payment is at the end of July 2024, and on the last day of every month 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 borrowing is to be procured as a green loan. The green loan is to be applied to the borrowings including the repayment of borrowings for the acquisition of the property with a certain level of environmental evaluation and certification in accordance with the Sustainability Finance Framework ("the Framework") established by KDXR. The Framework has received a "SU 1(F)" rating in the "JCR Sustainability Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. ("JCR") on June 18, 2024.

Note 3: The Japanese Yen TIBOR of the JBATA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

2. Purpose of Borrowings

The proceeds of Series 0015 will be applied to the repayment of Series 194-C on June 28, 2024.
For details regarding Series 194-C, please refer to the press release "Notice Concerning Debt Financing (Series 194)" dated June 24, 2022.

3. Status of Interest-bearing Debt after the Borrowings (as of June 28, 2024)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	8,900	11,900	+3,000
	Long-Term Borrowings (Note 2)	509,100	506,100	-3,000
	Total Borrowings	518,000	518,000	-
	Investment Corporation Bonds	27,700	27,700	-
Total Borrowings and Investment Corporation Bonds		545,700	545,700	-

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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