Translation of Japanese Original

July 22, 2024

To All Concerned Parties

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

Asset Management Company:
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Notice Concerning Debt Financing (Series 0016)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 2,000 million yen) (the "Borrowing"). Furthermore, the Borrowing is to be procured as green loan. 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
0016 (Note 2)	Shikin Central Bank	2,000	0.98264% (Fixed rate)	July 22, 2024	July 24, 2024	April 30, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: The first interest payment is at the end of October 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 borrowing is to be procured as 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.

2. Purpose of Borrowing

The proceeds of Series 0016 will be applied to the redemption for Kenedix Office Investment Corporation Sixth Series Unsecured Investment Corporation Bonds (Ranking pari passu among specified investment corporation bonds) (Note) on July 25, 2024.

Note: Please refer to the press release, "Notice Concerning the Issuance of the Investment Corporation Bonds and the Prepayment of Debt Financing (Series 101)" dated July 11, 2014.

3. Status of Interest-bearing Debt after the Borrowing (as of July 25, 2024)

(Millions of Yen)

	Category	Balance before the Borrowing	Balance after the Borrowing	Difference
	Short-Term Borrowings (Note 1)	11,900	11,900	-
	Long-Term Borrowings (Note 2)	506,100	508,100	+2,000
	Total Borrowings	518,000	520,000	+2,000
	Investment Corporation Bonds	27,700	25,700	-2,000
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 Borrowing and the repayment remain unchanged from the description of "Investment Risks" described in the Securities Report submitted on January 31, 2024.

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

[Provisional Translation Only]
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