Translation of Japanese Original

July 25, 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 0017) and Prepayment of Borrowing

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 2,000 million yen) (the "Borrowing") and prepayment of borrowing (for a total of 1,000 million yen). Furthermore, the Borrowing is to be procured as social 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
0017 (Note 2)	SBI Shinsei Bank, Limited	2,000	To be determined (Note 3) (Fixed rate)	July 29, 2024	July 31, 2024	October 31, 2029	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 social loan. The social 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 undecided matters will be announced upon determination.

2. Purpose of Borrowing

The proceeds of Series 0017 will be applied to the repayment of Series 55-A (Note) on July 31, 2024 and Series 84-A (Note) on August 31, 2024.

Note: For details regarding each borrowing, please refer to the following press releases.
Former Kenedix Residential Next Investment Corporation
Series 55-A: "Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement" dated July 27, 2021.
Series 84-A: "Notice Concerning Debt Financing (Series 84) and the Execution of Interest Rate Swap Agreement" dated August 22, 2023.

Details of the Prepayment

Series	Lender	Borrowing Amount (Millions of Yen)	Repayment Amount (Millions of Yen)	Amount after Repayment (Millions of Yen)	Drawdown Date	Principal Repayment Date	Prepayment Date	Collateral
84-A	Sumitomo Mitsui Banking Corporation	1,000	1,000	-	August 31, 2023	August 31, 2024	July 31, 2024	Unsecured, unguaranteed

3. Status of Interest-bearing Debt after the Borrowing and the Prepayment (as of July 31, 2024)

(Millions of Yen)

	Category	Balance before the Borrowing and the Prepayment	Balance after the Borrowing and the Prepayment	Difference
	Short-Term Borrowings (Note 1)	11,900	10,900	-1,000
	Long-Term Borrowings (Note 2)	508,100	509,100	+1,000
	Total Borrowings	520,000	520,000	-
	Investment Corporation Bonds	25,700	25,700	-
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 Borrowing and the repayment remain unchanged from the description of "Investment Risks" described in the Securities Report submitted on July 25, 2024.

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

[Provisional Translation Only]
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