Translation of Japanese Original

August 28, 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 0018)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 7,100 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be procured as green loan. 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
0018-A (Note 2)	Resona Bank, Limited	650	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	August 28, 2024	August 30, 2024	August 30, 2025	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0018-B1 (Note 2)	MUFG Bank, Ltd.	1,850	0.98353% (Fixed rate)			October 31, 2030	
0018-B2 (Note 2)	Mizuho Bank, Ltd.	1,000					
0018-B3 (Note 2)	Development Bank of Japan Inc.	1,000					
0018-B4 (Note 2)	Aozora Bank, Ltd.	1,000					
0018-C (Note 2)	Sumitomo Mitsui Banking Corporation	1,600	1.01760% (Fixed rate)			April 30, 2031	

Note 1: For Series 0018-A, the first interest payment is at the end of September 2024, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0018-B and 0018-C, 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.

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 0018 will be applied to the repayment on August 30, 2024. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation and "Former KRR" is Former Kenedix Retail REIT Corporation.

0018-A	Former KRR 27-B	"Notice Concerning Debt Financing (Series 27) and Interest Rate Swap Transaction" dated August 27, 2019
0018-B1	Former KDR 15-E, a part of 15-F	"Notice Concerning Debt Financing and the Execution of Interest-Rate Swap Agreements" dated August 25, 2015
0018-B2	Former KDR 25-C, 25-D	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated August 18, 2017
0018-B3	Former KDR 15-H	"Notice Concerning Debt Financing and the Execution of Interest-Rate Swap Agreements" dated August 25, 2015
0018-B4	Former KDR 20-A	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016
0018-C	KDXR 197-B	"Notice Concerning Debt Financing (Green Loans etc.), Prepayments of Borrowings etc. and Execution of Interest Rate Swap Agreements" dated August 26, 2022

3. Status of Interest-bearing Debt after the Borrowings (as of August 30, 2024)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	10,900	11,550	+650
	Long-Term Borrowings (Note 2)	509,100	508,450	-650
	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 Borrowings 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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