Translation of Japanese Original

September 18, 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 0019)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 2,700 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
0019-1	SBI Shinsei Bank, Limited	1,700	To be determined (Note 2) (Fixed rate)	September 20, 2024	September 25, 2024	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0019-2	The Norinchukin Bank	1,000					

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 undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0019 will be applied to the portion of acquisition of KDX Residence Higashiyukigaya (Note) on September 25, 2024.

Note: For details regarding the acquisition, please refer to the press release, "Notice Concerning Acquisition of Property (KDX Residence Higashiyukigaya)" dated today.

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

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	11,550	11,550	-
	Long-Term Borrowings (Note 2)	508,450	511,150	+2,700
	Total Borrowings	520,000	522,700	+2,700
	Investment Corporation Bonds	28,700	28,700	-
Total Borrowings and Investment Corporation Bonds		548,700	551,400	+2,700

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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