Translation of Japanese Original

September 26, 2024

To All Concerned Parties

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

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Representative: Akihiro Asano, President & CEO
Contact: Michiru Nagamata, Head of Strategic Planning, Listed REIT Department
TEL: +81-3-5157-6010

Notice Concerning Debt Financing (Series 0020)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 3,340 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
0020-A (Note 2)	Sumitomo Mitsui Trust Bank, Limited	2,450	0.83375% (Fixed rate)	September 26, 2024	September 30, 2024	September 30, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0020-B (Note 2)	Development Bank of Japan Inc.	890	0.99744% (Fixed rate)			April 30, 2031	

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 Borrowings

The proceeds of Series 0020 will be applied to the repayment on September 30, 2024. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KRR" is Former Kenedix Retail REIT Corporation.

0020-A	KDXR 122	"Notice Concerning Debt Financing (Series 122) and the Execution of an Interest Rate Swap Agreement" dated September 25, 2015
	Former KRR 6-C	"Notice Concerning the Borrowings (Series 6/Series 7) and Execution of Interest Rate Swap" dated April 18, 2016
0020-B	Former KRR 6-D	"Notice Concerning the Borrowings (Series 6/Series 7) and Execution of Interest Rate Swap" dated April 18, 2016

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

(Millions of Yen)

	Category	Balance before the Borrowings (Note 1)	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 2)	8,550	8,550	-
	Long-Term Borrowings (Note 3)	511,150	511,150	-
	Total Borrowings	519,700	519,700	-
	Investment Corporation Bonds	28,700	28,700	-
Total Borrowings and Investment Corporation Bonds		548,400	548,400	-

Note 1: Balance before the Borrowings is the status after the partial prepayment of borrowing scheduled for the same date. For details of the partial prepayment of borrowing, please refer to the "Notice Concerning Partial Prepayment of Borrowing" dated September 19, 2024.

Note 2: 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 3: 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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