Translation of Japanese Original

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To All Concerned Parties

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Notice Concerning Result of GRESB Real Estate Assessment

KDX Realty Investment Corporation ("KDXR") announced today that KDXR has been awarded "4 Stars" and "Green Star" in the 2024 GRESB Real Estate Assessment. The details are described below.

1. Results of 2024 GRESB Assessment

KDXR was awarded a "4 Stars" (out of five stars) in GRESB Rating, which is calculated relative to the global performance of reporting entities in the 2024 GRESB Real Estate Assessment. KDXR also has been awarded a "Green Star" designation for the 13th consecutive year by, achieving high performance both in "Management Component" that evaluates policies and organizational structure for ESG promotion, and "Performance Component" that assesses environmental performance and tenant engagement of properties owned.

2. GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).
Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2024, 2,223 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

GRESB's website: https://www.gresb.com/nl-en/

3. Future Initiatives for Sustainability

KDXR promotes ESG (Environment, Social and Governance) measures based on "Sustainability Policies" established by the Asset Management Company. As a pioneer in the sustainability field in the J-REIT industry, KDXR will continue to advance environmental and energy conservation measures as well as efficient energy use for its own properties with the support of outside consultants and proactively promote initiatives for sustainability.

For the KDXR's environmental policies and specific efforts, please refer to the following.
KDXR's initiatives for Sustainability: https://www.kdx-reit.com/eng/sustainability/index.html

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

[Provisional Translation Only]
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