Translation of Japanese Original

October 29, 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 (Determination of Interest Rate) and Execution of Interest Rate Swap Agreements (Series 0021)

KDX Realty Investment Corporation ("KDXR") announced today that the undecided matters have been determined for the borrowings announced in the press release, "Notice Concerning Debt Financing (Series 0021), Prepayment of Borrowings and Execution of Interest Rate Swap Agreements" dated October 28, 2024. The details are provided as follows. Please note that the matters decided today are underlined.

1. Details of Debt Financing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note)	Contract Date	Drawdown Date	Principal Repayment Date (Note)	Collateral / Repayment Method
0021-C1	The Norinchukin Bank	1,350	0.90875% (Fixed rate)	October 29, 2024	October 31, 2024	October 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0021-C2		950					
0021-D1	MUFG Bank, Ltd.	4,550	1.03625% (Fixed rate)			October 31, 2030	
0021-D2	Mizuho Bank, Ltd.	1,800					
0021-D3	Sumitomo Mitsui Banking Corporation	1,500					
0021-D4	MUFG Bank, Ltd.	1,050					
0021-D5	Development Bank of Japan Inc.	1,000					
0021-D6	Mizuho Trust & Banking Co., Ltd.	1,000					
0021-D7	Mizuho Bank, Ltd.	800					
0021-D8	Development Bank of Japan Inc.	500					

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note)	Contract Date	Drawdown Date	Principal Repayment Date (Note)	Collateral / Repayment Method
0021-E1	Sumitomo Mitsui Banking Corporation	1,500	1.09038% (Fixed rate)	October 29, 2024	October 31, 2024	April 30, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0021-E2	Resona Bank, Limited	500					
0021-F	Sumitomo Mitsui Banking Corporation	2,000	1.14500% (Fixed rate)			October 31, 2031	

Note: The first interest payment is at the end of January 2025, 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.

2. Details of Interest Rate Swap Agreements

Series		0021-A	0021-B
Counterparty		Mizuho Bank, Ltd.	
Notional Amount		1,950 million yen	1,220 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	0.65000%	0.70900%
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 1-month)	
Commencement Date		October 31, 2024	
Termination Date		October 31, 2026	October 31, 2027
Payment Date (Note 2)		The interest payment is due at the end of November 2024, and on the last day of every month thereafter with termination date.	

Note 1: By entering into the interest rate swap agreements, the interest rate for Series 0021-A and 0021-B are essentially fixed at 0.72500% and 0.83400%, respectively.

Note 2: The date 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.

3. 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: https://www.kdx-reit.com/eng/

[Provisional Translation Only]

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