Translation of Japanese Original

October 31, 2024

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
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(Securities Code: 8972)

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Notice Concerning the Completion of Additional Acquisition through Construction of a New Building (Property Expansion) at Ashico Town Ashikaga

KDX Realty Investment Corporation ("KDXR") announced today that it completed the additional acquisition ("the Additional Acquisition") of a new building ("the Restaurant Building") through construction (property expansion) on the underutilized space of Ashico Town Ashikaga ("the Property"), as described in press release "Notice Concerning Construction of a New Building (Property Expansion) at Ashico Town Ashikaga" dated February 29, 2024.

1. Changes in the Outline of the Restaurant Building (Changes are underlined)

	As of February 29, 2024	As of the Date of the Additional Acquisition
Location	Ashikaga, Tochigi	Ashikaga, Tochigi
Type of Specified Asset	Real estate (Note)	Real estate (Note)
Gross Floor Area	Approximately 201.17 m^2 (planned)	201.07 m^2
Structure / No. of Floors	Steel structure one-story building (planned)	Steel structure one-story building with alloy-plated steel sheet roof
Construction Costs	Approximately 155 million yen (excluding consumption tax) (planned)	155 million yen (excluding consumption tax)
Construction Funds	Cash on hand	Cash on hand
Settlement Method and Date	To be decided	Construction cost will be paid on November 29, 2024
Construction Company	Daiwa House Industry Co., Ltd. (planned)	Daiwa House Industry Co., Ltd.
Completion Date (Acquisition Date)	Late October 2024 (planned)	October 31, 2024
Assumed Increase in NOI	Approximately 14 million yen (increase due to expansion)	Approximately 14 million yen (increase due to expansion)
Assumed NOI Yield (Assumed Increase in NOI to Construction Costs)	Approximately 9.4%	Approximately 9.4%

Note: KDXR acquired the Restaurant Building as real estate and additionally entrusted the building to the trustee on the same date.

2. Future Outlook

There are no changes to the forecasts of fiscal periods ending October 31, 2024 (May 1, 2024 to October 31, 2024) and April 30, 2025 (November 1, 2024 to April 30, 2025) as the impact of the Additional Acquisition has already been factored in.

＜Attached Material＞

Reference Material: Property Photographs of Restaurant Building and Ashico Town Ashikaga

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

[Provisional Translation Only]
This document is an English translation of the original Japanese document and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Reference Material: Property Photographs of Restaurant Building and Ashico Town Ashikaga

Restaurant Building



Ashico Town Ashikaga

