Translation of Japanese Original

November 27, 2024

To All Concerned Parties

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

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Notice Concerning Debt Financing (Series 0022)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 1,600 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be procured as green loan or social 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
0022-1 (Note 2)	Mizuho Bank, Ltd.	1,200	1.24865% (Fixed rate)	November 27, 2024	November 29, 2024	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0022-2 (Note 2)	Mizuho Trust & Banking Co., Ltd.	400					

Note 1: 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.

Note 2: Series 0022-1 and Series 0022-2 are to be procured as green loan and social loan, respectively. The green loan and social loan are 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 0022 will be applied to the repayment on November 29, 2024. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation.

0022-1	Former KDR 0001-B	"Notice Concerning Debt Financing (Series 0001 and 0003), Prepayment of Borrowings and Cancellation of Interest Rate Swap Agreements" dated October 27, 2023
0022-2	Former KDR 32-A	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated May 29, 2019

3. Status of Interest-bearing Debt after the Borrowings (as of November 29, 2024)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	4,900	4,900	-
	Long-Term Borrowings (Note 2)	514,800	514,800	-
	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: 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: https://www.kdx-reit.com/eng/

[Provisional Translation Only]
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