Translation of Japanese Original

December 16, 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
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Notice Concerning Determination of Acquisition of Own Investment Units

KDX Realty Investment Corporation ("KDXR") announced that it has decided at the Board of Directors meeting held today to acquire its own investment units pursuant to Article 80-2 of the Act on Investment Trusts and Investment Corporations, as applied pursuant to Article 80-5, Paragraph 2 of the same Act. All the investment units acquired are scheduled to be cancelled during the fiscal period ending April 30, 2025.

1. Reasons for the Acquisition of Own Investment Units

KDXR decided to acquire its own investment units based on the judgment that the improvement of capital efficiency and return to unitholders through acquisition and cancellation of its own investment units will lead to the enhancement of unitholders' value in the med-to long-term, while comprehensively taking into consideration its investment unit price level, cash on hand, financial condition, market environment and other factors.

2. Details of Matters Relating to the Acquisition

(1) Total Number of Investment Units to be Acquired	53,000 units (maximum) (1.3% of the total number of issued investment units (excluding the number of own investment units))
(2) Total Amount of Investment Units to be Acquired	6,000 million yen (maximum)
(3) Acquisition Method	Market purchase on the Tokyo Stock Exchange pursuant to a discretionary trading contract with a securities company for the acquisition of own investment units
(4) Acquisition Period	From December 17, 2024 to February 28, 2025

KDXR will terminate the acquisition of its own investment units when the total number of investment units to be acquired or the total amount of investment units to be acquired, as described above, reaches the maximum limit, or when the acquisition period above expires. The total amount of investment units to be acquired was decided considering the current cash on hand, future need for funds, the level of Loan-to-Value ratio (LTV) following acquisition of investment units, the acquisition period considering the time required to complete the cancellation during the fiscal period ending April 30, 2025, and other factors.

Note: Depending on the price level and liquidity of its investment units, market trends, or other factors, the number of investment units to be acquired or the total acquisition price may not reach the maximum limit, or the acquisition may not be made at all.

3. Cancellation of Own Investment Units

After the completion of the acquisition, KDXR will cancel all its acquired investment units during the fiscal period ending April 30, 2025, following the resolution of its Board of Directors meeting.

(Reference Information)
Ownership of Own Investment Units as of December 16, 2024

Total Number of Issued Investment Units (Excluding the Number of Own Investment Units)	4,079,309 units
Number of Own Investment Units	0 unit

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

[Provisional Translation Only]
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