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:
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Notice Concerning Acquisition of Property (1 Logistics Facility) and Disposition of Properties (2 Office Buildings and 10 Residential Properties)

KDX Realty Investment Corporation ("KDXR") announced today that Kenedix Real Estate Fund Management, Inc. (the "Asset Management Company"), an asset management company for KDXR, decided to acquire and dispose of the following properties (respectively the "Acquisition" and the "Disposition", and collectively the "Transactions"). Each property to be acquired and disposed of is the "Property".

The seller of the Transaction is deemed a related-party under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; the "Investment Trust Act") and a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Furthermore, the buyers of the Disposition are deemed a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Therefore, in accordance with the above regulations, the Asset Management Company obtained resolutions of approval for the Transactions at the Asset Management Committee after deliberation and approval at the Compliance Committee. Moreover, a resolution was approved at the Board of Directors Meeting of KDXR and obtained the consent of the Executive Director of KDXR based on the above resolution of the Board of Directors Meeting of KDXR.

1. Overview of the Transactions

(1) Overview of the Acquisition

Property Number	Property Type	Property Name	Location	Anticipated Acquisition Price Millions of Yen) (Note 1)	Appraisal NOI Yield (%) (Note 2)	Brokerage
D2005	Logistics Facilities	KDX Logistics Ondabara (Note 3)	Shizuoka, Shizuoka	12,400	4.4	N/A

(i) Contract Date: December 16, 2024
(ii) Scheduled Acquisition Date: January 31, 2025
(iii) Seller: Please refer to "4. Overview of Seller and Buyer" for details.
(iv) Acquisition Funds: Borrowings (Note 4) and cash on hand (scheduled)
(v) Settlement Method: Payment in full on the date of acquisition

(Note 1) "Anticipated Acquisition Price" is the purchase price (excluding acquisition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereafter.

(Note 2) "Appraisal NOI Yield" is calculated by dividing the appraisal NOI of each property as on the appraisal report as of October 31, 2024 by the anticipated acquisition price for each property and rounded to the first decimal place.
"Appraisal NOI" refers to NOI (Net Operating Income) before depreciation expenses, which is calculated by

deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI calculated using the direct capitalization method.

(Note 3) KDXR plans to change the property name after the Acquisition. Accordingly, the property name after the change is shown in this press release. The property name before the acquisition is not disclosed as the seller's consent has not been obtained. The same shall apply hereafter.

(Note 4) Matters concerning new borrowings shall be announced upon determination.

(2) Overview of the Disposition

Property Number	Property Type	Property Name	Anticipated Disposition Price (Note 1) (Millions of Yen)	Book Value (Note 2) (Millions of Yen)	Difference between Anticipated Disposition Price and Book Value (Note 3) (Millions of Yen)	Brokerage
A1025	Office Buildings	KDX Shinjuku 286 Building	2,890	2,308	581	N/A
A1030		KDX Iwamoto-cho Building	1,730	1,518	211	
B1009	Residential Properties	KDX Musashi Nakahara Residence	797	794	2	
B1040		KDX Residence Shimouma	932	928	3	
B1041		KDX Residence Azusawa	794	776	17	
B1081		KDX Residence Gakugeidaigaku	839	828	10	
B1083		KDX Residence Kichijoji	649	645	3	
B2021		KDX Residence Funairi Saiwai-cho	815	813	1	
B2022		KDX Residence Moriguchi	802	771	30	
B2023		KDX Residence Ichiban-cho	763	762	0	
B2024		KDX Residence Toyohira Koen	654	641	12	
B2025		KDX Residence Saiin	557	549	7	
Total			12,222	11,341	880	-

(i) Contract Date: December 16, 2024

(ii) Scheduled Disposition Date: January 31, 2025 (2 office buildings)
April 30, 2025 (10 residential properties)

(iii) Buyer : Please refer to "4. Overview of Seller and Buyer" for details.

(iv) Use of Proceeds: Repayment of borrowings and cash on hand (scheduled)

(v) Settlement Method: Payment in full on the date of disposition

(Note 1) "Anticipated Disposition Price" is the disposition price (excluding the disposition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in the trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereafter.

(Note 2) "Book Value" is as of the end of the fiscal period ended October 31, 2024, rounded down to the nearest million yen.

(Note 3) Figures are referential amount, calculated as a difference between anticipated disposition price and book value, and different from gain or loss on sale, and is rounded down to the nearest million yen.

2. Reasons for the Acquisition and the Disposition

In accordance with the "Asset Management Targets and Policies" set forth in the Articles of Incorporation of KDXR, KDXR has decided to acquire 1 logistics facility and dispose of 2 office buildings and 10 residential properties with the aim of improving the quality of the portfolio and maximizing the value of investors.
The Transaction is a mutual trading with the sponsor, and the Acquisition is of a large-scale multi-tenant logistics facility that was completed this year in the central area of Shizuoka Prefecture. In response to the "2024 Issue" of driver shortage, the demand for this area is as a new relay transport base connecting the Tokyo Metropolitan Area with the Chubu and Osaka regions. The Property is located in Shizuoka City where the population is concentrated with excellent location conditions as a regional distribution base, and the new supply of large-scale logistics facilities is limited. We believe that potential upside can be expected through future rent increase at the time of rent renewal. On the other hand, the Disposition are office buildings with limited upside potential due to their specifications being significantly inferior to those of recently built office buildings, and relatively small, old residential properties with low operational efficiency. Furthermore, the NOI yield of the property to be acquired is expected to be above the average NOI yield of the properties to be disposed of, and the decision of the Transactions was made after taking into account a variety of factors, including concerns about the future increase in capital expenditure and repair costs due to the age of the properties to be disposed of. We believe that the Transactions is possible as KDXR has a strong track record of transactions through mutual trading, and we expect to secure a gain on sales of real estate and to improve the yield of our portfolio. We also believe that we can improve the stability of our portfolio by diversifying the investment ratio by use of the assets we hold.
KDXR intends to continue to implement strategic and continuous transactions in the future.

Furthermore, the following characteristics were evaluated in determining the Acquisition.

(1) Location

The Property is located approximately 1.2km from the Nihondaira-Kunozan Smart Service IC on the Tomei Expressway, and in addition to its function as a distribution base covering the Shizuoka prefecture area, it also has excellent location characteristics for wide-area distribution to the Tokyo Metropolitan Area and the Chubu region, including Aichi prefecture. Furthermore, it is located approximately 2.8km from Shizuoka Station on the JR Tokaido Main Line and Tokaido Shinkansen Line and the surrounding area is a residential area which is advantageous for regional distribution of consumer goods and securing labor force.
While there is a shortage of land in Shizuoka City that is suitable for logistics facilities, the demand for this area as a new relay transport base is growing due to the "2024 Issue" of driver shortage. We believe that potential upside can be expected through future rent increase at the time of rent renewal based on its superiority as a regional distribution base for Shizuoka City center and surrounding cities.

(2) Building

The Property is a large scale multi-tenant logistics facility equipped with a slope which truck berths on first and second floors, and can be divided into a maximum of four sections. Furthermore, the Property has a sufficient facility specifications, with a pillar spacing of 10m or more, an effective ceiling height of 5.5m or more, and a floor loading capacity of 1.5 tons/m^2, and each section has one cargo elevator, one vertical conveyor, an office, and common facilities. KDXR has judged the Property has a high degree of rarity that has a rental area section that can also respond to demand such as the integration of multiple bases.

3. Overview of the Properties

The table below shows the overview of each property to be acquired and to be disposed of (the "Individual Asset Table"). In addition, the terms used in the Individual Asset Table are as follows. Please refer to the Individual Asset Table together with the explanation on the terms listed below. In principle, unless otherwise specified, the status as of October 31, 2024 is indicated.

- "Location" is the indication of the residential address. In case there is no indication of the residential address, it is the building location indicated in the register (if there are multiple buildings, the location of one of the buildings).
- "Building Coverage Ratio" and "Floor-area Ratio" are the designated building coverage ratio and designated floor-area ratio provided in the city plan (if there are more than one, both). The designated building coverage ratio may be relaxed or restricted since the property is a fireproof building in a fire zone or for other reasons and may differ from the building coverage ratio actually applied. The designated floor-area ratio may be relaxed or restricted due to the width of roads adjacent to the land or other reasons, and may differ from the actual applicable floor-area ratio.
- "Gross Floor Area" is based on the figure in the register, not including the area of the annexed building.
- "Type" is the classification of the principal residential unit, among studio type, small family type or family type as described below.

Studio type (housing mainly for single households)	Small family type (housing mainly for married-couple households and family households with an infant)	Family type (housing mainly for family households of 3 person or more)
The exclusively owned area per residential unit contains at least 18 m^2, but less than 30 m^2 and at least 20 residential units per property.	The exclusively owned area per residential unit contains at least 30 m^2, but less than 60 m^2 and at least 15 residential units per property.	The exclusively owned area per residential unit contains at least 60 m^2 per unit and at least 5 residential units per property.

- "Earthquake PML" indicates the figure described in the earthquake PML valuation report (level 2) prepared by Sompo Risk Management Inc. in October 2024.
- "Master Lessee Company" is the master lease company executed or scheduled to execute the master lease agreement for the property.
- "Type of Master Lease" is described as follows; "Pass through" for those with a master lease agreement without a rent guarantee concluded or scheduled to be concluded, "Rent guarantee" for those with a master lease agreement with a rent guarantee concluded or scheduled to be concluded, "Rent variable" for those with a master lease agreement with a rent variable concluded or scheduled to be concluded, and "-" in the case that the owner has or will conclude a lease agreement directly with the end tenant, or where there is no end tenant.
- "Property Management Company" indicates the property management company that has entered into or will enter into a property management agreement.
- "Total Number of Tenants" is the number of lessees, and when the same lessee leases or will lease multiple parcels, such lessee is counted as one. In cases where the master lease company has executed or will execute a pass-through master lease agreement with the lessor, the number of end tenants is stated in brackets after the number of master lease companies. For residential properties, when a master lease agreement is concluded or will conclude with a master lease company, the "Total Number of Tenants" is counted as one.
- "Total Leasable Area" refers to the leasable floor area for a building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
- "Total Leased Area" refers to the area identified in lease agreements with end tenants or sub-lease agreements.
- "Total Leasable Units" refers to the portion of the building used for residential purposes including the number of retail shops, if any.
- "Total Leased Units" is the number of leased residential units, where the lease agreements are actually executed with end tenants.
- "Occupancy Rate during Past Five Years" is the ratio of the "Total Leased Areas" (based on the lease agreements) to the "Total Leasable Area" of the property rounded to the first decimal place. The figures shown are those

disclosed by the seller for each year from the end of October 2024 to past five years.

- "Monthly Rent (excluding consumption tax)" indicates the amount agreed upon in the lease agreement with each tenant (including common area charges and excluding the retail facility's rent for warehouses) and rounding the number down to the nearest thousand yen. "Monthly Rent and Common Area Charge (excluding consumption tax)" for residential properties is the sum of the rent and monthly common-area charges under the lease or sublease agreement (excluding taxes, parking fees and trunk room charges), rounded down to the nearest thousand yen.
- "Security and Guarantee Deposits" is the total of the security deposit and the balance of the guarantee deposit as stipulated in the lease agreements or the sublease agreements, and the figures are rounded down to the nearest thousand yen.

(1) Outline of Property to be Acquired

Property Name		KDX Logistics Ondabara				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		June 28, 2024 through January 31, 2035 (scheduled)				
Location		Ondabara, Suruga-ku, Shizuoka, Shizuoka				
Land	Form of Ownership	Rights related to reserve land (horyū-chi) (Note 1)				
	Land Area	23,355.75m^2 (Note 2)				
	Zoning	Industrial district				
	Building Coverage Ratio	60%				
	Floor-area Ratio	200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	46,620.19m^2				
	Date Constructed	May 17, 2024				
	Use	Warehouse				
	Structure / No. of Stories	Reinforced concrete structure / four-story building with zinc-plated steel sheet roof				
Earthquake PML		11.0%				
Anticipated Acquisition Price		12,400 million yen				
Appraisal	Appraisal Value	12,400 million yen				
	Base Date for Appraisal	November 30, 2024				
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.				
	Outline	Please refer to "10. Summary of Appraisal Report" below.				
Collateral		None				
Master Lessee Company		-				
Type of Master Lease		-				
Property Management Company		Kenedix Property Design, Inc. (scheduled)				
Details of Tenant						
	Total Number of Tenants	3				
	Main Tenant	LOGISTEED Central Japan, Ltd., others				
	Total Leasable Area	45,622.80m^2				
	Total Leased Area	45,622.80m^2				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		-	-	-	-	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed (Note 3)				
	Security and Guarantee Deposits	Not disclosed (Note 3)				
Remarks	The land is reserved land (horyū-chi) located within the construction area of the Shizuoka Urban Planning Project Ondabara / Katayama Land Readjustment Project and is the right to the land that the trustee is scheduled to acquire. The trustee is scheduled to acquire ownership of the land on the day after the public notice of the land readjustment.					
Other	(Note 1) "Rights related to reserve land (horyū-chi)" refer to the rights to use and profit from the land held and to receive ownership of the reserved land on the day following the date of the public notice of the allotment of land.					

	(Note 2) “Land Area” refers to the area stated in the reserved land register. (Note 3) Not disclosed as the tenant’s consent has not been obtained.

(2) Outline of Properties to be Disposed of

(i) KDX Shinjuku 286 Building

Property Name		KDX Shinjuku 286 Building					
Type of Specified Asset		Trust beneficiary interest in real estate					
Trustee		Mizuho Trust & Banking Co., Ltd.					
Trust Period		April 19, 2005 through August 1, 2025					
Location		2-8-6, Shinjuku, Shinjuku-ku, Tokyo					
Land	Form of Ownership	Proprietary ownership					
	Land Area	421.70m^2					
	Zoning	Commercial District					
	Building Coverage Ratio	80%					
	Floor-area Ratio	700%/800%					
Building	Form of Ownership	Proprietary ownership					
	Gross Floor Area	3,432.04m^2					
	Date Constructed	August 31, 1989					
	Use	Office building, parking area					
	Structure / No. of Stories	Steel encased reinforced concrete structure, reinforced concrete structure / 9-story building with 1 basement floor and flat roof					
Earthquake PML		6.4%					
Acquisition Price		2,300 million yen					
Appraisal	Appraisal Value	2,890 million yen					
	Base Date for Appraisal	October 31, 2024					
	Appraiser	Japan Real Estate Institute					
	Outline	Please refer to “10. Summary of Appraisal Report” below.					
Collateral		None					
Master Lessee Company		KDXR					
Type of Master Lease		Pass through					
Property Management Company		Kenedix Property Design, Inc.					
Details of Tenant							
	Total Number of Tenants	9					
	Total Leasable Area	2,445.22m^2					
	Total Leased Area	2,445.22m^2					
	Total Leasable Units	-					
	Total Leased Units	-					
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024	
		100.0%	100.0%	100.0%	100.0%	100.0%	
	Monthly Rent and Common Area Charge (excluding consumption tax)	12,463 thousand yen					
	Security and Guarantee Deposits	112,713 thousand yen					
Remarks	Not applicable						
Other	Not applicable						

(ii) KDX Iwamoto-cho Building

Property Name		KDX Iwamoto-cho Building				
Type of Specified Asset		Real estate (Note)				
Trustee		-				
Trust Period		-				
Location		3-11-9, Iwamoto-cho, Chiyoda-ku, Tokyo				
Land	Form of Ownership	Proprietary ownership				
	Land Area	266.86m^2				
	Zoning	Commercial District				
	Building Coverage Ratio	80%				
	Floor-area Ratio	500%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	1618.65m^2				
	Date Constructed	March 18, 2008				
	Use	Office building, apartment building				
	Structure / No. of Stories	Steel structure / 9-story building with flat roof				
Earthquake PML		8.4%				
Acquisition Price		1,864 million yen				
Appraisal	Appraisal Value	1,730 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		-				
Type of Master Lease		-				
Property Management Company		Kenedix Property Design, Inc.				
Details of Tenant						
	Total Number of Tenants	8				
	Total Leasable Area	1,529.70m^2				
	Total Leased Area	1,529.70m^2				
	Total Leasable Units	3				
	Total Leased Units	3				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		100.0%	100.0%	96.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	7,872 thousand yen				
	Security and Guarantee Deposits	74,373 thousand yen				
Remarks	Not applicable					
Other	(Note) As of today, the Property is held as a real estate. However, it has been agreed with the buyer to put into real estate trust by the scheduled disposition date and the beneficiary rights of the trust will be disposed of.					

(iii) KDX Musashi Nakahara Residence

Property Name		KDX Musashi Nakahara Residence
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Period		August 1, 2005 through April 30, 2032
Location		4-18-22, Shimokodanaka, Nakahara-ku, Kawasaki, Kanagawa
Land	Form of Ownership	Proprietary ownership
	Land Area	1,142.67m^2
	Zoning	Category 2 Medium-to-high-rise Exclusive Residential District
	Building Coverage Ratio	60%

	Floor-area Ratio	200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	2,296.15m^2				
	Date Constructed	April 23, 1991				
	Use	Apartment building				
	Type	Family type				
	Structure / No. of Stories	Reinforced concrete structure / 5-story building with asphalt-saturated and coated felt roof				
Earthquake PML		6.7%				
Acquisition Price		797 million yen				
Appraisal	Appraisal Value	796 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to "10. Summary of Appraisal Report" below.				
Collateral		None				
Master Lessee Company		Tokyo Tatemono Real Estate Sales Co., Ltd.				
Type of Master Lease		Pass through				
Property Management Company		Tokyo Tatemono Real Estate Sales Co., Ltd.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	2,123.46m^2				
	Total Leased Area	2,062.96m^2				
	Total Leasable Units	35				
	Total Leased Units	34				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		94.3%	97.2%	100.0%	97.2%	97.2%
	Monthly Rent and Common Area Charge (excluding consumption tax)	4,165 thousand yen				
	Security and Guarantee Deposits	5,670 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(iv) KDX Residence Shimouma

Property Name		KDX Residence Shimouma
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Period		October 31, 2005 through August 31, 2033
Location		1-21-8, Shimouma, Setagaya-ku, Tokyo
Land	Form of Ownership	Proprietary ownership
	Land Area	376.62m^2
	Zoning	Category 1 Medium-to-high-rise Exclusive Residential District, Category 2 Medium-to-high-rise Exclusive Residential District
	Building Coverage Ratio	60%/60%
	Floor-area Ratio	200%/300%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	880.18m^2
	Date Constructed	October 13, 2005
	Use	Apartment building
	Type	Studio type
	Structure / No. of Stories	Steel encased reinforced concrete structure / 6-story building with flat roof
Earthquake PML		5.6%
Acquisition Price		930 million yen

Appraisal	Appraisal Value	906 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		R.A. Asset Management Inc.				
Type of Master Lease		Pass through				
Property Management Company		R.A. Asset Management Inc.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	829.05m^2				
	Total Leased Area	829.05m^2				
	Total Leasable Units	29				
	Total Leased Units	29				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		96.8%	92.4%	95.8%	95.8%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	3,556 thousand yen				
	Security and Guarantee Deposits	4,044 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(v) KDX Residence Azusawa

Property Name		KDX Residence Azusawa
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Period		November 30, 2006 through August 31, 2033
Location		1-7-13, Azusawa, Itabashi-ku, Tokyo
Land	Form of Ownership	Proprietary ownership
	Land Area	533.10m^2
	Zoning	Quasi-industrial District
	Building Coverage Ratio	60%
	Floor-area Ratio	200%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	1,321.02m^2
	Date Constructed	October 6, 2006
	Use	Apartment building
	Type	Studio type
	Structure / No. of Stories	Reinforced concrete structure / 7-story building with flat roof
Earthquake PML		7.0%
Acquisition Price		781 million yen
Appraisal	Appraisal Value	779 million yen
	Base Date for Appraisal	October 31, 2024
	Appraiser	Japan Real Estate Institute
	Outline	Please refer to “10. Summary of Appraisal Report” below.
Collateral		None
Master Lessee Company		Tokyo Tatemono Real Estate Sales Co.,Ltd.
Type of Master Lease		Pass through
Property Management Company		Tokyo Tatemono Real Estate Sales Co.,Ltd.
Details of Tenant		
	Total Number of Tenants	1
	Total Leasable Area	989.82m^2

	Total Leased Area	952.86m^2				
	Total Leasable Units	39				
	Total Leased Units	38				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		93.6%	97.2%	97.5%	95.7%	96.3%
	Monthly Rent and Common Area Charge (excluding consumption tax)	3,261 thousand yen				
	Security and Guarantee Deposits	3,659 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(vi) KDX Residence Gakugeidaigaku

Property Name		KDX Residence Gakugeidaigaku				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		February 27, 2020 through February 28, 2030				
Location		2-4-3, Takaban, Meguro-ku, Tokyo				
Land	Form of Ownership	Proprietary ownership				
	Land Area	383.91m^2				
	Zoning	Category 1 Medium-to-high-rise Exclusive Residential District, Neighborhood Commercial District				
	Building Coverage Ratio	60%/80%				
	Floor-area Ratio	200%/300%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	1,031.34m^2				
	Date Constructed	April 24, 2003				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / 5-story building with flat roof				
Earthquake PML		5.4%				
Acquisition Price		831 million yen				
Appraisal	Appraisal Value	839 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Tokyu Housing Lease Corporation				
Type of Master Lease		Pass through				
Property Management Company		Tokyu Housing Lease Corporation				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	820.01m^2				
	Total Leased Area	783.62m^2				
	Total Leasable Units	23				
	Total Leased Units	22				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		83.4%	100.0%	96.0%	100.0%	95.6%
	Monthly Rent and Common Area Charge (excluding consumption tax)	2,988 thousand yen				
	Security and Guarantee Deposits	2,123 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(vii) KDX Residence Kichijoji

Property Name		KDX Residence Kichijoji				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Sumitomo Mitsui Trust Bank, Limited				
Trust Period		March 13, 2020 through March 31, 2030				
Location		1-23-20, Kichijoji Higashi-cho, Musashino, Tokyo				
Land	Form of Ownership	Proprietary ownership				
	Land Area	282.77m^2				
	Zoning	Category 1 Medium-to-high-rise Exclusive Residential District				
	Building Coverage Ratio	60%				
	Floor-area Ratio	200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	782.15m^2				
	Date Constructed	February 10, 2020				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / 4-story building with 1 basement floor and flat roof				
Earthquake PML		5.1%				
Acquisition Price		650 million yen				
Appraisal	Appraisal Value	648 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Tokyu Housing Lease Corporation				
Type of Master Lease		Pass through				
Property Management Company		Tokyu Housing Lease Corporation				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	665.39m^2				
	Total Leased Area	665.39m^2				
	Total Leasable Units	21				
	Total Leased Units	21				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		75.3%	95.7%	95.7%	89.1%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	2,730 thousand yen				
	Security and Guarantee Deposits	1,231 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(viii) KDX Residence Funairi Saiwai-cho

Property Name		KDX Residence Funairi Saiwai-cho
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Period		May 30, 2007 through August 31, 2033
Location		10-5, Funairi Saiwai-cho, Naka-ku, Hiroshima, Hiroshima
Land	Form of Ownership	Proprietary ownership
	Land Area	672.88m^2
	Zoning	Neighborhood Commercial District, Category 2 Residential District

	Building Coverage Ratio	60%/80%				
	Floor-area Ratio	300%/300%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	2,311.51m^2				
	Date Constructed	January 30, 2007				
	Use	Apartment building				
	Type	Studio type				
	Structure / No. of Stories	Reinforced concrete structure / 12-story building with flat roof				
Earthquake PML		1.6%				
Acquisition Price		827 million yen				
Appraisal	Appraisal Value	814 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to "10. Summary of Appraisal Report" below.				
Collateral		None				
Master Lessee Company		Daiichi Building Service Co., Ltd				
Type of Master Lease		Pass through				
Property Management Company		Daiichi Building Service Co., Ltd				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	1,889.53m^2				
	Total Leased Area	1,829.83m^2				
	Total Leasable Units	64				
	Total Leased Units	62				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		100.0%	100.0%	98.5%	98.4%	96.8%
	Monthly Rent and Common Area Charge (excluding consumption tax)	4,076 thousand yen				
	Security and Guarantee Deposits	6,510 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(ix) KDX Residence Moriguchi

Property Name		KDX Residence Moriguchi
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Period		December 15, 2006 through August 31, 2033
Location		12-12, Dainichi Higashi, Moriguchi, Osaka
Land	Form of Ownership	Proprietary ownership
	Land Area	1,063.05m^2
	Zoning	Quasi-industrial District
	Building Coverage Ratio	60%
	Floor-area Ratio	200%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	2,129.98m^2
	Date Constructed	October 26, 2006
	Use	Apartment building
	Type	Family type
	Structure / No. of Stories	Reinforced concrete structure / 8-story building with flat roof
Earthquake PML		4.4%
Acquisition Price		783 million yen
Appraisal	Appraisal Value	731 million yen

	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to "10. Summary of Appraisal Report" below.				
Collateral		None				
Master Lessee Company		HASEKO LIVENET, Inc.				
Type of Master Lease		Pass through				
Property Management Company		HASEKO LIVENET, Inc.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	1,942.78m^2				
	Total Leased Area	1,942.78m^2				
	Total Leasable Units	28				
	Total Leased Units	28				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		100.0%	100.0%	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	3,830 thousand yen				
	Security and Guarantee Deposits	2,440 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(x) KDX Residence Ichiban-cho

Property Name		KDX Residence Ichiban-cho
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust Period		July 12, 2007 through August 31, 2033
Location		1-15-42, Ichiban-cho, Aoba-ku, Sendai, Miyagi
Land	Form of Ownership	Proprietary ownership
	Land Area	437.24m^2
	Zoning	Commercial District
	Building Coverage Ratio	80%
	Floor-area Ratio	500%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	1,937.09m^2
	Date Constructed	April 26, 2007
	Use	Apartment building
	Type	Small family type
	Structure / No. of Stories	Reinforced concrete structure / 10-story building with flat roof
Earthquake PML		1.2%
Acquisition Price		768 million yen
Appraisal	Appraisal Value	750 million yen
	Base Date for Appraisal	October 31, 2024
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
	Outline	Please refer to "10. Summary of Appraisal Report" below.
Collateral		None
Master Lessee Company		HASEKO LIVENET, Inc.
Type of Master Lease		Pass through
Property Management Company		HASEKO LIVENET, Inc.
Details of Tenant		
	Total Number of Tenants	1
	Total Leasable Area	1,818.09m^2
	Total Leased Area	1,680.09m^2

	Total Leasable Units	45				
	Total Leased Units	42				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		94.4%	92.6%	98.2%	92.7%	92.4%
	Monthly Rent and Common Area Charge (excluding consumption tax)	4,178 thousand yen				
	Security and Guarantee Deposits	5,595 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(xi) KDX Residence Toyohira Koen

Property Name		KDX Residence Toyohira Koen				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Sumitomo Mitsui Trust Bank, Limited				
Trust Period		March 16, 2007 through August 31, 2033				
Location		3-4-16, Hiragishi 4-jo, Toyohira-ku, Sapporo, Hokkaido				
Land	Form of Ownership	Proprietary ownership				
	Land Area	791.64m^2				
	Zoning	Neighborhood Commercial District				
	Building Coverage Ratio	80%				
	Floor-area Ratio	300%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	2,824.40m^2				
	Date Constructed	February 17, 2007				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / 14-story building with flat roof				
Earthquake PML		0.3%				
Acquisition Price		651 million yen				
Appraisal	Appraisal Value	623 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Joguchi Atom Co., Ltd.				
Type of Master Lease		Pass through				
Property Management Company		Joguchi Atom Co., Ltd.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	2,253.81m^2				
	Total Leased Area	2,152.20m^2				
	Total Leasable Units	65				
	Total Leased Units	62				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		92.4%	96.9%	95.2%	91.0%	95.5%
	Monthly Rent and Common Area Charge (excluding consumption tax)	3,554 thousand yen				
	Security and Guarantee Deposits	1,891 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(xii) KDX Residence Saiin

Property Name		KDX Residence Saiin				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mizuho Trust & Banking Co., Ltd.				
Trust Period		July 31, 2006 through August 31, 2033				
Location		30-2, Saiin Takada-cho, Ukyo-ku, Kyoto, Kyoto				
Land	Form of Ownership	Proprietary ownership				
	Land Area	216.01m^2				
	Zoning	Commercial District				
	Building Coverage Ratio	80%/60%				
	Floor-area Ratio	600%/200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	1,217.39m^2				
	Date Constructed	July 4, 2006				
	Use	Apartment building				
	Type	Studio type				
	Structure / No. of Stories	Reinforced concrete structure / 11-story building with flat roof				
Earthquake PML		0.7%				
Acquisition Price		556 million yen				
Appraisal	Appraisal Value	557 million yen				
	Base Date for Appraisal	October 31, 2024				
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.				
	Outline	Please refer to “10. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		HASEKO LIVENET, Inc.				
Type of Master Lease		Pass through				
Property Management Company		HASEKO LIVENET, Inc.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	1,094.81m^2				
	Total Leased Area	1,073.60m^2				
	Total Leasable Units	49				
	Total Leased Units	48				
	Occupancy Rate during Past Five Years	2020	2021	2022	2023	2024
		97.9%	92.0%	100.0%	91.6%	98.1%
	Monthly Rent and Common Area Charge (excluding consumption tax)	2,913 thousand yen				
	Security and Guarantee Deposits	1,093 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

4. Overview of Seller and Buyer

(1) Overview of Seller

Company Name	G.K. Ondabara Property
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin Ondabara Holdings Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	May 22, 2024
Net Assets	2,665 million yen (as of August 31, 2024)
Total Assets	12,887 million yen (as of August 31, 2024)
Major Shareholder and Ratio	Please refer to “Capital Relationship” below.
Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	Kenedix, Inc.(“KDX”), which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of Kenedix Investment Partners, Inc. (“KIP”), which contribute to a general incorporated association fund that holds all of the seller’s equity interest. Also, KDX owns 70.0% and Kenedix Property Design, Inc. (“KPD”), wholly owned subsidiary of KDX, owns 30.0% of the silent partnership equity interest.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller. The asset management agreement has been concluded between KIP and the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(2) Overview of Buyer

(i) 2 Office Buildings

Company Name	G.K. KRF109
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KRF86 Office administrator: Shinya Takenouji
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above
Amount of Capital	1 million yen
Date of Incorporation	June 26, 2024
Net Assets	Not disclosed as the buyer’s consent has not been obtained.

Total Assets		Not disclosed as the buyer's consent has not been obtained.
Major Shareholder and Ratio		Please refer to "Capital Relationship" below.
Relationship between the Buyer and KDXR/the Asset Management Company		
	Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the buyer's equity interest. Also, KDX owns 100.0% of the silent partnership equity interest.
	Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the buyer. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the buyer.
	Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the buyer. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the buyer. The asset management agreement has been concluded between KIP and the buyer.
	Related Party Relationships	The buyer is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(ii) 10 Residential Properties

Company Name		Kenedix, Inc. (Note)
Location		2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative		Taisuke Miyajima, President &CEO
Description of Business		Asset management business, Real estate related business and Real estate investment business, etc.
Amount of Capital		10,020 million yen
Date of Incorporation		April 17, 1995
Net Assets		196,331 million yen (as of October 31, 2024)
Total Assets		122,807 million yen (as of October 31, 2024)
Major Shareholder and Ratio		SMFL MIRAI Partners Company, Limited (70%) ARA Real Estate Investors 30 Limited (30%) (as of December 31, 2023)
Relationship between the Buyer and KDXR/the Asset Management Company		
	Capital Relationship	The buyer is the 100% owner of the Asset Management Company
	Personnel Relationship	116 of employees of the Asset Management Company is seconded from the buyer (as of November 30, 2024)
	Business Relationship	The buyer has signed the Memorandum Provision of Real Estate Information and Other Item with KDXR, the Asset Management Company, and KIP on January 6, 2020, and provides the Asset Management Company with property information and other services as a supporting company.
	Related Party Relationships	The buyer is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(Note) The transfer of the position is scheduled to be transferred to buyer, GK, TMK, KK formed by the buyer's affiliate, or other SPC formed to invest in real estate trust beneficiary rights.

5. Property Acquirer and Previous Owner's Profile

KDX Logistics Ondabara

	Current Owner/ Trust Benericiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. Ondabara Property	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	June 28, 2024	-
Acquisition Price	11,600 million yen	-

6. Brokerage

Not applicable

7. Related Party Transaction

Regarding the Transactions, transactions with the related party, etc. shall fall under the following categories of transaction (1) and (2) below.

The Asset Management Company, as bound by the rules for related-party transactions of the Listed REIT Department, submitted the transaction for deliberation and approval to the Compliance Committee. After receiving such approval, the transactions were then submitted to the Listed REIT Department Asset Management Committee for ratification. A resolution was approved at the Board of Directors Meeting of KDXR and obtained the consent of the Executive Director of KDXR based on the above resolution of the Board of Directors Meeting of KDXR. In accordance with the Investment Trust Law, the Asset Management Company will provide reports to KDXR regarding the related-party transaction.

(1) Transaction of Properties

The seller and buyers fall under the category of the related party defined under the rules for related-party transactions of the Listed REIT Department of the Asset Management Company. Details of the seller and buyers are provided in "4. Overview of Seller and Buyer" and "5. Property Acquirer and Previous Owner's Profile" above.

(2) Appointment of a Property Management Company

KDXR plans to execute a property management agreement for KDX Logistics Ondabara with KPD on the scheduled date of acquisition. Fees relating to property management remain at the same level and rate as properties owned by KDXR.

8. Schedule of the Transactions

Acquisition Decision Date/ Disposition Decision Date Contract Date	December 16, 2024
Payment Date/ Acquisition Date KDX Logistics Ondabara	January 31, 2025 (scheduled) (Note)
Payment Date/ Disposition Date KDX Shinjuku 286 Building KDX Iwamoto-cho Building	January 31, 2025 (scheduled) (Note)
Payment Date/ Disposition Date KDX Musashi Nakahara Residence KDX Residence Shimouma KDX Residence Azusawa KDX Residence Gakugeidaigaku KDX Residence Kichijoji KDX Residence Funairi Saiwai-cho KDX Residence Moriguchi KDX Residence Ichiban-cho KDX Residence Toyohira Koen KDX Residence Saiin	April 30, 2025 (scheduled) (Note)

(Note) The Transactions fall under the forward commitments, etc. by the investment corporation as specified in the Financial Services Agency "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.". If KDXR violates any of the provisions of the purchase and sale agreement and the agreement is canceled for the reason that purposes of the agreement cannot be fulfilled due to such violation, KDXR shall pay an amount equivalent to a predetermined rate of the purchase price less consumption tax as a penalty fee. Such penalty fee is set at 10%.

9. Outlook

For details of the operating forecasts for the fiscal periods ending April 30, 2025 (November 1, 2024 to April 30, 2025) and October 31, 2025 (May 1, 2025 to October 31, 2025), which reflect the Transactions and the disposition announced today in the press release "Notice Concerning Disposition of Property (Resora Obu Shopping Terrace)", please refer to the financial report "FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED October 31, 2024 (REIT)" dated today.

10. Summary of Appraisal Report

Property Name	KDX Logistics Ondabara

Appraisal Value	12,400,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	November 30, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	12,400,000,000	Calculate based on an adjustment of the value based on the DCF method and the value based on the direct capitalization method
Value based on Direct Capitalization Method	12,700,000,000	Assess by using the cap rate based on medium term stable standardized net cash flow
(1) Gross Operating Revenue	691,094,029	
(i) Rent Revenue	670,140,108	Calculate based on a level of rent revenue of similar properties
(ii) Common Area Charge Revenue	33,122,088	Calculate based on a level of common area charge of similar properties
(iii) Parking Area Revenue	8,748,000	Calculate based on a level of parking area charge of similar properties
(iv) Other Revenue	1,056,500	Calculate based on the contract amount with reference to level of similar properties
(v) Vacancy-Related Loss	21,972,667	Assess in consideration of the vacancy rate of similar properties
(2) Operating Expenses	146,369,235	
Maintenance Fees	22,800,000	Calculate based on a level of maintenance fees of similar properties
Utility Expenses	6,624,400	Assessed and calculated based on the referring to the expense of similar properties.
Repairs	5,941,260	Assessed and calculated based on the building's replacement cost and referring to the expense of similar properties.
PM Fees	3,000,000	Calculate based on the scheduled contract with reference to level of similar properties
Tenant Marketing Expenses	5,482,575	Assess and calculate with reference to level of similar properties
Property Taxes	92,815,800	Land: Assess based on the actual amount obtained from the client, taking into account the cost level Building: Assess and calculate based on the building's replacement cost
Insurance Expenses	4,736,900	Determine the appropriateness and record the estimate obtained from the client
Other Property-Related Expenses	4,968,300	Assess an amount with reference to the other property-related expenses at similar properties as the reserve fund for such as consumables
(3) Net Operating Income (NOI= (1)-(2))	544,724,794	
(4) One-Time Gain	1,625,090	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	14,457,066	Assess and calculate based on the building's replacement cost and referring to renewal costs of similar properties
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	531,892,818	
(7) Cap Rate	4.2%	Assess by comprehensively taking into account of the property's location, the characteristics of the building and contract terms of the property
Value based on DCF Method	12,300,000,000	

	Discount Rate	4.0%	
	Terminal Cap Rate	4.4%	
Value based on Cost Method		12,400,000,000	
	Ratio of Land	41.2%	
	Ratio of Building	58.8%	

The appraiser's points to consider upon appraisal other than the above	None

Property Name	KDX Shinjuku 286 Building

Appraisal Value	2,890,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	2,890,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	2,870,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	160,034,000	
General Operating Revenue	166,404,000	Assess an amount based on the premise of the rent revenue, common area charge revenue, utility expenses revenue, parking revenue, other revenue, etc. that are believed to remain stable over the medium and long term.
Vacancy-Related Loss	6,370,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	49,962,000	
Maintenance Fees	10,000,000	Assess an amount in consideration of the actual amounts in the prior years, maintenance expenses of similar properties and unique characteristics of the property.
Utility Expenses	11,700,000	Assess an amount in consideration of the actual amounts in the prior years, utility expenses of similar properties, occupancy rate of leased area, etc.
Repairs	3,211,000	Assess an amount in consideration of the actual amounts in the prior years, future administrative operation plan, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report.
PM Fees	4,346,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	1,056,000	Recognize an annual average amount assessed based on the estimated tenant turnover period.
Property Taxes	19,283,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Insurance Expenses	348,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.

	Other Property-Related Expenses	18,000	Record expense of resident's association membership fees
	(3) Net Operating Income (NOI= (1)-(2))	110,072,000	
	(4) One-Time Gain	1,086,000	Assess an income from investments by using an investment return of 1.0%
	(5) Capital Expenditure	7,667,000	Assess an amount by taking into account the level of capital expenditures at similar properties, the age of the property, the average annual repair, maintenance and renewal expenses in the engineering report, etc. assuming that an equal amount is added to a reserve in each fiscal period
	(6) Net Cash Flow (NCF＝(3)+(4)-(5))	103,491,000	
	(7) Cap Rate	3.6%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		2,900,000,000	Assess by comprehensively taking into account the Property's unique characteristics, while reflecting investment returns of similar properties in transaction.
	Discount Rate	3.3%	
	Terminal Cap Rate	3.6%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		2,670,000,000	
	Ratio of Land	89.4%	
	Ratio of Building	10.6%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Iwamoto-cho Building

Appraisal Value	1,730,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item			Breakdown	Basis
Income Capitalization Approach Value			1,730,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
	Value based on Direct Capitalization Method		1,720,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
		(1) Gross Operating Revenue	92,023,000	
		General Operating Revenue	95,889,000	Assess an amount based on the premise of the rent revenue, common area charge revenue, utility expense revenue, parking revenue, other revenue, etc. that are believed to remain stable over the medium and long term
		Vacancy-Related Loss	3,866,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term

(2) Operating Expenses		21,983,000	
	Maintenance Fees	4,500,000	Assess an amount in consideration of the actual amounts in the prior years, maintenance expenses of similar properties and unique characteristics of the property
	Utility Expenses	6,000,000	Assess an amount in consideration of the actual amounts in the prior years, utility expenses of similar properties, occupancy rate of leased area, etc.
	Repairs	1,645,000	Assess an amount in consideration of the actual amounts in the prior years, future administrative operation plan, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report.
	PM Fees	1,711,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
	Tenant Marketing Expenses	1,041,000	Recognize an annual average amount assessed based on the estimated tenant turnover period
	Property Taxes	6,855,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
	Insurance Expenses	159,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
	Other Property-Related Expenses	72,000	Record expense of resident's association membership fees
(3) Net Operating Income (NOI= (1)-(2))		70,040,000	
(4) One-Time Gain		580,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure		3,630,000	Assess an amount by taking into account the level of capital expenditures at similar properties, the age of the property, the average annual repair, maintenance and renewal expenses in the engineering report, etc. assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))		66,990,000	
(7) Cap Rate		3.9%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		1,730,000,000	
	Discount Rate	3.6%	Assess by comprehensively taking into account the Property's unique characteristics, while reflecting investment returns of similar properties in transaction.
	Terminal Cap Rate	3.9%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		1,590,000,000	
	Ratio of Land	75.6%	
	Ratio of Building	24.4%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Musashi Nakahara Residence

Appraisal Value	796,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	796,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	801,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	50,809,000	
General Operating Revenue	54,513,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
Vacancy-Related Loss	3,704,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	13,911,000	
Maintenance Fees	2,300,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.
Utility Expenses	1,000,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	3,746,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	1,460,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	1,883,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	3,301,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Insurance Expenses	221,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	36,898,000	
(4) One-Time Gain	53,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	4,902,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	32,049,000	
(7) Cap Rate	4.0%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method	790,000,000	

Discount Rate	3.8%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
Terminal Cap Rate	4.1%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method	790,000,000	
Ratio of Land	83.8%	
Ratio of Building	16.2%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Shimouma

Appraisal Value	906,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	906,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	916,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	40,949,000	
General Operating Revenue	43,530,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
Vacancy-Related Loss	2,581,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	8,650,000	
Maintenance Fees	1,550,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.
Utility Expenses	470,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	1,602,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	1,200,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	2,097,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	1,646,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Insurance Expenses	85,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.

	Other Property-Related Expenses	0	There are no particular expenses to be recorded
	(3) Net Operating Income (NOI= (1)-(2))	32,299,000	
	(4) One-Time Gain	31,000	Assess an income from investments by using an investment return of 1.0%
	(5) Capital Expenditure	2,100,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
	(6) Net Cash Flow (NCF＝(3)+(4)-(5))	30,230,000	
	(7) Cap Rate	3.3%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		896,000,000	
	Discount Rate	3.1%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
	Terminal Cap Rate	3.4%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		771,000,000	
	Ratio of Land	76.5%	
	Ratio of Building	23.5%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Azusawa

Appraisal Value	779,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item			Breakdown	Basis
Income Capitalization Approach Value			779,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
	Value based on Direct Capitalization Method		785,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
		(1) Gross Operating Revenue	40,203,000	
		General Operating Revenue	41,911,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
		Vacancy-Related Loss	1,708,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
		(2) Operating Expenses	9,952,000	
		Maintenance Fees	1,438,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.

	Utility Expenses	530,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
	Repairs	2,359,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
	PM Fees	1,162,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
	Tenant Marketing Expenses	1,868,000	Assess with reference to the contract terms and the lease terms of similar properties
	Property Taxes	2,471,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
	Insurance Expenses	124,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
	Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))		30,251,000	
(4) One-Time Gain		29,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure		2,020,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))		28,260,000	
(7) Cap Rate		3.6%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		772,000,000	
	Discount Rate	3.4%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
	Terminal Cap Rate	3.7%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		627,000,000	
	Ratio of Land	64.1%	
	Ratio of Building	35.9%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Gakugeidaigaku

Appraisal Value	839,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	839,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	863,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	37,988,689	
General Operating Revenue	39,957,628	Assess based on a level of fair rent considered to remain stable over the medium term
Vacancy-Related Loss	1,968,939	Assess based on the premise of an occupancy rate that remains stable over the medium term
(2) Operating Expenses	7,931,034	
Maintenance Fees	1,525,219	Assess an amount by verifying a level of maintenance fees at similar properties based on the past performance
Utility Expenses	442,805	Assess an amount by verifying a level of utility expenses at similar properties based on the past performance
Repairs	1,186,106	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
PM Fees	661,497	Assessed based on the PM contract details
Tenant Marketing Expenses	1,186,393	Assessed based on the PM contract details
Property Taxes	1,996,000	Record the actual amount
Insurance Expenses	97,263	Record the actual amount
Other Property-Related Expenses	835,751	Recognize an amount by assessing the past performance
(3) Net Operating Income (NOI= (1)-(2))	30,057,655	
(4) One-Time Gain	28,829	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	1,610,000	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	28,476,484	
(7) Cap Rate	3.3%	
Value based on DCF Method	829,000,000	
Discount Rate	3.4%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
Terminal Cap Rate	3.5%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
Value based on Cost Method	886,000,000	
Ratio of Land	89.9%	
Ratio of Building	10.1%	

The appraiser's points to consider upon appraisal other than the above	None

Property Name	KDX Residence Kichijoji

Appraisal Value	648,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	648,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	659,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	32,000,262	
General Operating Revenue	33,625,664	Assess based on a level of fair rent considered to remain stable over the medium term
Vacancy-Related Loss	1,625,402	Assess based on the premise of an occupancy rate that remains stable over the medium term
(2) Operating Expenses	6,546,963	
Maintenance Fees	1,604,921	Assess an amount by verifying a level of maintenance fees at similar properties based on the past performance
Utility Expenses	199,617	Assess an amount by verifying a level of utility expenses at similar properties based on the past performance
Repairs	621,853	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
PM Fees	555,888	Assessed based on the PM contract details
Tenant Marketing Expenses	1,059,008	Assessed based on the PM contract details
Property Taxes	1,696,100	Record the actual amount
Insurance Expenses	73,570	Record the actual amount
Other Property-Related Expenses	736,006	Recognize an amount by assessing the past performance
(3) Net Operating Income (NOI= (1)-(2))	25,453,299	
(4) One-Time Gain	24,139	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	427,500	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	25,049,938	
(7) Cap Rate	3.8%	
Value based on DCF Method	643,000,000	
Discount Rate	3.9%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
Terminal Cap Rate	4.0%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
Value based on Cost Method	676,000,000	
Ratio of Land	76.2%	
Ratio of Building	23.8%	

The appraiser's points to consider upon appraisal other than the above	None

Property Name	KDX Residence Funairi Saiwai-cho

Appraisal Value	814,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	814,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	818,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	54,303,000	
General Operating Revenue	57,225,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
Vacancy-Related Loss	2,922,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	11,940,000	
Maintenance Fees	1,663,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.
Utility Expenses	1,200,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	2,500,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	1,273,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	1,452,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	3,636,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Insurance Expenses	216,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	42,363,000	
(4) One-Time Gain	75,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	3,990,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	38,448,000	

	(7) Cap Rate	4.7%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		809,000,000	
	Discount Rate	4.5%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
	Terminal Cap Rate	4.8%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		545,000,000	
	Ratio of Land	55.8%	
	Ratio of Building	44.2%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Moriguchi

Appraisal Value	731,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	731,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	734,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	46,624,000	
General Operating Revenue	49,125,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
Vacancy-Related Loss	2,501,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	12,676,000	
Maintenance Fees	1,774,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.
Utility Expenses	2,150,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	3,043,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	1,110,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	1,014,000	Assess with reference to the contract terms and the lease terms of similar properties

	Property Taxes	3,315,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
	Insurance Expenses	220,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
	Other Property-Related Expenses	50,000	Record expense of resident's association membership fees
(3) Net Operating Income (NOI= (1)-(2))		33,948,000	
(4) One-Time Gain		34,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure		4,630,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))		29,352,000	
(7) Cap Rate		4.0%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method		727,000,000	
	Discount Rate	3.8%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
	Terminal Cap Rate	4.1%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		528,000,000	
	Ratio of Land	43.3%	
	Ratio of Building	56.7%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Ichiban-cho

Appraisal Value	750,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	October 31, 2024

Unit: Yen

Item			Breakdown	Basis
Income Capitalization Approach Value			750,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
	Value based on Direct Capitalization Method		758,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
		(1) Gross Operating Revenue	52,668,098	
		General Operating Revenue	56,291,708	Assess based on a level of fair rent considered to remain stable over the medium term

	Vacancy-Related Loss	3,623,610	Assess based on the premise of an occupancy rate that remains stable over the medium term
(2) Operating Expenses		13,702,973	
	Maintenance Fees	1,514,400	Assess an amount by verifying a level of maintenance fees at similar properties based on the past performance
	Utility Expenses	791,986	Assess an amount based on a level and past performance of similar properties
	Repairs	3,051,389	Calculate based on annual average repair expenses in the engineering report
	PM Fees	926,291	Assessed based on the PM contract details
	Tenant Marketing Expenses	1,800,394	Record the average annual amount based on the anticipated turnover period of the tenant, considering current lease conditions and lease conditions of similar properties
	Property Taxes	3,860,500	Assess an amount based on the fiscal year 2024 tax statement
	Insurance Expenses	223,013	Assess based on the estimate by verifying a level at similar properties
	Other Property-Related Expenses	1,535,000	Recognize an amount by assessing the past performance
(3) Net Operating Income (NOI= (1)-(2))		38,965,125	
(4) One-Time Gain		58,806	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure		4,149,798	Assess based on the annual average renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF＝(3)+(4)-(5))		34,874,133	
(7) Cap Rate		4.6%	
Value based on DCF Method		747,000,000	
	Discount Rate	4.4%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
	Terminal Cap Rate	4.8%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method		635,000,000	
	Ratio of Land	52.5%	
	Ratio of Building	47.5%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Toyohira Koen

Appraisal Value	623,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	623,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	625,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	46,117,000	
General Operating Revenue	49,538,000	Assess based on a level of fair rent considered to remain stable over the medium and long term
Vacancy-Related Loss	3,421,000	Assess based on the premise of an occupancy rate that remains stable over the medium and long term
(2) Operating Expenses	15,405,000	
Maintenance Fees	3,052,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties, etc.
Utility Expenses	2,000,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	2,655,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	1,353,000	Assess an amount in consideration of compensation rates based on terms of contract and compensation rates, etc. at similar properties
Tenant Marketing Expenses	1,627,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	4,489,000	Recognize an amount based on the fiscal year 2024 tax statement, etc., taking into account the contents of burden adjustment measures, etc.
Insurance Expenses	229,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties.
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	30,712,000	
(4) One-Time Gain	20,000	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	3,838,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF＝(3)+(4)-(5))	26,894,000	
(7) Cap Rate	4.3%	Assess an amount by comprehensively taking into account comparison with transaction cases, etc. at similar properties and the property's location, the characteristics of the building, the rights, the terms of contract, etc.
Value based on DCF Method	620,000,000	

	Discount Rate	4.1%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment returns of similar properties in transaction
	Terminal Cap Rate	4.4%	Assess an amount by taking into account future uncertainty, liquidity, etc. based on capitalization rate.
Value based on Cost Method		570,000,000	
	Ratio of Land	38.7%	
	Ratio of Building	61.3%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

Property Name	KDX Residence Saiin

Appraisal Value	557,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	October 31, 2024

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	557,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	565,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	36,284,590	
General Operating Revenue	38,098,647	Assess based on a level of fair rent considered to remain stable over the medium term
Vacancy-Related Loss	1,814,057	Assess based on the premise of an occupancy rate that remains stable over the medium term
(2) Operating Expenses	9,539,631	
Maintenance Fees	1,284,000	Assess an amount by verifying a level of maintenance fees at similar properties based on the past performance
Utility Expenses	1,629,000	Assess an amount based on a level and past performance of similar properties
Repairs	2,406,155	Calculate based on annual average repair expenses in the engineering report
PM Fees	871,243	Assessed based on the PM contract details
Tenant Marketing Expenses	1,132,533	Record the average annual amount based on the anticipated turnover period of the tenant, considering current lease conditions and lease conditions of similar properties
Property Taxes	1,997,700	Assess an amount based on the fiscal year 2024 tax statement
Insurance Expenses	146,000	Assess based on the estimate by verifying a level at similar properties
Other Property-Related Expenses	73,000	Recognize an amount by assessing the past performance
(3) Net Operating Income (NOI= (1)-(2))	26,744,959	
(4) One-Time Gain	12,584	Assess an income from investments by using an investment return of 1.0%

	(5) Capital Expenditure	2,469,495	Assess based on the annual average renewal costs in the engineering report, taking into account the construction management fee
	(6) Net Cash Flow (NCF＝(3)+(4)-(5))	24,288,048	
	(7) Cap Rate	4.3%	
Value based on DCF Method		554,000,000	
	Discount Rate	4.1%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
	Terminal Cap Rate	4.5%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method		419,000,000	
	Ratio of Land	56.7%	
	Ratio of Building	43.3%	

The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.

＜Attached Materials＞

・Reference Material 1: Photographs and Map of the Property to be Acquired

・Reference Material 2: Status of Property Portfolio of KDXR after the Transactions and the disposition of Resora Obu Shopping Terrace announced today in the press release “Notice Concerning Disposition of Property (Resora Obu Shopping Terrace)”

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

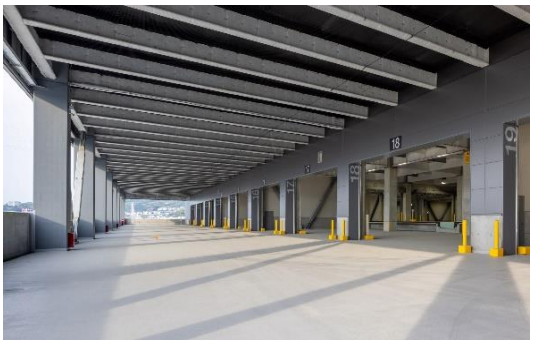
[Provisional Translation Only]

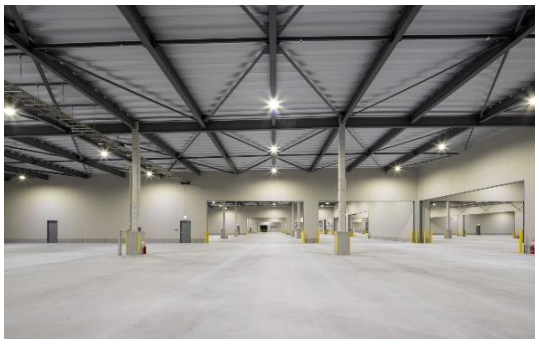
This document is an English translation of the original Japanese document and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

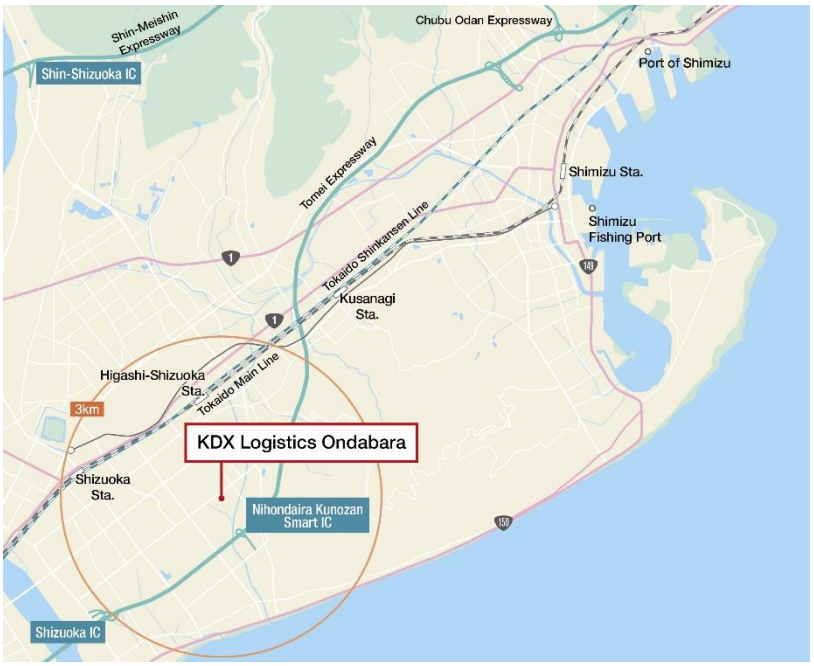
Reference Material 1: Photographs and Map of the Property to be Acquired

1. KDX Logistics Ondabara









Reference Material 2: Status of Property Portfolio of KDXR after the Transactions and the disposition of Resora Obu Shopping Terrace announced today in the press release "Notice Concerning Disposition of Property (Resora Obu Shopping Terrace)"

Property Type	Number of Properties	(Anticipated) Acquisition Price (Millions of Yen)	Investment Ratio (Note 1) (%)
Office Buildings (Note 2)	89	422,212	35.5
Residential Properties	134	315,500	26.5
Retail Facilities	60	281,146	23.6
Logistics Facilities	14	38,662	3.2
Hotels	5	48,640	4.1
Healthcare Facilities	40	83,768	7.0
Portfolio Total (Note 2)	342	1,189,928	100.0

(Note 1) "Investment Ratio" indicates the ratio of (Anticipated) Acquisition Price of each asset type to Portfolio Total and is rounded to the first decimal place.

(Note 2) The figures do not include KDX Kitahama Building, announced in the press release "Notice Concerning Dispositions of Properties (KDX Monzen-Nakacho Building and KDX Kitahama Building)" dated October 24, 2024.