Translation of Japanese Original

January 29, 2025

To All Concerned Parties

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

Asset Management Company:
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Notice Concerning Debt Financing (Determination of Interest Rate) and Execution of Interest Rate Swap Agreements (Series 0023 and Series 0025)

KDX Realty Investment Corporation ("KDXR") announced today that the undecided matters have been determined for the borrowings announced in the press release, "Notice Concerning Debt Financing (Determination of Interest Rate) (Series 0023)" dated January 23, 2025, and "Notice Concerning Debt Financing (Series 0024 and 0025) and Execution of Interest Rate Swap Agreements" dated January 27, 2025. The details are provided as follows. Please note that the matters decided today are underlined.

1. Details of Debt Financing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note)	Contract Date	Drawdown Date	Principal Repayment Date (Note)	Collateral / Repayment Method
0023-B	The Gunma Bank, Ltd.	1,000	1.09750% (Fixed rate)	January 29, 2025	January 31, 2025	January 31, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0023-C	The Norinchukin Bank	2,000	1.14536% (Fixed rate)			April 30, 2030	
0023-E	Sumitomo Mitsui Banking Corporation	3,000	1.36636% (Fixed rate)			April 30, 2032	
0025-B1	The Gunma Bank, Ltd.	400	1.09750% (Fixed rate)			January 31, 2030	
0025-B2	The Musashino Bank, Ltd.	400					
0025-C	Mizuho Bank, Ltd.	2,300	1.17036% (Fixed rate)			April 30, 2030	

Note: The first interest payment is at the end of April 2025, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. The interest payment and the principal repayment will be made on the following business day in case such date falls on a non-business day and the preceding business day in case such date falls in the next calendar month.

2. Details of Interest Rate Swap Agreements

Series		0025-A	0025-D
Counterparty		Daiwa Securities Co. Ltd.	
Notional Amount		700 million yen	1,500 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	1.00900%	1.01500%
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 1-month)	
Commencement Date		January 31, 2025	
Termination Date		January 31, 2030	April 30, 2030
Payment Date (Note 2)		The interest payment is due at the end of February 2025, and on the last day of every month thereafter with termination date.	

Note 1: By entering into the interest rate swap agreements, the interest rate for Series 0025-A and 0025-D are essentially fixed at 1.23400% and 1.25219%, respectively.

Note 2: The date will be made on the following business day in case such date falls on a non-business day and the preceding business day in case such date falls in the next calendar month.

3. Other Matters

Risks pertaining to the borrowing and the repayment remain unchanged from the description of "Investment Risks" described in the Securities Report submitted on July 25, 2024.

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

[Provisional Translation Only]

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