Translation of Japanese Original

January 30, 2025

To All Concerned Parties

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

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Notice Concerning Debt Financing (Series 0026)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 3,730 million yen) (the "Borrowing"). Furthermore, the Borrowing are to be procured as social loan. The details are provided as follows.

1. Details of Borrowing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0026 (Note 2)	SBI Shinsei Bank, Limited	3,730	1.30305% (Fixed rate)	January 30, 2025	February 3, 2025	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: 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.

Note 2: The borrowing is to be procured as social loan. The social loan is to be applied to the borrowings including the repayment of borrowings for the acquisition of the property with a certain level of environmental evaluation and certification in accordance with the Sustainability Finance Framework ("the Framework") established by KDXR. The Framework has received a "SU 1(F)" rating in the "JCR Sustainability Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. ("JCR") on June 18, 2024.

2. Purpose of Borrowing

The proceeds of Series 0026 will be applied to the portion of acquisition of SOMPO Care LAVIERE Motosumiyoshi (Note) on February 3, 2025.

Note: For details regarding the acquisition, please refer to the press release, " Notice Concerning Acquisition of Properties (1 Residential Property and 1 Healthcare Facility)" dated today.

3. Status of Interest-bearing Debt after the Borrowings (as of February 3, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	7,900	7,900	-
	Long-Term Borrowings (Note 2)	526,200	529,930	+3,730
	Total Borrowings	534,100	537,830	+3,730
	Investment Corporation Bonds	26,700	26,700	-
Total Borrowings and Investment Corporation Bonds		560,800	564,530	+3,730

Note 1: Short-term borrowings refer to the amount of borrowings with a period of less than or equal to one year from the borrowing date to the maturity date. However, in case where the maturity date has been moved to a different business day due to the maturity date falls on a non-business day, and as a result the borrowing period surpasses one year, the borrowings are included in short-term borrowings.

Note 2: Long-term borrowings refer to the amount of borrowings with a period of more than one year from the borrowing date to the maturity date.

4. Other Matters

Risks pertaining to the Borrowings and the repayment remain unchanged from the description of "Investment Risks" described in the Securities Report submitted on January 30, 2025.

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

[Provisional Translation Only]
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