Translation of Japanese Original

March 27, 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 (Series 0028 and 0029)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 4,700 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially procured as green loan. The details are provided as follows.

1. Details of Borrowings

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0028-A	Sumitomo Mitsui Banking Corporation	2,500	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12500%	March 27, 2025	March 31, 2025	March 31, 2026	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0028-B (Note 3)	SBI Shinsei Bank, Limited	700	1.40133% (Fixed rate)			April 30, 2030	
0029	Sumitomo Mitsui Banking Corporation	1,500	To be determined (Note 4) (Fixed rate)	March 28, 2025	April 1, 2025	April 30, 2032	

Note 1: For Series 0028-A, the first interest payment is at the end of April 2025, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0028-B and 0029, 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 Japanese Yen TIBOR of the JBATA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

Note 3: The borrowing is to be procured as green loan. The green 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.

Note 4: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0028 will be applied to the repayment on March 31, 2025. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KRR" is Former Kenedix Retail REIT Corporation.

0028-A	KDXR 117	"Notice Concerning Debt Financing (Series 117 and 118) and the Execution of an Interest Rate Swap Agreement" dated March 27, 2015
0028-B	Former KRR 24-B	"Notice Concerning Debt Financing (Series 24) and Interest Rate Swap Transaction" dated September 26, 2018

Moreover, the proceeds of Series 0029 will be applied to the portion of acquisition of KDX Residence Suginami Honancho (Note) on April 1, 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 January 30, 2025.

3. Status of Interest-bearing Debt after the Borrowings (as of April 1, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	7,900	10,400	+2,500
	Long-Term Borrowings (Note 2)	527,830	526,830	-1,000
	Total Borrowings	535,730	537,230	+1,500
	Investment Corporation Bonds	26,700	26,700	-
Total Borrowings and Investment Corporation Bonds		562,430	563,930	+1,500

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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