Translation of Japanese Original

April 25, 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 (Determination of Interest Rate) and Execution of Interest Rate Swap Agreements (Series 0031)

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 (Series 0030 and 0031), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings" dated April 24, 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
0031-D	Sumitomo Mitsui Banking Corporation	1,500	1.09000% (Fixed rate)	April 25, 2025	April 30, 2025	April 30, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0031-E		2,200	1.18750% (Fixed rate)			April 30, 2031	

Note: The first interest payment is at the end of July 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		0031-B	0031-C
Counterparty		Daiwa Securities Co. Ltd.	Mizuho Bank, Ltd.
Notional Amount		400 million yen	1,000 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	1.06690%	1.12900%
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 1-month)	Base rate (JPY TIBOR for 6-months)
Commencement Date		April 30, 2025	
Termination Date		April 30, 2028	April 30, 2030
Payment Date (Note 2)		The interest payment is due at the end of May 2025, and on the last day of every month thereafter with termination date.	The interest payment is due at the end of October 2025, and on the last day of every six months thereafter with termination date.

Note 1: By entering into the interest rate swap agreements, the interest rate for Series 0031-B and 0031-C are essentially fixed at 1.19190% and 1.25400%, 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 January 30, 2025.

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

[Provisional Translation Only]

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