Translation of Japanese Original

June 17, 2025

To All Concerned Parties

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

Asset Management Company:
Kenedix Real Estate Fund Management, Inc.
Representative: Akihiro Asano, President & CEO
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# Notice Concerning Disposition of Property (COMBOX Komyoike)

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 dispose of the following property (the "Disposition").

## 1. 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 |
|---|---|---|---|---|---|---|
| C2012 | Retail Facilities | COMBOX Komyoike | 6,000 | 5,782 | 217 | N/A |

(i) Contract Date: June 17, 2025
(ii) Scheduled Disposition Date: June 30, 2025
(iii) Buyer: Please refer to "4. Overview of Buyer" for details.
(iv) Use of Proceeds: Cash on hand
(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 April 30, 2025, 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.

The property to be disposed of shall hereafter be referred as the "Property".

## 2. Reasons for the Disposition

While KDXR is acquiring new properties that are in line with its portfolio management policy, we are also working to improve portfolio quality through asset reshuffling by disposing properties, taking into account the current and future portfolio construction policy, real estate market trends, and the characteristics of individual properties.
The Property is the largest Urban Station-Front SC located in the center of the commercial district of the "Senboku New Town Komyoike Area". The Property was acquired for its favorable residential environment to the north and south with excellent access to central Osaka. However, the Property has been classified as a property with concerns regarding future increase in capital expenditure and maintenance costs, as well as potential decline in profitability due to competitive environmental changes of neighboring properties. While considering the possibility of

disposition of the Property at an appropriate timing and price, we acquired additional interest in compartmentalized ownership in July 2024 for the aim to enhance the liquidity and asset value of the Property.
The anticipated disposition price which agreed with the buyer is higher than the most recent book value and the appraisal value, we expect to secure a gain on sales of real estate. Therefore, KDXR have decided to dispose of the Property after comprehensively considering its competitiveness and its future potential.

3. Overview of the Property

The table below shows the overview of property 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 May 31, 2025 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 among NSC (Neighborhood Shopping Center), SM (Supermarket), CSC (Community Shopping Center), Urban Station-Front SC (Urban Station-Front Shopping Center) and SS (Specialty Store).
- "Earthquake PML" indicates the figure described in the earthquake PML valuation report (level 2) prepared by Sompo Risk Management Inc. in April 2025.
- "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.
- "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.
- "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 May 2025 to past five years.
- "Monthly Rent and Common Area Charge (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 parking area) and rounding the number 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.

Outline of Property to be Disposed of

| | | | | | | |
|---|---|---|---|---|---|---|
| Property Name | | COMBOX Komyoike | | | | |
| Type of Specified Asset | | Trust beneficiary interest in real estate | | | | |
| Trustee | | Mitsubishi UFJ Trust and Banking Corporation | | | | |
| Trust Period | | July 21, 2004 through March 31, 2036 | | | | |
| Location | | 824-36 Murodocho, Izumi, Osaka | | | | |
| Land | Form of Ownership | Proprietary ownership | | | | |
| | Land Area | 17,027.63m$^2$ | | | | |
| | Zoning | Commercial District | | | | |
| | Building Coverage Ratio | 80% | | | | |
| | Floor-area Ratio | 400% | | | | |
| Building | Form of Ownership | Compartmentalized ownership (Note 1) | | | | |
| | Gross Floor Area | 44,737.41m$^2$ | | | | |
| | Date Constructed | March 23, 2004 | | | | |
| | Use | Retail stores, parking, amusement centers | | | | |
| | Type | Urban Station-Front SC | | | | |
| | Structure / No. of Stories | Steel encased reinforced concrete structure / 4-story building with 1 basement floor and flat roof | | | | |
| Earthquake PML | | 4.3% | | | | |
| Acquisition Price | | 5,830 million yen | | | | |
| Appraisal | Appraisal Value | 5,790 million yen | | | | |
| | Base Date for Appraisal | April 30, 2025 | | | | |
| | Appraiser | Daiwa Real Estate Appraisal Co., Ltd. | | | | |
| | Outline | Please refer to “9. Summary of Appraisal Report” below. | | | | |
| Collateral | | None | | | | |
| Master Lessee Company | | Daiwa House Realty Mgt. Co., Ltd. | | | | |
| Type of Master Lease | | Rent guarantee | | | | |
| Property Management Company | | Kenedix Property Design, Inc. | | | | |
| Details of Tenant | | | | | | |
| | Total Number of Tenants | 1 | | | | |
| | Total Leasable Area | 26,870.69m$^2$ | | | | |
| | Total Leased Area | 26,870.69m$^2$ | | | | |
| | Occupancy Rate during Past Five Years | 2021 | 2022 | 2023 | 2024 | 2025 |
| | | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| | Monthly Rent and Common Area Charge (excluding consumption tax) | Not disclosed (Note 2) | | | | |
| | Security and Guarantee Deposits | Not disclosed (Note 2) | | | | |
| Remarks | Not applicable | | | | | |
| Other | (Note 1) The Property is a compartmentalized ownership building. However, the trustee holds ownership of the entire building.<br>(Note 2) Not disclosed as the tenant’s consent has not been obtained. | | | | | |

4. Overview of Buyer

The buyer is a domestic business company, and the name of the buyer and other information are not disclosed as the buyer’s consent has not been obtained.
There is no special capital, personnel, or business relationship between KDXR or the Asset Management Company and the buyer. Furthermore, the buyer is not a special related parties under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; as amended), or the Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company.

5. Brokerage

Not applicable

6. Related Party Transaction

The Disposition is not a related-party transaction.

7. Schedule of the Disposition

| | |
|---|---|
| Disposition Decision Date<br>Contract Date | June 17, 2025 |
| Payment Date/ Disposition Date | June 30, 2025 (scheduled) |

8. Outlook

For details of the operating forecasts for the fiscal periods ending October 31, 2025 (May 1, 2025 to October 31, 2025) and April 30, 2026 (November 1, 2025 to April 30, 2026), please refer to the financial report “FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED April 30, 2025 (REIT)” dated today.

9. Summary of Appraisal Report

| | |
|---|---|
| Property Name | COMBOX Komyoike |
| Appraisal Value | 5,790,000,000 yen |
| Appraiser | Daiwa Real Estate Appraisal Co., Ltd. |
| Date of Appraisal | April 30, 2025 |

Unit: Yen

| Item | Breakdown | Basis |
|---|---|---|
| Income Capitalization Approach Value | 5,790,000,000 | 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 | 6,390,000,000 | Assess by using the cap rate based on medium term stable standardized net cash flow |
| (1) Gross Operating Revenue | 430,351,632 | |
| General Operating Revenue | 430,351,632 | Calculate based on a level of rent revenue of similar properties |
| Vacancy-Related Loss | 0 | Not applicable, as it is assumed that the Property is leased for long term |
| (2) Operating Expenses | 70,104,600 | |
| Maintenance Fees | 0 | Not applicable, as it is assumed to be borne by the lessee |
| Utility Expenses | 0 | Not applicable, as it is assumed to be borne by the lessee |
| Repairs | 0 | Repairs are not applicable, as it is assumed to be borne by the lessee and tenant replacement costs are not applicable as they are assumed to be long-term contracts and the lessee is obligated to restore the property to its original condition |
| PM Fees | 3,600,000 | Assess with reference to the PM fee level of similar properties |
| Tenant Marketing Expenses | 0 | Not applicable, as it is assumed that the Property is leased for long term |
| Property Taxes | 62,428,800 | Land: Assess based on the actual amount obtained from the client, taking into account the cost level<br>Building: Calculate based on the actual amount obtained from the client |
| Insurance Expenses | 3,263,800 | Determine the appropriateness and record the insurance expenses obtained from the client |
| Other Property-Related Expenses | 812,000 | Assess at 5 yen/tsubo/month for leasable area |
| (3) Net Operating Income (NOI= (1)-(2)) | 360,247,032 | |
| (4) One-Time Gain | 2,869,011 | Assess an income from investments by using an investment return of 1.0% |
| (5) Capital Expenditure | 37,478,745 | Determine the appropriateness and record the annual average of the mid-to long-term renewal costs in the engineering report obtained from the client |
| (6) Net Cash Flow (NCF＝(3)+(4)-(5)) | 325,637,298 | |
| (7) Cap Rate | 5.1% | Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics |
| Value based on DCF Method | 5,530,000,000 | |
| Discount Rate | 4.7% | 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 | 5.1% | Assess an amount by taking into account the characteristics of adopted net cash flow, future uncertainty, liquidity, marketability of the property |
| Value based on Cost Method | 8,930,000,000 | |

| | | | |
|---|---|---|---|
| | Ratio of Land | 77.7% | |
| | Ratio of Building | 22.3% | |
| The appraiser's points to consider upon appraisal other than the above | | None | |

＜Attached Material＞

・Reference Material: Status of Property Portfolio of KDXR (After the Disposition)

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: Status of Property Portfolio of KDXR (After the Disposition)

As of June 30, 2025

| Property Type | Number of Properties | Acquisition Price (Millions of Yen) | Investment Ratio (Note) (%) |
|---|---|---|---|
| Office Buildings | 88 | 417,622 | 35.2 |
| Residential Properties | 135 | 317,014 | 26.7 |
| Retail Facilities | 59 | 275,316 | 23.2 |
| Logistics Facilities | 13 | 37,622 | 3.2 |
| Hotels | 5 | 48,640 | 4.1 |
| Healthcare Facilities | 42 | 89,278 | 7.5 |
| Portfolio Total | 342 | 1,185,492 | 100.0 |

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