Translation of Japanese Original

June 26, 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 0033)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 6,500 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be procured as green loan.

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
0033-A (Note 2)	Sumitomo Mitsui Trust Bank, Limited	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	June 26, 2025	June 30, 2025	June 30, 2026	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0033-B (Note 2)	Daishi Hokuetsu Bank, Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 3-month) +0.12500%			June 30, 2028	
0033-C (Note 2)	The Hiroshima Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.13000%			October 31, 2028	
0033-D (Note 2)	CHUGOKU bank Ltd.	1,000	1.14625% (Fixed rate)			June 30, 2031	
0033-E (Note 2)	Mizuho Trust & Banking Co., Ltd.	2,000	1.28195% (Fixed rate)			October 31, 2031	

Note 1: For Series 0033-A and 0033-C, the first interest payment is at the end of July 2025, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0033-B and 0033-D, the first interest payment is at the end of September 2025, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. For Series 0033-E, the first interest payment is at the end of October 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 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 April 25, 2025.

Note 3: The Japanese Yen TIBOR of the JBATA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

2. Purpose of Borrowings

The proceeds of Series 0033 will be applied to the repayment on June 30, 2025. For details regarding each borrowing, please refer to the following press releases.

0033-A 0033-E	KDXR 0015-1, 2	"Notice Concerning Debt Financing (Series 0015)" dated June 26, 2024
0033-B 0033-C 0033-D	KDXR 194-D	"Notice Concerning Debt Financing (Series 194)" dated June 24, 2022

3. Status of Interest-bearing Debt after the Borrowings (as of June 30, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	10,000	8,000	-2,000
	Long-Term Borrowings (Note 2)	519,930	521,930	+2,000
	Total Borrowings	529,930	529,930	-
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		557,930	557,930	-

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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