Translation of Japanese Original

August 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 0035)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 12,400 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially procured as green loan or social 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
0035-A (Note 2)	SBI Shinsei Bank, Limited	1,000	To be determined (Note 3) (Fixed rate)	August 27, 2025	August 29, 2025	April 30, 2032	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0035-B1 (Note 2)	MUFG Bank, Ltd.	3,600				August 31, 2032	
0035-B2 (Note 2)	Shinkin Central Bank	1,000					
0035-B3 (Note 2)	The 77 Bank, Ltd.	500					
0035-C1 (Note 2)	Mizuho Bank, Ltd.	3,000				October 31, 2032	
0035-C2 (Note 2)	Mizuho Trust & Banking Co., Ltd.	800					
0035-C3 (Note 2)	Sumitomo Mitsui Banking Corporation	500					
0035-C4		2,000					

Note 1: For Series 0035-A and 0035-C, 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. For Series 0035-B, the first interest payment is at the end of November 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: Series 0035-A is to be procured as social loan and series 0035-B, 0035-C1, 0035-C2 and 0035-C3 are to be procured as green loans. The green loan and social loan are 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 undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0035 will be applied to the repayment on August 29, 2025. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation.

0035-A	Former KDR 68-C	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement" dated July 26, 2022
0035-B1	Former KDR 20-B-2 20-C-1	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016
	Former KDR 69-C	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement" dated August 23, 2022
0035-B2	KDXR Portion of 197-D	"Notice Concerning Debt Financing (Green Loans etc.), Prepayments of Borrowings etc. and Execution of Interest Rate Swap Agreements" dated August 26, 2022
0035-B3	KDXR Portion of 157-B	"Notice Concerning Debt Financing (Series 157) and the Execution of Interest Rate Swap Agreements" dated August 29, 2018
0035-C1	KDXR 156-A	"Notice Concerning Debt Financing (Series 156) and the Execution of Interest Rate Swap Agreement" dated August 16, 2018
	Former KDR 20-B-1	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016
	Former KDR Portion of 76-A	"Notice Concerning Debt Financing (Series 76, 77 and 78), Prepayment of Borrowings and Execution of Interest Rate Swap Agreement" dated February 21, 2023
0035-C2	KDXR Portion of 157-B	"Notice Concerning Debt Financing (Series 157) and the Execution of Interest Rate Swap Agreements" dated August 29, 2018
	Former KDR 20-C-2	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016
0035-C3	KDXR 197-E	"Notice Concerning Debt Financing (Green Loans etc.), Prepayments of Borrowings etc. and Execution of Interest Rate Swap Agreements" dated August 26, 2022
0035-C4	KDXR Portion of 197-D	
	Former KDR Portion of 76-A	"Notice Concerning Debt Financing (Series 76, 77 and 78), Prepayment of Borrowings and Execution of Interest Rate Swap Agreement" dated February 21, 2023

3. Status of Interest-bearing Debt after the Borrowings (as of August 31, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	8,000	8,000	-
	Long-Term Borrowings (Note 2)	521,930	521,930	-
	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 July 30, 2025.

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

[Provisional Translation Only]
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