Translation of Japanese Original

August 27, 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.
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Notice Concerning Debt Financing (Determination of Interest Rate) (Series 0035)

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 0035)" dated August 26, 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
0035-A	SBI Shinsei Bank, Limited	1,000	1.55886% (Fixed rate)	August 27, 2025	August 29, 2025	April 30, 2032	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0035-B1	MUFG Bank, Ltd.	3,600	1.59750% (Fixed rate)			August 31, 2032	
0035-B2	Shinkin Central Bank	1,000	1.57250% (Fixed rate)				
0035-B3	The 77 Bank, Ltd.	500	1.49750% (Fixed rate)				
0035-C1	Mizuho Bank, Ltd.	3,000	1.61645% (Fixed rate)			October 31, 2032	
0035-C2	Mizuho Trust & Banking Co., Ltd.	800					
0035-C3	Sumitomo Mitsui Banking Corporation	500					
0035-C4		2,000					

Note: 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.

2. 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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