Translation of Japanese Original

October 28, 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 0038)

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 0038 and 0039)" dated October 27, 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
0038-C1	MUFG Bank, Ltd.	2,100	1.82938% (Fixed rate)	October 28, 2025	October 30, 2025	April 30, 2034	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0038-C2	Sumitomo Mitsui Banking Corporation	1,600	1.77938% (Fixed rate)				

Note: The first interest payment is at the end of January 2026, 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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