Translation of Japanese Original

October 29, 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
Contact: Shin Yamamoto, Head of Strategic Planning, Listed REIT Department
TEL: +81-3-5157-6010

# Notice Concerning Debt Financing (Determination of Interest Rate) (Series 0039)

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 |
|---|---|---|---|---|---|---|---|
| 0039-C | Shinkin Central Bank | 1,500 | 1.53500% (Fixed rate) | October 28, 2025 | October 31, 2025 | October 31, 2031 | Unsecured, unguaranteed / Repayment of principal in full on maturity date |
| 0039-D | MUFG Bank, Ltd. | 990 | 1.84000% (Fixed rate) | | | April 30, 2034 | |

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]***
***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.***