Translation of Japanese Original

December 25, 2025

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
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(Securities Code: 8972)

Asset Management Company:
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Notice Concerning Debt Financing (Series 0041)

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

1. Details of Borrowing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0041 (Note 2)	The Bank of Fukuoka, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.14183%	December 25, 2025	December 29, 2025	October 31, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: The first interest payment is at the end of January 2026, and on the last day of every month 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 properties that satisfy Green Eligibility Criteria under the Sustainability Finance Framework ("the Framework") established by KDXR. The Framework has been assigned 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 JBA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

2. Purpose of Borrowing

The proceeds of Series 0041 will be applied to the repayment (Note) on December 29, 2025.

Note: For details regarding the borrowing, please refer to the following press release.
"Notice Concerning Interest Rate Determination of Debt Financing (Series 149) and Debt Financing (Series 150)" dated December 26, 2017

3. Status of Interest-bearing Debt after the Borrowing (as of December 29, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	12,500	12,500	-
	Long-Term Borrowings (Note 2)	524,930	524,930	-
	Total Borrowings	537,430	537,430	-
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		565,430	565,430	-

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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