Translation of Japanese Original

January 13, 2026

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 0042)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 16,500 million yen) (the "Borrowings").

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
0042-A	Mizuho Bank, Ltd.	4,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0. 12500%	January 14, 2026	January 16, 2026	January 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0042-B		8,000	To be determined (Note 3) (Fixed rate)			January 31, 2031	
0042-C	The Chiba Bank, Ltd.	1,500	Base rate (Note 2) (JPY TIBOR for 1-month) +0. 14705%				
0042-D	The Norinchukin Bank	3,000	To be determined (Note 3) (Fixed rate)			January 31, 2032	

Note 1: For Series 0042-A and 0042-C, 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. For Series 0042-B and 0042-D, 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.

Note 2: The Japanese Yen TIBOR of the JBA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

Note 3: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0042 will be applied to the portion of acquisition of iias Takao (Note) on January 16, 2026.

Note: For details regarding the acquisition, please refer to the press release, "Notice Concerning Acquisition of Properties (1 Retail Facility and 1 Logistics Facility)" dated December 17, 2025.

3. Status of Interest-bearing Debt after the Borrowings (as of January 16, 2026)

(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	541,430	+16,500
	Total Borrowings	537,430	553,930	+16,500
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		565,430	581,930	+16,500

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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