Translation of Japanese Original

January 14, 2026

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 0042)

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 0042)" dated January 13, 2026. 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
0042-B	Mizuho Bank, Ltd.	8,000	1.81684% (Fixed rate)	January 14, 2026	January 16, 2026	January 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0042-D	The Norinchukin Bank	3,000	1.93260% (Fixed rate)			January 31, 2032	

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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