Translation of Japanese Original

January 27, 2026

To All Concerned Parties

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

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Notice Concerning Debt Financing (Series 0043, 0044 and 0045)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 13,800 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially procured as green loan.

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
0043-A	Sumitomo Mitsui Banking Corporation	2,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12500%	January 27, 2026	January 29, 2026	January 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0043-B (Note 3)	MUFG Bank, Ltd.	1,800	Base rate (Note 2) (JPY TIBOR for 1-month) +0.27500%			January 29, 2032	
0044 (Note 3)	Sumitomo Mitsui Banking Corporation	3,000	To be determined (Note 4) (Fixed rate)		January 30, 2026	October 31, 2031	
0045-A1 (Note 3)		1,400	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12500%		February 2, 2026	January 31, 2027	
0045-A2 (Note 3)	MUFG Bank, Ltd.	400					
0045-A3 (Note 3)	Sumitomo Mitsui Trust Bank, Limited	400		January 29, 2026			
0045-B1 (Note 3)	Development Bank of Japan Inc.	500	Base rate (Note 2) (JPY TIBOR for 3-months) +0.10000%	January 27, 2026		January 31, 2029	
0045-B2 (Note 3)	The Bank of Fukuoka, Ltd.	300	Base rate (Note 2) (JPY TIBOR for 1-month) +0.09973%				

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0045-C (Note 3)	Mizuho Bank, Ltd.	1,300	Base rate (Note 2) (JPY TIBOR for 1-month) +0.13685%	January 29, 2026	February 2, 2026	April 30, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0045-D (Note 3)	Resona Bank, Limited	1,000	Base rate (Note 5) +0.22459%	January 27, 2026		January 31, 2031	
0045-E (Note 3)	MUFG Bank, Ltd.	1,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.27500%			January 31, 2032	
0045-F1 (Note 3)	SBI Shinsei Bank, Limited	400	To be determined (Note 4) (Fixed rate)			April 30, 2032	
0045-F2 (Note 3)	Aozora Bank, Ltd.	300					

Note 1: For Series 0043, 0045-A, 0045-B2, 0045-C and 0045-E, the first interest payment is at the end of February 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0044, 0045-B1, 0045-D and 0045-F, the first interest payment is at the end of April 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 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 4: The undecided matters will be announced upon determination.

Note 5: In case that the properties acquired through original financing of the Borrowings meet the requirements defined in the applicable loan agreements, such as obtaining and maintaining certain green building certificates (the "Requirements"), the base interest rate refers to the loan rates defined by the "Principal Terms and Conditions of the Funds-Supplying Operations to Support Financing for Climate Change Responses" set forth by BOJ (the "BOJ's Base Interest Rate"). The BOJ's Base Interest Rate is set at 0.75% as of today. Please refer to the BOJ's website (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm) for information about potential changes in the BOJ's Base Interest Rate. In case that the Requirements are no longer satisfied, the base interest rate refers to the JPY TIBOR for 3-month deposits announced by the General Incorporated Association two business days before the interest payment date for the immediately preceding interest calculation period. The base interest rate will be revised on each interest payment date. However, if there is no corresponding TIBOR to the interest calculation period of such deposits, the base interest rate defined in the applicable loan agreements will be applied according to the terms and conditions of the applicable loan agreements.

2. Purpose of Borrowings

The proceeds of Series 0043, 0044 and 0045 will be applied to the repayment on January 29, January 30 and February 2, 2026. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation.

0043	KDXR 125-B	"Notice Concerning Debt Financing (Series 125) and the Execution of Interest Rate Swap Agreements" dated January 27, 2016
0044	KDXR 0023-A	"Notice Concerning Debt Financing (Series 0023)" dated January 23, 2025
0045	Former KDR 28-B	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated July 25, 2018

3. Status of Interest-bearing Debt after the Borrowings (as of February 2, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	12,500	11,700	-800
	Long-Term Borrowings (Note 2)	541,430	542,230	+800
	Total Borrowings	553,930	553,930	-
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		581,930	581,930	-

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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