Translation of Japanese Original

January 28, 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.
Representative: Akihiro Asano, President & CEO
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Notice Concerning Debt Financing (Determination of Interest Rate) (Series 0044)

KDX Realty Investment Corporation ("KDXR") announced today that the undecided matter has been determined for the borrowing announced in the press release, "Notice Concerning Debt Financing (Series 0043, 0044 and 0045)" dated January 27, 2026. The details are provided as follows. Please note that the matter decided today is 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
0044	Sumitomo Mitsui Banking Corporation	3,000	1.99384% (Fixed rate)	January 27, 2026	January 30, 2026	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note: 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.

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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