Translation of Japanese Original

February 16, 2026

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 0046)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 1,500 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be 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
0046-A (Note 2)	Sumitomo Mitsui Trust Bank, Limited	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	February 16, 2026	February 18, 2026	January 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0046-B (Note 2)	SBI Shinsei Bank, Limited	500	2.03484% (Fixed rate)			April 30, 2032	

Note 1: For Series 0046-A, 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 0046-B, 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 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 Borrowings

The proceeds of Series 0046 will be applied to the repayment (Note) on February 18, 2026.

Note: For details regarding the borrowing, please refer to the following press release.
"Notice Concerning Debt Financing (Series 126) and the Execution of Interest Rate Swap Agreements" dated February 16, 2016

3. Status of Interest-bearing Debt after the Borrowings (as of February 18, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	11,700	12,700	+1,000
	Long-Term Borrowings (Note 2)	542,230	541,230	-1,000
	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 January 29, 2026.

KDXR's website: https://www.kdx-reit.com/eng/

[Provisional Translation Only]
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