Translation of Japanese Original

February 24, 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 0047)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 10,700 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
0047-A (Note 2)	MUFG Bank, Ltd.	600	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	February 25, 2026	February 27, 2026	February 26, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0047-B1 (Note 2)	Sumitomo Mitsui Banking Corporation	4,200				February 28, 2027	
0047-B2 (Note 2)	Sumitomo Mitsui Trust Bank, Limited	2,250					
0047-C (Note 2)	MUFG Bank, Ltd.	1,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.15000%			August 31, 2027	
0047-D1 (Note 2)	Resona Bank, Limited	1,500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.13349%			April 30, 2029	
0047-D2 (Note 2)	Mizuho Trust & Banking Co., Ltd.	650					
0047-E (Note 2)	Aozora Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.18349%			April 30, 2030	

Note 1: For Series 0047-A, 0047-B, 0047-D and 0047-E, the first interest payment is at the end of March 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0047-C, the first interest payment is at the end of May 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 the following business 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 0047 will be applied to the repayment on February 27, 2026. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation and "Former KRR" is Former Kenedix Retail REIT Corporation.

0047-A	Former KRR Portion of 37-2	"Notice Concerning Debt Financing (Series 37) and Execution of Interest Rate Swap" dated February 22, 2021
0047-B1	KDXR 172-B	"Notice Concerning Debt Financing (Series 172) and Execution of an Interest Rate Swap Agreement" dated March 10, 2020
	Former KRR 37-1	"Notice Concerning Debt Financing (Series 37) and Execution of Interest Rate Swap" dated February 22, 2021
0047-B2	Former KDR 25-F-2	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated August 18, 2017
	Former KDR 84-B	"Notice Concerning Debt Financing (Series 84) and the Execution of Interest Rate Swap Agreement" dated August 22, 2023
	Former KRR 37-3	"Notice Concerning Debt Financing (Series 37) and Execution of Interest Rate Swap" dated February 22, 2021
0047-C	Former KRR Portion of 37-2	
0047-D1	Former KDR 25-F-1	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated August 18, 2017
	Former KRR 37-4	"Notice Concerning Debt Financing (Series 37) and Execution of Interest Rate Swap" dated February 22, 2021
0047-D2	Former KRR 37-6	
	Former KRR 37-7	
0047-E	Former KRR 37-5	

3. Status of Interest-bearing Debt after the Borrowings (as of February 27, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	12,700	13,300	+600
	Long-Term Borrowings (Note 2)	541,230	540,630	-600
	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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