Translation of Japanese Original

March 27, 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 0048)

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 0048 and 0049)" dated March 26, 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
0048-C1	THE NISHI-NIPPON CITY BANK, LTD.	500	2.01250% (Fixed rate)	March 27, 2026	March 31, 2026	March 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0048-C2	The Musashino Bank, Ltd.	400	1.98750% (Fixed rate)				
0048-D	SBI Shinsei Bank, Limited	500	2.17652% (Fixed rate)			April 30, 2032	

Note: For Series 0048-C, the first interest payment is at the end of June 2026, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. For Series 0048-D, 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 the following business day 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 January 29, 2026.

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

[Provisional Translation Only]
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