Translation of Japanese Original

April 17, 2026

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
Representative: Hiroaki Momoi, Executive Director
(Securities Code: 8972)

Asset Management Company:
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Notice Concerning Debt Financing (Series 0050)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 2,670 million yen) (the "Borrowing"). Furthermore, the Borrowing is to be procured as green loan.

1. Details of Borrowing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0050 (Note 2)	Sumitomo Mitsui Banking Corporation	2,670	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	April 17, 2026	April 21, 2026	April 30, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: The first interest payment is at the end of April 2026, and on the last day of every month 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 day falls on a non-business day and the preceding business day in case the following business day 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 Borrowing

The proceeds of Series 0050 will be applied to the repayment (Note) on April 21, 2026.

Note: For details regarding the borrowing subject to repayment, please refer to the following press release.
Former Kenedix Retail REIT Corporation
"Notice Concerning the Borrowings (Series 6/Series 7) and Execution of Interest Rate Swap" dated April 18, 2016

3. Status of Interest-bearing Debt after the Borrowing (as of April 21, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	12,500	12,500	-
	Long-Term Borrowings (Note 2)	543,930	543,930	-
	Total Borrowings	556,430	556,430	-
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		584,430	584,430	-

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 Borrowing 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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