Translation of Japanese Original

April 27, 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 0051)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 12,700 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially 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
0051-A1	Sumitomo Mitsui Banking Corporation	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	April 27, 2026	April 30, 2026	April 30, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0051-A2 (Note 2)	MUFG Bank, Ltd.	500					
0051-A3 (Note 2)	Mizuho Trust & Banking Co., Ltd.	200					
0051-B1 (Note 2)	Development Bank of Japan Inc.	2,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.10000%			April 30, 2029	
0051-B2 (Note 2)	MUFG Bank, Ltd.	1,000					
0051-B3 (Note 2)	Aozora Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%				
0051-B4 (Note 2)	The Bank of Fukuoka, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.10000%				
0051-C1 (Note 2)	Sumitomo Mitsui Banking Corporation	4,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.17500%			April 30, 2030	
0051-C2 (Note 2)	MUFG Bank, Ltd.	1,000					
0051-D (Note 2)	The Musashino Bank, Ltd.	500	2.01750% (Fixed rate)			April 30, 2031	
0051-E (Note 2)	The Yamaguchi Bank, Ltd.	500	2.53750% (Fixed rate)			April 30, 2035	

Note 1: For Series 0051-A, 0051-B3, 0051-B4 and 0051-C, the first interest payment is at the end of May 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0051-B1, 0051-B2, 0051-D and 0051-E, the first interest payment is at the end of July 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 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 Borrowings

The proceeds of Series 0051 will be applied to the repayment on April 30, 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.

0051-A1	Former KRR 21-A	"Notice Concerning Debt Financing (Series 21) and Execution of Interest Rate Swaps" dated April 6, 2018
0051-A2	KDXR 198-B	"Notice Concerning Debt Financing (Green Loan etc.), Prepayment of Borrowings etc. and Execution of Interest Rate Swap Agreement" dated October 25, 2022
0051-A3	Former KRR 39-A-2	"Notice Concerning Debt Financing (Series 39 / Series 40 / Series 41) and Execution of Interest Rate Swaps" dated April 22, 2021
0051-B1	KDXR 129-B (1)	"Notice Concerning Debt Financing (Series 129) and the Execution of an Interest Rate Swap Agreement" dated April 26, 2016
0051-B2	KDXR Portion of 190-D	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021
	Former KRR 40-A	"Notice Concerning Debt Financing (Series 39 / Series 40 / Series 41) and Execution of Interest Rate Swaps" dated April 22, 2021
0051-B3	Former KRR 39-A-1	
0051-B4	KDXR Portion of 190-D	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021
0051-C1	KDXR 0031-A	"Notice Concerning Debt Financing (Series 0030 and 0031), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings" dated April 24, 2025
	Former KDR 17-B	"Notice Concerning Debt Financing" dated April 26, 2016
0051-C2	KDXR 129-B (2)	"Notice Concerning Debt Financing (Series 129) and the Execution of an Interest Rate Swap Agreement" dated April 26, 2016
0051-D	Former KRR 40-B	"Notice Concerning Debt Financing (Series 39 / Series 40 / Series 41) and Execution of Interest Rate Swaps" dated April 22, 2021
0051-E	KDXR Portion of 190-D	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021

3. Status of Interest-bearing Debt after the Borrowings (as of April 30, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	12,500	13,700	+1,200
	Long-Term Borrowings (Note 2)	543,930	542,730	-1,200
	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 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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