Translation of Japanese Original

November 24, 2026

To All Concerned Parties

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KDX Realty Investment Corporation
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(Securities Code: 8972)

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Notice Concerning Debt Financing (Series 0061) and Execution of Interest Rate Swap Agreements

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 10,400 million yen) (the "Borrowings") and the execution of interest rate swap agreements. Furthermore, the Borrowings are to be partially procured as green loan or social 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
0061-A	Sumitomo Mitsui Banking Corporation	2,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12089%	November 26, 2026	November 30, 2026	October 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0061-B	Resona Bank, Limited	500	Base rate (Note 2) (JPY TIBOR for 1-month) +0.14568%			April 30, 2030	
0061-C1 (Note 3)	The Norinchukin Bank	3,000	Base rate (Note 2) (JPY TIBOR for 3-months) +0.20000%			November 30, 2030	
0061-C2 (Note 3)	SBI Shinsei Bank, Limited	1,000	Base rate (Note 2) (JPY TIBOR for 3-months) +0.17500%				
0061-D	Aozora Bank, Ltd.	1,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.19568%			April 30, 2031	
0061-E	Sumitomo Mitsui Banking Corporation	1,800	Base rate (Note 2) (JPY TIBOR for 1-month) +0.22089%			October 31, 2031	
0061-F	The Musashino Bank, Ltd.	500	To be determined (Note 4) (Fixed rate)			November 30, 2031	
0061-G	The Chiba Bank, Ltd.	600	Base rate (Note 2) (JPY TIBOR for 1-month) +0.20000%			November 30, 2032	

Note 1: For Series 0061-A, 0061-B, 0061-D, 0061-E and 0061-G, the first interest payment is at the end of December 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0061-C and 0061-F, the first interest payment is at the end of February 2027, 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 Japanese Yen TIBOR of the JBA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

Note 3: Series 0061-C1 is to be procured as green loan and series 0061-C2 is to be procured as social loan. The green loan and social loan are to be applied to the borrowings for the acquisition of properties that satisfy the Eligibility Criteria under the Sustainability Finance Framework ("the Framework") established by KDXR, including the repayment of such borrowings. 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 4: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0061 will be applied to the repayment of existing borrowings maturing on November 30, 2026. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation.

0061-A	KDXR portion of Term Loan 190-G	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021
	Former KDR Series 36	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated November 26, 2019
0061-B	KDXR Series 134	"Notice Concerning Debt Financing (Series 134)" dated December 8, 2016
0061-C1	KDXR Term Loan 190-F, H portion of Term Loan 190-E, G	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021
0061-C2	Former KDR portion of Series 73	"Notice Concerning Debt Financing (Series 73)" dated December 7, 2022
0061-D	KDXR portion of Term Loan 190-G	"Notice Concerning Debt Financing (Term Loan 190), Execution of Interest Rate Swap Agreements and Prepayment of Borrowings etc." dated November 22, 2021
0061-E	KDXR portion of Term Loan 190-E Term Loan 190-I	
	Former KDR portion of Series 73	"Notice Concerning Debt Financing (Series 73)" dated December 7, 2022
0061-F	Former KDR Series 59②	"Notice Concerning Debt Financing" dated November 26, 2021
0061-G	Former KDR Series 59①	

3. Interest Rate Swap Agreements

(1) Reason for Executing Interest Rate Swap Agreements

To hedge possible increases in future interest rate for Series 0061-D, 0061-E and 0061-G with floating interest rate.

(2) Details of Interest Rate Swap Agreements

Series		0061-D	0061-E	0061-G
Counterparty		To be determined		
Notional Amount		1,000 million yen	1,800 million yen	600 million yen
Interest Rate	Fixed Interest Rate for Payment	To be determined		
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 1-month)		

Commencement Date	November 30, 2026		
Termination Date	April 30, 2031	October 31, 2031	November 30, 2032
Payment Date (Note)	The interest payment is due at the end of December 2026, and on the last day of every month thereafter with termination date.		

Note: The date 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.

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

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	25,800	25,800	-
	Long-Term Borrowings (Note 2)	568,590	568,590	-
	Total Borrowings	594,390	594,390	-
	Investment Corporation Bonds	25,700	25,700	-
Total Borrowings and Investment Corporation Bonds		620,090	620,090	-

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 the following 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.

5. 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 July 30, 2026.

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

[Provisional Translation Only]
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