

Translation of Japanese Original

July 28, 2025

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.  
Representative: Akihiro Asano, President & CEO  
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### Notice Concerning Debt Financing (Series 0034)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 2,800 million yen) (the “Borrowings”).

#### 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
0034-A	Sumitomo Mitsui Trust Bank, Limited	1,800	To be determined (Note 2) (Fixed rate)	July 29, 2025	July 31, 2025	July 31, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0034-B	MUFG Bank, Ltd.	1,000				July 31, 2032	

Note 1: The first interest payment is at the end of October 2025, 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 such date falls in the next calendar month.

Note 2: The undecided matters will be announced upon determination.

#### 2. Purpose of Borrowings

The proceeds of Series 0034 will be applied to the repayment on July 31, 2025. For details regarding each borrowing, please refer to the following press releases. Furthermore, “Former KDR” is Former Kenedix Residential Next Investment Corporation.

0034-A	KDXR 202-A	“Notice Concerning Debt Financing (Green Loan etc.)” dated July 26, 2023
	Former KDR 82-A	“Notice Concerning Debt Financing (Series 81, 82 and 83), Prepayment of Borrowings and Execution of Interest Rate Swap Agreements” dated July 25, 2023
0034-B	Former KDR 18-B	“Notice Concerning Debt Financing” dated July 28, 2016

### 3. Status of Interest-bearing Debt after the Borrowings (as of July 31, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings <sup>(Note 1)</sup>	8,000	8,000	-
	Long-Term Borrowings <sup>(Note 2)</sup>	521,930	521,930	-
	Total Borrowings	529,930	529,930	-
	Investment Corporation Bonds	28,000	28,000	-
	Total Borrowings and Investment Corporation Bonds	557,930	557,930	-

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 30, 2025.

KDXR’s website: <https://www.kdx-reit.com/eng/>

***[Provisional Translation Only]***

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