

October 1, 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
Contact: Shin Yamamoto, Head of Strategic Planning,
Listed REIT Department
TEL: +81-3-5157-6010

Notice Concerning Result of GRESB Real Estate Assessment

KDX Realty Investment Corporation (“KDXR”) announced today that KDXR has been awarded “4 Stars” and “Green Star” in the 2025 GRESB Real Estate Assessment. The details are described below.

1. Results of 2025 GRESB Assessment

In the 2025 GRESB Real Estate Assessment, KDXR received a “4 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. KDXR also won a “Green Star” designation for the 14th consecutive year by obtaining a score higher than 50% of the points allocated to each component; “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned.



2. GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2025, 2,382 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

GRESB’s website: <https://www.gresb.com/nl-en/>

3. Future Initiatives for Sustainability

KDXR promotes ESG (Environment, Social and Governance) measures based on “Sustainability Policies”. As a pioneer in the sustainability field in the J-REIT industry, KDXR will continue to advance environmental and energy conservation measures as well as efficient energy use for its own properties with the support of outside consultants and proactively promote initiatives for sustainability.

For the KDXR’s Sustainability Policies and specific efforts, please refer to the following.

KDXR’s initiatives for Sustainability: <https://www.kdx-reit.com/eng/sustainability/index.html>

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

[Provisional Translation Only]

This document is an English translation of the original Japanese document and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.