

Translation of Japanese Original

November 26, 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.

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Notice Concerning Debt Financing (Series 0040)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 2,700 million yen) (the “Borrowings”). Furthermore, the Borrowings are to be procured as green loans.

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
0040-A (Note 2)	Resona Bank, Limited	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	November 26, 2025	November 28, 2025	October 31, 2026	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0040-B1 (Note 2)	The Hachijuni Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.15000%			October 31, 2030	
0040-B2 (Note 2)	The Hyakugo Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.20000%				
0040-C (Note 2)	SBI Shinsei Bank, Limited	700	1.65944% (Fixed rate)			October 31, 2031	

Note 1: For Series 0040-A and 0040-B, the first interest payment is at the end of December 2025, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0040-C, the first interest payment is at the end of February 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 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 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 or Social 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 0040 will be applied to the repayment on November 28, 2025. For details regarding each borrowing, please refer to the following press releases. Furthermore, “Former KDR” is Former Kenedix Residential Next Investment Corporation.

0040-A	KDXR 124-B	“Notice Concerning Debt Financing (Series 124) and the Execution of an Interest Rate Swap Agreement” dated November 10, 2015
0040-B1	Former KDR 60-C②	“Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement” dated December 7, 2021
0040-B2	Former KDR 60-C①	
0040-C	Former KDR 60-C③	
	Former KDR 32-C	“Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements” dated May 29, 2019

3. Status of Interest-bearing Debt after the Borrowings (as of November 28, 2025)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	11,500	12,500	+1,000
	Long-Term Borrowings (Note 2)	525,930	524,930	-1,000
	Total Borrowings	537,430	537,430	-
	Investment Corporation Bonds	28,000	28,000	-
	Total Borrowings and Investment Corporation Bonds	565,430	565,430	-

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 July 30, 2025.

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

[Provisional Translation Only]

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