

Translation of Japanese Original

May 27, 2026

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
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(Securities Code: 8972)

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Notice Concerning Debt Financing (Series 0052)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 1,600 million yen) (the “Borrowings”). Furthermore, the Borrowings are to be 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
0052-A (Note 2)	Sumitomo Mitsui Trust Bank, Limited	600	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	May 27, 2026	May 29, 2026	May 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0052-B (Note 2)	The Bank of Fukuoka, Ltd.	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.10000%			May 31, 2029	

Note 1: The first interest payment is at the end of June 2026, and on the last day of every month 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 for the acquisition of properties that satisfy Green Eligibility Criteria under the Sustainability Finance Framework (“the Framework”) established by KDXR, including repayment thereof. 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 0052 will be applied to the repayment of existing borrowings maturing on May 29, 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.

0052-A	Former KDR Series 67-B①, ②	“Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement” dated May 24, 2022
0052-B	Former KRR Series 20-A	“Notice Concerning Debt Financing (Series 20) and Execution of Interest Rate Swaps” dated March 30, 2018

3. Status of Interest-bearing Debt after the Borrowings (as of May 29, 2026)

(Millions of Yen)

Category	Balance before the Borrowings	Balance after the Borrowings	Difference
Short-Term Borrowings ^(Note 1)	13,700	13,700	-
Long-Term Borrowings ^(Note 2)	542,730	542,730	-
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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