



KDX Residence Nakano Fujimicho



KDX Logistics Fukuoka Airport

Supplementary Material on
“Notice Concerning Acquisition of Properties (1 Residential Property and 1 Logistics Facility) and Disposition of Properties (2 Retail Facilities (Land))”
June 25, 2026

Asset Reshuffle from Oct. 2026 FP onward

Asset reshuffle contributing to improving portfolio profitability and maximizing total returns

Assets Acquired

A Rental Apartment in Tokyo 23 wards and a Suburban Logistics Asset with future income growth potential

2 props. / 7.4 bn yen
Average NOI Yield: 4.1% ⁽¹⁾



Residential Property

KDX Residence Nakano Fujimicho

Jun. 25, 2026

- ✓ In Tokyo 23 wards
- ✓ Luxury family-type apartment



Logistics Facility

KDX Logistics Fukuoka Airport

Jul. 1, 2026 (sheduled)

- ✓ Adjacent to Fukuoka Airport
- ✓ Access to key consumer market



(Agreed) Acquisition Price	2,830 mn yen	4,598 mn yen
Appraisal Value ⁽²⁾	3,010 mn yen	4,630 mn yen

Value of Asset Reshuffle

- ✓ Enhancing portfolio profitability through asset reshuffles
- ✓ Maximizing total returns through the distribution of capital gains

Continuous asset reshuffles enhancing unitholder value

Assets Disposed of

Land with limited upside potential for revenue due to long-term fixed rent

3 props. / 11.1 bn yen
Average NOI Yield: 3.5% ⁽¹⁾

Land (Retail Facility)

Announced on Jun. 8, 2026 Life Takadono (Land)

Dec. 1, 2026(scheduled)



Across Plaza Urayasu Higashino (Land)

Nov. 2, 2026(scheduled)



Seiyu Rakuichi Moriya (Land)



Agreed Disposition Price	3,690 mn yen	2,680 mn yen	4,770 mn yen
Appraisal Value ⁽²⁾	3,520 mn yen	2,610 mn yen	4,630 mn yen
Assumed Book Value ⁽³⁾	3,360 mn yen	2,380 mn yen	4,350 mn yen

Maximizing Capital Gains Through Timely Sales

Estimated gain on sale

0.9 bn yen

Impact on EPU
+222 yen ⁽⁴⁾

Note 1: For acquired assets, the figure is calculated by dividing the total appraised NOI stated in the appraisal report as of Jun.1 by the sum of the acquisition price and the agreed acquisition price. For assets to be disposed of, the figure is calculated by dividing the total actual NOI for the fiscal periods ended Oct. 2025 and Apr. 2026 by the agreed disposition price.

Note 2: The valuation date for the appraisal report on the acquired assets is Jun. 1, 2026, and the valuation date for the appraisal report on the assets disposed of is Apr. 30, 2026.

Note 3: Figures are estimated book values as of the scheduled transfer date.

Note 4: The impact on DPU is calculated by dividing 900 million yen by the number of investment units outstanding as of the date of this book.

The Assets to be Acquired

Residential

KDX Residence Nakano Fujimicho (Acquired on Jun. 25 2026)

High-end, spacious family-type rental housing in Tokyo with strong future income growth potential, supported by robust residential rental demand

In Tokyo 23 Wards

Direct access to central Tokyo

Excellent Environment

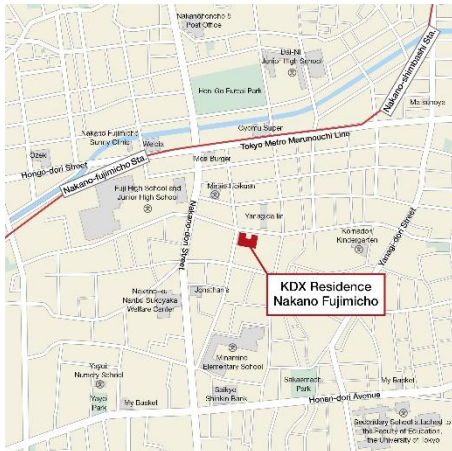
Harmonious blend of tranquility and convenience

High-end

Luxury family-type apartment



Location	Nakano-ku, Tokyo
Total Leasable Units	26
Type	Family (1)
Completion	Jul. 1990
Acquisition Price	2,830 mn yen
Appraisal Value	3,010 mn yen (2)
Appraisal NOI	119 mn yen (2)
Appraisal NOI Yield	4.2% (2)
Occupancy Rate	88.4% (3)



Logistics

KDX Logistics Fukuoka Airport (To be acquired on Jul. 1 2026)

A logistics facility in close proximity to Fukuoka Airport, with solid rental demand supported by its role as a last-mile distribution hub serving central Fukuoka

Last-mile

Excellent Accessibility

to Fukuoka airport / Hakata port / Highway IC

Distribution Hub

A distribution hub serving central Fukuoka, offering advantages in labor availability

Well-equipped Facility

Ceiling height: 6 m; Floor load: 1.5 t/m²; Double-sided loading docks

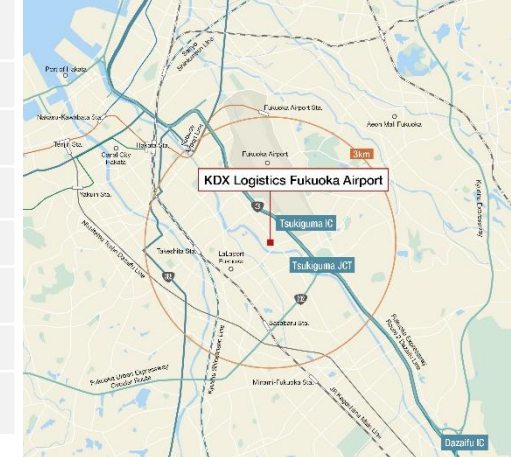


Building 1



Building 2

Location	Hakata-ku, Fukuoka city
Completion	Jan. 1988
Agreed Acquisition Price	4,598 mn yen
Appraisal Value	4,630 mn yen (2)
Appraisal NOI	187 mn yen (2)
Appraisal NOI Yield	4.1% (2)
Leasable Area	14,641.22m ²
Occupancy Rate	100.0% (3)



Note 1: "Family type" refers to properties where the floor area of each principal residential unit is at least 60m², and the number of leasable units per building is five or more.

Note 2: From the real estate appraisal report dated Jun. 1, 2026. The appraisal NOI Yield is calculated by dividing the appraisal NOI by the (agreed) acquisition price.

Note 3: As of Apr. 30, 2026

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