Translation of Japanese Original

July 29, 2026

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: Atsuhiko Murata, President & CEO
Contact: Shin Yamamoto, Head of Strategic Planning, Listed REIT Department
TEL: +81-3-5157-6010

Notice Concerning Debt Financing (Series 0055)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 4,700 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be procured as social loan or green loan.

1. Details of Borrowings

<table>
<tr><th>Series</th><th>Lender</th><th>Amount (Millions of Yen)</th><th>Interest Rate (Note 1)</th><th>Contract Date</th><th>Drawdown Date</th><th>Principal Repayment Date (Note 1)</th><th>Collateral / Repayment Method</th></tr>
<tr><td>0055-A (Note 2)</td><td>Mizuho Trust & Banking Co., Ltd.</td><td>1,000</td><td>Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%</td><td rowspan="6">July 29, 2026</td><td rowspan="6">July 31, 2026</td><td>July 31, 2027</td><td rowspan="6">Unsecured, unguaranteed / Repayment of principal in full on maturity date</td></tr>
<tr><td>0055-B1 (Note 2)</td><td>MUFG Bank, Ltd.</td><td>500</td><td>Base rate (Note 3) (JPY TIBOR for 3-months) +0.10000%</td><td rowspan="2">April 30, 2029</td></tr>
<tr><td>0055-B2 (Note 2)</td><td>The Bank of Fukuoka, Ltd.</td><td>200</td><td>Base rate (Note 3) (JPY TIBOR for 1-month) +0.08740%</td></tr>
<tr><td>0055-C (Note 2)</td><td>MUFG Bank, Ltd.</td><td>1,000</td><td>Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%</td><td>July 31, 2029</td></tr>
<tr><td>0055-D (Note 2)</td><td>The Musashino Bank, Ltd.</td><td>1,000</td><td>2.24250% (Fixed rate)</td><td>July 31, 2031</td></tr>
<tr><td>0055-E (Note 2)</td><td>Mizuho Bank, Ltd.</td><td>1,000</td><td>2.34007% (Fixed rate)</td><td>October 31, 2031</td></tr>
</table>

Note 1: For Series 0055-A, 0055-B2 and 0055-C, the first interest payment is at the end of August 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0055-B1, 0055-D and 0055-E, the first interest payment is at the end of October 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 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: Series 0055-A is to be procured as social loan and series 0055-B, 0055-C, 0055-D and 0055-E are to be procured as green loans. The social loan and green loans are 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 0055 will be applied to the repayment of existing borrowings maturing on July 31, 2026. For details regarding each borrowing, please refer to the following press releases. Furthermore, "Former KDR" is Former Kenedix Residential Next Investment Corporation

0055-A	Former KDR Series 81-A and 82-B	"Notice Concerning Debt Financing (Series 81, 82 and 83), Prepayment of Borrowings and Execution of Interest Rate Swap Agreements" dated July 25, 2023
0055-B2	Former KDR Series 83-A	
0055-B1 0055-C	KDXR Series 130-B	"Notice Concerning Debt Financing (Series 130) and the Execution of an Interest Rate Swap Agreement" dated July 27, 2016
0055-D	KDXR Series 185	"Notice Concerning Debt Financing (Series 184 and 185), Execution of an Interest Rate Swap Agreement and Prepayment of Borrowing (Series 181-A)" dated July 5, 2021
0055-E	KDXR Series 131-B	"Notice Concerning Debt Financing (Series 131)" dated July 29, 2016

3. Status of Interest-bearing Debt after the Borrowings and the redemption of Investment Corporation Bonds (Note 1) (as of July 31, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings and the redemption of Investment Corporation Bonds	Balance after the Borrowings and the redemption of Investment Corporation Bonds	Difference
	Short-Term Borrowings (Note 2)	12,700	13,700	+1,000
	Long-Term Borrowings (Note 3)	546,730	545,730	-1,000
	Total Borrowings	559,430	559,430	-
	Investment Corporation Bonds	29,700	27,700	-2,000
Total Borrowings and Investment Corporation Bonds		589,130	587,130	-2,000

Note 1: For details regarding the redemption of investment corporation bonds, please refer to the press release, "Notice Concerning Issuance of Investment Corporation Bonds" dated July 17, 2026.

Note 2: 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 the following 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 3: 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]
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.