KDX KENEDIX

Translation of Japanese Original

June 25, 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 0053 and 0054)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 4,500 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially 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
0053-1 (Note 2)	The Kiyo Bank, Ltd.	500	To be determined (Note 3) (Fixed rate)	June 26, 2026	June 30, 2026	June 30, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0053-2 (Note 2)	Kiraboshi Bank, Ltd.	500					
0053-3 (Note 2)	Suruga Bank Ltd.	500					
0054	Mizuho Bank, Ltd.	3,000		June 29, 2026	July 1, 2026	October 31, 2031	

Note 1: For Series 0053, the first interest payment is at the end of September 2026, and for Series 0054, the first interest payment is at the end of July 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: 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 undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0053 will be applied to the repayment of existing borrowings maturing on June 30, 2026. For details regarding each borrowing, please refer to the following press releases.

0053-1, 2	KDXR Series 0033-A	"Notice Concerning Debt Financing (Series 0033)" dated June 26, 2025
0053-3	KDXR Series 201	"Notice Concerning Debt Financing (Green Loan)" dated June 23, 2023

In addition, for the purpose of diversifying and expanding financing sources, we newly borrow from The Kiyo Bank, Ltd., Kiraboshi Bank, Ltd. and Suruga Bank Ltd. as a new lender.

The proceeds of Series 0054 will be applied to the portion of acquisition of KDX Logistics Fukuoka Airport (Note) on July 1, 2026.

Note: For details regarding the acquisition, please refer to the press release, "Notice Concerning Acquisition of Properties (1 Residential Property and 1 Logistics Facility) and Disposition of Properties (2 Retail Facilities (land))" dated today.

3. Status of Interest-bearing Debt after the Borrowings (as of July 1, 2026)

(Millions of Yen)

Category		Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	13,700	12,700	-1,000
	Long-Term Borrowings (Note 2)	542,730	546,730	+4,000
	Total Borrowings	556,430	559,430	+3,000
	Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds		584,430	587,430	+3,000

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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