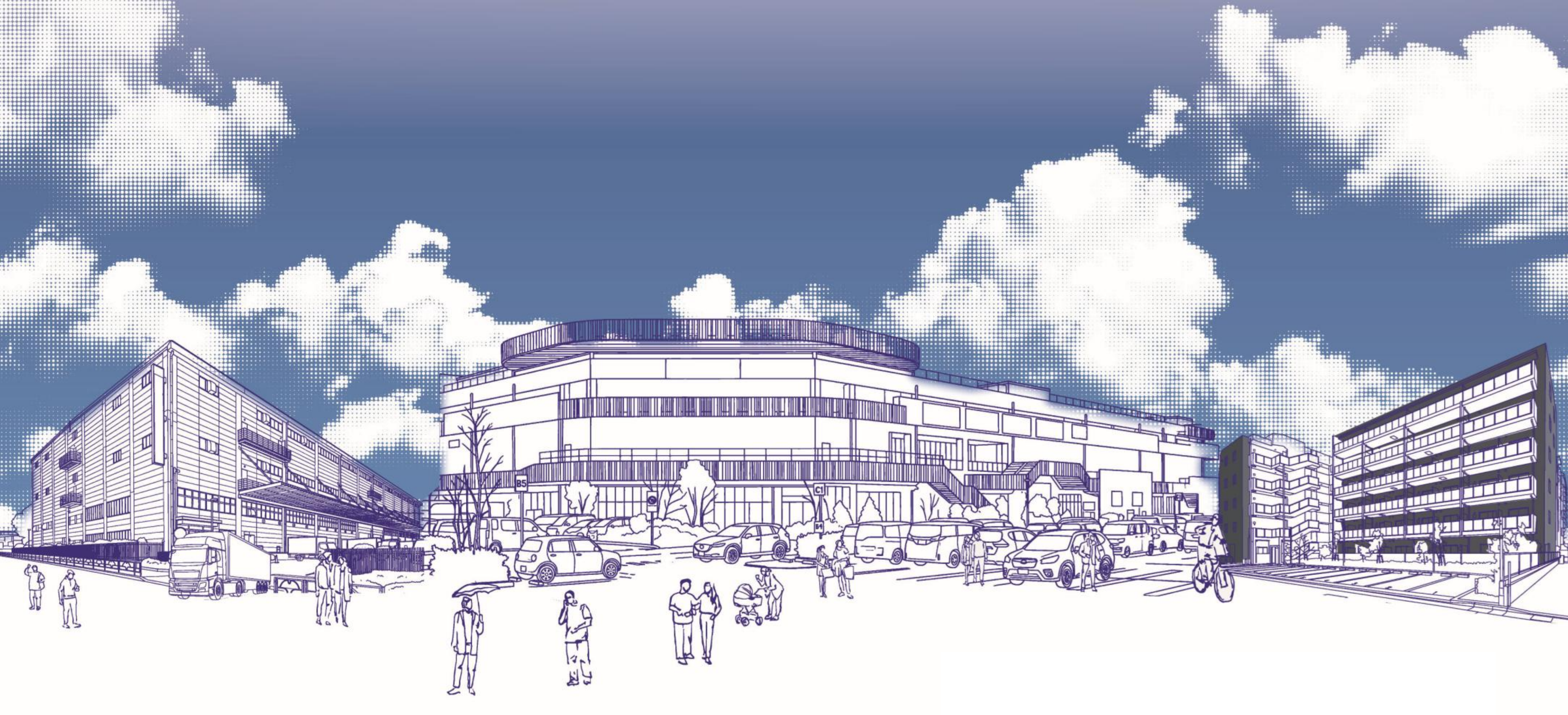


Supplementary Material on

“Notice Concerning Acquisition of Property (KDX Logistics Sapporo Kiyota (Land)) and Disposition of Property (Prima Meat Packers Kinki Center)”

August 27, 2026

KDX Realty Investment Corporation

The Asset to be Acquired and the Asset to be Disposed of

Asset to be Acquired

Logistics | **KDX Logistics Sapporo Kiyota (Land)**
(To be acquired on Sep. 18, 2026)

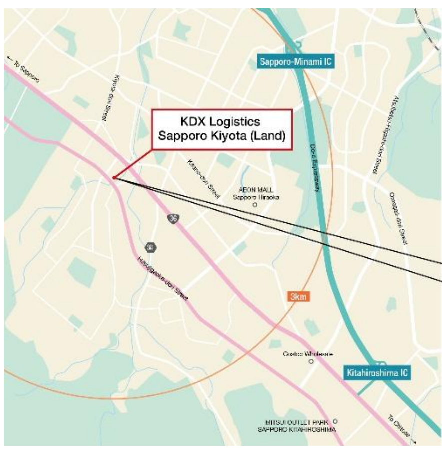
Underlying land of a logistics facility that is expected to generate steady demand as a distribution hub serving Sapporo and the greater central Hokkaido region.

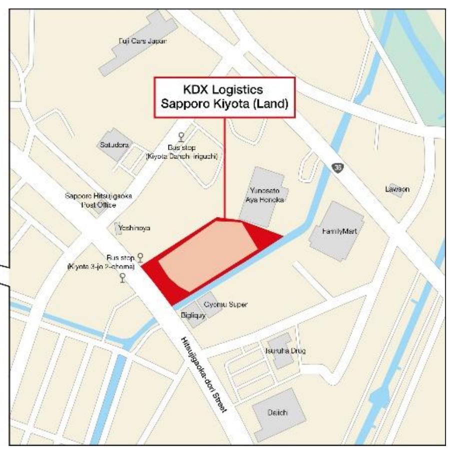
Excellent Accessibility
to central Sapporo, Sapporo Minami IC as well

Last-Mile Distribution Hub
A distribution hub serving central Sapporo

Inflation-Resilient
Stepped rent during an initial fixed period, CPI-linked thereafter

Location	Sapporo, Hokkaido
Agreed Acquisition Price	1,165 mn yen
Appraisal Value	1,290 mn yen (1)
Appraisal NOI	55 mn yen (1)
Appraisal NOI Yield	4.7% (1)
Leasable Area	9,632.51m^2
Ground Lessee	LOGISTEED North Japan, Ltd.





Asset to be Disposed of

Logistics | **Prima Meat Packers Kinki Center**
(To be disposed of on Mar. 29, 2027)

Dispose of the property upon the expiration of the current ML contract, while obtaining preferential negotiation rights following the buyer's planned renovation and subsequent re-leasing.

Tenant Move-Out
Due to fixed-term lease expiration

Over 32 Years Old
Need for equipment upgrades

Repurchase Option
After the buyer's renovation and re-leasing

Location	Osaka, Osaka
Completion	Oct. 1993
Agreed Disposition Price	1,130 mn yen
Book Value	1,110 mn yen (2)
Appraisal Value	1,107 mn yen (3)
NOI	52 mn yen (3)
NOI Yield	4.7% (3)

KDXR (90% co-ownership interest)

Co-owner (10% co-ownership interest)

Transfer

Buyer (100%)

Renovation & Re-leasing

Preferential negotiation right following renovation and re-leasing

Note 1: The figures herein are derived from the real estate appraisal report as of July 31, 2026. The appraisal NOI yield is calculated by dividing the appraisal NOI by the agreed acquisition price.
Note 2: The figure is estimated book value as of the scheduled disposition date.
Note 3: The figures herein are derived from the real estate appraisal report as of April 30, 2026. NOI is calculated as the sum of the actual NOI for the fiscal periods ended Oct. 2025 and Apr. 2026. The NOI yield is calculated by dividing such NOI by the agreed disposition price.

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 Facility / Underlying Land with future income growth potential

3 props. / **8.5** bn yen

Average NOI Yield: 4.2% (1)

Residential Property	Logistics Facility	Logistics Facility (Land)
KDX Residence Nakano Fujimicho	**KDX Logistics Fukuoka Airport**	**KDX Logistics Sapporo Kiyota (Land)**
Jun. 25, 2026	Jul. 1, 2026	Sep. 18, 2026 (scheduled)
✓ In Tokyo 23 wards ✓ Luxury family-type apartment	✓ Adjacent to Fukuoka Airport ✓ Access to key consumer market	✓ Stepped rent structure ✓ Access to key consumer market

Newly Announced

	KDX Residence Nakano Fujimicho	KDX Logistics Fukuoka Airport	KDX Logistics Sapporo Kiyota (Land)
(Agreed) Acquisition Price	2,830 mn yen	4,598 mn yen	1,165 mn yen
Appraisal Value	3,010 mn yen	4,630 mn yen	1,290 mn yen

Assets Disposed of

Land with limited upside potential for revenue due to **long-term fixed rent** and **Logistics property with scheduled tenant departure**

4 props. / **12.2** bn yen

Average NOI Yield: 3.6% (1)

Retail Facility (Land)			Logistics Facility
Life Takadono (Land)	**Across Plaza Urayasu Higashino (Land)**	**Seiyu Rakuichi Moriya (Land)**	**Prima Meat Packers Kinki Center**
Dec. 1, 2026 (scheduled)	Nov. 2, 2026 (scheduled)		Mar. 29, 2027(scheduled)

Newly Announced

	Life Takadono (Land)	Across Plaza Urayasu Higashino (Land)	Seiyu Rakuichi Moriya (Land)	Prima Meat Packers Kinki Center
Agreed Disposition Price	3,690 mn yen	2,680 mn yen	4,770 mn yen	1,130 mn yen
Appraisal Value	3,520 mn yen	2,610 mn yen	4,630 mn yen	1,107 mn yen
Assumed Book Value (2)	3,360 mn yen	2,380 mn yen	4,350 mn yen	1,110 mn yen

Gain on sale **0.92** bn yen (3)

Note 1: For acquired assets, the figure is calculated by dividing the total appraised NOI stated in the appraisal report as of Jun.1, 2026 for KDX Residential Nakano Fujimicho and KDX Logistics Fukuoka Airport, or as of Jul. 31, 2026 for KDX Logistics Sapporo Kiyota(Land) 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 figures are estimated book values as of the scheduled disposition date.

Note 3: The figure is estimate as of the date of this document. The actual gain on sale may differ depending on future expenses related to the sale.

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