Translation of Japanese Original

August 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 0056)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 11,8500 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
0056-A1 (Note 2)	Sumitomo Mitsui Banking Corporation	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	August 27, 2026	August 31, 2026	August 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0056-A2 (Note 2)	Mizuho Trust & Banking Co., Ltd.	300					
0056-B	Aozora Bank, Ltd.	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.15410%			March 31, 2028	
0056-C1 (Note 2)	Sumitomo Mitsui Banking Corporation	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.10815%			April 30, 2029	
0056-C2 (Note 2)	MUFG Bank, Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.10000%				
0056-D (Note 2)	Aozora Bank, Ltd.	1,390	Base rate (Note 3) (JPY TIBOR for 1-month) +0.13747%			November 30, 2029	
0056-E (Note 2)	Mizuho Bank, Ltd.	4,160	2.33295% (Fixed rate)			October 31, 2030	

Note 1: For Series 0056-A, 0056-B, 0056-C1 and 0056-D, the first interest payment is at the end of September 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0056-C2 and 0056-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: 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 0056 will be applied to the repayment of existing borrowings maturing on August 31, 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.

0056-A1	Former KDR Series 20-D	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016
0056-C1		
0056-A2	KDXR Series 203-B	"Notice Concerning Debt Financing (Green Loan etc.)" dated August 25, 2023
0056-C2		
0056-B	Former KDR Series 34	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements" dated September 12, 2019
0056-D	Former KDR Series 84-C②	"Notice Concerning Debt Financing (Series 84) and the Execution of Interest Rate Swap Agreement" dated August 22, 2023
	Former KRR Series 27-C	"Notice Concerning Debt Financing (Series 27) and Interest Rate Swap Transaction" dated August 27, 2019
0056-E	KDXR Term Loan 197-F	"Notice Concerning Debt Financing (Green Loans etc.), Prepayments of Borrowings etc. and Execution of Interest Rate Swap Agreements" dated August 26, 2022
	Former KDR Series 19	"Notice Concerning Debt Financing, the Execution of Interest Rate Swap Agreements and the Partial Prepayment of Debt Financing" dated August 23, 2016

3. Status of Interest-bearing Debt after the Borrowings, and Repayment of Borrowings (Note 1) and Redemption of Investment Corporation Bonds (Note 2) Using a Portion of Cash on Hand (as of August 31, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings, and Repayment of Borrowings and Redemption of Investment Corporation Bonds Using Cash on Hand	Balance after the Borrowings, and Repayment of Borrowings and Redemption of Investment Corporation Bonds Using Cash on Hand	Difference
	Short-Term Borrowings (Note 3)	13,700	15,000	+1,300
	Long-Term Borrowings (Note 4)	545,730	544,390	-1,340
	Total Borrowings	559,430	559,390	-40
	Investment Corporation Bonds	27,700	26,700	-1,000
Total Borrowings and Investment Corporation Bonds		587,130	586,090	-1,040

Note 1: Of the 2,700 million yen borrowed under Term Loan 197-F, 40 million yen is scheduled to be repaid from cash on hand.

Note 2: The 1,000 million yen Kenedix Residential Investment Corporation Second Series Unsecured Investment Corporation Bonds (Ranking pari passu among the specified investment corporation bonds), maturing on August 28, 2026, is scheduled to be redeemed from cash on hand.

Note 3: 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 4: 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 July 30, 2026.

KDXR’s website: https://www.kdx-reit.com/eng/

[Provisional Translation Only]
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