

Translation of Japanese Original

September 24, 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 Acquisition of Properties (1 Office Building, 4 Residential Properties and 2 Hotels)
and Disposition of Property (1 Healthcare Facility)

KDX Realty Investment Corporation (“KDXR”) announced today that Kenedix Real Estate Fund Management, Inc. (the “Asset Management Company”), an asset management company for KDXR, decided to acquire and dispose of the following properties (respectively the “Acquisition” and the “Disposition”, and collectively the “Transaction”). Each property to be acquired and disposed of is the “Property”.

The sellers of 4 residential properties and 2 hotels are deemed a related-party under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; the “Investment Trust Act”) and a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Therefore, in accordance with the above regulations, the Asset Management Company obtained resolutions of approval for the acquisition of these six properties at the Asset Management Committee after deliberation and approval at the Compliance Committee. In addition, as the 4 residential properties include properties that have been held by their previous owners for less than one year, the Asset Management Company obtained a resolution of approval from the Board of Directors of KDXR and the consent of KDXR’s Executive Director pursuant to such resolution with respect to the acquisition of those properties.

1. Overview of the Acquisitions

Property Number	Property Type	Property Name	Location	Agreed Acquisition Price ^(Note 1) (Millions of Yen)	Appraisal NOI Yield ^(Note 2) (%)	Brokerage
A1075	Office Buildings	TCS-HD Yokohama Building	Yokohama, Kanagawa	6,080	3.9	Yes
B2039	Residential Properties	PREGIO Sakura Shukugawa	Nishinomiya, Hyogo	4,530	3.9	N/A
B2040		PREGIO Umeda	Osaka, Osaka	4,480	3.7	
B2041		PREGIO Tezukayama	Osaka, Osaka	3,100	4.0	
B2042		PREGIO Nagata	Higashiosaka, Osaka	2,979	4.2	
E1004	Hotels	ibis Styles Tokyo Bay	Urayasu, Chiba	12,000	4.7	
E2004		BEB5 Okinawa Seragaki ^(Note 3)	Kunigami, Okinawa	6,057	6.2	

- (i) Contract Date: September 24, 2026
(ii) Scheduled Acquisition Date: October 1, 2026 (TCS-HD Yokohama Building, ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki)
November 2, 2026 (PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama, PREGIO Nagata)
(iii) Seller: Please refer to “5. Overview of Sellers and Buyer” for details.
(iv) Acquisition Funds: Borrowings ^(Note 4) and cash on hand (scheduled)
(v) Settlement Method: Payment in full on the date of acquisition

(Note 1) “Agreed Acquisition Price” is the purchase price (excluding acquisition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereinafter.

(Note 2) “Appraisal NOI Yield” is calculated by dividing the appraisal NOI of each property as stated in the appraisal report as of August 1, 2026 (PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama, PREGIO Nagata, ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki) and August 23, 2026 (TCS-HD Yokohama Building) by its agreed acquisition price and rounded to the first decimal place.

“Appraisal NOI” refers to NOI (Net Operating Income) before depreciation expenses, which is calculated by deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI adopted in the direct capitalization method.

(Note 3) The hotel name used by the tenant is “BEB5 Okinawa Seragaki by Hoshino Resorts,” while the name indicated herein is the name to be used by KDXR after the acquisition. The same shall apply hereinafter.

(Note 4) For matters concerning the borrowings related to TCS-HD Yokohama Building, ibis Styles Tokyo Bay and BEB5 Okinawa Seragaki, please refer to the press release, “Notice Concerning Debt Financing (Series 0057 and 0058)” dated today. For matters concerning the borrowings related to PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama and PREGIO Nagata shall be announced upon determination.

2. Overview of the Disposition

Property Number	Property Type	Property Name	Agreed Disposition Price (Note 1) (Millions of Yen)	Assumed Book Value (Note 2) (Millions of Yen)	Difference between Agreed Disposition Price and Assumed Book Value (Note 3) (Millions of Yen)	Brokerage
F2002	Healthcare Facilities	Ten	2,390	2,540	(150)	N/A

- (i) Contract Date: September 24, 2026
(ii) Scheduled Disposition Date: October 23, 2026
(iii) Buyer: Please refer to “5. Overview of Sellers and Buyer” for details.
(iv) Use of Proceeds: Cash on hand
(v) Settlement Method: Payment in full on the date of disposition

(Note 1) “Agreed Disposition Price” is the disposition price (excluding the disposition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in the trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen.

(Note 2) “Assumed Book Value” is as of the scheduled date of disposition.

(Note 3) Figures are referential amount, calculated as a difference between agreed disposition price and assumed book value, and different from gain or loss on sale.

3. Reasons for the Transaction

While KDXR is acquiring new properties that are in line with its portfolio construction policy, we are also working to improve portfolio quality through asset reshuffling by disposing properties, taking into account the current profitability, the future earnings forecasts based on real estate market trends, and the changes in asset values of individual properties.

The Transaction is an asset reshuffle involving the acquisition of recently built office building and rental residential properties expected to offer upside potential in rental income in an inflationary environment, as well as variable-rent hotels on which KDXR is currently focusing its investment efforts, together with the disposition of a healthcare facility that carries the risk of a decline in income in the future.

Through the Transaction, the quality and profitability of KDXR will further improve, leading to medium- to long-term dividend growth.

KDXR intends to continue to implement strategic and continuous transactions in the future.

Furthermore, the following characteristics were evaluated in determining the Acquisition.

(1) TCS-HD Yokohama Building

The Property is located approximately a five-minute walk from Yokohama Station, which is served by multiple railway lines, including the JR lines, Tokyu Toyoko Line, Keikyu Main Line, Sotetsu Line and Yokohama Municipal Subway Blue Line, offering excellent accessibility for commuters from across a wide area, particularly within Kanagawa Prefecture. Ongoing redevelopment projects in the station area continue to enhance its attractiveness, and the area is expected to maintain strong competitiveness as Kanagawa Prefecture's premier central business district, where major office locations of leading companies are concentrated alongside large-scale commercial and hotels.

The Property is a recently built office building completed in 2023 and features building specifications that meet tenant needs, including a standard floor plate of approximately 180 tsubo, an efficient and flexible floor layout with a regular shape, and generous ceiling heights that provide a sense of openness. In addition, the Property offers surface parking spaces, which are rare in locations close to Yokohama Station, enabling it to capture demand from a broad range of tenants. In light of the favorable office supply-demand environment, KDXR believes that the Property is well positioned to achieve stable income growth going forward.

(2) PREGIO Sakura Shukugawa

The Property is located approximately a seven-minute walk from Nishinomiya Station on the Hanshin Main Line and an approximately eleven-minute walk from Sakura Shukugawa Station on the JR Tokaido Main Line, offering excellent access to major areas in both Osaka and Kobe. The surrounding area is well served by lifestyle amenities, including supermarkets, convenience stores and drugstores, providing a favorable living environment.

The Property is a large-scale residential property completed in June 2025, consisting of 110 units, primarily 1LDK-type units (39.52 m² to 42.50 m²), as well as 2LDK-type and 3LDK-type unit (79.05 m² to 132.90 m²). The Property differentiates itself from competing properties through its exterior design reminiscent of European streetscapes, its luxurious entrance hall, and upgraded residential equipments and skylights provided in the top-floor units. KDXR believes that the Property is well positioned to attract a wide range of rental demand, from single-person households to couples and families seeking both convenience and a high-quality living environment.

(3) PREGIO Umeda

The Property is located approximately a six-minute walk from Nakazakicho Station on the Osaka Metro Tanimachi Line. Osaka-Umeda Station on the Hankyu Line, Umeda Station on the Osaka Metro Midosuji Line and Osaka Station on the JR Line are also within walking distance. The Property offers excellent access not only to various destinations within Osaka Prefecture but also to Kyoto and Kobe. In addition, the surrounding area is home to department stores, large-scale commercial facilities and numerous restaurants, enabling residents to enjoy the diverse urban functions of the Umeda area, including commercial, business and cultural amenities.

The Property is a high-rise residential property completed in September 2025, consisting of 81 units, primarily 1LDK-type units (43.65 m² to 49.47 m²), as well as 2LDK-type units (87.30 m² to 93.12 m²). In addition to its hotel-like exterior design and common areas that combine a sense of solidity with refined sophistication, the Property features residential units in the 90 m² range, which are relatively scarce in the area. KDXR believes that the Property is well positioned to capture strong rental demand, particularly from residents seeking an urban lifestyle and proximity between their workplace and residence.

(4) PREGIO Tezukayama

The Property is located approximately a nine-minute walk from Tezukayama 4-chome Station on the Hankai Tramway Uemachi Line and is situated in the Tezukayama area, one of the Kansai region's premier upscale residential districts. Sumiyoshihigashi Station on the Nankai Koya Line and Nagai Station on the Osaka Metro Midosuji Line are also within walking distance, providing excellent access to central Osaka. In addition, the surrounding area offers a high-quality residential environment supported by supermarkets, medical facilities, educational facilities and abundant green spaces, including Bandaiike Park.

The Property is a high-rise residential property completed in March 2025, consisting of 69 units, primarily 1LDK-type units (42.35 m² to 47.50 m²), as well as 2LDK-type units (84.60 m² to 90.24 m²). In addition to its luxurious exterior design and common areas incorporating Asian-inspired elements, the Property features in-unit private saunas installed in the top-floor units. These premium specifications are well suited to the prestigious residential character of the neighborhood. KDXR believes that the Property is well positioned to capture strong rental demand, particularly from residents seeking a high-quality living environment.

(5) PREGIO Nagata

The Property is located approximately a five-minute walk from Nagata Station on the Osaka Metro Chuo Line and Kintetsu Keihanna Line, offering direct access to Hommachi Station and Morinomiya Station from the nearest station. The Property provides excellent access to both central Osaka and the Higashiosaka area, with convenient proximity to ICs on the Hanshin Expressway and Kinki Expressway. In addition, the area surrounding the station is home to the commercial facility Frespo Nagata, as well as daily goods stores and various restaurants, providing a highly convenient living environment.

The Property is a large-scale residential property completed in August 2025, consisting of 96 1LDK-type units (40.27 m² to 48.96 m²). The Property features a stately classical exterior design and spacious unit layouts. KDXR believes that the Property is well positioned to capture a wide range of rental demand, from single-person households to couples seeking convenience and a comfortable living environment.

(6) ibis Styles Tokyo Bay

The Property is located in the Shin-Urayasu area, one of the largest hotel markets in the Greater Tokyo area centered on Tokyo Disney Resort, and offers excellent convenience as a tourism hub. In addition to a complimentary shuttle bus service connecting the Property with the resort, the Property enjoys convenient access via Shin-Urayasu Station on the JR Keiyo Line to central Tokyo as well as major event venues such as Makuhari Messe and Tokyo Big Sight, enabling it to capture business and event-related demand. Furthermore, the Property is subject to a lease agreement under which rent fluctuates according to the operating performance of the hotel, providing potential upside in rental income going forward.

The Property is a limited-service hotel completed in 2018 with 216 guest rooms and features a playful design based on the brand concept of ibis Styles, operated by the Accor Group. In addition to primarily offering twin rooms, the Property includes triple rooms accommodating three to five guests and family rooms equipped with bunk beds, enabling it to attract a broad range of customer segments. KDXR believes that the Property is well positioned to capture demand from a diverse customer base.

(7) BEB5 Okinawa Seragaki

The Property is located in Onna Village, one of Okinawa Prefecture's premier tourist destinations. The area surrounding the Property is home to some of Okinawa's most renowned attractions, including Cape Manzamo and Manza Beach, and is highly popular among both domestic and international tourists seeking scenic coastal views and marine leisure activities. Located in the central part of Okinawa Main Island, the Property also provides a convenient base for sightseeing trips to destinations such as Churaumi Aquarium and central Naha. Furthermore, the Property is subject to a lease agreement under which rent fluctuates according to the operating performance of the hotel, providing potential upside in rental income going forward.

The Property is a resort hotel that commenced operations in July 2022 with 105 guest rooms and features an open and inviting atmosphere based on the brand concept of "BEB," operated by the Hoshino Resorts Group.

In addition to a diverse room mix, including suite-type rooms of up to 94 m² accommodating up to five guests, the Property offers a range of amenities such as a swimming pool, sauna, café and a 24-hour shared lounge. KDXR believes that the Property is well equipped to meet the diverse needs of a broad range of guests.

The reason for the Disposition is as follows.

(1) Ten

The Property is a private senior home with nursing care located in an urban area within walking distance of Tsukisamu-Chuo Station on the Sapporo Municipal Subway Toho Line. The facility has been operated based on a high-fee model supported by its extensive amenities and high-quality services. However, due to delays in passing increased costs on to residents through higher fees and the recent rise in operating costs, the deterioration in the operator's operating performance has become particularly pronounced among the healthcare facilities held by KDXR. Accordingly, after considering the potential deterioration in the Property's future profitability and the risk of a further decline in liquidity, KDXR considered an early sale and ultimately decided to sell the Property to the operator.

Although the agreed disposition price of the Property is below both its estimated book value and the most recent appraised value, it exceeds the acquisition price paid by the former Japan Senior Living Investment Corporation prior to its merger in 2015. KDXR believes that the disposition price represents an appropriate market value after taking into account the Property's specific risks and the current market environment. Following discussions with and comparative evaluation of multiple prospective purchasers, KDXR determined that disposing of the Property to the operator at this time will contribute to maximizing its medium- to long-term value.

4. Overview of the Properties

The table below shows the overview of each property to be acquired and to be disposed of (the "Individual Asset Table"). In addition, the terms used in the Individual Asset Table are as follows. Please refer to the Individual Asset Table together with the explanation on the terms listed below. In principle, unless otherwise specified, the status as of July 31, 2026 is indicated.

- "Trustee" and "Trust Period" refer to the trustee and trust period specified in the trust agreement for each asset. With respect to assets scheduled to be acquired, where a new trust is expected to be established or the existing trust period is expected to be changed upon the acquisition by KDXR, the trustee and trust period expected to be applicable after such acquisition are stated.
- "Location" is the indication of the residential address. In case there is no indication of the residential address, it is the building location indicated in the register (if there are multiple buildings, the location of one of the buildings).
- "Building Coverage Ratio" and "Floor-area Ratio" are the designated building coverage ratio and designated floor-area ratio provided in the city plan (if there are more than one, both). The designated building coverage ratio may be relaxed or restricted since the property is a fireproof building in a fire zone or for other reasons and may differ from the building coverage ratio actually applied. The designated floor-area ratio may be relaxed or restricted due to the width of roads adjacent to the land or other reasons and may differ from the actual applicable floor-area ratio.
- "Gross Floor Area" is based on the figure in the register, not including the area of the annexed building.
- "Type" is the classification of the principal residential unit, among studio type, small family type or family type as described below.

Studio type (housing mainly for single households)	Small family type (housing mainly for married-couple households and family households with an infant)	Family type (housing mainly for family households of 3 person or more)
The exclusively owned area per residential unit contains at least 18 m ² , but less than 30 m ² and at least 20 residential units per property.	The exclusively owned area per residential unit contains at least 30 m ² , but less than 60 m ² and at least 15 residential units per property.	The exclusively owned area per residential unit contains at least 60 m ² per unit and at least 5 residential units per property.

- “Earthquake PML” indicates the figure described in the earthquake PML valuation report (level 2) prepared by Sompo Risk Management Inc. in August 2026.
- “Master Lessee Company” is the master lease company executed or scheduled to execute the master lease agreement for the property.
- “Type of Master Lease” is described as follows; “Pass through” for those with a master lease agreement without a rent guarantee concluded or scheduled to be concluded, “Rent guarantee” for those with a master lease agreement with a rent guarantee concluded or scheduled to be concluded, “Rent variable” for those with a master lease agreement with a rent variable concluded or scheduled to be concluded, and “-” in the case that the owner has or will conclude a lease agreement directly with the end tenant, or where there is no end tenant.
- “Property Management Company” indicates the property management company that has entered into or will enter into a property management agreement.
- “Total Number of Tenants” is the number of lessees. When the same lessee leases or will lease multiple parcels, such lessee is counted as one. In cases where the master lease company has executed or will execute a pass-through master lease agreement with the lessor, the number of end tenants is stated instead. For residential properties, when a master lease agreement is concluded or will conclude with a master lease company, the “Total Number of Tenants” is counted as one.
- “Total Leasable Area” refers to the leasable floor area for a building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
- “Total Leased Area” refers to the area identified in lease agreements with end tenants or sub-lease agreements. In cases where the master lease company has executed or will execute a rent-guaranteed master lease agreement with the lessor, the leased area specified in the master lease agreement is stated.
- “Total Leasable Units” refers to the portion of the building used for residential purposes including the number of retail shops, if any.
- “Total Leased Units” is the number of leased residential units, where the lease agreements are actually executed with end tenants.
- “Occupancy Rate during Past Five Years” is the ratio of the “Total Leased Areas” (based on the lease agreements) to the “Total Leasable Area” of the property rounded to the first decimal place. The figures shown are as of the end of each July for the past five years through 2026. Furthermore, the figures for the Property to be acquired are disclosed by the seller.
- “Monthly Rent and Common Area Charge (excluding consumption tax)” indicates, with respect to office buildings and hotels, the fixed monthly rent amount agreed upon in the lease agreement with each tenant (including common area charges and excluding lease agreements relating to warehouses and parking area), and, with respect to residential properties, the sum of the rent and monthly common area charges under the lease or sublease agreements (excluding taxes, parking fees and trunk room charges), rounded down to the nearest thousand yen.
- “Security and Guarantee Deposits” is the total balance of the security deposit (after deducting the non-refundable amount) and the guarantee deposit (including security and guarantee deposits relating to areas other than leased areas) as stipulated in the lease agreements or the sublease agreements, and the figures are rounded down to the nearest thousand yen.
- “Overview of Contract with Tenant” indicates the details of the lease agreement, etc. that has been concluded with the operator.
- “Operator”, “Date Opened”, “Type of Facility”, “Number of Rooms”, “Form of Right of Residence”, “Capacity (Persons/Floor)”, “Room Area Range (m²)”, “Number of Residents”, “Requirements at Occupancy”, “Occupancy Rate”, “Average Age of Residents”, “Fee Payment Method”, “Care Staff Structure,” and “Night Staff Structure (Minimum Number of Persons Per Night)” are based on the information indicated in the important information statement or information provided by the operator. In cases where the information is based on information provided by the operator, the base time of the information is indicated in parentheses. In cases where there is no description in the important information statement, where it is not applicable, where the information was not provided by the operator, or where the consent for disclosure has not been obtained, “-” is indicated.
- “Fee Payment Method” is what is indicated as the most common/standard plan in the important information statement or in the information provided by the operator.

- “Average Nursing Care Level of Residents” is the total of the number of residents by the nursing care level indicated in the important information statement, multiplied by 0 for Independence, 0.375 for Support 1, 1 for Support 2, and 1 to 5 for Care 1 to 5, respectively, and then divided by the number of residents, rounded to the first decimal place. In cases where there is no description in the important information statement or no consent for disclosure has been obtained, “-” is indicated.
- “Cooperating Medical Institutions” and “Cooperating Dental Institutions” indicate the cooperating medical institutions, cooperating dental institutions, and designated medical institutions indicated in the important information statement.

(1) Outline of Properties to be Acquired

(i) TCS-HD Yokohama Building

Property Name		TCS-HD Yokohama Building				
Type of Specified Asset		Trust beneficiary interest in real estate ^(Note 1)				
Trustee		Sumitomo Mitsui Trust Bank, Limited				
Trust Period		October 1, 2026 through October 31, 2036				
Location		1-2-7 Tsuruya-cho, Kanagawa-ku, Yokohama, Kanagawa				
Land	Form of Ownership	Proprietary ownership				
	Land Area	904.44m ²				
	Zoning	Commercial district				
	Building Coverage Ratio	80%				
	Floor-area Ratio	500%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	5,070.86m ²				
	Date Constructed	February 2, 2023				
	Use	Office building				
	Structure / No. of Stories	Reinforced concrete structure / seven-story building with flat roof				
Earthquake PML		6.5%				
Acquisition Price		6,080 million yen				
Appraisal	Appraisal Value	6,230 million yen				
	Base Date for Appraisal	August 23, 2026				
	Appraiser	Daiwa Real Estate Appraisal Co., Ltd.				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		KDXR				
Type of Master Lease		Pass through				
Property Management Company		Kenedix Property Design, Inc. (scheduled)				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	3,534.59m ²				
	Total Leased Area	3,534.59m ²				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		-	-	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	21,384 thousand yen ^(Note 2)				
	Security and Guarantee Deposits	109,061 thousand yen ^(Note 2)				
	Remarks	Not applicable				
Other	(Note 1) As of today, the Property is a real estate. However, it has been agreed with the seller to put into real estate trust by the scheduled acquisition date and the beneficiary rights of the trust will be the subject of the acquisition.					
	(Note 2) The amounts stated are those provided in the lease agreement scheduled to be entered into on the acquisition date.					

(ii) PREGIO Sakura Shukugawa

Property Name		PREGIO Sakura Shukugawa				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		July 31, 2025 through November 30, 2036				
Location		1-5 Tokiwa-cho, Nishinomiya, Hyogo				
Land	Form of Ownership	Proprietary ownership				
	Land Area	1,764.46m ²				
	Zoning	Neighborhood commercial district				
	Building Coverage Ratio	80%				
	Floor-area Ratio	300%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	5,601.26m ²				
	Date Constructed	June 2, 2025				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / eight-story building with flat roof				
Earthquake PML		3.8%				
Acquisition Price		4,530 million yen				
Appraisal	Appraisal Value	4,760 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Basis Co.,Ltd.				
Type of Master Lease		Pass through				
Property Management Company		Basis Co.,Ltd.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	5,147.08m ²				
	Total Leased Area	4,799.58m ²				
	Total Leasable Units	112 (including 2 retail units)				
	Total Leased Units	108 (including 2 retail units)				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		-	-	-	11.3%	93.2%
	Monthly Rent and Common Area Charge (excluding consumption tax)	16,933 thousand yen				
	Security and Guarantee Deposits	6,852 thousand yen				
	Remarks	Not applicable				
Other		Not applicable				

(iii) PREGIO Umeda

Property Name		PREGIO Umeda				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		October 31, 2025 through November 30, 2036				
Location		4-3-28 Nakazakinishi, Kita-ku, Osaka, Osaka				
Land	Form of Ownership	Proprietary ownership				
	Land Area	709.08m ²				
	Zoning	Commercial district				
	Building Coverage Ratio	80%				
	Floor-area Ratio	600%, 400%				

Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	4,201.24m ²				
	Date Constructed	September 16, 2025				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / 15-story building with flat roof				
Earthquake PML		3.1%				
Acquisition Price		4,480 million yen				
Appraisal	Appraisal Value	4,730 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Basis Co.,Ltd.				
Type of Master Lease		Pass through				
Property Management Company		Basis Co.,Ltd.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	3,829.56m ²				
	Total Leased Area	3,436.71m ²				
	Total Leasable Units	81				
	Total Leased Units	72				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		-	-	-	-	89.7%
	Monthly Rent and Common Area Charge (excluding consumption tax)	14,181 thousand yen				
	Security and Guarantee Deposits	3,958 thousand yen				
Remarks	Not applicable					
Other	Not applicable					

(iv) PREGIO Tezukayama

Property Name		PREGIO Tezukayama				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		May 30, 2025 through November 30, 2036				
Location		3-2-23 Bandaihigashi, Sumiyoshi-ku, Osaka, Osaka				
Land	Form of Ownership	Proprietary ownership				
	Land Area	1,782.54m ²				
	Zoning	Category 1 residential district				
	Building Coverage Ratio	80%				
	Floor-area Ratio	200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	3,815.25m ²				
	Date Constructed	March 18, 2025				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / 14-story building with flat roof				
Earthquake PML		4.3%				
Acquisition Price		3,100 million yen				
Appraisal	Appraisal Value	3,180 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				

Collateral	None					
Master Lessee Company	Basis Co.,Ltd.					
Type of Master Lease	Pass through					
Property Management Company	Basis Co.,Ltd.					
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	3,447.24m ²				
	Total Leased Area	3,404.49m ²				
	Total Leasable Units	69				
	Total Leased Units	68				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		-	-	-	28.2%	98.8%
	Monthly Rent and Common Area Charge (excluding consumption tax)	11,061 thousand yen				
Security and Guarantee Deposits	2,249 thousand yen					
Remarks	Not applicable					
Other	Not applicable					

(v) PREGIO Nagata

Property Name		PREGIO Nagata				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Mitsubishi UFJ Trust and Banking Corporation				
Trust Period		September 30, 2025 through November 30, 2036				
Location		1-1-28 Nagatanaka, Higashiosaka, Osaka				
Land	Form of Ownership	Proprietary ownership				
	Land Area	1,051.94m ²				
	Zoning	Commercial district				
	Building Coverage Ratio	80%				
	Floor-area Ratio	400%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	4,788.84m ²				
	Date Constructed	August 5, 2025				
	Use	Apartment building				
	Type	Small family type				
	Structure / No. of Stories	Reinforced concrete structure / nine-story building with flat roof				
Earthquake PML		4.4%				
Acquisition Price		2,979 million yen				
Appraisal	Appraisal Value	3,040 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Basis Co.,Ltd.				
Type of Master Lease		Pass through				
Property Management Company		Basis Co.,Ltd.				
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	4,120.40m ²				
	Total Leased Area	3,731.56m ²				
	Total Leasable Units	96				
	Total Leased Units	88				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		-	-	-	-	90.6%

	Monthly Rent and Common Area Charge (excluding consumption tax)	11,104 thousand yen
	Security and Guarantee Deposits	2,376 thousand yen
Remarks	Not applicable	
Other	Not applicable	

(vi) ibis Styles Tokyo Bay

Property Name		ibis Styles Tokyo Bay				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Sumitomo Mitsui Trust Bank, Limited				
Trust Period		April 13, 2018 through October 31, 2036				
Location		2-1-1 Hinode, Urayasu, Chiba				
Land	Form of Ownership	Proprietary ownership				
	Land Area	3,300.46m ²				
	Zoning	Category 2 residential district				
	Building Coverage Ratio	60% (Applicable building coverage ratio due to corner lot exception: 70%)				
	Floor-area Ratio	200%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	6,714.68m ²				
	Date Constructed	January 23, 2018				
	Use	Hotel				
	Structure / No. of Stories	Reinforced concrete structure / eight-story building with flat roof				
Earthquake PML		7.8%				
Anticipated Acquisition Price		12,000 million yen				
Appraisal	Appraisal Value	13,100 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Kenedix Property Design, Inc. (scheduled)				
Type of Master Lease		Pass through				
Tenant and Hotel Management Company		Shin-Urayasu Hotel Management GK ^(Note 1, 2)				
Operator		AAPC Japan K.K. ^(Note 1, 2)				
Details of Master Lease Agreement						
	Contract Format	Regular lease contract				
	Contract Period	October 1, 2026 through December 31, 2030				
	Rent Revisions	-				
	Contract Renewal	In the case that neither party gives notice of non-renewal or notice stating that renewal will not occur unless terms are modified during the period from 12 months to 6 months prior to the expiration of the lease term, the lease term shall be continued for another one year under the same conditions. The same shall apply thereafter.				
	Mid-term Cancellation	-				
	Total Leasable Area	6,714.68m ²				
	Total Leased Area	6,714.68m ²				
	Number of Rooms	216				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		100.0%	100.0%	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	The master lease agreement operates on a pass-through basis. The master lessee company pays the monthly rent of master lease (“master lease rent”) in an amount equal				

		to the sublease rent ^(Note 3) paid by the tenant to the master lessee company, calculated according to the following formula based on the sub-ML agreement ^(Note 1) . Formula: (i) - (ii) (i) Amount of pre-tax net income of the tenant for the relevant rent calculation period ^(Note 4) (ii) Total amount of corporate, resident, and enterprise taxes recorded in the rent calculation period immediately preceding the relevant rent calculation period
	Master Lease Fee ^(Note 5)	The amount calculated according to the following formula shall be paid to the master lessee company. Formula: (a - b - c) × d a GOP ^(Note 6) of the hotel for the relevant rent calculation period b Management fee payable by the tenant to the operator under the hotel management agreement ^(Note 2) during the relevant rent calculation period c Amount equivalent to the capital replacement reserve fund ^(Note 7) accumulated by the trustee into the trust account under the hotel management agreement during the relevant rent calculation period d 5%
	Security and Guarantee Deposits	-
Property Management Company		Kenedix Property Design, Inc. (scheduled)
Total Number of Tenants		1
Remarks	Not applicable	
Other	(Note 1) The master lessee company and the tenant plan to enter into a sub-ML agreement on the scheduled acquisition date. (Note 2) A contract concerning the operation of the hotel ("hotel management agreement") has been concluded between the tenant and the operator. (Note 3) "Sublease rent" refers to the rent payable by the tenant to the master lessee company. The sublease rent shall be 0 yen if the amount calculated by the formula is negative. (Note 4) "Rent calculation period" refers to the periods from April 1 to the end of June of each year, from July 1 to the end of September of each year, from October 1 to the end of December of each year, and from January 1 to the end of March of the following year. (Note 5) "Master lease fee" shall be 0 yen if the amount calculated by the formula is negative. (Note 6) "GOP" stands for "Gross Operating Profit" and is the amount calculated by the prescribed calculation method as the operating income of the hotel. (Note 7) "Capital replacement reserve fund" refers to the funds that the tenant must secure to maintain the quality standards of the hotel under the hotel management agreement.	

(vii) BEB5 Okinawa Seragaki

Property Name		BEB5 Okinawa Seragaki
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		July 1, 2019 through October 31, 2036
Location		1860-4 Seragaki, Onna, Kunigami, Okinawa
Land	Form of Ownership	Proprietary ownership
	Land Area	5,408.30m ²
	Zoning	Outside city planning area
	Building Coverage Ratio	-
	Floor-area Ratio	-

Building (Note 1)	Form of Ownership	Proprietary ownership				
	Gross Floor Area	A: 7,339.15m ² B: 233.39m ²				
	Date Constructed	A: May 13, 2019 B: May 9, 2019				
	Use	A: Hotel B: Garage, locker rooms, lifeguard station				
	Structure / No. of Stories	A: Reinforced concrete structure / seven-story building with flat roof B: Reinforced concrete structure / two-story building with flat roof				
Earthquake PML		8.2%				
Anticipated Acquisition Price		6,057 million yen				
Appraisal	Appraisal Value	7,950 million yen				
	Base Date for Appraisal	August 1, 2026				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Kenedix Property Design, Inc. (scheduled)				
Type of Master Lease		Pass through				
Tenant and Hotel Management Company		Manza Seragaki Operations GK (Note 2, 3)				
Operator		HRB Hotel Management K.K. (Note 2, 3)				
Details of Master Lease Agreement						
	Contract Format	Regular lease contract				
	Contract Period	October 1, 2026 through December 31, 2030				
	Rent Revisions	-				
	Contract Renewal	In the case that neither party gives notice of non-renewal or notice stating that renewal will not occur unless terms are modified during the period from 12 months to 6 months prior to the expiration of the lease term, the lease term shall be continued for another one year under the same conditions. The same shall apply thereafter.				
	Mid-term Cancellation	-				
	Total Leasable Area	7,572.54m ²				
	Total Leased Area	7,572.54m ²				
	Number of Rooms	105				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		100.0%	100.0%	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	The master lease agreement operates on a pass-through basis. The master lessee company pays the monthly rent of master lease (“master lease rent”) in an amount equal to the sublease rent^(Note 4) paid by the tenant to the master lessee company, calculated according to the following formula based on the sub-ML agreement^(Note 2). Formula: (i) - (ii) (i) Amount of pre-tax net income of the tenant for the relevant rent calculation period^(Note 5) (ii) Total amount of corporate, resident, and enterprise taxes recorded in the rent calculation period immediately preceding the relevant rent calculation period				
	Master Lease Fee ^(Note 6)	The amount calculated according to the following formula shall be paid to the master lessee company. Formula: (a - b - c) × d				

		a GOP ^(Note 7) of the hotel for the relevant rent calculation period b Management fee payable by the tenant to the operator under the hotel management agreement ^(Note 3) during the relevant rent calculation period c Amount equivalent to the capital replacement reserve fund ^(Note 8) accumulated by the trustee into the trust account under the hotel management agreement during the relevant rent calculation period d 5%
	Security and Guarantee Deposits	-
	Property Management Company	Kenedix Property Design, Inc. (scheduled)
	Total Number of Tenants	1
Remarks	Not applicable	
Other	(Note 1) A is for hotel building, and B is for pool building. (Note 2) The master lessee company and the tenant plan to enter into a sub-ML agreement on the scheduled acquisition date. (Note 3) A contract concerning the operation of the hotel (“hotel management agreement”) has been concluded between the tenant and the operator. (Note 4) “Sublease rent” refers to the rent payable by the tenant to the master lessee company. The sublease rent shall be 0 yen if the amount calculated by the formula is negative. (Note 5) “Rent calculation period” refers to the periods from April 1 to the end of June of each year, from July 1 to the end of September of each year, from October 1 to the end of December of each year, and from January 1 to the end of March of the following year. (Note 6) “Master lease fee” shall be 0 yen if the amount calculated by the formula is negative. (Note 7) “GOP” stands for “Gross Operating Profit” and is the amount calculated by the prescribed calculation method as the operating income of the hotel. (Note 8) “Capital replacement reserve fund” refers to the funds that the tenant must secure to maintain the quality standards of the hotel under the hotel management agreement.	

(2) Outline of Property to be Disposed of

(i) Ten

Property Name		Ten
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		SBI Shinsei Trust & Banking Co., Ltd.
Trust Period		February 26, 2015 through July 31, 2035
Location		6-3-1 Tsukisamuchuodori, Toyohira-ku, Sapporo, Hokkaido
Land	Form of Ownership	Proprietary ownership
	Land Area	1,746.75m ²
	Zoning	Commercial district
	Building Coverage Ratio	80%
	Floor-area Ratio	400%
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	6,473.60m ²
	Date Constructed	September 5, 2007
	Use	Nursing home for the elderly
	Structure / No. of Stories	Steel encased reinforced concrete structure / 13-story building with flat roof
Earthquake PML		1.6%
Acquisition Price		2,660 million yen
Appraisal	Appraisal Value	2,610 million yen
	Base Date for Appraisal	April 30, 2026
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
	Outline	Please refer to “11. Summary of Appraisal Report” below.

Collateral	None					
Master Lessee Company	KDXR					
Type of Master Lease	Pass through					
Property Management Company	HASEKO LIVENET, Inc.					
Details of Tenant						
	Total Number of Tenants	1				
	Total Leasable Area	6,473.60m ²				
	Total Leased Area	6,473.60m ²				
	Occupancy Rate during Past Five Years	2022	2023	2024	2025	2026
		100.0%	100.0%	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed ^(Note)				
	Security and Guarantee Deposits	Not disclosed ^(Note)				
Remarks	Not applicable					
Other	(Note) Not disclosed as the tenant’s consent has not been obtained.					
Overview of Contract with Tenant	Contract format: Regular lease contract					
	Contract period: September 15, 2007 through February 28, 2038					
	Rent revisions:					
	In principle, the rent shall not be revised. However, if there are changes in economic conditions, including taxes and public dues, prices or interest rate levels, or if the lessor makes additional investments in the Property (including extensions, renovations and repairs), the rent may be revised every three years, subject to consultation and mutual agreement between the lessor and the lessee.					
	Contract renewal:					
	In the case that neither the lessor nor the lessee expresses any written intention at least 6 months prior to the expiration of the lease term, the lease term shall be continued for another 1 year under the same conditions. The same shall apply thereafter.					
	Mid-term cancellation:					
	After the expiration of the prohibition period for midterm cancellation (February 26, 2023), the lessee can terminate the contract only if either of the following conditions is satisfied:					
	(i) The lessee gives the lessor written notice of such termination at least 12 months prior to the intended termination date and causes this lease agreement to be assigned, on substantially the same terms and conditions, to a third party separately agreed upon by the lessor and the lessee.					
	(ii) The lessee pays to the lessor a penalty equivalent to 20 months' rent and transfers to the lessor or a substitute lessor an amount equivalent to the remaining balance of the lump-sum entrance fee.					
Overview of Operator and Facility (as of July 31, 2026)						
Operator	NOTE Social Welfare Corporation	Opening Date		October 2, 2007		
Type of Facility	Private senior homes with nursing care	Number of Rooms (room)		85		
Condition of Rights for Residence	Rights to use	Resident Capacity (people)		89		
Main Room Area Range (m ²)	24.43 – 61.31	Number of Resident (people)		83		
Entering Requirement	Support required / care required	Occupancy Rate (%)		93.3		
Average Nursing Care Level of Residents	2.08	Average Age of Residents (years old)		89.3		
Service Fee Payment Method						
	Monthly Fee Basis		One-time Entrance Fee Basis			
One-time Entrance Fee (yen)	-		1,620,000			

	Monthly Service Fee (yen)	392,962	257,962
Staff Engaged in Nursing Care	2.5 : 1 or more	Staff at Night-time (number of staff members at minimum)	Nursing staff: 1 Caregiving staff: 8
Cooperating Medical Institutions	Kowakai Medical Corporation, Sapporo Shirakabada Hospital Sanseikai Medical Corporation, Kitano Hospital Comfort Medical Foundation, Comfort Toyohira Clinic Asuka Medical Corporation, Sapporo Asuka Hospital, Shiroishi Asuka Hospital, Sakuradai Asuka Hospital and Sapporo Health Checkup Center Hakuyo Neurosurgical Hospital Hitomikai Medical Corporation, Kaimeido Eye Clinic Kojinkai Medical Corporation, Fukusumi Dermatology Clinic, Sapporo Dermatology Clinic NOTE Social Welfare Corporation, Nihon Iryou Daigaku Hospital		
Cooperating Dental Institutions	Marion Dental Clinic		

5. Overview of Sellers and Buyer

(1) Overview of Sellers

(i) TCS-HD Yokohama Building

The seller is a domestic business company, and the name of the seller and other information are not disclosed as the seller's consent has not been obtained.

There is no special capital, personnel, or business relationship between KDXR or the Asset Management Company and the seller. Furthermore, the seller is not a special related parties under the Investment Trust Act or the Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company.

(ii) PREGIO Sakura Shukugawa, PREGIO Tezukayama

Company Name	G.K. KRF113
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KRF113 Office administrator: Shinya Takenouji
Description of Business	Acquisition, holding, disposal, leasing and management of real estate and others
Amount of Capital	1 million yen
Date of Incorporation	March 25, 2025
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	Kenedix, Inc. ("KDX"), which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of Kenedix Investment Partners, Inc. ("KIP"), which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, KDX owns 100% of the silent partnership equity interest in which the seller is the operator.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.

Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(iii) PREGIO Umeda, PREGIO Nagata

Company Name	G.K. KRF115
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KRF115 Office administrator: Shinya Takenouji
Description of Business	Acquisition, holding, disposal, leasing and management of real estate and others
Amount of Capital	1 million yen
Date of Incorporation	August 18, 2025
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, KDX owns 100% of the silent partnership equity interest in which the seller is the operator.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(iv) ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki

Company Name	G.K. MPHOT
Location	401, Asuna Accounting Office, 1-3-7 Uchikanda, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin MPHOT Office administrator: Mitsuhiro Nakagaki
Description of Business	Acquisition, holding, disposal, leasing and management of real estate and others
Amount of Capital	0.1 million yen
Date of Incorporation	February 26, 2024
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.

Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	KDX, which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of KIP, which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, SMFL MIRAI Partners Company, Limited, the parent company that directly and indirectly through its subsidiaries holding 100% of KDX's issued shares, owns 100% of the silent partnership equity interest in which the seller is the operator.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(2) Overview of Buyer

Company Name	NOTE Social Welfare Corporation
Location	434-6 Shinei, Kiyota-ku, Sapporo, Hokkaido
Title and Name of Representative	Tokuaki Tsushima, Chairman
Description of Business	Operation of special nursing homes for the elderly
Amount of Capital	-
Date of Incorporation	May 25, 1983
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	-
Relationship between the Buyer and KDXR/the Asset Management Company	
Capital Relationship	There is no special capital relationship between KDXR or the Asset Management Company and the buyer.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the buyer.
Business Relationship	The buyer leases the entire Property as the tenant thereof. Other than the foregoing, there is no special business relationship between KDXR or the Asset Management Company and the buyer.
Related Party Relationships	The buyer is not a related-party, etc. as defined in the Investment Trust Act or a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

6. Property Acquirer and Previous Owner's Profile

(1) TCS-HD Yokohama Building

Details are omitted since the seller is not a special related party of KDXR or the Asset Management Company.

(2) PREGIO Sakura Shukugawa

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KRF113	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	July 31, 2025	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

(3) PREGIO Umeda

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KRF115	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	October 31, 2025	-
Acquisition Price	3,980 million yen	-

(4) PREGIO Tezukayama

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KRF113	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	May 30, 2025	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

(5) PREGIO Nagata

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KRF115	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	September 30, 2025	-
Acquisition Price	2,800 million yen	-

(6) ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. MPHOT	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	April 26, 2024	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

7. Brokerage

(1) TCS-HD Yokohama Building

The broker of the Property is not a special related party under the Investment Trusts Act, or the Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company.

(2) PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama, PREGIO Nagata, ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki, Ten

Not applicable

8. Related Party Transaction

Regarding the Acquisitions, transactions set forth in (1) and (2) below with the related party, etc. shall fall under the following categories of transaction.

The Asset Management Company, as bound by the rules for related-party transactions of the Listed REIT Department, submitted the transaction for deliberation and approval to the Compliance Committee. After receiving such approval, the transactions were then submitted to the Listed REIT Department Asset Management Committee for ratification. In addition, as the 4 residential properties include properties that have been held by their previous owners for less than one year, the Asset Management Company obtained a resolution of approval from the Board of Directors of KDXR and the consent of KDXR's Executive Director pursuant to such resolution with respect to the acquisition of those properties.

(1) Acquisition of Properties

The sellers of PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama, PREGIO Nagata, ibis Styles Tokyo Bay, and BEB5 Okinawa Seragaki fall under the category of the related party defined under the Investment Trust Act and the rules for related-party transactions of the Listed REIT Department of the Asset Management Company. Details of the sellers are provided in "5. Overview of Sellers and Buyer" and "6. Property Acquirer and Previous Owner's Profile" above.

(2) Appointment of a Master Lessee Company and a Property Management Company

(i) TCS-HD Yokohama Building

KDXR plans to execute a property management agreement with Kenedix Property Design, Inc. on the scheduled date of acquisition. Fees relating to property management remain at the same level and rate as properties owned by KDXR.

(ii) ibis Styles Tokyo Bay, BEB5 Okinawa Seragaki

KDXR plans to execute a master lease agreement and a property management agreement (the "Property Management Agreement") with Kenedix Property Design, Inc. on the scheduled date of acquisition. Fees relating to master lease are at a reasonable level compared to the market. Furthermore, the construction management fee ^(Note) included in the property management service fee (the "PM Fee") remain at the same level and rate as properties owned by KDXR.

(Note) Under the Property Management Agreement, the PM Fee consists of a base fee and a construction management fee, and the base fee is included within the master lease fee.

9. Schedule of the Transaction

Acquisition Decision Date / Disposition Decision Date Contract Date	September 24, 2026
Payment Date / Acquisition Date TCS-HD Yokohama Building ibis Styles Tokyo Bay BEB5 Okinawa Seragaki	October 1, 2026 (scheduled)
Payment Date / Disposition Date Ten	October 23, 2026 (scheduled)
Payment Date / Acquisition Date PREGIO Sakura Shukugawa PREGIO Umeda PREGIO Tezukayama PREGIO Nagata	November 2, 2026 (scheduled) ^(Note)

(Note) The Acquisition of PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama and PREGIO Nagata fall under the forward commitments, etc. by the investment corporation as specified in the Financial Services Agency “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.”. If KDXR violates any of the provisions of the purchase and sale agreement and the agreement is canceled for the reason that purposes of the agreement cannot be fulfilled due to such violation, KDXR shall pay an amount equivalent to a predetermined rate of the purchase price less consumption tax as a penalty fee. Such penalty fee is set at 10%.

10. Outlook

For the forecast of financial results reflecting the impact of the Transaction, please refer to the press release, “Notice Concerning Revisions of the Operating Forecast and Distribution Forecast for the Fiscal Periods Ending October 31, 2026 and April 30, 2027” dated today.

11. Summary of Appraisal Report

Property Name	TCS-HD Yokohama Building
Appraisal Value	6,230,000,000 yen
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of Appraisal	August 23, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	6,230,000,000	Estimate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	6,380,000,000	Assess by using the cap rate to capitalize medium- to long-term net cash flow
(1) Gross Operating Revenue	287,404,416	
Potential General Operating Revenue	298,952,100	Assess based on the rent level under the current lease agreement and the market rent levels of comparable properties within the same supply and demand area
Vacancy-Related Loss	11,547,684	Assess in consideration of the actual vacancy rate of the property, the standard vacancy rate of comparable properties, and the competitiveness of the property
(2) Operating Expenses	53,139,666	
Maintenance Fees	12,830,800	Assess with reference to the fee level of similar properties
Utility Expenses	3,849,228	Assess with reference to the fee level of similar properties
Repairs	2,296,080	Assess with reference to the fee level of similar properties
PM Fees	5,748,088	Assess based on the fee level of similar properties
Tenant Marketing Expenses	2,001,599	Assess based on the fee level of similar properties
Property Taxes	24,207,100	Assess based on the actual amount in fiscal year 2026
Insurance Expenses	667,080	Determine the appropriateness and adopt the estimate
Other Property-Related Expenses	1,539,691	Assess with reference to the fee level of similar properties
(3) Net Operating Income (NOI= (1)-(2))	234,264,750	
(4) One-Time Gain	1,200,959	Assess the investment yield at 1.0%, and calculate the amount by applying it to the assumed balance of security deposits
(5) Capital Expenditure	5,713,664	Calculate with reference to the fee level of similar properties, taking into account construction management fees
(6) Net Cash Flow (NCF=(3)+(4)-(5))	229,752,045	
(7) Cap Rate	3.6%	Assess mainly by comparison with transaction examples of similar properties, taking into account the location, building characteristics, contractual terms and other conditions of the property, with reference to investor interviews
Value based on DCF Method	6,160,000,000	
Discount Rate	3.3%	Assess based on discount rates applicable to transactions involving similar properties, as well as comparisons with yields on other financial instruments
Terminal Cap Rate	3.7%	Assess by taking into account the marketability of the property at the end of the holding period in relation to the capitalization rate

Value based on Cost Method	6,170,000,000	
Ratio of Land	70.0%	
Ratio of Building	30.0%	
The appraiser's points to consider upon appraisal other than the above	None	

Property Name	PREGIO Sakura Shukugawa
Appraisal Value	4,760,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	4,760,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	4,840,000,000	Assess by using the cap rate based on medium term stable standardized net cash flow
(1) Gross Operating Revenue	216,021,054	
Potential General Operating Revenue	226,479,348	Assess based on the market rent level considered to remain stable over the medium- to long-term
Vacancy-Related Loss	10,458,294	Assess based on the premise of an occupancy rate that remains stable over the medium- to long-term
(2) Operating Expenses	39,852,744	
Maintenance Fees	4,817,667	Assess with reference to BM quotations and the expense levels of similar properties
Utility Expenses	1,544,124	Assess based on the past performance, with reference to the expense levels of similar properties
Repairs	3,928,403	Assess in consideration of the expense levels of similar properties and the annual average repair costs indicated in the engineering report
PM Fees	5,400,451	Assess after verifying based on the PM agreement and the PM fee rates of similar properties
Tenant Marketing Expenses	6,370,601	Assess with reference to the PM agreement and the lease terms of similar properties
Property Taxes	12,681,400	Calculate based on tax assessment documents
Insurance Expenses	789,677	Calculate based on insurance-related documents
Other Property-Related Expenses	4,320,421	Assess with reference to the expense level of similar properties
(3) Net Operating Income (NOI= (1)-(2))	176,168,310	
(4) One-Time Gain	98,868	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	1,990,000	Assess based on the annual assessment amount based on medium- to long-term repair and renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF= (3)+(4)-(5))	174,277,178	
(7) Cap Rate	3.6%	Assess by comprehensively taking into account of the property's location and contract terms of the property

Value based on DCF Method	4,720,000,000	
Discount Rate	3.8%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
Terminal Cap Rate	3.8%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
Value based on Cost Method	4,870,000,000	
Ratio of Land	53.0%	
Ratio of Building	47.0%	
The appraiser's points to consider upon appraisal other than the above	None	

Property Name	PREGIO Umeda
Appraisal Value	4,730,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	4,730,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	4,820,000,000	Assess by using the cap rate to capitalize medium- to long-term stable net cash flow
(1) Gross Operating Revenue	206,591,000	
General Operating Revenue	216,321,000	Assess based on a level of fair rent considered to remain stable over the medium- to long-term
Vacancy-Related Loss	9,730,000	Assess based on the premise of an occupancy rate that remains stable over the medium- to long-term
(2) Operating Expenses	38,643,000	
Maintenance Fees	5,036,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties
Utility Expenses	2,085,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties
Repairs	3,236,000	Assess in consideration of the actual amounts in the prior years, expense level of similar properties, annual average repair costs indicated in the engineering report
PM Fees	5,088,000	Assess in consideration of compensation rates based on contract terms and compensation rates, etc. at similar properties
Tenant Marketing Expenses	9,307,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	11,790,000	Assess an amount based on the taxable base
Insurance Expenses	1,489,000	Assess an amount in consideration of the estimated insurance premium and insurance premiums at similar properties
Other Property-Related Expenses	612,000	Record internet costs
(3) Net Operating Income (NOI= (1)-(2))	167,948,000	
(4) One-Time Gain	46,000	Assess an income from investments by using an investment return of 1.0%

(5) Capital Expenditure	4,172,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF=(3)+(4)-(5))	163,822,000	
(7) Discount Rate	3.4%	Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics
Value based on DCF Method	4,640,000,000	
Discount Rate	3.2%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment yield of similar properties
Terminal Cap Rate	3.5%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method	4,490,000,000	
Ratio of Land	67.0%	
Ratio of Building	33.0%	
The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference	

Property Name	PREGIO Tezukayama
Appraisal Value	3,180,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	3,180,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	3,260,000,000	Assess by using the cap rate based on medium term stable standardized net cash flow
(1) Gross Operating Revenue	150,465,006	
Potential General Operating Revenue	158,216,100	Assess based on the market rent level considered to remain stable over the medium- to long-term
Vacancy-Related Loss	7,751,094	Assess based on the premise of an occupancy rate that remains stable over the medium- to long-term
(2) Operating Expenses	27,852,788	
Maintenance Fees	4,964,026	Assess with reference to BM quotations and the expense levels of comparable properties
Utility Expenses	1,241,006	Assess based on the past performance, with reference to the expense levels of similar properties
Repairs	2,745,580	Assess in consideration of the expense levels of similar properties and the annual average repair costs indicated in the engineering report
PM Fees	3,761,588	Assess after verifying based on the PM agreement and the PM fee rates of similar properties
Tenant Marketing Expenses	4,198,718	Assess with reference to the PM agreement and the lease terms of similar properties

	Property Taxes	8,915,100	Calculate based on tax assessment documents
	Insurance Expenses	522,120	Calculate based on insurance-related documents
	Other Property-Related Expenses	1,504,650	Assess with reference to the expense level of similar properties
	(3) Net Operating Income (NOI= (1)-(2))	122,612,218	
	(4) One-Time Gain	97,630	Assess an income from investments by using an investment return of 1.0%
	(5) Capital Expenditure	1,980,000	Assess based on the annual assessment amount based on medium- to long-term repair and renewal costs in the engineering report, taking into account the construction management fee
	(6) Net Cash Flow (NCF=(3)+(4)-(5))	120,729,848	
	(7) Cap Rate	3.7%	Assess by comprehensively taking into account of the property's location and contract terms of the property
	Value based on DCF Method	3,150,000,000	
	Discount Rate	3.9%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
	Terminal Cap Rate	3.9%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
	Value based on Cost Method	3,520,000,000	
	Ratio of Land	56.7%	
	Ratio of Building	43.3%	
	The appraiser's points to consider upon appraisal other than the above	None	

Property Name	PREGIO Nagata
Appraisal Value	3,040,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	3,040,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	3,060,000,000	Assess by using the cap rate to capitalize medium- to long-term stable net cash flow
(1) Gross Operating Revenue	162,611,000	
General Operating Revenue	171,847,000	Assess based on a level of fair rent considered to remain stable over the medium- to long-term
Vacancy-Related Loss	9,236,000	Assess based on the premise of an occupancy rate that remains stable over the medium- to long-term
(2) Operating Expenses	38,234,000	
Maintenance Fees	5,516,000	Assess with reference to the maintenance and management fees based on the contract terms, the fee level of similar properties
Utility Expenses	3,800,000	Assess an amount with reference to the actual amounts in the prior years and the past performance of similar properties

Repairs	2,712,000	Assess in consideration of the actual amounts in the prior years, expense level of similar properties, annual average repair costs indicated in the engineering report
PM Fees	3,929,000	Assess in consideration of compensation rates based on contract terms and compensation rates, etc. at similar properties
Tenant Marketing Expenses	8,875,000	Assess with reference to the contract terms and the lease terms of similar properties
Property Taxes	11,046,000	Assess an amount based on the taxable base
Insurance Expenses	1,654,000	Assess an amount in consideration of the estimated insurance premium and insurance premiums at similar properties
Other Property-Related Expenses	702,000	Record internet costs
(3) Net Operating Income (NOI= (1)-(2))	124,377,000	
(4) One-Time Gain	0	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	1,964,000	Assess taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) Net Cash Flow (NCF= (3)+(4)-(5))	122,413,000	
(7) Discount Rate	4.0%	Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics
Value based on DCF Method	3,010,000,000	
Discount Rate	3.8%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment yield of similar properties
Terminal Cap Rate	4.1%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factors, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method	3,020,000,000	
Ratio of Land	44.0%	
Ratio of Building	56.0%	
The appraiser's points to consider upon appraisal other than the above	Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference	

Property Name	ibis Styles Tokyo Bay
Appraisal Value	13,100,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	13,100,000,00	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method

Value based on Direct Capitalization Method	13,200,000,000	Assess by using the cap rate to capitalize medium- to long-term stable net cash flow
(1) Gross Operating Revenue	628,388,000	
General Operating Revenue	628,388,000	Assess in consideration of the hotel's operational status
Vacancy-Related Loss	0	Not applicable, as the vacancy-related loss regarding a tenant move-out are considered in calculation of cap rate
(2) Operating Expenses	59,654,000	
Maintenance Fees	0	Not applicable, as it is borne by the lessee under the lease agreement
Utility Expenses	0	Not applicable, as it is borne by the lessee under the lease agreement
Repairs	3,527,000	Assess in consideration of the actual amounts in the prior years, expense level of similar properties, annual average repair costs indicated in the engineering report
PM Fees	30,454,000	Assess in consideration of compensation rates based on contract terms and compensation rates, etc. at similar properties
Tenant Marketing Expenses	0	Not applicable, taking into account the nature of the hotel business, the attributes of the lessee, and the terms of the lease agreement
Property Taxes	24,234,000	Assess based on data related to taxes and public dues
Insurance Expenses	1,439,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	568,684,000	
(4) One-Time Gain	230,000	Assess by applying an investment return of 1.0% to the balance of the security deposit under the master lease agreement
(5) Capital Expenditure	8,607,000	Assess by taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) FF&E Reserve	31,765,000	Assess by taking into account the level of FF&E reserve at similar properties assuming that an equal amount is added to a reserve in each fiscal period
(7) Net Cash Flow (NCF= (3)+(4)-(5)-(6))	528,542,000	
(8) Discount Rate	4.0%	Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics
Value based on DCF Method	12,900,000,000	
Discount Rate	3.8%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment yield of similar properties
Terminal Cap Rate	4.1%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factors, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method	8,380,000,000	
Ratio of Land	77.1%	
Ratio of Building	22.2%	

	Rate of FF&E	0.7%	
The appraiser's points to consider upon appraisal other than the above		None	

Property Name	BEB5 Okinawa Seragaki
Appraisal Value	7,950,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	August 1, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	7,950,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	8,030,000,000	Assess by using the cap rate to capitalize medium- to long-term stable net cash flow
(1) Gross Operating Revenue	426,333,000	
General Operating Revenue	426,333,000	Assess in consideration of the hotel's operational status
Vacancy-Related Loss	0	Not applicable, as the vacancy-related loss regarding a tenant move-out are considered in calculation of cap rate
(2) Operating Expenses	48,437,000	
Maintenance Fees	0	Not applicable, as it is borne by the lessee under the lease agreement
Utility Expenses	0	Not applicable, as it is borne by the lessee under the lease agreement
Repairs	4,633,000	Assess in consideration of the actual amounts in the prior years, expense level of similar properties, annual average repair costs indicated in the engineering report
PM Fees	22,048,000	Assess in consideration of compensation rates based on contract terms and compensation rates, etc. at similar properties
Tenant Marketing Expenses	0	Not applicable, taking into account the nature of the hotel business, the attributes of the lessee, and the terms of the lease agreement
Property Taxes	19,931,000	Assess based on data related to taxes and public dues
Insurance Expenses	1,825,000	Calculate an amount in consideration of estimated insurance premium and insurance premium rates at similar properties
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	377,896,000	
(4) One-Time Gain	75,000	Assess by applying an investment return of 1.0% to the balance of the security deposit under the lease agreement
(5) Capital Expenditure	10,809,000	Assess by taking into account the level of capital expenditures at similar properties and the age of the property, assuming that an equal amount is added to a reserve in each fiscal period
(6) FF&E Reserve	21,876,000	Assess by taking into account the level of FF&E reserve at similar properties assuming that an equal amount is added to a reserve in each fiscal period
(7) Net Cash Flow (NCF=(3)+(4)-(5)-(6))	345,286,000	

(8) Discount Rate	4.3%	Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics
Value based on DCF Method	7,860,000,000	
Discount Rate	4.1%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment yield of similar properties
Terminal Cap Rate	4.4%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factors, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method	7,360,000,000	
Ratio of Land	60.3%	
Ratio of Building	39.2%	
Rate of FF&E	0.5%	
The appraiser's points to consider upon appraisal other than the above	None	

Property Name	Ten
Appraisal Value	2,610,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	April 30, 2026

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	2,610,000,000	Estimate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	2,630,000,000	Assess by using the cap rate to capitalize medium- to long-term stable net cash flow
(1) Gross Operating Revenue	Not disclosed (Note)	
Potential General Operating Revenue	Not disclosed (Note)	Assess based on current contract terms, profitability of target real estate and other items
Vacancy-Related Loss	Not disclosed (Note)	
(2) Operating Expenses	17,853,000	
Maintenance Fees	0	Not applicable, as the property will be leased to a single tenant by which expense will be borne
Utility Expenses	0	Not applicable, as the property will be leased to a single tenant by which expense will be borne
Repairs	2,850,000	Assess in consideration of the expense levels of similar properties and the annual average repair costs indicated in the engineering report
PM Fees	1,680,000	Assess based on the PM contract details
Tenant Marketing Expenses	0	Not applicable, as the comprehensive judgment based on the content of the lease agreement and the attributes of the lessee
Property Taxes	12,461,000	Assess based on actual amount and similar cases
Insurance Expenses	678,000	Calculate based on insurance-related documents
Other Property-Related Expenses	184,000	Assess with reference to the expense level of similar properties
(3) Net Operating Income (NOI= (1)-(2))	166,622,000	

	(4) One-Time Gain	461,000	Assess an income from investments by using an investment return of 1.0%
	(5) Capital Expenditure	6,650,000	Assess taking into account the cost level of similar properties and the annual average amount of repair and renewal expenses in the engineering report
	(6) Net Cash Flow (NCF=(3)+(4)-(5))	160,433,000	
	(7) Cap Rate	6.1%	Assess taking into account market trends
	Value based on DCF Method	2,600,000,000	
	Discount Rate	6.2%	Assess taking into account market trends
	Terminal Cap Rate	6.3%	Assess taking into account market trends
	Value based on Cost Method	2,610,000,000	
	Ratio of Land	49.0%	
	Ratio of Building	51.0%	
The appraiser's points to consider upon appraisal other than the above		Adopt income capitalization approach value from the judgment that such value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, after verifying it against the value based on the cost method	

< Attached Materials >

- Reference Material 1: Photographs and Maps of the Properties to be Acquired
- Reference Material 2: Status of Property Portfolio of KDXR after the Transaction

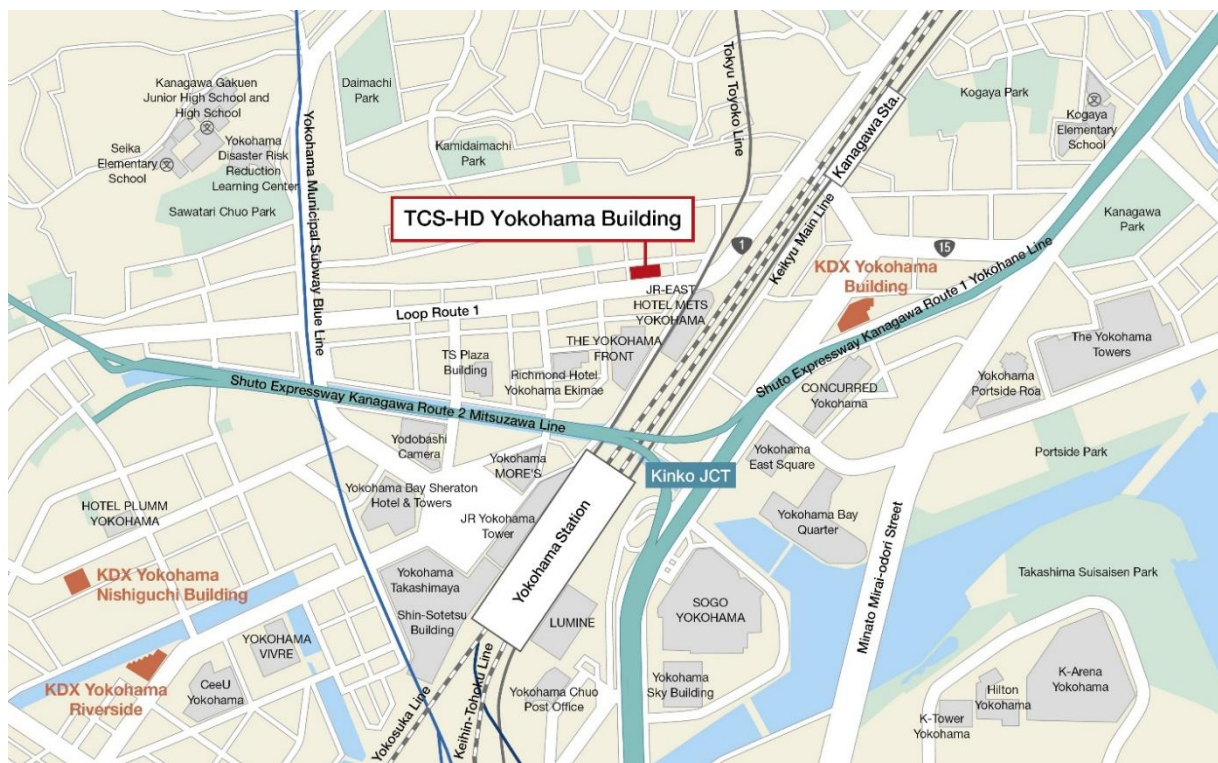
KDXR's website: <https://www.kdx-reit.com/eng/>

[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.

Reference Material 1: Photographs and Maps of the Properties to be Acquired

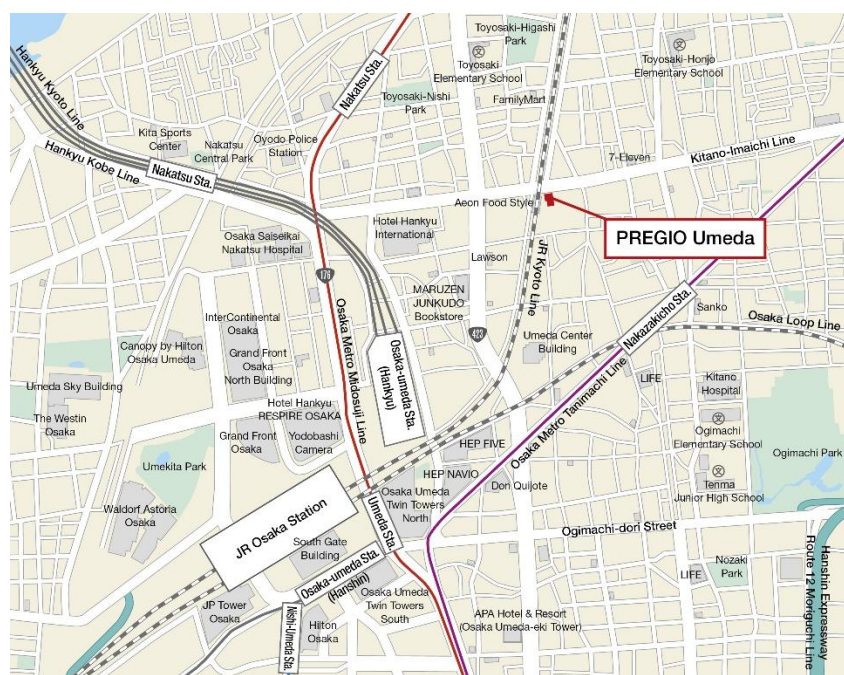
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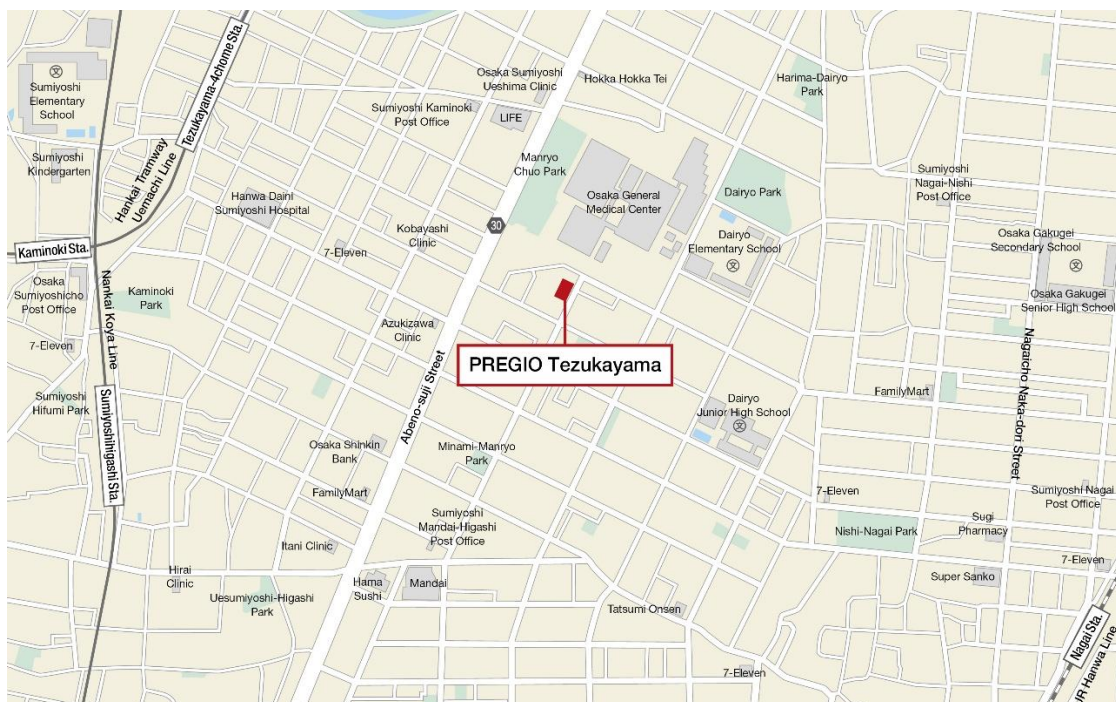
(2) PREGIO Sakura Shukugawa



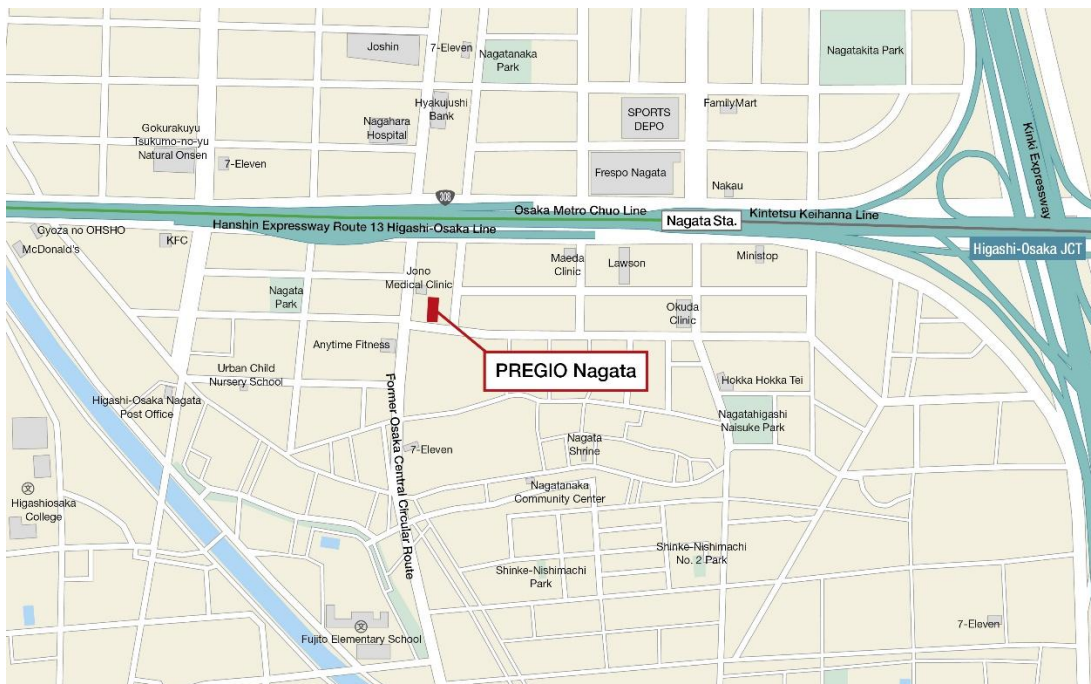
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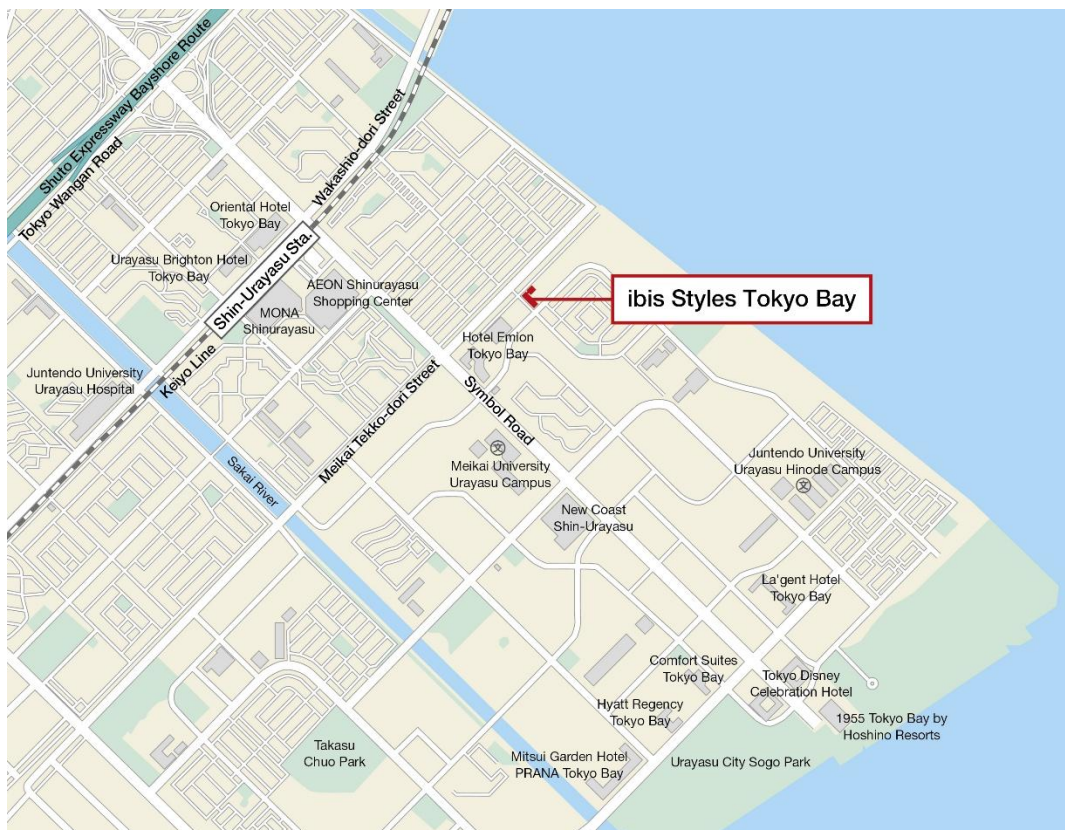
(4) PREGIO Tezukayama



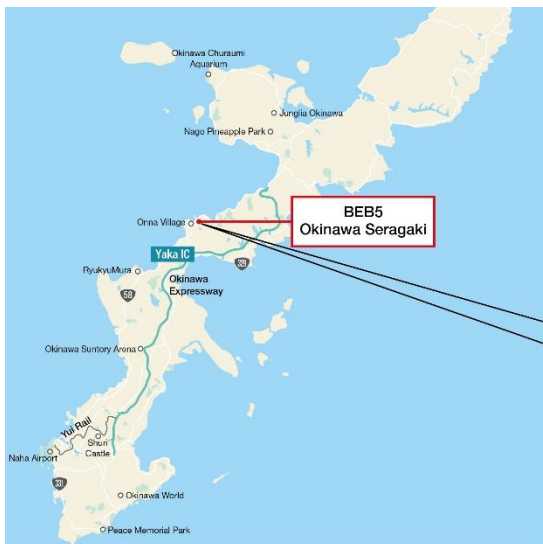
(5) PREGIO Nagata



(6) ibis Styles Tokyo Bay



(7) BEB5 Okinawa Seragaki



Reference Material 2: Status of Property Portfolio of KDXR after the Transaction

As of March 29, 2027

Property Type	Number of Properties	(Agreed) Acquisition Price (Millions of Yen)	Investment Ratio ^(Note 1) (%)
Office Buildings	87	419,242	33.5
Residential Properties	140	332,753	26.6
Retail Facilities ^(Note 2)	57	291,795	23.3
Logistics Facilities	15	48,415	3.9
Hotels	8	74,117	5.9
Healthcare Facilities	41	86,618	6.9
Portfolio Total	348	1,252,941	100.0

(Note 1) “Investment Ratio” indicates the ratio of (Agreed) Acquisition Price of each asset type to Portfolio Total and is rounded to the first decimal place.

(Note 2) The figures do not include Life Takadono (Land), which will be disposed of on December 1, 2026 announced in the press release “Notice Concerning Disposition of Property (Life Takadono (Land))” dated June 8, 2026, Across Plaza Urayasu Higashino (Land) and Seiyu Rakuichi Moriya (Land), which will be disposed of on November 2, 2026 announced in the press release “Notice Concerning Acquisition of Properties (1 Residential Property and 1 Logistics Facility) and Disposition of Properties (2 Retail Facilities (Land))” dated June 25, 2026 and Prima Meat Packers Kinki Center, which will be disposed of on March 29, 2027 announced in the press release “Notice Concerning Acquisition of Property (KDX Logistics Sapporo Kiyota (Land)) and Disposition of Property (Prima Meat Packers Kinki Center)” dated August 27, 2026.