

Translation of Japanese Original

September 24, 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 0057 and 0058)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 32,100 million yen) (the “Borrowings”). Furthermore, the Borrowings are to be partially procured as green loan or social 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
0057-A1	Sumitomo Mitsui Trust Bank, Limited	2,500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	September 28, 2026	September 30, 2026	September 30, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0057-A2	Sumitomo Mitsui Banking Corporation	2,000					
0057-B (Note 2)	Resona Bank, Limited	400				April 30, 2028	
0057-C (Note 2)	MUFG Bank, Ltd.	500				September 30, 2028	
0057-D1 (Note 2)	Sumitomo Mitsui Banking Corporation	1,000					
0057-D2 (Note 2)	Shinkin Central Bank	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.20000%			September 30, 2029	
0057-E1 (Note 2)	MUFG Bank, Ltd.	700	Base rate (Note 3) (JPY TIBOR for 3-months) +0.15000%			September 30, 2030	
0057-E2	Sumitomo Mitsui Banking Corporation	500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.17500%				
0058-A1		6,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	September 29, 2026	October 1, 2026	September 30, 2027	
0058-A2	MUFG Bank, Ltd.	4,000					
0058-A3 (Note 2)	Resona Bank, Limited	800					

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0058-B1	Sumitomo Mitsui Banking Corporation	3,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	September 29, 2026	October 1, 2026	September 30, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0058-B2	MUFG Bank, Ltd.	3,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.10000%				
0058-B3 (Note 2)	Resona Bank, Limited	1,200	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%				
0058-C1	The Chiba Bank, Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.11000%				
0058-C2 (Note 2)	The Gunma Bank, Ltd.	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.15000%				
0058-C3 (Note 2)	Daishi Hokuetsu Bank, Ltd.	500	Base rate (Note 3) (JPY TIBOR for 3-months) +0.17500%				
0058-D (Note 2)	Sumitomo Mitsui Trust Bank, Limited	2,500	To be determined (Note 4) (Fixed rate)			September 30, 2031	

Note 1: For Series 0057-A, 0057-B, 0057-C, 0057-D, 0057-E2, 0058-A, 0058-B1, 0058-B3, 0058-C1 and 0058-C2, the first interest payment is at the end of October 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0057-E1, 0058-B2, 0058-C3 and 0058-D, the first interest payment is at the end of December 2026, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. The interest payment and the principal repayment will be made on the following business day in case such day falls on a non-business day and the preceding business day in case the following business day falls in the next calendar month.

Note 2: Series 0057-B, 0057-C, 0057-D, 0058-A3, 0058-B3, 0058-C2, 0058-C3 and 0058-D are to be procured as green loans and series 0057-E1 is to be procured as social loan. The green loans and social loan are to be applied to the borrowings for the acquisition of properties that satisfy the 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/>).

Note 4: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0057 will be applied to the repayment of existing borrowings maturing on September 30, 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.

0057-A1	KDXR Series 0036-A	“Notice Concerning Debt Financing (Series 0036) and Prepayment of Borrowings” dated September 22, 2025
	Former KRR Series 16-B	“Notice Concerning Debt Financing (Series 16/Series 17), Execution of Interest Rate Swaps and Early Repayment” dated September 27, 2017
0057-A2	KDXR Series 0037-A	“Notice Concerning Debt Financing (Series 0037)” dated September 25, 2025

0057-B	Former KRR Series 49-B-2	“Notice Concerning Debt Financing (Series 49) and Execution of Interest Rate Swaps” dated October 20, 2022
0057-C	Former KRR Series 49-C	
0057-D2	Former KRR Series 49-B-1	
0057-D1	KDXR Series 168-A	“Notice Concerning Debt Financing (Series 168) and Execution of Interest Rate Swap Agreement” dated September 20, 2019
0057-E1	Former KDR Series 30-A	“Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreements” dated September 25, 2018
0057-E2	Former KRR Series 42	“Notice Concerning Debt Financing (Series 42)” dated September 22, 2021

The proceeds of Series 0058 will be applied to the portion of acquisition of TCS-HD Yokohama Building, ibis Styles Tokyo Bay and BEB5 Okinawa Seragaki ^(Note) on October 1, 2026.

Note: For details regarding the acquisitions, please refer to the press release, “Notice Concerning Acquisition of Properties (1 Office Building, 4 Residential Properties and 2 Hotels) and Disposition of Property (1 Healthcare Facility)” dated today.

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

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings ^(Note 1)	15,000	27,300	+12,300
	Long-Term Borrowings ^(Note 2)	544,390	556,090	+11,700
	Total Borrowings	559,390	583,390	+24,000
	Investment Corporation Bonds	26,700	26,700	-
	Total Borrowings and Investment Corporation Bonds	586,090	610,090	+24,000

Note 1: Short-term borrowings refer to the amount of borrowings with a period of less than or equal to one year from the borrowing date to the maturity date. However, in case where the maturity date has been moved to 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 2: Long-term borrowings refer to the amount of borrowings with a period of more than one year from the borrowing date to the maturity date.

4. Other Matters

Risks pertaining to the Borrowings and the repayment remain unchanged from the description of “Investment Risks” described in the Securities Report submitted on July 30, 2026.

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

[Provisional Translation Only]

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