Translation of Japanese Original

October 26, 2026

To All Concerned Parties

REIT Issuer:
KDX Realty Investment Corporation
Representative: Hiroaki Momoi, Executive Director
(Securities Code: 8972)

Asset Management Company:
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Notice Concerning Debt Financing (Series 0059)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 25,300 million yen) (the "Borrowings"). Furthermore, the Borrowings are to be partially procured as green loan.

1. Details of Borrowings

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0059-A1	Mizuho Trust & Banking Co., Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%	October 28, 2026	October 30, 2026	October 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0059-A2	Resona Bank, Limited	450					
0059-B	MUFG Bank, Ltd.	1,900	Base rate (Note 3) (JPY TIBOR for 3-months) +0.12500%			April 30, 2029	
0059-C (Note 2)	Resona Bank, Limited	1,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.12500%			September 30, 2029	
0059-D	Sumitomo Mitsui Trust Bank, Limited	1,500				October 31, 2029	
0059-E (Note 2)	Mizuho Bank, Ltd.	2,000	Base rate (Note 3) (JPY TIBOR for 1-month) +0.15000%			April 30, 2030	
0059-F1	Sumitomo Mitsui Banking Corporation	2,500	Base rate (Note 3) (JPY TIBOR for 1-month) +0.17500%			October 31, 2030	
0059-F2	Resona Bank, Limited	2,250					
0059-F3 (Note 2)	The Norinchukin Bank	2,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.20000%				
0059-G (Note 2)	MUFG Bank, Ltd.	4,700	Base rate (Note 3) (JPY TIBOR for 1-month) +0.20000%			April 30, 2031	
0059-H	Sumitomo Mitsui Trust Bank, Limited	500	To be determined (Note 4) (Fixed rate)			September 30, 2031	

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0059-I1	Development Bank of Japan Inc.	4,000	Base rate (Note 3) (JPY TIBOR for 3-months) +0.20000%	October 28, 2026	October 30, 2026	October 31, 2031	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0059-I2	The Keiyo Bank, Ltd.	500	To be determined (Note 4) (Fixed rate)				

Note 1: For Series 0059-A, 0059-C, 0059-D, 0059-E, 0059-F1, 0059-F2 and 0059-G, the first interest payment is at the end of November 2026, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0059-B, 0059-F3 and 0059-I, the first interest payment is at the end of January 2027, and on the last day of every three months thereafter, with the last interest payment on the principal repayment date. For Series 0059-H, 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: The borrowing is to be procured as green loan. The green loan is to be applied to the borrowings for the acquisition of properties that satisfy the Eligibility Criteria under the Sustainability Finance Framework ("the Framework") established by KDXR, including the repayment of such borrowings. 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 0059 will be applied to the repayment of existing borrowings maturing on October 30, 2026 and the redemption of Kenedix Retail REIT Corporation 2nd Series Unsecured Investment Corporation Bonds (Ranking pari passu among the specified investment corporation bonds) on October 30, 2026. For details regarding each borrowing and the investment corporation bonds, 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.

0059-A1	Former KRR 2nd Series Unsecured Investment Corporation Bonds	"Notice Concerning Issuance of Investment Corporation Bonds" dated October 21, 2016
	Former KRR Series 30-A-4	"Notice Concerning Debt Financing (Series 29 / Series 30), Execution of Interest Rate Swaps and Early Repayment" dated October 21, 2019
	KDXR Series 0013-B1	"Notice Concerning Debt Financing (Series 0013) and Prepayment of Borrowings" dated April 23, 2024
0059-A2	KDXR Series 0013-B2	
0059-B	KDXR Series 0003-B	"Notice Concerning Debt Financing (Series 0001 and 0003), Prepayment of Borrowings and Cancellation of Interest Rate Swap Agreements" dated October 27, 2023
	KDXR Series 132-C	"Notice Concerning Debt Financing (Series 132)" dated October 27, 2016
0059-C	KDXR Series 0040-A	"Notice Concerning Debt Financing (Series 0040)" dated November 26, 2025
0059-D	KDXR Series 132-C	"Notice Concerning Debt Financing (Series 132)" dated October 27, 2016
0059-E	KDXR Series 0005-B	"Notice Concerning Debt Financing, Prepayment of Borrowings and Cancellation of Interest Rate Swap Agreements" dated October 26, 2023
	Former KRR Series 30-A-3	"Notice Concerning Debt Financing (Series 29 / Series 30), Execution of Interest Rate Swaps and Early Repayment" dated October 21, 2019
0059-F1	KDXR Series 132-C	"Notice Concerning Debt Financing (Series 132)" dated October 27, 2016

0059-F2	KDXR Series 0021-A	"Notice Concerning Debt Financing (Series 0021), Prepayment of Borrowings and Execution of Interest Rate Swap Agreements" dated October 28, 2024
	Former KRR Series 30-A-5	"Notice Concerning Debt Financing (Series 29 / Series 30), Execution of Interest Rate Swaps and Early Repayment" dated October 21, 2019
0059-F3	Former KRR Series 30-A-2	
	Former KRR Series 39-B	"Notice Concerning Debt Financing (Series 39 / Series 40 / Series 41) and Execution of Interest Rate Swaps" dated April 22, 2021
0059-G	Former KRR Series 39-C	
	KDXR Series 0001-C	"Notice Concerning Debt Financing (Series 0001 and 0003), Prepayment of Borrowings and Cancellation of Interest Rate Swap Agreements" dated October 27, 2023
	KDXR Series 0006-A	"Notice Concerning Debt Financing (Series 0006)" dated November 27, 2023
	Former KDR Series 85	"Notice Concerning Debt Financing (Series 85)" dated October 23, 2023
	Former KRR Series 14-A	"Notice Concerning Debt Financing (Series 11/Series 12/Series 13/Series14) and Execution of Interest Rate Swap" dated April 14, 2017
	Former KRR Series 30-A-1	"Notice Concerning Debt Financing (Series 29 / Series 30), Execution of Interest Rate Swaps and Early Repayment" dated October 21, 2019
0059-H	KDXR Series 0039-A	"Notice Concerning Debt Financing (Series 0038 and 0039)" dated October 27, 2025
0059-I1	KDXR Series 132-C	"Notice Concerning Debt Financing (Series 132)" dated October 27, 2016
0059-I2	Former KDR Series 64-C	"Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement" dated April 22, 2022

3. Status of Interest-bearing Debt after the Borrowings (as of October 30, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	27,300	25,800	-1,500
	Long-Term Borrowings (Note 2)	556,090	558,590	+2,500
	Total Borrowings	583,390	584,390	+1,000
	Investment Corporation Bonds	26,700	25,700	-1,000
Total Borrowings and Investment Corporation Bonds		610,090	610,090	-

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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