Translation of Japanese Original

October 29, 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 Debt Financing (Series 0060)

KDX Realty Investment Corporation ("KDXR") announced today its decision to undertake debt financing (for a total of 10,000 million yen) (the "Borrowings").

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
0060-A	MUFG Bank, Ltd.	2,500	Base rate (Note 2) (JPY TIBOR for 3-months) +0.10000%	October 29, 2026	November 2, 2026	October 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0060-B1	Daiwa Next Bank, Ltd.	1,500	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12500%			October 31, 2030	
0060-B2	Shinkin Central Bank	1,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.25000%				
0060-C1	MUFG Bank, Ltd.	2,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.22500%			October 31, 2031	
0060-C2	Shinkin Central Bank	1,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.30000%				
0060-C3	The Senshu Ikeda Bank, Ltd.	1,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.15000%				
0060-C4	The Fukui Bank, Ltd.	1,000					

Note 1: For Series 0060-A, 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 0060-B and 0060-C, 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. 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 Japanese Yen TIBOR of the JBA is available on the JBATA website (https://www.jbatibor.or.jp/english/rate/).

2. Purpose of Borrowings

The proceeds of Series 0060 will be applied to the portion of acquisition of PREGIO Sakura Shukugawa, PREGIO Umeda, PREGIO Tezukayama and PREGIO Nagata (Note) on November 2, 2026.

In addition, for the purpose of diversifying and expanding financing sources, we newly borrow from The Senshu Ikeda Bank, Ltd. and The Fukui Bank, Ltd. as a new lender.

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 September 24, 2026.

3. Status of Interest-bearing Debt after the Borrowings (as of November 2, 2026)

(Millions of Yen)

	Category	Balance before the Borrowings	Balance after the Borrowings	Difference
	Short-Term Borrowings (Note 1)	25,800	25,800	-
	Long-Term Borrowings (Note 2)	558,590	568,590	+10,000
	Total Borrowings	584,390	594,390	+10,000
	Investment Corporation Bonds	25,700	25,700	-
Total Borrowings and Investment Corporation Bonds		610,090	620,090	+10,000

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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