

Translation of Japanese Original

September 25, 2025

To All Concerned Parties

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

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Notice Concerning Debt Financing (Series 0037)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 7,500 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
0037-A	Sumitomo Mitsui Banking Corporation	2,000	Base rate (Note 2) (JPY TIBOR for 1-month) +0.12500%	September 29, 2025	October 1, 2025	September 30, 2026	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0037-B	The Norinchukin Bank	3,000	To be determined (Note 3) (Fixed rate)			October 31, 2031	
0037-C	The Yamaguchi Bank, Ltd.	1,000				October 31, 2033	
0037-D	Sumitomo Mitsui Banking Corporation	1,500				April 30, 2034	

Note 1: For Series 0037-A, the first interest payment is at the end of October 2025, and on the last day of every month thereafter, with the last interest payment on the principal repayment date. For Series 0037-B, 0037-C and 0037-D, the first interest payment is at the end of October 2025, 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 date falls on a non-business day and the preceding business day in case such date 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/>).

Note 3: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0037 will be applied to the portion of acquisition of Hotel JAL City Nagoya Nishiki (Note) on October 1, 2025.

Note: For details regarding the acquisition, please refer to the press release, “Notice Concerning Acquisition of Properties (1 Retail Facility and 1 Hotel) and Disposition of Property (1 Retail Facility)” dated today.

3. Status of Interest-bearing Debt after the Borrowings (as of October 1, 2025)

(Millions of Yen)

Category	Balance before the Borrowings	Balance after the Borrowings	Difference
Short-Term Borrowings ^(Note 1)	9,000	11,000	+2,000
Long-Term Borrowings ^(Note 2)	520,930	526,430	+5,500
Total Borrowings	529,930	537,430	+7,500
Investment Corporation Bonds	28,000	28,000	-
Total Borrowings and Investment Corporation Bonds	557,930	565,430	+7,500

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 a different 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, 2025.

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

[Provisional Translation Only]

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