

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: Hikaru Teramoto, President & CEO  
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Notice Concerning Debt Financing (Series 0006)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 2,100 million yen) (the “Borrowings”). The details are provided as follows.

**1. Details of Borrowings**

| Series | Lender                       | Amount<br>(Millions<br>of Yen) | Interest Rate<br>(Note 1)                                     | Contract<br>Date     | Drawdown<br>Date     | Principal<br>Repayment<br>Date (Note 1) | Collateral /<br>Repayment<br>Method  |
|--------|------------------------------|--------------------------------|---|----------------------|----------------------|---|--|
| 0006-A | MUFG Bank, Ltd.              | 300                            | To be determined<br>(Note 2)<br>(Fixed interest rate)         | November<br>28, 2023 | November<br>30, 2023 | October<br>31, 2026                     | Unsecured,<br>unguaranteed /<br>Repayment of<br>principal in<br>full on<br>maturity date |
| 0006-B | The Bank of<br>Fukuoka, Ltd. | 1,800                          | Base rate (Note 3)<br>(JPY TIBOR<br>for 1 month)<br>+0.34583% |                      |                      | October<br>31, 2030                     |  |

Note 1: The first interest payment is at the end of January 2024, and on the last day of every three months thereafter, with the last interest payment on the principal repayment day for Series 0006-A. For Series 0006-B, the first interest payment is at the end of December 2023, and on the last day of every month thereafter, with the last interest payment on the principal repayment day. 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 undecided matters will be announced upon determination.

Note 3: The Japanese Yen TIBOR of the JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

**2. Purpose of Borrowings**

The proceeds of Series 0006-A will be applied to the repayment of Series 67-A (Note), and Series 0006-B will be applied to the repayment of Series 60-B (Note) and the redemption of Kenedix Residential Next Investment Corporation Fourth Series Unsecured Investment Corporation Bonds (Ranking pari passu among the specified investment corporation bonds) on November 30, 2023, respectively.

Note: For details regarding Series 67-A, Series 60-B and Fourth Series Investment Corporation Bond, please refer to the following press releases.

Former Kenedix Residential Next Investment Corporation

Series 67-A: “Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement” dated May 24, 2022

Series 60-B: “Notice Concerning Debt Financing and Execution of Interest Rate Swap Agreement” dated December 7, 2021

Fourth Series Investment Corporation Bond: “Notice Concerning the Issuance of the Investment Corporation Bonds” dated November 16, 2018

### 3. Status of Interest-bearing Debt after the Borrowings (as of November 30, 2023)

(Millions of Yen)

| Category  | Balance before the Borrowings | Balance after the Borrowings | Difference |
|---|-------------------------------|------------------------------|------------|
| Short-Term Borrowings <sup>(Note 1)</sup>         | 10,850                        | 10,850                       | -          |
| Long-Term Borrowings <sup>(Note 2)</sup>          | 474,520                       | 475,520                      | +1,000     |
| Total Borrowings                                  | 485,370                       | 486,370                      | +1,000     |
| Investment Corporation Bonds                      | 30,700                        | 29,700                       | -1,000     |
| Total Borrowings and Investment Corporation Bonds | 516,070                       | 516,070                      | -          |

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 28, 2023.

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

***[Provisional Translation Only]***

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