

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  
 Contact: Michiru Nagamata, Head of Strategic Planning,  
 Listed REIT Department  
 TEL: +81-3-5157-6010

**Notice Concerning Debt Financing (Determination of Interest Rate)  
 and Execution of Interest Rate Swap Agreements (Series 0007)**

KDX Realty Investment Corporation (“KDXR”) announced today that the portion of the undecided matters has been determined for the borrowings announced in the press release, “Notice Concerning Debt Financing (Series 0007 and 0008), Prepayment of Borrowings and Execution of Interest Rate Swap Agreements” dated January 26, 2024. The details are provided as follows. Please note those matters decided today are underlined.

**1. Details of Debt Financing**

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note)	Contract Date	Drawdown Date	Principal Repayment Date (Note)	Collateral / Repayment Method
0007-A1	MUFG Bank, Ltd.	1,200	<u>0.61002%</u> (Fixed rate)	January 29, 2024	January 31, 2024	October 31, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0007-A2		900					
0007-E1	Sumitomo Mitsui Banking Corporation	1,000	<u>1.02125%</u> (Fixed rate)				
0007-E2		500	January 31, 2031				

Note: The first interest payment is at the end of April 2024, 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.

**2. Details of Interest Rate Swap Agreements**

Series	0007-B	0007-C1	0007-C2	0007-C3	0007-D
Counterparty	Sumitomo Mitsui Trust Bank, Limited				
Notional Amount	750 million yen	1,000 million yen	600 million yen	500 million yen	1,000 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	<u>0.59125%</u>	<u>0.61375%</u>		<u>0.63615%</u>
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3-month)			
Commencement Date	January 31, 2024				
Termination Date	October 31, 2028	January 31, 2029			April 30, 2029
Payment Date (Note 2)	The interest payment is due at the end of April 2024, and on the last day of every three months thereafter with termination date.				



Note 1: By entering into the interest rate swap agreements, the interest rates for Series 0007-B, Series 0007-C and Series 0007-D are essentially fixed at 0.80368%, 0.83875% and 0.87334%, respectively.

Note 2: The date 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.

### **3. 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]*

*This document is an English translation of the original Japanese document and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.*