

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 (Determination of Interest Rate)
and Execution of Interest Rate Swap Agreements (Series 0008)

KDX Realty Investment Corporation (“KDXR”) announced today that the undecided matters have 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
0008-C	MUFG Bank, Ltd.	5,000	<u>0.88215%</u> (Fixed rate)	January 30, 2024	February 1, 2024	October 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0008-D1	Mizuho Bank, Ltd.	5,000	<u>1.01250%</u> (Fixed rate)			January 31, 2031	
0008-D2	Sumitomo Mitsui Banking Corporation	1,000					

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		0008-B1	0008-B2
Counterparty		Nomura Securities Co., Ltd	
Notional Amount		4,000 million yen	2,000 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	<u>0.53400%</u>	
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3-month)	
Commencement Date		February 1, 2024	
Termination Date		April 30, 2028	
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 rate for Series 0008 is essentially fixed at 0.72089%.
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]

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