

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 (Series 0009)

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 2,000 million yen) (the “Borrowing”). Furthermore, the Borrowing is to be procured as green loan. The details are provided as follows.

1. Details of Borrowing

Series	Lender	Amount (Millions of Yen)	Interest Rate (Note 1)	Contract Date	Drawdown Date	Principal Repayment Date (Note 1)	Collateral / Repayment Method
0009	The Norinchukin Bank	2,000	To be determined (Note 2) (Fixed rate)	February 13, 2024	February 15, 2024	October 31, 2029	Unsecured, unguaranteed / Repayment of principal in full on maturity date

Note 1: 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.

Note 2: The undecided matters will be announced upon determination.

2. Purpose of Borrowings

The proceeds of Series 0009 will be applied to the redemption for Kenedix Office Investment Corporation Tenth Series Unsecured Investment Corporation Bonds (Ranking pari passu among specified investment corporation bonds) (Green Bonds) (“Green Bond”). For details concerning Green Bond, please refer to the press release, “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” dated February 8, 2019. Moreover, the green loan is to be applied to the repayment of borrowings for the acquisition of the property with a certain level of environmental evaluation and certification in accordance with the Green Finance Framework (“the Framework”) established by KDXR. The Framework has received a "Green1(F)" rating in the "JCR Green Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. ("JCR") on August 10, 2022. For details concerning KDXR’s initiatives of green finance, please refer to the website.

https://www.kdx-reit.com/eng/sustainability/green_finance.html

3. Status of Interest-bearing Debt after the Borrowing (as of February 15, 2024)

(Millions of Yen)

Category	Balance before the Borrowing	Balance after the Borrowing	Difference
Short-Term Borrowings ^(Note 1)	11,500	11,500	-
Long-Term Borrowings ^(Note 2)	496,870	498,870	+2,000
Total Borrowings	508,370	510,370	+2,000
Investment Corporation Bonds	29,700	27,700	-2,000
Total Borrowings and Investment Corporation Bonds	538,070	538,070	-

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 January 31, 2024.

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

[Provisional Translation Only]

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