

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 0010)

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 0010) and Execution of Interest Rate Swap Agreements” dated February 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
0010-A	MUFG Bank, Ltd.	2,500	<u>0.54381%</u> (Fixed rate)	February 27, 2024	February 29, 2024	April 30, 2027	Unsecured, unguaranteed / Repayment of principal in full on maturity date
0010-C1	Aozora Bank, Ltd.	1,500	<u>0.86308%</u> (Fixed rate)			October 31, 2029	
0010-C2	MUFG Bank, Ltd.	600					

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		0010-B1	0010-B2
Counterparty		Mizuho Bank, Ltd.	
Notional Amount		2,700 million yen	1,000 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	<u>0.64100%</u>	
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3-month)	
Commencement Date		February 29, 2024	
Termination Date		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 rate for Series 0010-B is essentially fixed at 0.87395%.

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 January 31, 2024.

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.*