

To All Concerned Parties

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(Securities Code: 8972)

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Notice Concerning Debt Financing (Series 0011 and 0012) and Execution of Interest Rate Swap Agreement

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake debt financing (for a total of 7,400 million yen) (the “Borrowings”) and the execution of interest rate swap agreement. Furthermore, the Borrowing is to be procured as green loan. 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  |
|--------------------|---|--------------------------------|---|-------------------|-------------------|---|--|
| 0011-A<br>(Note 2) | SBI Shinsei Bank,<br>Limited              | 2,000                          | 0.86551%<br>(Fixed rate)                                      | March 21,<br>2024 | March 25,<br>2024 | October 31,<br>2029                     | Unsecured,<br>unguaranteed<br>/<br>Repayment<br>of principal<br>in full on<br>maturity<br>date |
| 0011-B<br>(Note 2) | Resona Bank,<br>Limited                   | 3,000                          | Base rate (Note 3)<br>+0.27993%                               |                   |                   | April 30,<br>2030                       |  |
| 0012-A<br>(Note 2) | Sumitomo Mitsui<br>Banking<br>Corporation | 1,000                          | Base rate (Note 4)<br>(JPY TIBOR<br>for 3-month)<br>+0.22885% | March 27,<br>2024 | March 29,<br>2024 | April 30,<br>2029                       |  |
| 0012-B<br>(Note 2) | Mizuho Bank, Ltd.                         | 1,400                          | To be<br>determined (Note 5)<br>(Fixed rate)                  |                   |                   | October 31,<br>2030                     |  |

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 borrowing is to be procured as a green loan. The green loan is to be applied to the borrowings and 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](https://www.kdx-reit.com/eng/sustainability/green_finance.html).

Note 3: In case that the properties acquired through original financing of the Borrowings meet the requirements defined in the applicable loan agreements, such as obtaining and maintaining certain green building certificates (the “Requirements”), the base interest rate refers to the loan rates defined by the “Principal Terms and Conditions of the Funds-Supplying Operations to Support Financing for Climate Change Responses” set forth by BOJ (the “BOJ’s Base Interest Rate”). The BOJ’s Base Interest Rate is set at 0.0% as of today. Please refer to the BOJ’s website  
[https://www.boj.or.jp/en/mopo/measures/mkt\\_ope/ope\\_x/index.htm](https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm) for information about potential changes in the BOJ’s Base Interest Rate. In case that the Requirements are no longer satisfied, the base interest rate refers to the JPY TIBOR for 3-month deposits announced by the General Incorporated Association two business days before the interest payment date for the immediately preceding interest calculation period. The base interest rate will be revised on each interest payment date. However, if there is no corresponding TIBOR to the interest calculation period of such deposits, the base interest rate defined in the applicable loan agreements will be applied according to the terms and conditions of the applicable loan agreements.

Note 4: The Japanese Yen TIBOR of the JBATA is available on the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).

Note 5: The undecided matters will be announced upon determination.

## 2. Purpose of Borrowings

The proceeds of Series 0011 will be applied to the portion of acquisition of iias Kasugai (30% quasi-co-ownership interest) (anticipated acquisition price: 6,135 million yen) (the “Property”) on March 25, 2024. Please refer to the press release “Notice Concerning Acquisition of Property (iias Kasugai (Additional Interest))” dated March 8, 2024.

Moreover, the proceeds of Series 0012-A will be applied to the repayment of Series 144-A <sup>(Note)</sup> on March 29, 2024, Series 0012-B will be applied to the repayment of Series 52-A <sup>(Note)</sup> on March 29, 2024, respectively.

Note: For details regarding each borrowing, please refer to the following press releases.

### KDXR

Series 144-A: “Notice Concerning Debt Financing (Series 144) and the Execution of Interest Rate Swap Agreements” dated September 19, 2017

Former Kenedix Retail REIT Corporation

Series 52-A: “Notice Concerning Debt Financing (Series 52)” dated March 23, 2023

## 3. Interest Rate Swap Agreement

### (1) Reason for Executing Interest Rate Swap Agreement

To hedge possible increases in future interest rate for Series 0012-A with floating interest rate.

### (2) Details of Interest Rate Swap Agreement

| Series                         |                                    | 0012-A  |
|--------------------------------|------------------------------------|---|
| Counterparty                   |                                    | To be determined  |
| Notional Amount                |                                    | 1,000 million yen   |
| Interest Rate                  | Fixed Interest Rate for Payment    | To be determined  |
|                                | Floating Interest Rate for Receipt | Base rate (JPY TIBOR for 3-month)   |
| Commencement Date              |                                    | March 29, 2024  |
| Termination Date               |                                    | April 30, 2029  |
| Payment Date <sup>(Note)</sup> |                                    | 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: 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.

## 4. Status of Interest-bearing Debt after the Borrowings (as of March 29, 2024)

(Millions of Yen)

| Category  | Balance before the Borrowings | Balance after the Borrowings | Difference |
|---|-------------------------------|------------------------------|------------|
| Short-Term Borrowings <sup>(Note 1)</sup>         | 11,500                        | 10,100                       | -1,400     |
| Long-Term Borrowings <sup>(Note 2)</sup>          | 498,870                       | 505,270                      | +6,400     |
| Total Borrowings                                  | 510,370                       | 515,370                      | +5,000     |
| Investment Corporation Bonds                      | 27,700                        | 27,700                       | -          |
| Total Borrowings and Investment Corporation Bonds | 538,070                       | 543,070                      | +5,000     |

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.

5. 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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