

To All Concerned Parties

REIT Issuer:  
 KDX Realty Investment Corporation  
 Representative: Hiroaki Momoi, Executive Director  
 (Securities Code: 8972)

Asset Management Company:  
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Notice Concerning Debt Financing (Determination of Interest Rate)  
 and Execution of Interest Rate Swap Agreement (Series 0012)

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 0011 and 0012) and Execution of Interest Rate Swap Agreement” dated March 21, 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
0012-B	Mizuho Bank, Ltd.	1,400	<u>0.96982%</u> (Fixed rate)	March 27, 2024	March 29, 2024	October 31, 2030	Unsecured, unguaranteed / Repayment of principal in full on maturity date

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 Agreement

Series		0012-A
Counterparty		<u>Nomura Securities Co., Ltd.</u>
Notional Amount		1,000 million yen
Interest Rate	Fixed Interest Rate for Payment (Note 1)	<u>0.70500%</u>
	Floating Interest Rate for Receipt	Base rate (JPY TIBOR for 3-month)
Commencement Date		March 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 agreement, the interest rate for Series 0012-A is essentially fixed at 0.93385%.

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]*

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