

Translation of Japanese Original

September 19, 2024

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: Akihiro Asano, President & CEO
 Contact: Michiru Nagamata, Head of Strategic Planning,
 Listed REIT Department
 TEL: +81-3-5157-6010

Notice Concerning Partial Prepayment of Borrowing

KDX Realty Investment Corporation (“KDXR”) announced today its decision to undertake partial prepayment of borrowing (the “Prepayment”). The details are provided as follows.

1. Details of Prepayment

Series	Lender	Borrowing Amount (Millions of Yen)	Prepayment Amount (Millions of Yen)	Amount after Prepayment (Millions of Yen)	Drawdown Date	Principal Repayment Date	Prepayment Date	Collateral
0008-A	Mizuho Bank, Ltd.	5,000	3,000	2,000	February 1, 2024	January 31, 2025	September 30, 2024	Unsecured, unguaranteed

Note : For details of the borrowing, please refer to 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.

2. Funds for Prepayment

The scheduled Prepayment of Series0008-A is portion of the borrowings procured for the purpose of acquisition of Okinawa Prince Hotel Ocean View Ginowan, and the prepayment funds will be allocated from the funds procured through “KDX Realty Investment Corporation First Series Unsecured Investment Corporation Bonds (Ranking pari passu among specified investment corporation bonds) (Green Bonds)” (Note) issued on September 11, 2024 and cash on hand.

Note: For details on the issuance of investment corporation bonds, please refer to the press release, “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” dated September 5, 2024.

3. Status of Interest-bearing Debt after the Prepayment (as of September 30, 2024)

(Millions of Yen)

Category	Balance before the Prepayment	Balance after the Prepayment	Difference
Short-Term Borrowings ^(Note 1)	11,550	8,550	-3,000
Long-Term Borrowings ^(Note 2)	511,150	511,150	-
Total Borrowings	522,700	519,700	-3,000
Investment Corporation Bonds	28,700	28,700	-
Total Borrowings and Investment Corporation Bonds	551,400	548,400	-3,000

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.

4. Other Matters

Risks pertaining to the repayment of borrowing remain unchanged from the description of “Investment Risks” described in the Securities Report submitted on July 25, 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.