

Translation of Japanese Original

September 25, 2025

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 Acquisition of Properties (1 Retail Facility and 1 Hotel)
and Disposition of Property (1 Retail Facility)

KDX Realty Investment Corporation (“KDXR”) announced today that Kenedix Real Estate Fund Management, Inc. (the “Asset Management Company”), an asset management company for KDXR, decided to acquire and dispose of the following properties (respectively the “Acquisition” and the “Disposition”, and collectively the “Transaction”). Each property to be acquired and disposed of is the “Property”.

The sellers of Inageya Shin-yuri Yonetty Ouzenji-mae and Hotel JAL City Nagoya Nishiki are deemed a related-party under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended; the “Investment Trust Act”) and a related-party under the Related-Party Transactions Rules of the Listed REIT Department of the Asset Management Company. Therefore, in accordance with the above regulations, the Asset Management Company obtained resolutions of approval for the Transactions at the Asset Management Committee after deliberation and approval at the Compliance Committee.

1. Overview of the Acquisitions

Property Number	Property Type	Property Name	Location	Anticipated Acquisition Price (Millions of Yen) (Note 1)	Appraisal NOI Yield (%) (Note 2)	Brokerage
C1031	Retail Facilities	Inageya Shin-yuri Yonetty Ouzenji-mae	Kawasaki, Kanagawa	3,569	4.3	N/A
E2003	Hotels	Hotel JAL City Nagoya Nishiki	Nagoya, Aichi	7,420	5.2	N/A

- (i) Contract Date: September 25, 2025
(ii) Scheduled Acquisition Date: October 1, 2025
(iii) Seller: Please refer to “5. Overview of Sellers and Buyer” for details.
(iv) Acquisition Funds: Cash on hand (Inageya Shin-yuri Yonetty Ouzenji-mae) Borrowings ^(Note 3) and cash on hand (Hotel JAL City Nagoya Nishiki)
(v) Settlement Method: Payment in full on the date of acquisition

(Note 1) “Anticipated Acquisition Price” is the purchase price (excluding acquisition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereinafter.

(Note 2) “Appraisal NOI Yield” is calculated by dividing the appraisal NOI of each property as on the appraisal report as of December 1, 2024 by the anticipated acquisition price for each property and rounded to the first decimal place. “Appraisal NOI” refers to NOI (Net Operating Income) before depreciation expenses, which is calculated by deducting the operating expenses from the operating revenues described in the appraisal report, and thus, differs from NCF (Net Cash Flow) which is calculated by adding the profit from the investment of tenant deposits to and deducting capital expenditures from NOI. The appraisal NOI here is the NOI calculated using the direct capitalization method.

(Note 3) For matters concerning the borrowings, please refer to the press release, “Notice Concerning Debt Financing (Series 0037)” dated today.

2. Overview of the Disposition

Property Number	Property Type	Property Name	Anticipated Disposition Price (Note 1) (Millions of Yen)	Assumed Book Value (Note 2) (Millions of Yen)	Difference between Anticipated Disposition Price and Assumed Book Value (Note 3) (Millions of Yen)	Brokerage
C1020	Retail Facilities	Konami Sports Club Shibuya	3,750	3,296	453	N/A

- (i) Contract Date: September 25, 2025
- (ii) Scheduled Disposition Date: October 24, 2025
- (iii) Buyer: Please refer to “5. Overview of Sellers and Buyer” for details.
- (iv) Use of Proceeds: Cash on hand
- (v) Settlement Method: Payment in full on the date of disposition

- (Note 1) “Anticipated Disposition Price” is the disposition price (excluding the disposition costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in the trust beneficiary interest sale and purchase contract, and is rounded down to the nearest million yen. The same shall apply hereinafter.
- (Note 2) “Assumed Book Value” is as of the scheduled date of disposition.
- (Note 3) Figures are referential amount, calculated as a difference between anticipated disposition price and assumed book value, and different from gain or loss on sale.

3. Reasons for the Acquisition and the Disposition

(1) Reasons for the Acquisition and the Disposition

In accordance with the “Asset Management Targets and Policies” set forth in the Articles of Incorporation of KDXR, KDXR has decided the Acquisitions and the Disposition with the aim of improving the quality of the portfolio and maximizing the value of investors.

The Acquisitions involve acquiring a shopping center for daily needs expected to generate stable demand from residents within surrounding retail trade area, along with a variable-rent hotel, currently a key investment target for the Investment Corporation aimed at capturing future upside revenue. Conversely, the Disposition is to dispose of a large-scale sports club where profitability is expected to decline in the near future due to its age.

Through the Transaction, KDXR will advance asset reshuffle that contributes to stabilizing the cash flow and rejuvenating the age of its retail facilities portfolio. Simultaneously, by increasing the proportion of hotels, which are expected to provide inflation hedging properties, KDXR's portfolio profitability will improve, leading to steady dividend growth going forward.

Furthermore, the following characteristics were evaluated in determining the Acquisitions.

(i) Inageya Shin-yuri Yonetty Ouzenji-mae

a. Highlights

A shopping center for daily needs located in a quiet residential neighborhood between the Odakyu and Tokyu lines, with a food supermarket as the anchor tenant, complemented by specialty stores offering daily necessities and services.

b. Features of the Property

The Property is a neighborhood shopping center (NSC) located midway between two major transportation hubs: Shin-Yurigaoka Station on the Odakyu Odawara Line, approximately 2 km northwest, and Tama-plaza Station on the Tokyu Den-en-toshi Line, approximately 3 km southeast. It is a roadside-type store facing the Shitte-Kurokawa Line, a major residential artery in the area, offering excellent vehicle access.

According to the most recent Population Census, the population within 500-meter radius is approximately 6,100 people, within 1-kilometer radius is approximately 24,000 people and within a 2-kilometer radius is approximately 110,000 people. This population volume is expected to be maintained going forward. Furthermore, the Yokohama Municipal Subway Blue Line extension plan is underway. Giving the expected additional increase in weekday patronage from the opening of a new station near the Property, KDXR anticipates stable demand from residents within the trade area.

Completed in 2015, the Property is leased in its entirety to Inageya, a major food supermarket chain. The second-floor area is occupied by Inageya (approx. 2,000 m²) and Shimamura, a major apparel retailer (approx. 1,000 m²) as a subtenant. In addition, the Property accommodates smaller stores, such as a buy-and-sell specialty store. The three-story building features parking facilities on the first floor, third floor, and rooftop, with a total capacity of 226 vehicles. This ample capacity allows the property to adequately accommodate the high vehicle usage rate by customers visiting the store, regardless of whether it is a weekday or holiday.

(ii) Hotel JAL City Nagoya Nishiki

a. Highlights

A variable-rent hotel located in the Fushimi area, surrounded by Nagoya's central districts of Meieki, Nishiki, and Sakae, with upside potential for future rental income, driven by robust demand from both tourism and business sectors.

b. Features of the Property

The Property is an accommodation-focused hotel located approximately a 7-minute walk from Fushimi Station on the Nagoya Municipal Subway, and approximately a 5-minute drive or a 15-minute walk from Nagoya Station. The Fushimi area, where the Property is located, sits midway between Nagoya Station and Sakae Station. Its position at the junction of commercial districts and office areas suggests stable business demand alongside tourism demand from both domestic and international visitors. This location is expected to capture robust accommodation demand from a broad customer base. Furthermore, the lease agreement features a variable rent mechanism under which the rent fluctuates based on the hotel operator's performance, offering potential upside going forward.

Completed in 2018, the Property is a hotel with 216 guest rooms. It features a simple, modern design based on the "Smart Simplicity" brand concept of "Hotel JAL City", operated by Okura Nikko Hotel Management Co., Ltd. The property offers 117 twin rooms (approximately 25-33 m²) and 99 double rooms (approximately 22 m²). KDXR expects that the specifications, including well-equipped guest rooms, sufficiently meet the diverse needs of customers.

(2) Reasons for the Disposition

(i) Konami Sports Club Shibuya

The Property is a large-scale sports club located approximately a 4-minute walk from Shinsen Station on the Keio Inokashira Line, with over 35 years old. Due to the lease structure with the tenant occupying the entire building, there is a limited upside potential for rent increases in the near term, even within the current inflationary environment. Furthermore, concerns exist regarding potential increases in capital expenditure and repair costs in the near future. Considering these risks of future revenue decline, KDXR have been exploring a disposition of the Property.

The anticipated disposition price as agreed with the buyer is higher than the most recent book value and the appraisal value, we expect to secure a gain on sales of real estate. Therefore, KDXR have decided to dispose of the Property after comprehensively considering its competitiveness and its future potential.

4. Overview of the Properties

The table below shows the overview of each property to be acquired and to be disposed of (the “Individual Asset Table”). In addition, the terms used in the Individual Asset Table are as follows. Please refer to the Individual Asset Table together with the explanation on the terms listed below. In principle, unless otherwise specified, the status as of August 31, 2025 is indicated.

- “Location” is the indication of the residential address. In case there is no indication of the residential address, it is the building location indicated in the register (if there are multiple buildings, the location of one of the buildings).
- “Building Coverage Ratio” and “Floor-area Ratio” are the designated building coverage ratio and designated floor-area ratio provided in the city plan (if there are more than one, both). The designated building coverage ratio may be relaxed or restricted since the property is a fireproof building in a fire zone or for other reasons and may differ from the building coverage ratio actually applied. The designated floor-area ratio may be relaxed or restricted due to the width of roads adjacent to the land or other reasons and may differ from the actual applicable floor-area ratio.
- “Gross Floor Area” is based on the figure in the register, not including the area of the annexed building.
- “Type” is among NSC (Neighborhood Shopping Center), SM (Supermarket), CSC (Community Shopping Center), Urban Station-Front SC (Urban Station-Front Shopping Center) and SS (Specialty Store).
- “Earthquake PML” indicates the figure described in the earthquake PML valuation report (level 2) prepared by Sompo Risk Management Inc. The report is dated September 2025 for the Properties to be acquired and is dated April 2025 for the Property to be disposed of.
- “Master Lessee Company” is the master lease company executed or scheduled to execute the master lease agreement for the property.
- “Type of Master Lease” is described as follows; “Pass through” for those with a master lease agreement without a rent guarantee concluded or scheduled to be concluded, “Rent guarantee” for those with a master lease agreement with a rent guarantee concluded or scheduled to be concluded, “Rent variable” for those with a master lease agreement with a rent variable concluded or scheduled to be concluded, and “-” in the case that the owner has or will conclude a lease agreement directly with the end tenant, or where there is no end tenant.
- “Property Management Company” indicates the property management company that has entered into or will enter into a property management agreement.
- “Total Number of Tenants” is the number of lessees, and when the same lessee leases or will lease multiple parcels, such lessee is counted as one. In cases where the master lease company has executed or will execute a pass-through master lease agreement with the lessor, the number of end tenants is stated in brackets after the number of master lease companies.
- “Total Leasable Area” refers to the leasable floor area for a building (aggregate total of the leasable floor area of each building in the case of more than one building), excluding land (including land for one-story parking) identified in lease agreements or construction completion plans.
- “Total Leased Area” refers to the area identified in lease agreements with end tenants or sub-lease agreements.
- “Number of Rooms / Retail Stores” for hotel is the number of rooms available for use as accommodation and the number of lots available for use as stores.
- “Occupancy Rate during Past Five Years” is the ratio of the “Total Leased Areas” (based on the lease agreements) to the “Total Leasable Area” of the property rounded to the first decimal place. The figures shown are those disclosed by the seller for each year from the end of August 2025 to the past five years.
- “Monthly Rent and Common Area Charge (excluding consumption tax)” indicates the amount agreed upon in the lease agreement with each tenant (including common area charges and excluding the retail facility’s rent for warehouses and parking area) and rounding the number down to the nearest thousand yen.
- “Security and Guarantee Deposits” is the total of the security deposit and the balance of the guarantee deposit as stipulated in the lease agreements or the sublease agreements, and the figures are rounded down to the nearest thousand yen.

(1) Outline of Properties to be Acquired

(i) Inageya Shin-yuri Yonetty Ouzenji-mae

Property Name		Inageya Shin-yuri Yonetty Ouzenji-mae					
Type of Specified Asset		Trust beneficiary interest in real estate					
Trustee		Sumitomo Mitsui Trust Bank, Limited					
Trust Period		October 31, 2016 through October 31, 2035					
Location		3-5-5, Higashiyurigaoka, Asao-ku, Kawasaki, Kanagawa					
Land	Form of Ownership	Proprietary ownership					
	Land Area	7,730.93m ²					
	Zoning	Quasi-residential district, category 2 medium-to-high-rise exclusive residential district					
	Building Coverage Ratio	60%					
	Floor-area Ratio	200%					
Building	Form of Ownership	Proprietary ownership					
	Gross Floor Area	9,691.09m ²					
	Date Constructed	August 28, 2015					
	Use	Retail stores, parking area					
	Type	NSC					
	Structure / No. of Stories	Steel structure / three-story building with one basement floor and flat roof					
Earthquake PML		2.7%					
Anticipated Acquisition Price		3,569 million yen					
Appraisal	Appraisal Value	3,670 million yen					
	Base Date for Appraisal	August 1, 2025					
	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.					
	Outline	Please refer to “11. Summary of Appraisal Report” below.					
Collateral		None					
Master Lessee Company		-					
Type of Master Lease		-					
Property Management Company		Kenedix Property Design, Inc.					
Details of Tenant							
	Total Number of Tenants	1					
	Total Leasable Area	9,691.09m ²					
	Total Leased Area	9,691.09m ²					
	Occupancy Rate during Past Five Years	2021	2022	2023	2024	2025	
		100.0%	100.0%	100.0%	100.0%	100.0%	
	Monthly Rent and Common Area Charge (excluding consumption tax)	Not disclosed ^(Note)					
	Security and Guarantee Deposits	Not disclosed ^(Note)					
Remarks	Not applicable						
Other	(Note) Not disclosed as the tenant’s consent has not been obtained.						

(ii) Hotel JAL City Nagoya Nishiki

Property Name		Hotel JAL City Nagoya Nishiki				
Type of Specified Asset		Trust beneficiary interest in real estate				
Trustee		Sumitomo Mitsui Trust Bank, Limited				
Trust Period		August 25, 2016 through October 31, 2035				
Location		1-16-36, Nishiki, Naka-ku, Nagoya, Aichi				
Land	Form of Ownership	Proprietary ownership				
	Land Area	1,063.34m ²				
	Zoning	Commercial district				

	Building Coverage Ratio	80%				
	Floor-area Ratio	800%				
Building	Form of Ownership	Proprietary ownership				
	Gross Floor Area	9,065.23m ²				
	Date Constructed	September 13, 2018				
	Use	Hotel				
	Structure / No. of Stories	Steel structure / 14-story building with one basement floor and flat roof				
Earthquake PML		3.9%				
Anticipated Acquisition Price		7,420 million yen				
Appraisal	Appraisal Value	8,050 million yen				
	Base Date for Appraisal	August 1, 2025				
	Appraiser	Japan Real Estate Institute				
	Outline	Please refer to “11. Summary of Appraisal Report” below.				
Collateral		None				
Master Lessee Company		Kenedix Property Design, Inc. (scheduled)				
Type of Master Lease		Pass through				
Tenant and Hotel Management Company		Enuwan LLC ^(Note 1, 2)				
Operator		Okura Nikko Hotel Management Co., Ltd. ^(Note 1, 2)				
Details of Master Lease Agreement						
	Contract Format	Regular lease contract				
	Contract Period	October 1, 2025 through December 31, 2029				
	Rent Revisions	-				
	Contract Renewal	In the case that neither party gives notice of non-renewal or notice stating that renewal will not occur unless terms are modified during the period from 12 months to 6 months prior to the expiration of the lease term, the lease term shall be continued for another one year under the same conditions. The same shall apply thereafter.				
	Mid-term Cancellation	-				
	Total Leasable Area	9,065.23m ²				
	Total Leased Area	9,065.23m ²				
	Number of Rooms / Retail Stores	216 rooms				
	Occupancy Rate during Past Five Years	2021	2022	2023	2024	2025
		100.0%	100.0%	100.0%	100.0%	100.0%
	Monthly Rent and Common Area Charge (excluding consumption tax)	The master lease agreement operates on a pass-through basis. The master lessee company pays the monthly rent of master lease (“master lease rent”) in an amount equal to the sublease rent ^(Note 3) paid by the tenant to the master lessee company, calculated according to the following formula based on the sub-ML agreement ^(Note 1). Formula: (i) - (ii) (i) Amount of pre-tax net income of the tenant for the relevant rent calculation period ^(Note 4) (ii) Total amount of corporate, resident, and enterprise taxes recorded in the rent calculation period immediately preceding the relevant rent calculation period				
	Master Lease Fee ^(Note 5)	The amount calculated according to the following formula shall be paid to the master lessee company. Formula: (a - b - c) × d a GOP ^(Note 6) of the hotel for the relevant rent calculation period				

		b Management fee payable by the tenant to the operator under the hotel management agreement ^(Note 2) during the relevant rent calculation period c Amount equivalent to the capital replacement reserve fund ^(Note 7) accumulated by the trustee into the trust account under the hotel management agreement during the relevant rent calculation period d 5%
	Security and Guarantee Deposits	-
	Property Management Company	Kenedix Property Design, Inc. (scheduled)
	Total Number of Tenants	1
Remarks	Not applicable	
Other	(Note 1) The master lessee company and the tenant plan to enter into a sub-ML agreement on the scheduled acquisition date. (Note 2) A contract concerning the operation of the hotel (“hotel management agreement”) has been concluded between the tenant and the operator. (Note 3) “Sublease rent” refers to the rent payable by the tenant to the master lessee company. The sublease rent shall be 0 yen if the amount calculated by the formula is negative. (Note 4) “Rent calculation period” refers to the periods from March 1 to the end of May of each year, from June 1 to the end of August of each year, from September 1 to the end of November of each year, and from December 1 to the end of February of the following year. (Note 5) “Master lease fee” shall be 0 yen if the amount calculated by the formula is negative. (Note 6) “GOP” stands for “Gross Operating Profit” and is the amount calculated by the prescribed calculation method as the operating income of the hotel. (Note 7) “Capital replacement reserve fund” refers to the funds that the tenant must secure to maintain the quality standards of the hotel under the hotel management agreement.	

(2) Outline of Property to be Disposed of

(i) Konami Sports Club Shibuya

Property Name		Konami Sports Club Shibuya
Type of Specified Asset		Trust beneficiary interest in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust Period		January 31, 2013 through April 30, 2037
Location		18-11, Shinsencho, Shibuya-ku, Tokyo
Land	Form of Ownership	Proprietary ownership
	Land Area	755.71m ²
	Zoning	Commercial district (partially category 1 residential district)
	Building Coverage Ratio	80% (partially 60%)
	Floor-area Ratio	500% (partially 300%)
Building	Form of Ownership	Proprietary ownership
	Gross Floor Area	5,019.09m ²
	Date Constructed	May 17, 1990
	Use	Sports club
	Type	SS
	Structure / No. of Stories	Steel encased reinforced concrete structure / nine-story building with two basement floors and flat roof
Earthquake PML		5.3%
Acquisition Price		3,300 million yen
Appraisal	Appraisal Value	3,380 million yen
	Base Date for Appraisal	April 30, 2025

	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.						
	Outline	Please refer to “11. Summary of Appraisal Report” below.						
Collateral		None						
Master Lessee Company		-						
Type of Master Lease		-						
Property Management Company		Kenedix Property Design, Inc.						
Details of Tenant								
	Total Number of Tenants		1					
	Total Leasable Area		Not disclosed ^(Note)					
	Total Leased Area		Not disclosed ^(Note)					
	Occupancy Rate during Past Five Years		2021	2022	2023	2024	2025	
			100.0%	100.0%	100.0%	100.0%	100.0%	
	Monthly Rent and Common Area Charge (excluding consumption tax)		Not disclosed ^(Note)					
	Security and Guarantee Deposits		Not disclosed ^(Note)					
Remarks	Not applicable							
Other	(Note) Not disclosed as the tenant’s consent has not been obtained.							

5. Overview of Sellers and Buyer

(1) Overview of Sellers

(i) Inageya Shin-yuri Yonetty Ouzenji-mae

Company Name	SMFL MIRAI Partners Company, Limited
Location	3-2, Marunouchi 1-chome, Chiyoda-ku, Tokyo
Title and Name of Representative	Akira Ueda, President
Description of Business	Real estate business, environmental and energy business, other, and services relating to above-mentioned businesses
Amount of Capital	500 million yen
Date of Incorporation	October 1, 2018
Net Assets	Not disclosed as the seller’s consent has not been obtained.
Total Assets	Not disclosed as the seller’s consent has not been obtained.
Major Shareholder and Ratio	Sumitomo Mitsui Finance and Leasing Company, Limited (100%)
Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	The seller is the parent company that holds 70% of the issued shares of KDX, the 100% owner of the Asset Management Company
Personnel Relationship	One of employees of the Asset Management Company is seconded from the seller (as of August 31, 2025)
Business Relationship	The seller has concluded the support agreement with the Asset Management Company on October 6, 2021, and provides the Asset Management Company with property information and other services as a supporting company.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(ii) Hotel JAL City Nagoya Nishiki

Company Name	G.K. KHF6
Location	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Title and Name of Representative	Representative: Ippan Shadan Hojin KHF6 Office administrator: Masanori Nakatsu
Description of Business	1. Acquisition, holding, disposal, leasing and management of real estate 2. Acquisition, holding and disposal of trust beneficiary interests in real estate 3. All business incidental to the above

Amount of Capital	1 million yen
Date of Incorporation	March 16, 2021
Net Assets	Not disclosed as the seller's consent has not been obtained.
Total Assets	Not disclosed as the seller's consent has not been obtained.
Major Shareholder and Ratio	Please refer to "Capital Relationship" below.
Relationship between the Seller and KDXR/the Asset Management Company	
Capital Relationship	Kenedix, Inc. ("KDX"), which is the 100% parent company of the Asset Management Company and a parent company, etc. under the Financial Instruments and Exchange Act is the 100% parent company of Kenedix Investment Partners, Inc., which contribute to a general incorporated association fund that holds all of the seller's equity interest. Also, KDX owns 68.8% and SMFL MIRAI Partners Company, Limited, the parent company holding 70% of KDX's issued shares, owns 31.2% of the silent partnership equity interest in which the seller is the operator.
Personnel Relationship	There is no special personnel relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no special personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Business Relationship	There is no special business relationship between KDXR or the Asset Management Company and the seller. Furthermore, there is no business personnel relationship between any related-parties or associated companies of KDXR or the Asset Management Company and any related-parties or associated companies of the seller.
Related Party Relationships	The seller is a related-party, etc. as defined in the Investment Trust Law and a related-party as defined in the Related-Party Transaction Rules of Listed REIT Department of the Asset Management Company.

(2) Overview of Buyer

The buyer is a domestic business company, and the name of the buyer and other information are not disclosed as the buyer's consent has not been obtained.

There is no special capital, personnel, or business relationship between KDXR or the Asset Management Company and the buyer. Furthermore, the buyer is not a special related parties under the Investment Trust Act or the Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company.

6. Property Acquirer and Previous Owner's Profile

(1) Inageya Shin-yuri Yonetty Ouzenji-mae

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	SMFL MIRAI Partners Company, Limited	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	October 31, 2022	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

(2) Hotel JAL City Nagoya Nishiki

	Current Owner/ Trust Beneficiary	Previous Owner/ Trust Beneficiary
Company Name	G.K. KHF6	Other than those with a special interest
Relationship with Related Party	The related-party as defined in Related-Party Transaction Rules of the Listed REIT Department of the Asset Management Company and a related-party, etc. as defined under the Investment Trust Act	-
Acquisition Background /Purpose	Acquired for the purpose of investment and management	-
Acquisition Date	March 31, 2021	-
Acquisition Price	Omitted as the property has been owned by current trust beneficiary for more than a year	-

7. Brokerage

Not applicable

8. Related Party Transaction

Regarding the Acquisitions, transactions with the related party, etc. shall fall under the following categories of transaction below.

The Asset Management Company, as bound by the rules for related-party transactions of the Listed REIT Department, submitted the transaction for deliberation and approval to the Compliance Committee. After receiving such approval, the transactions were then submitted to the Listed REIT Department Asset Management Committee for ratification.

(1) Acquisition of Properties

The sellers fall under the category of the related party defined under the rules for related-party transactions of the Listed REIT Department of the Asset Management Company. Details of the sellers are provided in “5. Overview of Sellers and Buyer” and “6. Property Acquirer and Previous Owner’s Profile” above.

(2) Appointment of a Master Lessee Company and a Property Management Company

(i) Inageya Shin-yuri Yonetty Ouzenji-mae

KDXR plans to execute a property management agreement with Kenedix Property Design, Inc. on the scheduled date of acquisition. Fees relating to property management remain at the same level and rate as properties owned by KDXR.

(ii) Hotel JAL City Nagoya Nishiki

KDXR plans to execute a master lease agreement and a property management agreement (the “Property Management Agreement”) with Kenedix Property Design, Inc. on the scheduled date of acquisition. Fees relating to master lease are at a reasonable level compared to the market. Furthermore, the construction management fee ^(Note) included in the property management service fee (the “PM Fee”) remain at the same level and rate as properties owned by KDXR.

(Note) Under the Property Management Agreement, the PM Fee consists of a base fee and a construction management fee, and the base fee is included within the master lease fee.

9. Schedule of the Transactions

Acquisition Decision Date / Disposition Decision Date Contract Date	September 25, 2025
Payment Date / Acquisition Date Inageya Shin-yuri Yonetty Ouzenji-mae Hotel JAL City Nagoya Nishiki	October 1, 2025 (scheduled)
Payment Date / Disposition Date Konami Sports Club Shibuya	October 24, 2025 (scheduled)

10. Outlook

Through the Transaction, KDXR will recognize gains on sale of real estate associated with the disposition and could enhance portfolio profitability through the income contribution from the properties to be acquired. However, the impact of the Transaction on the financial results for the fiscal period ending October 31, 2025 (from May 1, 2025 to October 31, 2025) and April 30, 2026 (from November 1, 2025 to April 30, 2026) is minimal. Therefore, the forecast of financial results for the fiscal periods remains unchanged

11. Summary of Appraisal Report

Property Name	Inageya Shin-yuri Yonetty Ouzenji-mae
Appraisal Value	3,670,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	August 1, 2025

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	3,670,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	3,710,000,000	Assess by using the cap rate based on medium term stable standardized net cash flow
(1) Gross Operating Revenue	Not disclosed	
General Operating Revenue	Not disclosed	
Vacancy-Related Loss	Not disclosed	
(2) Operating Expenses	Not disclosed	
Maintenance Fees	0	Not applicable, as it is borne by the tenant
Utility Expenses	0	Not applicable, as it is borne by the tenant
Repairs	Not disclosed	
PM Fees	3,600,000	Assess based on scheduled PM contract amounts, verifying PM fee ratios of similar properties
Tenant Marketing Expenses	0	Assume continued occupancy by the current lessee, costs with tenant vacating are not applicable as they are considered in the cap rate
Property Taxes	Not disclosed	
Insurance Expenses	Not disclosed	
Other Property-Related Expenses	Not disclosed	
(3) Net Operating Income (NOI= (1)-(2))	153,661,466	
(4) One-Time Gain	958,617	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	6,200,000	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF=(3)+(4)-(5))	148,420,083	
(7) Cap Rate	4.0%	Assess by comprehensively taking into account the property's location, the characteristics of the building and contract terms of the property
Value based on DCF Method	3,650,000,000	
Discount Rate	1st year: 3.9% 2nd – 11th year: 4.1%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
Terminal Cap Rate	4.2%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
Value based on Cost Method	3,810,000,000	
Ratio of Land	73.8%	
Ratio of Building	26.2%	
The appraiser's points to consider upon appraisal other than the above	None	

Property Name	Hotel JAL City Nagoya Nishiki
Appraisal Value	8,050,000,000 yen
Appraiser	Japan Real Estate Institute
Date of Appraisal	August 1, 2025

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	8,050,000,000	Estimate by treating equally the value calculated using the Direct Capitalization Method and the value calculated using the DCF Method
Value based on Direct Capitalization Method	8,110,000,000	Assess by using the cap rate based on medium to long-term stable net cash flow
(1) Gross Operating Revenue	445,319,000	
General Operating Revenue	445,319,000	Assess in consideration of the hotel's operational status
Vacancy-Related Loss	0	Not applicable, as the vacancy-related loss regarding a tenant move-out are considered in calculation of cap rate
(2) Operating Expenses	59,279,000	
Maintenance Fees	50,000	Assess an amount with reference to the actual amounts in the prior years
Utility Expenses	0	Not applicable, as it is borne by the tenant
Repairs	4,589,000	Assess in consideration of the actual amounts in the prior years, expenses at similar properties, annual average repair, maintenance and renewal expenses, etc. in the engineering report
PM Fees	20,897,000	Assess in consideration of compensation rates based on contract terms and compensation rates, etc. at similar properties
Tenant Marketing Expenses	0	Not applicable, taking into account the nature of the hotel business, the attributes of the lessee, and the terms of the lease agreement
Property Taxes	32,116,000	Assess based on data related to taxes and public dues
Insurance Expenses	1,627,000	Recognize an amount by referring to insurance premium based on an insurance contract and insurance premium rates, etc. at similar properties
Other Property-Related Expenses	0	There are no particular expenses to be recorded
(3) Net Operating Income (NOI= (1)-(2))	386,040,000	
(4) One-Time Gain	0	There is no one-time gain
(5) Capital Expenditure	11,177,000	Assess an amount by taking into account the level of capital expenditures at similar properties and the age of the property assuming that an equal amount is added to a reserve in each fiscal period
(6) FF&E Reserve	26,098,000	Assess an amount by taking into account the level of FF&E reserve at similar properties assuming that an equal amount is added to a reserve in each fiscal period
(7) Net Cash Flow (NCF=(3)+(4)-(5)-(6))	348,765,000	
(8) Cap Rate	4.3%	Assess by comprehensively taking into account the property's location, the characteristics of the building and other characteristics
Value based on DCF Method	7,980,000,000	
Discount Rate	4.1%	Assess an amount by comprehensively taking into account the property's unique characteristics with reference to investment yield of similar properties

	Terminal Cap Rate	4.4%	Assess by comprehensively taking into account upcoming changes in investment returns, risks associated with the Property, general prediction of economic growth rate, trends in real estate prices and rental rates, and all other applicable factor, while reflecting returns associated with acquisitions of similar properties
Value based on Cost Method		7,160,000,000	
	Ratio of Land	65.8%	
	Ratio of Building	33.4%	
	Rate of FF&E	0.8%	
The appraiser's points to consider upon appraisal other than the above		Adopt income approach value from the judgment that the income approach value is more persuasive because it is the price calculated according to price formation process from the aspect of earnings, while using the value calculated based on the cost approach as a reference.	

Property Name	Konami Sports Club Shibuya
Appraisal Value	3,380,000,000 yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Date of Appraisal	April 30, 2025

Unit: Yen

Item	Breakdown	Basis
Income Capitalization Approach Value	3,380,000,000	Calculate based on the DCF method, with reference to the value based on direct capitalization method
Value based on Direct Capitalization Method	3,440,000,000	Assess by using the cap rate based on medium to long term stable standardized net cash flow
(1) Gross Operating Revenue	Not disclosed	
General Operating Revenue	Not disclosed	
Vacancy-Related Loss	Not disclosed	
(2) Operating Expenses	Not disclosed	
Maintenance Fees	0	Not applicable, as it is borne by the tenant
Utility Expenses	0	Not applicable, as it is borne by the tenant
Repairs	Not disclosed	
PM Fees	3,600,000	Assess based on PM contract amounts, verifying PM fee ratios of similar properties
Tenant Marketing Expenses	0	Assume continued occupancy by the current lessee, costs with tenant vacating are not applicable as they are considered in the cap rate
Property Taxes	Not disclosed	
Insurance Expenses	Not disclosed	
Other Property-Related Expenses	Not disclosed	
(3) Net Operating Income (NOI= (1)-(2))	132,239,184	
(4) One-Time Gain	847,800	Assess an income from investments by using an investment return of 1.0%
(5) Capital Expenditure	9,360,000	Assess based on the annual assessment amount based on medium and long term repair and renewal costs in the engineering report, taking into account the construction management fee
(6) Net Cash Flow (NCF= (3)+(4)-(5))	123,726,984	

	(7) Cap Rate	3.6%	Assess by comprehensively taking into account the property's location, the characteristics of the building and contract terms of the property
	Value based on DCF Method	3,350,000,000	
	Discount Rate	1st – 10th year: 3.6% 11th year: 3.7%	Assess based on the past transactions of comparable properties and by taking into account the uniqueness of real estate properties as financial assets in terms of investment yield
	Terminal Cap Rate	3.8%	Assess an amount by taking into account future uncertainty etc. based on capitalization rate
	Value based on Cost Method	3,950,000,000	
	Ratio of Land	93.3%	
	Ratio of Building	6.7%	
	The appraiser's points to consider upon appraisal other than the above	None	

< Attached Materials >

- Reference Material 1: Photographs and Maps of the Properties to be Acquired
- Reference Material 2: Status of Property Portfolio of KDXR after the Transactions

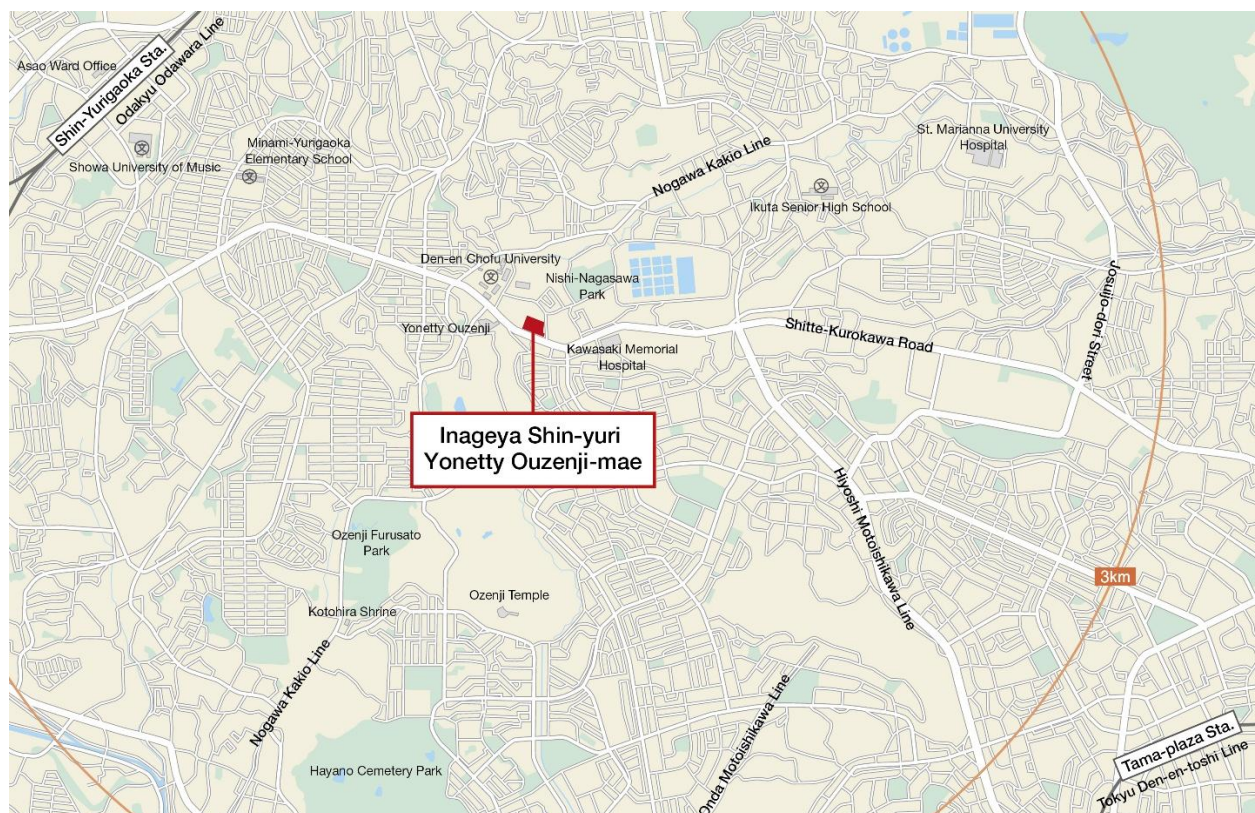
KDXR's website: <https://www.kdx-reit.com/eng/>

[Provisional Translation Only]

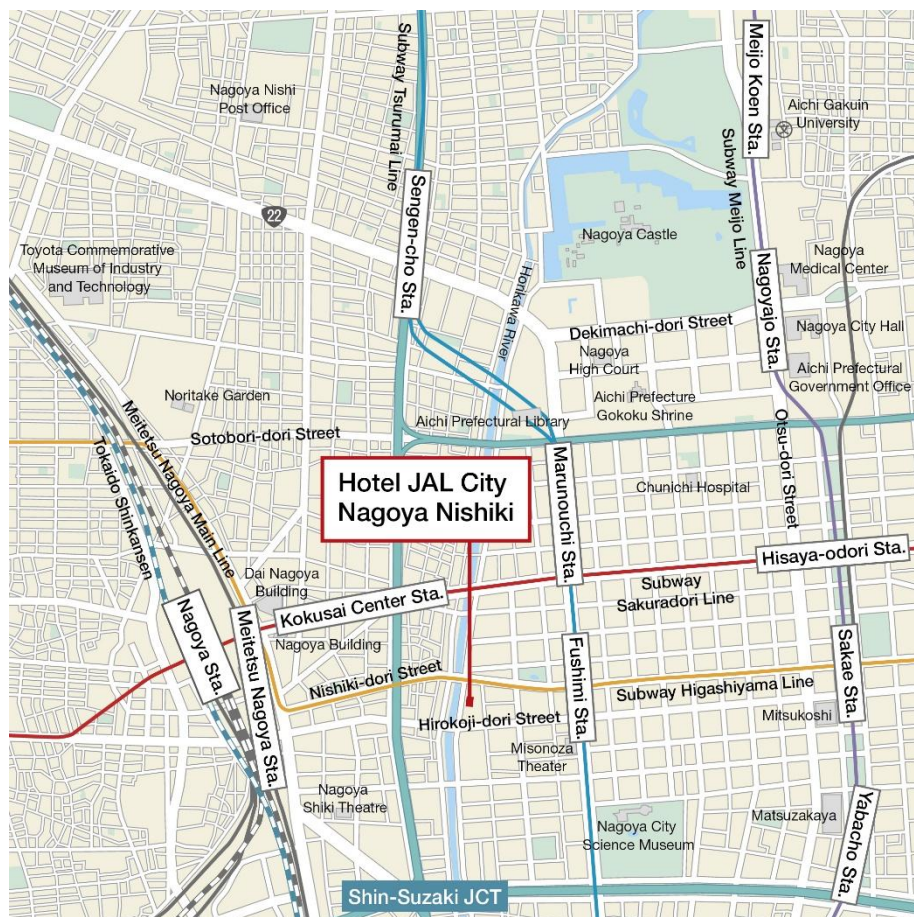
This document is an English translation of the original Japanese document and is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Reference Material 1: Photographs and Maps of the Properties to be Acquired

(1) Inageya Shin-yuri Yonetty Ouzenji-mae



(2) Hotel JAL City Nagoya Nishiki



Reference Material 2: Status of Property Portfolio of KDXR after the Transactions

As of October 24, 2025

Property Type	Number of Properties	(Anticipated) Acquisition Price (Millions of Yen)	Investment Ratio ^(Note) (%)
Office Buildings	88	417,622	35.1
Residential Properties	134	312,284	26.3
Retail Facilities	59	275,585	23.2
Logistics Facilities	13	37,622	3.2
Hotels	6	56,060	4.7
Healthcare Facilities	42	89,278	7.5
Portfolio Total	342	1,188,451	100.0

(Note) “Investment Ratio” indicates the ratio of (Anticipated) Acquisition Price of each asset type to Portfolio Total and is rounded to the first decimal place.