

Translation of Japanese Original

December 22, 2025

To All Concerned Parties


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### Notice Concerning Acquisition of BELS Evaluation and ZEB Certification

KDX Realty Investment Corporation (“KDXR”) announced today that it received Building-Housing Energy-efficiency Labeling System (“BELS”) Evaluation and Net Zero Energy Building (“ZEB”) Certification for one of its properties, KDX Toranomom 1chome Building.

#### 1. Properties that Received Certification Rank

Property Number	Property Type	Property Name	Certification Rank (Note)	Evaluation Date
A1062	Office Buildings	KDX Toranomom 1chome Building	 <p>BELS Evaluation: ★★★★★</p> <p>ZEB Certification: ZEB Oriented</p>	December 19, 2025

Note: Evaluation is based on rating agency, ERI SOLUTION CO., LTD.

#### 2. Overview of BELS and ZEB

BELS is an evaluation system stipulated by the labeling notice, which aims to ensure that third-party organizations fairly and accurately conduct assessments and labeling of a building’s energy-saving performance in accordance with the guidelines for displaying the energy consumption performance of buildings under the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”). The evaluation is determined by the value of BEI (Building Energy Index), calculated from the primary energy consumption based on the government-designated energy consumption performance.

ZEB is a building that aims to achieve a net zero annual primary energy balance. It is pursued by significantly reducing energy consumption through advanced architectural design to minimize energy loads, actively utilizing energy sourced from nature through passive technologies, and introducing highly efficient equipment systems,

while maintaining indoor environmental quality. Furthermore, by incorporating renewable energy, ZEB strives to maximize energy self-sufficiency. The evaluation of ZEB uses the BEI applied in BELS assessments, and certification is granted in four stages according to the achievement level: “ZEB,” “Nearly ZEB,” “ZEB Ready,” and “ZEB Oriented.”

### 3. Future Initiatives for Sustainability

KDXR promotes ESG (Environment, Social and Governance) measures based on “Sustainability Policies”. As a pioneer in the sustainability field in the J-REIT industry, KDXR will continue to advance environmental and energy conservation measures as well as efficient energy use for its own properties with the support of outside consultants and proactively promote initiatives for sustainability.

For KDXR’s Sustainability Policies and specific efforts, please refer to the following.

KDXR’s initiatives for Sustainability: <https://www.kdx-reit.com/eng/sustainability/index.html>

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

*[Provisional Translation Only]*

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