

Outline of Initial Listing Issue

Issue Name/ Investment Corporation	KDX Kolet REIT,Inc.	
Scheduled Listing Date	Nov. 25, 2026	
Market Section	Real Estate Investment Trust Security	
Current Listed Market	N/A	
Name and Title of Representative	ICHIKAWA Yu, Head of Kolet REIT Department and Head of Acquisition, Kolet REIT Department	
Address of Main Office	2-1-6 Uchisaiwai-cho, Chiyoda-ku Tokyo, 100-0011 Tel. +81-3-5157-6290	
Date of Incorporation	Jul. 23, 2026	
Asset Management Company	Kenedix Real Estate Fund Management, Inc.	
(Address of Main Office)	2-1-6 Uchisaiwai-cho, Chiyoda-ku Tokyo, 100-0011 Tel. +81-3-5157-6290	
Code	666A (ISIN JP3051800005)	
Authorized Total No. of Units to be Issued	10,000,000 units	
Total No. of Units Issued	2,000 units (As of Oct. 20, 2026)	
Issued Units at the Time of Listing	518,991 units (Note) The number includes newly issued units issued through the public offering.	
Total Amount of Investment	JPY 200,000 thousand (As of Oct. 20, 2026)	
Trading Unit	1 unit	
Business Period	From Aug. 1 to Jul. 31 of the following year (Note) The first business period is from Jul. 23, 2026, the date of incorporation, to Jul. 31, 2026.	
Record Dates for Dividend	Jul. 31	
Transfer Agent	Sumitomo Mitsui Trust Bank, Limited	
Auditor	ERNST & YOUNG SHINNIHON LLC	
Managing Trading Participant	Nomura Securities Co.,Ltd.	
<Overview of Public Offering / Secondary Distribution >		
Public Offering /	Public Offering (Newly Issued units)	516,991 units
Secondary Distribution	Secondary Distribution (Placement by over-allotment scheme)	27,210 units
Offering Price	Book-building method	
Determination Method		
Provisional Conditions	Nov. 9, 2026	
Determination Date		
Book-building Period	Nov. 10, 2026 to Nov. 13, 2026	

(Reference Translation)

Offering Price	Nov. 16, 2026
Determination Date	
Subscription Period	Nov. 17, 2026 to Nov. 20, 2026
Payment Date	Nov. 24, 2026
Settlement Date	Nov. 25, 2026
Principal Underwriting Participants	Nomura Securities Co.,Ltd. SMBC Nikko Securities Inc. Mizuho Securities Co., Ltd. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. Morgan Stanley MUFG Securities Co., Ltd. Daiwa Securities Co. Ltd. SBI SECURITIES Co.,Ltd.

- (Note 1) Tokyo Stock Exchange, Inc. approves new listings based on the results of the examination by Japan Exchange Regulation.
- (Note 2) Buy and sell market orders for this issue are prohibited in transactions carried out up to and including the initial price determination date.