

May 14, 2026

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation  
Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.  
Kazuyuki Inoue, President & CEO  
Contact: Masaaki Fujino

Senior Executive Officer & General Manager  
Strategic Planning Department

Phone: +81-3-3211-7951

**Announcement of Debt Financing**

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

## 1. Reason for the borrowing

Repayment of the existing short-term loan of JPY 11 billion executed on February 18, 2026

## 2. Overview of the borrowing

(1)	Amount of loan	JPY 11,000 million
(2)	Lender	MUFG Bank, Ltd. (Note)
(3)	Interest rate	1.27800% (Fixed)
(4)	Borrowing date	May 18, 2026
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	August 18, 2026

(Note) The lender, MUFG Bank, Ltd., will assign all or part of the loan receivable to be owed by JRE to Mitsubishi UFJ Trust and Banking Corporation ("MUTB"). MUTB will form a money trust called "Jointly-Managed Designated Money Trust", in which the said loan receivable is placed as trust property, and then will manage the trust with money entrusted by investors. For more information, please refer to "Announcement of Debt Financing" dated November 8, 2019.

## &lt;Reference&gt; Overview of existing loan subject to repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
MUFG Bank, Ltd.	JPY 11,000 million	February 18, 2026	May 18, 2026	February 16, 2026

### 3. Balance of interest-bearing debt after the debt financing

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	35,000	35,000	±0
Long-term loans payable (Variable interest rate)	72,500	72,500	±0
Long-term loans payable (Fixed interest rate)	367,700	367,700	±0
<b>Total loans</b>	<b>475,200</b>	<b>475,200</b>	<b>±0</b>
Investment corporation bonds	12,993	12,993	±0
<b>Total investment corporation bonds</b>	<b>12,993</b>	<b>12,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>488,193</b>	<b>488,193</b>	<b>±0</b>

### 4. Others

Regarding risk pertaining to this loan repayment, there are no material changes to the descriptions of “Investment Risks” described in “Part II Reference Information, Section 2 Supplementary Information on Reference Documents, 7 Investment Risks” in the securities registration statement filed on March 19, 2026.

This is the English translation of the announcement in Japanese dated May 14, 2026.

No assurance or warranties are given for the completeness or accuracy of this English translation.