

August 14, 2025

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation
Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

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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 May 19, 2025

2. Overview of the borrowing

(1) Borrowing date: August 18, 2025

(2) Lender, Amount of loan, Principal repayment date:

| Lender | Amount of loan | Principal repayment date |
|------------------------|--------------------|--------------------------|
| MUFG Bank, Ltd. (Note) | JPY 11,000 million | November 18, 2025 |

(3) Interest rate: 0.81273% (Fixed)

(4) Method of borrowing: Loan based on overdraft agreement
Unsecured/unguaranteed loan

(5) Interest payment date: The principal repayment date

(6) Method of principal repayment: Lump-sum repayment on the principal repayment date

(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.

<Reference> 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 | May 19, 2025 | August 18, 2025 | May 15, 2025 |

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

(Units: millions of JPY)

| | Before | After | Increase/Decrease |
|---|----------------|----------------|-------------------|
| Short-term loans payable | 27,000 | 27,000 | ±0 |
| Long-term loans payable (Variable interest rate) | 38,000 | 38,000 | ±0 |
| Long-term loans payable (Fixed interest rate) | 373,200 | 373,200 | ±0 |
| Total loans | 438,200 | 438,200 | ±0 |
| Investment corporation bonds | 32,993 | 32,993 | ±0 |
| Total investment corporation bonds | 32,993 | 32,993 | ±0 |
| Total interest-bearing debt | 471,193 | 471,193 | ±0 |

4. Others

Regarding risks pertaining to this loan repayment, there is no material change to the descriptions of “Investment risks” in the latest securities report submitted on June 25, 2025.

This is the English translation of the announcement in Japanese dated August 14, 2025.

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