

March 23, 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 (“JRE”) hereby announces its decision today to procure funds as follows:

### 1. Reason for the borrowing

To allocate the loans to cash on hand which decreased due to the additional acquisition of the trust beneficiary interest in domestic real estate (Shinjuku Eastside Square) which was stated in the press release titled “Announcement of Acquisition of Trust Beneficiary Interest in Domestic Real Estate” dated March 11, 2026 as well as the acquisition fund of the trust beneficiary interest in domestic real estate (Sapporo Arch Building) which was stated in the press release titled “Announcement of Acquisition of Domestic Real Estate and Trust Beneficiary Interest in Domestic Real Estate” dated March 19, 2026.

### 2. Overview of the borrowing

#### Loan 1

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	The Norinchukin Bank
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter “JBA”)) + 0.060% (Note1)
(4)	Borrowing date	March 25, 2026
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 25th day of each March, June, September and December during the period until the

		principal repayment date (Note 2)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	March 25, 2027

(Note1) The base rate to calculate the interest to be paid on interest payment dates is JBA 3-month JPY TIBOR as of the second preceding business day of the borrowing date for the first interest payment date and as of the second preceding business day of the most recent interest payment date for each subsequent interest payment date. (JBA 3-month JPY TIBOR as of March 23, 2026 is 1.28273%.)

For JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.ibatibor.or.jp/english/rate/>).

(Note2) When an interest payment date is not a business day, the interest shall be paid on the following business day or the immediately preceding business day if the following business day is in the following month.

## Loan 2

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	Shinkin Central Bank
(3)	Interest rate	Base rate (1-month JPY TIBOR published by JBA) + 0.060% (Note1)
(4)	Borrowing date	March 25, 2026
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 25th day of each month during the period until the principal repayment date (Note 2)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	March 25, 2027

(Note1) The base rate to calculate the interest to be paid on interest payment dates is JBA 1-month JPY TIBOR as of the second preceding business day of the borrowing date for the first interest payment date and as of the second preceding business day of the most recent interest payment date for each subsequent interest payment date. (JBA 1-month JPY TIBOR as of March 23, 2026 is 0.98545%.)

For JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.ibatibor.or.jp/english/rate/>).

(Note2) When an interest payment date is not a business day, the interest shall be paid on the following business day or the immediately preceding business day if the following business day is in the following month.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	40,000	50,000	+10,000
Long-term loans payable (Variable interest rate)	60,000	60,000	±0
Long-term loans payable (Fixed interest rate)	378,200	378,200	±0
<b>Total loans</b>	<b>478,200</b>	<b>488,200</b>	<b>+10,000</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>491,193</b>	<b>501,193</b>	<b>+10,000</b>

Disclaimer: This document has been prepared for the purpose of announcing to the public certain matters relating to the debt financing, and not for the purpose of soliciting any investment, whether in or outside Japan. JRE asks that investors make investment decisions only after they have referred to the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by JRE, and that the investment decisions are made at their discretion and responsibility.

#### 4. Others

Regarding risks pertaining to these loan repayments, 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 March 23, 2026.

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

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