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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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(TSE code: 8952)

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Announcement regarding Interest Rates of Sustainability-Linked Loan

Japan Real Estate Investment Corporation hereby announces that the incentive interest rate will be applied to the Sustainability-Linked Loan borrowed on March 27, 2023 from the Norinchukin Bank. This comes after the sustainability performance targets (“SPTs”) have been achieved for the performance levels set for September 2023. The rate lowered by 0.01% from the original rate will be applied until the performance levels are next confirmed in September 2026.

Revised interest rate	0.72375%
Original interest rate	0.73375%
Applicable period	From September 28, 2023 through September 28, 2026
Loan amount	JPY 3,500 million
Borrowing date	March 27, 2023
Principal repayment date	March 28, 2033

(*) For details of the above loan, please refer to “Announcement of Loan Prepayment and Debt Financing” dated March 23, 2023.

(Reference) Achievement status of SPTs

	Performance for FY 2022	Target for FY 2030
CO2 emissions (Base year: Fiscal 2019 / Absolute basis)	Reduced by 71.02%	Reduced by 80%
Owning Zero-Energy Buildings (note)	4 bldgs.	5 bldgs.

(Note) The ZEBs that are certified by BELS (Building-Housing Energy-efficiency Labeling System) shall include buildings that are Nearly ZEB, ZEB Ready, and ZEB Oriented.

This is the English translation of the announcement in Japanese dated September 20, 2023.

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