

July 17, 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 long-term loan of JPY 5 billion executed on July 20, 2021

## 2. Overview of the borrowing

(1) Borrowing date: July 22, 2025

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

Lender	Amount of loan	Principal repayment date
Sumitomo Mitsui Banking Corporation	JPY 5,000 million	July 24, 2034

(3) Interest rate: 1.5062% (Fixed)

(4) Method of borrowing: Loan agreement dated July 17, 2025  
Unsecured/unguaranteed loan

(5) Interest payment date: The principal repayment date and the 22nd of every January and July in the period until the principal repayment date (Note)

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

(Note) 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.

<Reference> Overview of Existing Loan Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
Sumitomo Mitsui Banking Corporation	JPY 5,000 million	July 20, 2021	July 22, 2025	July 16, 2021

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
<b>Total loans</b>	<b>438,200</b>	<b>438,200</b>	<b>±0</b>
Investment corporation bonds	32,993	32,993	±0
<b>Total investment corporation bonds</b>	<b>32,993</b>	<b>32,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>471,193</b>	<b>471,193</b>	<b>±0</b>

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 July 17, 2025.

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