

August 28, 2025

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 long-term loan of JPY 7 billion executed on September 1, 2015

## 2. Overview of the borrowing

(1)	Amount of loan	JPY 7,000 million
(2)	Lender	Development Bank of Japan Inc.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.09% (Note1)
(4)	Borrowing date	September 1, 2025
(5)	Method of borrowing	Loan agreement dated August 28, 2025 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 1st of every March, June, September, and December in the period until the principal repayment date (Note2)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	September 1, 2031

(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 the subsequent interest payment dates. (JBA 3-month JPY TIBOR as of August 28, 2025 is 0.77273%.)

• For the 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.

<Reference> Overview of Existing Loan Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
Development Bank of Japan Inc.	JPY 7,000 million	September 1, 2015	September 1, 2025	August 28, 2015

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	30,000	30,000	±0
Long-term loans payable (Variable interest rate)	38,000	45,000	+7,000
Long-term loans payable (Fixed interest rate)	370,200	363,200	-7,000
<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 risk pertaining to this loan repayments, 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 28, 2025.

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