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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation
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(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

To allocate the loan to cash on hand which decreased due to the repayment, on March 3, 2026, of the short-term loan of JPY 2 billion (Note) executed on March 3, 2025 as well as the repayment of the existing long-term loan of JPY 5.5 billion executed on March 27, 2018.

(Note) The figure refers to the loan amount outstanding after the loan prepayment as described in the press release titled "Announcement of Loan Prepayment and Debt Financing" dated May 30, 2025.

2. Overview of the borrowing

(1)	Amount of loan	JPY 7,500 million
(2)	Lender	Mizuho Bank, Ltd.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.16% (Note1) (Note2)
(4)	Borrowing date	March 27, 2026
(5)	Method of borrowing	Loan agreement dated March 25, 2026 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 27th of every March, June, September, and December in the period until the principal repayment date (Note3)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	March 27, 2036

(Note1) This borrowing will be procured through a sustainability-linked loan (“SLL”), whose loan terms are aligned with JRE’s achievement status of the following sustainability performance target (“SPT”) set beforehand.

- SPT : Reduce CO₂ emissions by 80% by fiscal 2030 (Base year: Fiscal 2019 / Absolute basis)

The applicable interest rate will be lower by 0.01% on the condition that the above target set as SPT is achieved for the respective performance levels set for September 2026, September 2029, and September 2031, for the period until the performance level is next confirmed (for the time of final confirmation, the repayment date). Please refer to “Loans and Bonds” under Financial Summary of JRE’s website <https://www.j-re.co.jp/en/cms/finance/debt.html> for the interest rate applicable after the performance level is confirmed.

Moreover, in concluding the agreement for the SLL, JRE has established “Sustainability-Linked Loan Framework” and obtained a second-party opinion from Japan Credit Rating Agency, Ltd. (JCR) with regard to conformity with the Sustainability Linked Loan Principles and the rationality of the established SPT. (For more details, please refer to [“Announcement of Establishment of Sustainability-Linked Loan Framework” \(in Japanese only\)](#) dated November 28, 2023.)

- (Note2)
- 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 March 25, 2026 is 1.28273%.)
 - For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<https://www.ibatibor.or.jp/english/rate/>).

(Note3) 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 loans subject to repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
Mizuho Bank, Ltd.	JPY 2,000 million (Note)	March 3, 2025	March 3, 2026	February 27, 2025
Mizuho Bank, Ltd.	JPY 5,500 million	March 27, 2018	March 27, 2026	March 23, 2018

(Note) The figure stated in the “Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing” dated May 30, 2025.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	50,000	50,000	±0
Long-term loans payable (Variable interest rate)	60,000	67,500	+7,500
Long-term loans payable (Fixed interest rate)	378,200	372,700	-5,500
Total loans	488,200	490,200	+2,000
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	12,993	12,993	±0
Total interest-bearing debt	501,193	503,193	+2,000

4. Others

Regarding risk 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 25, 2026.

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