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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 Loans

Japan Real Estate Investment Corporation hereby announces that the incentive interest rates will be applied to the Sustainability-Linked Loans borrowed on March 30, 2023 from Sumitomo Mitsui Banking Corporation.

This comes after the sustainability performance target ("SPT") has been achieved for the performance level set for September 2023. The rates lowered by 0.01% from the original rates will be applied until the performance level is next confirmed in September 2026.

Revised interest rates	0.7087%	0.2375%
Original interest rates	0.7187%	0.2475%
Applicable period	From September 30, 2023 through September 30, 2026	
Loan amount	JPY 3,000 million	JPY 3,000 million
Borrowing date	March 30, 2023	
Principal repayment date	March 30, 2033	March 30, 2027

(*) For details of the above loans, please refer to "Announcement of Debt Financing" dated March 28, 2023.

(Reference) Achievement status of SPT

	Performance for FY 2022	Target for FY 2030
CO2 emissions (Base year: Fiscal 2019 / Absolute basis)	Reduced by 71.02%	Reduced by 80%

This is the English translation of the announcement in Japanese dated September 22, 2023.

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