NEWS RELEASE

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For Immediate Release

Investment Corporation
Japan Real Estate Investment Corporation
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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 short-term loan of JPY 11 billion executed on August 18, 2026

2. Overview of the borrowing

(1)	Amount of loan	JPY 11,000 million
(2)	Lender	MUFG Bank, Ltd. (Note)
(3)	Interest rate	1.89073% (Fixed)
(4)	Borrowing date	November 18, 2026
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	February 18, 2027

(Note) The lender, MUFG Bank, Ltd., will assign all or part of the loan receivable to be owed by JRE to Mitsubishi UFJ Trust and Banking Corporation ("MUTB"). MUTB will form a money trust called "Jointly-Managed Designated Money Trust", in which the said loan receivable is placed as trust property, and then will manage the trust with money entrusted by investors. For more information, please refer to "Announcement of Debt Financing" dated November 8, 2019.

<Reference> Overview of existing loan subject to repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
MUFG Bank, Ltd.	JPY 11,000 million	August 18, 2026	November 18, 2026	August 14, 2026

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	24,700	24,700	±0
Long-term loans payable (Variable interest rate)	80,500	80,500	±0
Long-term loans payable (Fixed interest rate)	352,000	352,000	±0
Total loans	**457,200**	**457,200**	**±0**
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	**12,993**	**12,993**	**±0**
Total interest-bearing debt	**470,193**	**470,193**	**±0**

4. Others

Regarding risk pertaining to this loan repayment, there are no material changes to the descriptions of “Investment Risks” in the latest securities report submitted on June 25, 2026.

This is the English translation of the announcement in Japanese dated November 16, 2026.
No assurance or warranties are given for the completeness or accuracy of this English translation.