

June 12, 2025

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

Repayment of the existing long-term loan of JPY 7 billion executed on June 15, 2020

2. Overview of the borrowing

- (1) Borrowing date June 16, 2025
(2) Lender, Amount of loan, Principal repayment date

Lender	Amount of loan	Principal repayment date
Sumitomo Mitsui Trust Bank, Limited	JPY 7,000 million	June 16, 2026

- (3) Interest rate: Base rate (1-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.040% (Note1)
(4) Method of borrowing: Loan based on overdraft agreement
Unsecured/unguaranteed loan
(5) Interest payment date: The principal repayment date and the 16th of every month in the period until the principal repayment date (Note2)
(6) Method of principal repayment: Lump-sum repayment on the principal repayment date

(Note1) • The base rate to calculate the interest to be paid on interest payment dates is JBA 1-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 1-month JPY TIBOR as of June 12, 2025 is 0.60455%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.jbatibor.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
Sumitomo Mitsui Trust Bank, Limited	JPY 7,000 million	June 15, 2020	June 16, 2025	June 8, 2020

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	20,000	27,000	+7,000
Long-term loans payable (Variable interest rate)	38,000	38,000	±0
Long-term loans payable (Fixed interest rate)	380,200	373,200	-7,000
Total loans	438,200	438,200	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	471,193	471,193	±0

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 December 25, 2024.

This is the English translation of the announcement in Japanese dated June 12, 2025.

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