

NEWS RELEASE

January 27, 2026

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 (Interest Rate)

Japan Real Estate Investment Corporation hereby announces its decision today on the interest rate of the borrowing announced in the press release "Announcement of Loan Prepayment and Debt Financing" dated December 12, 2025 as follows:

(1) Interest rate: 1.59875% (Fixed)

(2) Borrowing date: January 29, 2026

(3) Lender, Amount of loan, and Principal repayment date:

Lender	Amount of loan	Principal repayment date
MUFG Bank, Ltd.	JPY 5,000 million	July 30, 2029

This is the English translation of the announcement in Japanese dated January 27, 2026.

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