

March 11, 2026

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 loans to part of the additional acquisition fund of trust beneficiary interest in domestic real estate (Shinjuku Eastside Square) which was stated in the press release titled “Announcement of Acquisition of Trust Beneficiary Interest in Domestic Real Estate” dated today.

2. Overview of the borrowing

Loan 1

(1)	Amount of loan	JPY 7,000 million
(2)	Lender	Mizuho Bank, Ltd.
(3)	Interest rate	1.0172% (Fixed)
(4)	Borrowing date	March 13, 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	April 13, 2026

Loan 2

(1)	Amount of loan	JPY 8,000 million
(2)	Lender	Sumitomo Mitsui Trust Bank, Limited
(3)	Interest rate	1.0172% (Fixed)
(4)	Borrowing date	March 13, 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	April 13, 2026

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	25,000	40,000	+15,000
Long-term loans payable (Variable interest rate)	60,000	60,000	±0
Long-term loans payable (Fixed interest rate)	378,200	378,200	±0
Total loans	463,200	478,200	+15,000
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	12,993	12,993	±0
Total interest-bearing debt	476,193	491,193	+15,000

4. Others

Regarding risk pertaining to this loan repayments, there is no material change to the descriptions of "Investment risks" in the latest securities report submitted on December 25, 2025.

This is the English translation of the announcement in Japanese dated March 11, 2026.

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