

March 26, 2026

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation  
Jo Kato, Executive Director

(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 5 billion executed on March 30, 2017

## 2. Overview of the borrowing

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	Shinkin Central Bank
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.15% (Note1)
(4)	Borrowing date	March 30, 2026
(5)	Method of borrowing	Loan agreement dated March 26, 2026 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 30th of every March, June, September, and December in the period until the principal repayment date (Note2)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	March 31, 2036

(Note1) • The base rate to calculate the interest to be paid on interest payment dates is JBA 3-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 3-month JPY TIBOR as of March 26, 2026 is 1.28273%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.ibatibor.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
Shinkin Central Bank	JPY 5,000 million	March 30, 2017	March 30, 2026	March 28, 2017

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	50,000	50,000	±0
Long-term loans payable (Variable interest rate)	67,500	72,500	+5,000
Long-term loans payable (Fixed interest rate)	372,700	367,700	-5,000
<b>Total loans</b>	<b>490,200</b>	<b>490,200</b>	<b>±0</b>
Investment corporation bonds	12,993	12,993	±0
<b>Total investment corporation bonds</b>	<b>12,993</b>	<b>12,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>503,193</b>	<b>503,193</b>	<b>±0</b>

4. Others

Regarding risk pertaining to this loan repayment, there are no material changes to the descriptions of "Investment Risks" described in "Part II Reference Information, Section 2 Supplementary Information on Reference Documents, 7 Investment Risks" in the securities registration statement filed on March 19, 2026.

This is the English translation of the announcement in Japanese dated March 26, 2026.

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