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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation
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Announcement of Conclusion of Committed Term Loan (First J-REIT Green Finance for ZEB Renovation Costs)

Japan Real Estate Investment Corporation (“JRE”) hereby announces its decision today to conclude a committed term loan of JPY 6 billion, which is the first green finance for ZEB renovation costs (Procurement of funds through committed term loan) in the J-REIT industry.

1. Purpose of concluding the committed term loan

The purpose is to secure flexible and stable means of financing for ZEB renovation (Note) costs. This agreement is based on the “Green Finance Framework” which is stated in the press release titled “Announcement of Establishment of Green Finance Framework for ZEB Renovation Costs” dated today. Under this agreement, JRE plans to procure funds for ZEB renovation costs through long-term loans.

(Note) ZEB renovation refers to various construction works carried out on existing properties that have obtained, or are expected to obtain ZEB certification, with the aim of improving energy efficiency.

2. Overview of the committed term loan (Note)

(1)	Committed amount	JPY 6 billion
(2)	Lender	Development Bank of Japan Inc.
(3)	Contract date	March 31, 2026
(4)	Type of contract	Bilateral committed term loan
(5)	Collateral	Unsecured/unguaranteed
(6)	Commitment effective date	March 31, 2026
(7)	Commitment expiration date	March 30, 2029

(Note) In concluding the committed term loan, JRE has established “Green Finance Framework” and obtained a second-party opinion from Japan Credit Rating Agency, Ltd. (JCR) regarding the eligibility of the agreement. (For more details, please refer to “Announcement of Establishment of Green Finance Framework for ZEB Renovations Costs” dated today.)

This is the English translation of the announcement in Japanese dated March 31, 2026.

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