

April 22, 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 Determination of the Number of New Investment Units to be issued through the Third-party Allotment

Announcement is hereby made that Japan Real Estate Investment Corporation received a notification today from the allottee that it will subscribe for all of the units to be issued through the third-party allotment, which was resolved concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units through the over-allotment at the Board of Directors' meetings held on March 19, 2026 and March 25, 2026.

The number of investment units to be issued thereof will be 8,060 units; however, that will likely have only a marginal effect on performance and there are no revisions to the operating performance forecasts for the fiscal periods ending September 2026 (from April 1, 2026 to September 30, 2026) and March 2027 (from October 1, 2026 to March 31, 2027) announced on March 19, 2026.

- (1) Number of units to be newly issued : 8,060 units (number of units offered: 8,060 units)
- (2) Total Amount to be paid in (total subscription price) : JPY 905,541,000 (JPY 112,350 per unit)
- (3) Subscription period (subscription date) : Thursday, April 23, 2026
- (4) Payment date : Friday, April 24, 2026
- (5) Allottee : One of the Underwriters

<Reference>

1. The issuance of new investment units through the third-party allotment was resolved concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units through the over-allotment at the Board of Directors' meetings held on March 19, 2026 and March 25, 2026.

For details of the third-party allotment, please refer to the press release titled "Announcement of Issuance of New Investment Units and Secondary Offering of Investment Units" dated March 19, 2026 and "Announcement of the Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units" dated March 25, 2026.

2. Change of number of investment units issued and outstanding upon the third-party allotment

Number of investment units outstanding before third-party allotment	7,275,520 units
Number of newly issued investment units by third-party allotment	8,060 units
Number of investment units outstanding after third-party allotment	7,283,580 units

3. Use of the proceeds

The proceeds (JPY 905,541,000) raised through the third-party allotment will be kept as part of cash reserves to be used for future acquisitions of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan) or repayment of loan.

This is the English translation of the announcement in Japanese dated April 22, 2026.

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

Disclaimer: This press release has been prepared for the purpose of announcing to the public certain matters relating to determination of the number of new investment units to be issued through the third-party allotment, and has not been prepared for the purpose of soliciting investment. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "Securities Act"). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.