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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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(TSE code: 8952)

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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 Debt Financing and Loan Prepayment” dated November 28, 2024 as follows:

- (1) Interest rate: 1.17500% (Fixed) (Note1)
(2) Borrowing date: December 16, 2024
(3) Lender, Amount of loan, and Principal repayment date:

Lender	Amount of loan	Principal repayment date
The Keiyo Bank, Ltd.	JPY 1,000 million	December 18, 2034

(Note1) This borrowing will be procured through a sustainability-linked loan (“SLL”), whose loan terms are aligned with JRE’s achievement status of the following sustainability performance target (“SPT”) set beforehand.

- SPT : Reduce CO₂ emissions by 80% by fiscal 2030 (Base year: Fiscal 2019 / Absolute basis)

The applicable interest rate will be lower by 0.01% on the condition that the above target set as SPT is achieved for the respective performance levels set for June 2025, June 2028, June 2031, and June 2032, for the period until the performance level is next confirmed (for the time of final confirmation, the repayment date). Please refer to “Loans and Bonds” under Financial Summary of JRE’s website <https://www.j-re.co.jp/en/cms/finance/debt.html> for the interest rate applicable after the performance level is confirmed.

Moreover, in concluding the agreement for the SLL, JRE has established “Sustainability-Linked Loan Framework” and obtained a second-party opinion from Japan Credit Rating Agency, Ltd. (JCR) with regard to conformity with the Sustainability Linked Loan Principles and the rationality of the established SPT.

This is the English translation of the announcement in Japanese dated December 12, 2024.

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