

February 12, 2025

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. Summary for the general syndication loan

- (i) Total amount: JPY 14,800 million
- (ii) Arranger: MUFG Bank, Ltd.

2. Overview of the borrowing**(i) [Tranche A]**

- (1) Lender, Amount of loan, Borrowing date, and Principal repayment date

Lender	Amount of loan	Borrowing date	Principal repayment date
MUFG Bank, Ltd. (Note1)	JPY 8,000 million	February 14, 2025	August 14, 2028

- (2) Interest rate: 1.01375%
- (3) Method of borrowing: Loan agreement dated February 12, 2025
Unsecured/unguaranteed loan
- (4) Interest payment date: The principal repayment date and the 14th of every February and August in the period until the principal repayment date (Note2)
- (5) Method of principal repayment: Lump-sum repayment on the principal repayment date
- (6) Reason for the borrowing: Repayment of the existing short-term loan of JPY 8 billion (Note3) executed on February 14, 2024

(Note1) After this borrowing, MUFG Bank, Ltd. may form a syndicate group to assigning all or part of the loan to.

(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.

(Note3) The figure refers to the loan amount outstanding after the loan prepayment as described in the press

release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated November 12, 2024.

(ii) [Tranche B]

- (1) Lender, Amount of loan, Borrowing date, and Principal repayment date

Lender	Amount of loan	Borrowing date	Principal repayment date
MUFG Bank, Ltd. (Note1)	JPY 4,800 million	March 10, 2025	September 11, 2028

- (2) Interest rate: 1.01375%
- (3) Method of borrowing: Loan agreement dated February 12, 2025
Unsecured/unguaranteed loan
- (4) Interest payment date: The principal repayment date and the 10th of every March and September in the period until the principal repayment date (Note2)
- (5) Method of principal repayment: Lump-sum repayment on the principal repayment date
- (6) Reason for the borrowing: Repayment of a part of the existing short-term loan of JPY 6.8 billion (Note3) executed on March 8, 2024

(Note1) After this borrowing, MUFG Bank, Ltd. may form a syndicate group to assigning all or part of the loan to.

(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.

(Note3) The figure refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated January 23, 2025.

(iii) [Tranche C]

- (1) Lender, Amount of loan, Borrowing date, and Principal repayment date

Lender	Amount of loan	Borrowing date	Principal repayment date
Mitsubishi UFJ Trust and Banking Corporation (Note1)	JPY 2,000 million	March 10, 2025	March 12, 2040

- (2) Interest rate: Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter “JBA”)) + 0.19% (Note2)
- (3) Method of borrowing: Loan agreement dated February 12, 2025
Unsecured/unguaranteed loan
- (4) Interest payment date: The principal repayment date and the 10th of every March, June, September, and December in the period until the principal repayment date (Note3)
- (5) Method of principal repayment: Lump-sum repayment on the principal repayment date
- (6) Reason for the borrowing: Repayment of a part of the existing short-term loan of JPY 6.8 billion (Note4) executed on March 8, 2024

(Note1) This loan is based on the Jointly-Managed Designated Money Trust (Name: Green J-REIT Trust) formed by the lender.

(Note2) • 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 February 12, 2025 is 0.76727%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<https://www.jbatibor.or.jp/english/rate/>).

(Note3) 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.

(Note4) The figure refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated

January 23, 2025.

<Reference> Overview of Existing Loan Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
MUFG Bank, Ltd.	JPY 8,000 million (Note1)	February 14, 2024	February 14, 2025	February 13, 2024
	JPY 6,800 million (Note2)	March 8, 2024	March 10, 2025	March 7, 2024

(Note1) The figure stated in the “Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated November 12, 2024.

(Note2) The figure stated in the “Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated January 23, 2025.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	37,300	22,500	-14,800
Long-term loans payable (Variable interest rate)	27,000	29,000	+2,000
Long-term loans payable (Fixed interest rate)	356,900	369,700	+12,800
Total loans	421,200	421,200	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	454,193	454,193	±0

4. Others

Regarding risks pertaining to this loan repayment, there is no material change to the descriptions of “Investment risks” in the latest securities report submitted on December 25, 2024.

This is the English translation of the announcement in Japanese dated February 12, 2025.

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