

March 17, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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CENTRAL REIT Investment Corporation
Representative: Sunao Takeda, Executive Director
(Securities Code: 3488)

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Notice Concerning Borrowings of Funds

CENTRAL REIT Investment Corporation (hereinafter, "CENTRAL REIT") announces that it has decided today to borrow funds (hereinafter, the "Borrowing") as described below.

1. Details of the Borrowings

Term (Note 1)	Lenders	Borrowing Amount (million yen)	Interest Rate	Draw- down Date	Borrowing Method	Maturity Date (Note 2)	Principal Repayment Method	Collateral
Short term	Mizuho Bank, Ltd. Shinkin Central Bank	3,800	Base rate + 0.15000% (Note 3) (Note 4)	March 30, 2026	Borrowing based on loan agreements with the lenders listed at left	January 31, 2027	Lump-sum repayment at maturity	Unsecured unguaranteed
Long term	The Hyakugo Bank, Ltd. The Ogaki Kyoritsu Bank, Ltd. The Juroku Bank, Ltd.	1,500	Base rate + 0.40000% (Note 3) (Note 4)			January 31, 2031		
Total		5,300	-	-	-	-	-	-

(Note 1) "Short-term" refers to borrowing with a period of one year or less from the drawdown date to the maturity date, and "long-term" refers to borrowing with a period of more than one year from the drawdown date to the maturity date.

(Note 2) If the maturity date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.

(Note 3) The base rate for each interest period shall be the JBA one-month Japanese Yen TIBOR published by the JBA TIBOR Administration as of a date two business days prior to the immediately preceding interest payment date (or, in the case of the first interest payment date, the drawdown date). However, if no rate corresponding to the relevant interest period is available, the base rate shall be the rate calculated in accordance with the method prescribed in the agreement. For the JBA One-Month Japanese Yen TIBOR, please refer the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/english>).

(Note 4) The interest payment date shall be March 31, 2026 as the first payment date, and thereafter shall fall on the last day of each month and the maturity date (if such date is not a business day, it shall be the following business day; however, if such day falls in the following month, it shall be the immediately preceding business day.)

(Note 5) This Information is based on the details stated in the notification of review results regarding the financing issued by the financial institution in connection with this borrowing. No individual loan agreement has been executed for this borrowing. Therefore, there is no guarantee that this borrowing will take place, and the actual total borrowing amount may change.

2. Reasons for the Borrowing

CENTRAL REIT will use the borrowings to fund a portion of the acquisition costs and related expenses for the Planned Acquisition Assets—ENISHIO MEIEKI (10% Quasi-co-ownership Interest) and Kamimaezu KD Building (hereinafter collectively the “Planned Acquisition Assets”)—, as announced in the “Notice of Acquisition and Leasing of Domestic Real Estate Trust Beneficial Interests (Acquisition of "ENISHIO MEIEKI (10% Quasi-co-ownership Interest)" and Acquisition and Leasing of "Kamimaezu KD Building")” dated today. The total planned acquisition price is 6,730 million yen.

3. Amount, use and schedule of expenditure of funds to be procured

(1) Total amount

5,300 million yen

(2) Specific purpose of use

(3) The Borrowing will be used to fund a portion of the acquisition costs and related expenses for the Planned Acquisition Assets described in “2. Reasons for the Borrowing” above.

(4) Schedule date of expenditure

March 30, 2026

4. Interest-bearing debt balance after the Borrowing

(Millions of yen)

	Before the execution of the Borrowing	After the execution of the Borrowing	Increase/Decrease
Short-term loans (Note 1)	-	3,800	3,800
Long-term loans (Note 2)	18,901	20,401	1,500
Total loans	18,901	24,201	5,300
Investment corporation bonds	1,000	1,000	-
Total loans and investment corporation bonds	19,901	25,201	5,300
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	19,901	25,201	5,300

(Note 1) “Short-term” refers to borrowing for a period from the drawdown date to the maturity date of one year or less.

(Note 2) “Long-term” refers to borrowing for a period from the drawdown date to the maturity date of more than one year

5. Other

With respect to the risks related to the Borrowings, there have been no material changes from the matters described under “Investment Risks” in Part II (Fund Information), Section 2 (Status of the Fund), Item 3 of the latest Securities Report (Japanese only) submitted today.

*Website of CENTRAL REIT: <https://centralreit.co.jp/en/>