

June 23, 2026

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 Loan Prepayment and Debt Financing**

Japan Real Estate Investment Corporation hereby announces its decision today to repay the existing loan before the due date and to procure funds as follows:

**1. Prepayment of short-term loan**

(I) Prepayment date: June 25, 2026

(II) Overview of loan to be repaid before the due date:

|      |                                                 |                                                                                                                                    |
|------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| (1)  | Amount of loan to be prepaid                    | JPY 5,000 million                                                                                                                  |
| (2)  | Amount of loan                                  | JPY 5,000 million                                                                                                                  |
| (3)  | Amount of loan outstanding after the prepayment | —                                                                                                                                  |
| (4)  | Lender                                          | The Norinchukin Bank                                                                                                               |
| (5)  | Interest rate                                   | 1.3427%<br>(from March 26, 2026 through June 25, 2026)                                                                             |
| (6)  | Borrowing date                                  | March 25, 2026                                                                                                                     |
| (7)  | Method of borrowing                             | Loan based on overdraft agreement<br>Unsecured/unguaranteed loan                                                                   |
| (8)  | Interest payment date                           | The principal repayment date and the 25th of March, June, September, and December in the period until the principal repayment date |
| (9)  | Method of principal repayment                   | Lump-sum repayment on the principal repayment date                                                                                 |
| (10) | Principal repayment date                        | March 25, 2027                                                                                                                     |
| (11) | Disclosure date                                 | March 23, 2026                                                                                                                     |

\*There will be no early repayment fee due to this loan prepayment.

## 2. Debt financing

### (I) Reason for the borrowing

Prepayment of the above-mentioned short-term loan of total JPY 5 billion

### (II) Overview of the borrowing

|     |                               |                                                                                                                   |
|-----|-------------------------------|-------------------------------------------------------------------------------------------------------------------|
| (1) | Amount of loan                | JPY 5,000 million                                                                                                 |
| (2) | Lender                        | Sumitomo Mitsui Trust Bank, Limited                                                                               |
| (3) | Interest rate                 | Base rate (1-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.060% (Note1)      |
| (4) | Borrowing date                | June 25, 2026                                                                                                     |
| (5) | Method of borrowing           | Loan based on overdraft agreement<br>Unsecured/unguaranteed loan                                                  |
| (6) | Interest payment date         | The principal repayment date and the 25th of every month in the period until the principal repayment date (Note2) |
| (7) | Method of principal repayment | Lump-sum repayment on the principal repayment date                                                                |
| (8) | Principal repayment date      | June 25, 2027                                                                                                     |

(Note1) • The base rate to calculate the interest to be paid on interest payment dates is JBA 1-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 1-month JPY TIBOR as of June 23, 2026 is 1.17145%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website

(<https://www.jbatibor.or.jp/english/rate/>).

(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.

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

(Units: millions of JPY)

|                                                     | Before         | After          | Increase/Decrease |
|-----------------------------------------------------|----------------|----------------|-------------------|
| Short-term loans payable                            | 35,000         | 35,000         | ±0                |
| Long-term loans payable<br>(Variable interest rate) | 72,500         | 72,500         | ±0                |
| Long-term loans payable<br>(Fixed interest rate)    | 367,700        | 367,700        | ±0                |
| <b>Total loans</b>                                  | <b>475,200</b> | <b>475,200</b> | <b>±0</b>         |
| Investment corporation bonds                        | 12,993         | 12,993         | ±0                |
| <b>Total<br/>investment corporation bonds</b>       | <b>12,993</b>  | <b>12,993</b>  | <b>±0</b>         |
| <b>Total interest-bearing debt</b>                  | <b>488,193</b> | <b>488,193</b> | <b>±0</b>         |

## 4. Others

Regarding risk pertaining to this loan repayment, there are no material changes to the descriptions of "Investment Risks" described in "Part II Reference Information, Section 2 Supplementary Information on Reference Documents, 7 Investment Risks" in the securities registration statement filed on March 19, 2026.

This is the English translation of the announcement in Japanese dated June 23, 2026.

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