

July 21, 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 Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

Repayment of part of the existing long-term loan of JPY 4 billion executed on January 23, 2019

2. Overview of the borrowing

(1)	Amount of loan	JPY 3,000 million
(2)	Lender	SBI Shinsei Bank, Limited
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.13% (Note1)
(4)	Borrowing date	July 23, 2026
(5)	Method of borrowing	Loan agreement dated July 21, 2026 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 23rd of every March, June, September, and December 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	July 23, 2036

(Note1) • 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 July 21, 2026 is 1.45845%.)

• 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.

<Reference> Overview of existing loan subject to repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
The Norinchukin Bank	JPY 4,000 million	January 23, 2019	July 23, 2026	January 21, 2019

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	38,700	38,700	±0
Long-term loans payable (Variable interest rate)	72,500	75,500	+3,000
Long-term loans payable (Fixed interest rate)	364,000	360,000	-4,000
Total loans	475,200	474,200	-1,000
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	12,993	12,993	±0
Total interest-bearing debt	488,193	487,193	-1,000

4. Others

Regarding risk pertaining to this loan repayment, there are no material changes to the descriptions of “Investment Risks” in the latest securities report submitted on June 25, 2026.

This is the English translation of the announcement in Japanese dated July 21, 2026.

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