

August 7, 2026

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.

Kazuyuki Inoue, President & CEO

Contact: Masaaki Fujino

Senior Executive Officer & General Manager

Strategic Planning Department

Phone: +81-3-3211-7951

Announcement of Loan Prepayment

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

1. Prepayment of short-term loan

(I) Prepayment date: August 12, 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	Mizuho Bank, Ltd.
(5)	Interest rate	1.1825% (from July 13, 2026 through August 11, 2026)
(6)	Borrowing date	December 12, 2025
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 12th of every month 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	December 14, 2026
(11)	Disclosure date	December 10, 2025

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

2. Repayment funds

The above-mentioned loan is planned to be repaid by cash on hand.

3. Balance of interest-bearing debt after the loan prepayment

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	38,700	33,700	-5,000
Long-term loans payable (Variable interest rate)	75,500	75,500	±0
Long-term loans payable (Fixed interest rate)	360,000	360,000	±0
Total loans	474,200	469,200	-5,000
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	12,993	12,993	±0
Total interest-bearing debt	487,193	482,193	-5,000

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 August 7, 2026.

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