Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

January 28, 2026

Japan Excellent, Inc. (TSE: 8987)
Masahiro Sato, Executive Director

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Notice Concerning Establishment of Commitment Line of Credit

Japan Excellent, Inc. ("JEI") announces its decision on the establishment of the commitment line of credit for a total amount of 14 billion yen as below. This is the renewal of the commitment line agreement (term of agreement: from February 1, 2025 to January 31, 2026) entered into January 28, 2025.

1. Purpose of Establishment of Commitment Line of Credit

Through the establishment of the commitment line of credit, JEI is primarily seeking to address refinance risks in connection with its existing debt, etc., thereby reinforcing the stability of its financial position.

2. Details of Commitment Line of Credit

Lender	Credit Limit	Scheduled Date of Agreement	Term of Agreement	Collateral
Mizuho Bank, Ltd.	¥6.0 billion	January 29, 2026	From February 1, 2026 to January 31, 2027	Unsecured / Non-guaranteed
MUFG Bank, Ltd.	¥5.0 billion			
Sumitomo Mitsui Banking Corporation	¥3.0 billion			
Total	¥14.0 billion	-	-	-

3. Use of Proceed

To be used for the repayment of existing debt (including investment corporate bonds).

4. Other Matters Necessary for Investors to Appropriately Understand and Evaluate the Provided Information

There is no change to the content of "Risks in Investment" set forth in the JEI's Securities Report (Yuka shoken houkoku-sho) for the 38th Fiscal Period (ended on June 30, 2025) submitted on September 26, 2025 with respect to the risks of this commitment line of credit.

(End)

Japan Excellent, Inc. Website: https://www.excellent-reit.co.jp/en/