

December 10, 2025

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation
Jo Kato, Executive Director

(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

Redemption of part of the amount of the Fourth unsecured Investment Corporation Bond on September 29, 2025 and the 13th unsecured Investment Corporation Bond on October 24, 2025

2. Overview of the borrowing

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	Mizuho Bank, Ltd.
(3)	Interest rate	Base rate (1-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.040% (Note1)
(4)	Borrowing date	December 12, 2025
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 12th 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	December 14, 2026

(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 December 10, 2025 is 0.74636%.)

▪ 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	39,000	44,000	+5,000
Long-term loans payable (Variable interest rate)	50,000	50,000	±0
Long-term loans payable (Fixed interest rate)	371,200	371,200	±0
Total loans	460,200	465,200	+5,000
Investment corporation bonds	12,993	12,993	±0
Total investment corporation bonds	12,993	12,993	±0
Total interest-bearing debt	473,193	478,193	+5,000

4. Others

Regarding risk pertaining to this loan repayments, there is no material change to the descriptions of “Investment risks” in the latest securities report submitted on June 25, 2025.

This is the English translation of the announcement in Japanese dated December 10, 2025.

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