

NEWS RELEASE

December 22, 2025

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 (Interest Rate)

Japan Real Estate Investment Corporation hereby announces its decision today on the interest rate of the borrowing announced in the press release "Announcement of Loan Prepayment and Debt Financing" dated December 12, 2025 as follows:

(1) Interest rate: 1.46313% (Fixed)

(2) Borrowing date: December 24, 2025

(3) Lender, Amount of loan, and Principal repayment date:

Lender	Amount of loan	Principal repayment date
MUFG Bank, Ltd.	JPY 5,000 million	June 25, 2029

This is the English translation of the announcement in Japanese dated December 22, 2025.

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