

September 15, 2023

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.

Shojiro Kojima , President & CEO

Contact: Masaru Motooka

Executive Officer & General Manager

Strategic Planning Department

Phone: +81-3-3211-7951

Announcement regarding Interest Rates of Sustainability-Linked Loan

Japan Real Estate Investment Corporation hereby announces that the incentive interest rate will be applied to the Sustainability-Linked Loan borrowed on March 15, 2023 from SBI Shinsei Bank, Limited. This comes after the sustainability performance targets (“SPTs”) have been achieved for the performance levels set for September 2023. The rate lowered by 0.01% from the original rate will be applied until the performance levels are next confirmed in September 2026.

| | |
|--------------------------|--|
| Revised interest rate | 0.80875% |
| Original interest rate | 0.81875% |
| Applicable period | From September 16, 2023 through September 15, 2026 |
| Loan amount | JPY 2,500 million |
| Borrowing date | March 15, 2023 |
| Principal repayment date | March 15, 2033 |

(*) For details of the above loan, please refer to “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated March 13, 2023.

(Reference) Achievement status of SPTs

| | Performance for FY 2022 | Target for FY 2030 |
|--|-------------------------|--------------------|
| CO2 emissions (Base year: Fiscal 2019 / Absolute basis) | Reduced by 71.02% | Reduced by 80% |
| Owning Zero-Energy Buildings (note) | 4 bldgs. | 5 bldgs. |

(Note) The ZEBs that are certified by BELS (Building-Housing Energy-efficiency Labeling System) shall include buildings that are Nearly ZEB, ZEB Ready, and ZEB Oriented.

This is the English translation of the announcement in Japanese dated September 15, 2023.

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