

(Securities Code: 2971)

Date of Disclosure: October 2, 2025

Commencement Date of Electronic Provision Measures: October 1, 2025

To Our Unitholders

The Okura Prestige Tower 20F, 2-10-4 Toranomom, Minato-ku, Tokyo

ESCON JAPAN REIT Investment Corporation

Representative: Tadashi Ebihara

Notice of Convocation of the 8th General Meeting of Unitholders

ESCON JAPAN REIT Investment Corporation (“ESCON REIT”) hereby notifies you of the 8th General Meeting of Unitholders (the “General Meeting of Unitholders”) of ESCON REIT to be held as described below.

Please note that if you are unable to attend on the day, you are entitled to exercise your voting rights in writing. Please take the time to review the attached reference documents for the General Meeting of Unitholders, indicate your vote in favor or against the proposals on the enclosed voting form and then return the voting form to arrive by 6 p.m. on Friday, October 24, 2025.

In addition, pursuant to the provisions of Article 93, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (the “Investment Trusts Act”), ESCON REIT has made the following provisions concerning “deemed votes in favor” in Article 14 of the current Articles of Incorporation of ESCON REIT. Accordingly, please keep in mind that unitholders who do not attend on the day and do not exercise their voting rights by the voting form will be deemed to vote in favor of each proposal at the General Meeting of Unitholders, and that the number of voting rights held by those unitholders will be included in the calculation of the number of voting rights of the attending unitholders.

<Excerpt from Article 14 of the current Articles of Incorporation of ESCON REIT>

Article 14 (Deemed Votes in Favor)

1. When unitholders do not attend a general meeting of unitholders and do not exercise their voting rights, those unitholders shall be deemed to vote in favor of the proposals submitted to that general meeting of unitholders (if several proposals have been submitted among which there are conflicting proposals, then excluding any of such proposals).
2. Notwithstanding the provision of the precedent paragraph, the provision on deemed votes in favor shall not be applied to the resolution of proposals concerning each of the following items:

- (1) Dismissal of Executive Director, Supervisory Director, or Accounting Auditor
 - (2) Amendment to the Articles of Incorporation (limited to establishment, revision or abolition of provisions related to deemed votes in favor)
 - (3) Dissolution
 - (4) Approval for cancellation of the asset management entrustment agreement by the Asset Management Company
 - (5) Cancellation of the asset management entrustment agreement by the Investment Corporation
3. The number of voting rights held by the unitholders who are deemed to vote in favor of the proposals pursuant to the provisions of the paragraph 1 shall be included in the calculation of the number of voting rights of the attending unitholders.

In connection with the convocation of the general meeting of unitholders, ESCON REIT takes electronic provision measures for the information contained in the reference documents of the general meeting of unitholders (“matters subject to electronic provision measures”).

On ESCON REIT’s website, matters subject to electronic provision measures are listed as “Notice of Convocation of the 8th General Meeting of Unitholders”. Please access our website given below to review such information. Additionally, please note that printed reference documents for general meetings of unitholders are sent to all unitholders, regardless of whether or not they have requested the delivery of printed materials.

ESCON REIT’s website

<https://www.escon-reit.jp/en/ir/meeting.html>

In addition to the website given above, the matters subject to electronic provision measures are also posted on the website of the Tokyo Stock Exchange (TSE). Therefore, please access the following TSE website (Tokyo Stock Exchange Listed Company Search), and select “Basic information,” “Documents for public Inspection/PR Information,” and “Notice of General Investors Meeting / Informational Materials for a General Investors Meeting” to confirm the information.

TSE website (Listed Company Search)

<https://www2.jpx.co.jp/tseHpFront/JJK010010Action.do?Show=Show>

1. Date and Time: Sunday, October 26, 2025 10:00 a.m.
(Reception opens at 9:00 a.m.)
2. Place: AKASAKA INTERCITY AIR 3F,
8-1 Akasaka, Minato-ku, Tokyo
AKASAKA INTERCITY CONFERENCE 301
*The place differs from the previous general meeting of
unitholders.

3. Agenda of the General Meeting of Unitholders

Matters for Resolution

- | | |
|-----------------|--|
| Proposal No. 1: | Appointment of One Executive Director |
| Proposal No. 2: | Appointment of One Substitute Executive Director |
| Proposal No. 3: | Appointment of Two Supervisory Directors |
| Proposal No. 4: | Appointment of One Substitute Supervisory Director |

End

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- ◎ Upon your attendance on the day, please submit the enclosed voting form to the reception at the venue.
 - ◎ If you do not indicate whether you approve or disapprove of each proposal on the returned voting form, it will be treated as an indication of approval.
 - ◎ If exercising voting rights by proxy, you are entitled to have one other unitholder with voting rights attend the General Meeting of Unitholders as your proxy. Please submit a document evidencing the authority of proxy, along with the voting form, to the reception at the venue.
 - ◎ On the day, a “Operating Performance Briefing” by ES-CON ASSET MANAGEMENT Ltd., the asset manager of ESCON REIT, will be held following the closing of the General Meeting of Unitholders at the same place.
 - ◎ If there are any amendments to the matters subject to electronic provision measures, such amendments (items before and after the amendment) will be posted on ESCON REIT’s website and the TSE website.
 - ◎ No gifts will be prepared for the attendees of the General Meeting of Unitholders. Your understanding would be greatly appreciated.

Reference Documents for the General Meeting of Unitholders

Proposals and Reference Matters

Proposal No. 1: Appointment of One Executive Director

The terms of office for executive director Tadashi Ebihara will expire as of conclusion of the General Meeting of Unitholders. ESCON REIT requests the election of one executive director. Pursuant to the provisions of Article 99, Paragraph 2 of the Investment Trusts Act and the proviso to the first sentence of Article 17, Paragraph 2 of the current Articles of Incorporation of ESCON REIT, the term of office of the executive director appointed based on this proposal shall be from October 26, 2025, to the conclusion of the general meeting of unitholders at which appointment of executive director is on the agenda to be held within 30 days of the day following the day on which two years have elapsed from October 26, 2025.

Proposal No. 1 is a proposal submitted with the unanimous consent of the supervisory directors of ESCON REIT.

The candidate for executive director (to be appointed) is as follows:

Name (Birthday)	Career Summary	
Tadashi Ebihara (February 6, 1965)	April 1987	TAISEI CORPORATION Tokyo Branch Construction Office 8
	October 1987	Development Division
	May 1994	M.B.A., University of California, Berkeley (Dispatched)
	July 1994	TAISEI CORPORATION Development Division
	November 2000	Sumitomo Corporation Construction & Real Estate Division
	September 2007	Seconded to Sumitomo Realty Management Co., Ltd. Director, General Manager of 1st Business Dept.
	March 2009	Tower Management Co., Ltd. President & Representative Director (Current position)
	October 2023	ESCON JAPAN REIT Investment Corporation Executive Director (Current position)

- The above candidate for executive director does not own ESCON REIT investment units.
- The above candidate for executive director currently supervises the overall operations of ESCON REIT as an executive director.
- There is no special interest between the above candidate for executive director and ESCON REIT.
- ESCON REIT has concluded with an insurance company Directors Liability Insurance Contract (the “Insurance Contract”) as stipulated in Article 116-3, Paragraph 1 of the Investment Trusts Act. The Insurance Contract will cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as a director of ESCON REIT. When the above candidate for

executive director assumes the office of executive director, they will be included in the insured under the Insurance Contract, and an insurance contract with the same coverage will be concluded again upon the expiration of the Insurance Contract.

Proposal No. 2: Appointment of One Substitute Executive Director

ESCON REIT requests the election of one substitute executive director in case the position of executive director becomes vacant, or the number of executive directors does not meet the requirements established by laws and regulations. The period for which this resolution concerning the election of a substitute executive director is effective shall be until the expiration of the term of office of the executive director to be elected in Proposal 1, in accordance with the provisions of Article 17, Paragraph 3 of the Articles of Incorporation of ESCON REIT.

The effectiveness of an appointment of a substitute executive director may be revoked by a resolution of the Board of Directors only prior to their assumption of office.

Proposal No. 2 is a proposal submitted with the unanimous consent of the supervisory directors of ESCON REIT.

The candidate for substitute executive director (to be appointed) is as follows:

Name (Birthday)	Career Summary	
Yoshio Kato (August 31, 1967)	March, 1991	The Daiei, Inc.
	April, 1991	Seconded to Daiei Real Estate, Inc
	June, 1998	Seconded to Incorporated Foundation for Promoting Urban Development (Currently General incorporated foundation for Promoting Urban Development)
	June, 2000	Pacific Management Co., Ltd.
	November, 2005	Hudson Japan KK
	December, 2020	Arm Strategic Lab, LLC. Representative Employee (Current position)
	September, 2022	Arm Asset Navi, Inc. President & Representative Director (Current position)

- The above candidate for substitute executive director does not own ESCON REIT investment units.
- There is no special interest between the above candidate for substitute executive director and ESCON REIT.
- ESCON REIT has concluded with an insurance company Directors Liability Insurance Contract (the “Insurance Contract”) as stipulated in Article 116-3, Paragraph 1 of the Investment Trusts Act. The Insurance Contract will cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as a director of ESCON REIT. When the above candidate for substitute executive director assumes the office of executive director, they will be included in the insured under the Insurance Contract, and an insurance contract with the same coverage will be concluded again upon the expiration of the Insurance Contract.

Proposal No. 3: Appointment of Two Supervisory Directors

The terms of office for supervisory directors Satoshi Ugajin and Rin Moriguchi will expire as of conclusion of the General Meeting of Unitholders. ESCON REIT requests the election of two supervisory directors. Pursuant to Article 101, Paragraph 2 and Article 99, Paragraph 2 of the Investment Trust Act and the provisions of the proviso to the first sentence of Article 17, Paragraph 2 of the current Articles of Incorporation of ESCON REIT, the term of office of the supervisory directors appointed based on this proposal shall be from October 26, 2025, to the conclusion of the General Meeting of Unitholders at which appointment of supervisory directors is on the agenda to be held within 30 days of the day following the day on which two years have elapsed from October 26, 2025.

The candidates for supervisory director are as follows:

No. of Candidates	Name (Birthday)	Career Summary	
1	Satoshi Ugajin (February 11, 1975)	October 1997 March 2005	Deloitte Touche Tohmatsu LLC Tokyo office Kenedix, Inc. Seconded to Kenedix REIT Management, Inc. (Currently Kenedix Real Estate Fund Management, Inc.) Department of Financial Planning
		September 2007	Mizuho Corporate Advisory Co., Ltd. (Currently Mizuho Bank, Ltd.)
		November 2008	Japan Business Assurance Co., Ltd.
		August 2011	JBA HR Solution Co., Ltd. Director
		September 2015	Japan Business Assurance Co., Ltd. Managing Director JBA Holdings Co., Ltd. Director
		August 2016	ESCON JAPAN REIT Investment Corporation Supervisory Director (Current position)
		March 2019	Info Cubic Japan. Part-time Corporate Auditor
		September 2019	Scala Inc. External Corporate Auditor
		September 2021	External Director (Current position)
		September 2023	JBA HR Solution Co., Ltd. President & Representative Director JBA Financial Advisory Co., Ltd. President & Representative Director

No. of Candidates	Name (Birthday)	Career Summary	
2	Rin Moriguchi (December 2, 1979)	October 2004	Registered attorney (Dai-ichi Tokyo Bar Association)
		April 2009	Momo-o, Matsuo & Namba Law Office Specialist, Market Division, General Affairs and Planning Bureau, Financial Services Agency
		November 2010	Momo-o, Matsuo & Namba Law Office
		January 2016	Appointed Partner (Current position)
		October 2021	ESCON JAPAN REIT Investment Corporation Supervisory Director (Current position)
		April 2025	Japan Eyewear Holdings Co., Ltd. Audit & Supervisory Committee Member (Current position)

- None of the above candidates for supervisory director own ESCON REIT investment units.
- The above candidates for supervisory director currently supervise all aspects of the execution of duties of executive director by as supervisory directors of ESCON REIT.
- There is no special interest between the above candidates for supervisory director and ESCON REIT.
- ESCON REIT has concluded with an insurance company Directors Liability Insurance Contract (the “Insurance Contract”) as stipulated in Article 116-3, Paragraph 1 of the Investment Trusts Act. The Insurance Contract will cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as a director of ESCON REIT. Above candidates for supervisory directors are currently included in the insured as supervisory directors. In addition, when the above candidates for supervisory director assume the office of supervisory Directors, they will be included in the insured under the Insurance Contract, and an insurance contract with the same coverage will be concluded again upon the expiration of the Insurance Contract.

Proposal No. 4: Appointment of One Substitute Supervisory Director

ESCON REIT requests the election of one substitute supervisory director in case the position of supervisory director becomes vacant, or the number of supervisory directors do not meet the requirements established by laws and regulations. The period for which this resolution concerning the election of a substitute supervisory director is effective shall be until the expiration of the term of office of the supervisory director to be elected in Proposal 3, in accordance with the provisions of Article 17, Paragraph 3 of the Articles of Incorporation of ESCON REIT.

The effectiveness of an appointment of a substitute supervisory director may be revoked by a resolution of the Board of Directors only prior to their assumption of office.

The candidate for substitute supervisory director (to be appointed) is as follows:

Name (Birthday)	Career Summary	
Hiroyasu Sato (June 17, 1974)	October 2001	Seiwa Kyodo Law Office
	April 2007	Partner
	January 2013	Medpeer, Inc. External Corporate Auditor
	February 2017	Yell Small Amount & Short-Term Insurance Co., Ltd. External Director (Current position)
	September 2018	Established Comm&Path Law Office
	October 2020	Emprism Co. Ltd. President & Representative Director (Current position)
	June 2022	EcoNaviSta Co., LTD. External Corporate Auditor

- The above candidate for substitute supervisory director does not own ESCON REIT investment units.
- There is no special interest between the above candidate for substitute supervisory director and ESCON REIT.
- ESCON REIT has concluded with an insurance company Directors Liability Insurance Contract (the “Insurance Contract”) as stipulated in Article 116-3, Paragraph 1 of the Investment Trusts Act. The Insurance Contract will cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as a director of ESCON REIT. When the above candidate for substitute supervisory director assumes the office of supervisory director, they will be included in the insured under the Insurance Contract, and an insurance contract with the same coverage will be concluded again upon the expiration of the Insurance Contract.

Reference Matters

When there are conflicting proposals or proposals as stipulated in Article 14, Paragraph 2 of the current Articles of Incorporation of ESCON REIT among the proposals submitted to the General Meeting of Unitholders, the provisions of “deemed votes in favor” as stipulated in Article 93, Paragraph 1 of the Investment Trusts Act and Article 14, Paragraph 1 and 3 of the current Articles of Incorporation of ESCON REIT shall not apply to any of such proposals. None of the proposals of Proposal No. 1 through Proposal No. 4 above fall under the category of conflicting proposals or proposals as stipulated in Article 14, Paragraph 2 of the current Articles of Incorporation of ESCON REIT.