

To All Concerned Parties

Investment Corporation
 ESCON JAPAN REIT Investment Corporation
 Representative: Tadashi Ebihara
 Executive Director
 (Securities Code: 2971)

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Notice Concerning Completion of the Transfer of Domestic Real Estate Trust Beneficial Interests

ES-CON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces that the transfer of the following domestic real estate trust beneficial interests, as announced in the “Notice Concerning Acquisition, Transfer (Asset Replacement) and Leasing of Domestic Real Estate Trust Beneficial Interests” dated February 10, 2026, has been completed as of today.

1. Overview of Transferred Assets

Property name	Location	Asset Type	Transfer Price (million yen) *1	Transferee
DRUG Yutaka Mukokamiueno (Leasehold land)	Muko City, Kyoto	Commercial Facility	2,400	Not disclosed*2
WELCIA Amagasaki Mukomotomachi (Leasehold land)	Amagasaki City, Hyogo	Commercial Facility		
Cocokara Fine Neyagawakoen (Leasehold land)	Neyagawa City, Osaka	Commercial Facility		
ENEOS Ikawadani SS (Leasehold land)	Kobe City, Hyogo	Commercial Facility		
Total (four properties)			2,400	-

*1 The “Transfer Price” is the total purchase price of four trust beneficial interests, as stated in each trust beneficial interest sales contract for the transferred assets, rounded down to the nearest million yen. The transfer price does not include consumption tax, local consumption tax, or various expenses required for the transfer. In addition, since consent for disclosure of individual transfer prices has not been obtained from the transferee, the “Transfer Price” is stated as the total for the four properties.

*2 The transferee is one domestic operating company. However, its name is not disclosed as ESCON REIT has not obtained its consent for disclosure.

2. Others

Please refer to “Notice Concerning Acquisition, Transfer (Asset Replacement) and Leasing of Domestic Real Estate Trust Beneficial Interests” dated February 10, 2026, for the details of the transferred assets.

*ESCON REIT Website: <https://www.escon-reit.jp/en/>