

March 27, 2026

To All Concerned Parties

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

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Notice Concerning Early Repayment of Borrowings

ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces today that it has conducted a partial early repayment (hereinafter, the “Early Repayment”) of existing borrowings, as described below.

1. Details of the Early Repayment

- (1) Repayment amount 2,300 million yen
- (2) Repayment date March 27, 2026
- (3) Repayment funds A part of funds from the transfer of four leasehold lands completed today*

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

2. Details of the Borrowing Subject to the Early Repayment

Type	Lender	Borrowing amount (million yen)	Interest rate	Borrowing date	Borrowing method	Repayment date	Repayment method	Summary
Short-term borrowing	Mizuho Bank, Ltd.	4,600	Base rate +0.20%	February 27, 2026	Borrowings based on the individual loan agreements concluded on February 10, 2026 with the lender	July 31, 2026	Bullet repayment	Unsecured/ Unguaranteed

* Please refer to “Notice Concerning Debt Financing” dated February 10, 2026, for details of the borrowing.

3. Status of Borrowings after the Early Repayment

(million yen)

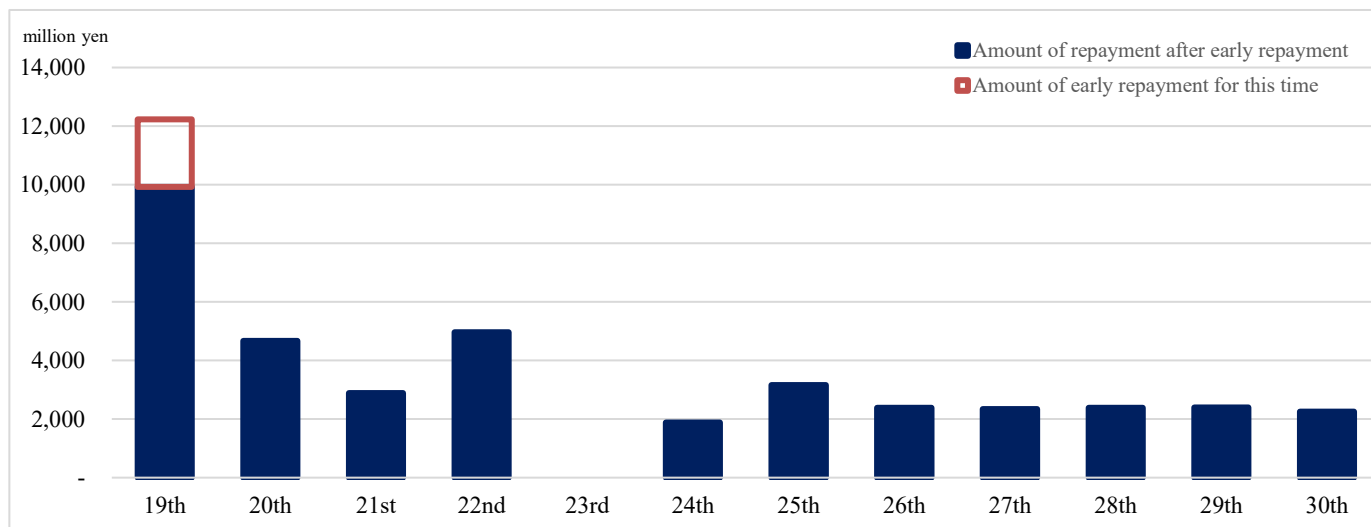
	Before early repayment	After early repayment	Variation
Short-term borrowings*	7,300	5,000	(2,300)
Long-term borrowings*	34,251	34,251	—
Total borrowings	41,551	39,251	(2,300)
Investment corporation bonds	—	—	—
Total borrowings and investment corporation bonds	41,551	39,251	(2,300)
Other interest-bearing debt	—	—	—
Total interest-bearing debt	41,551	39,251	(2,300)

* “Short-term borrowings” refers to borrowings with a maturity of one year or less from the borrowing date. “Long-term borrowings” refers to borrowings with a maturity of more than one year from the borrowing date. Long-term borrowings with a maturity of less than one year at each point in time are also included in long-term borrowings.

4. Other Matters Necessary for Investors to Properly Understand and Judge the Information Concerned

Concerning the risks associated with the Early Repayment, there is no change to the content of “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” of the securities report submitted on October 27, 2025.

(Reference) Diversification of Interest-Bearing Debt after the Early Repayment



(million yen)

	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th
Amount of repayment before the early repayment	12,228.7	4,672.0	2,887.0	4,965.0	-	1,876.6	3,158.0	2,386.0	2,340.0	2,382.0	2,398.7	2,257.0
Amount of early repayment for this time	2,300.0	-	-	-	-	-	-	-	-	-	-	-
Amount of repayment after the early repayment	9,928.7	4,672.0	2,887.0	4,965.0	-	1,876.6	3,158.0	2,386.0	2,340.0	2,382.0	2,398.7	2,257.0

【URL of ESCON REIT : <https://www.escon-reit.jp/en/>】