

To All Concerned Parties

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

Asset Manager

ES-CON ASSET MANAGEMENT Ltd.

Representative: Wataru Orii

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Notice Concerning Debt Financing (Refinance)

ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces today that it has decided to conduct debt financing (hereinafter, the “Borrowings”) for the purpose of refinancing existing borrowings (hereinafter, the “Refinancing”), as described below.

1. Details of the Borrowings

| Type <sup>*1</sup>      | Lenders  | Borrowing amount (million yen) | Interest rate <sup>*5</sup>     | Borrowing date   | Borrowing method  | Repayment date <sup>*8</sup> | Repayment method <sup>*9</sup> | Summary                |
|-------------------------|--|--------------------------------|---------------------------------|------------------|---|------------------------------|--------------------------------|------------------------|
| Long-term borrowing (1) | A syndicate of lenders with Mizuho Bank, Ltd. as an arranger <sup>*2</sup> | 3,158                          | Base rate +0.325% <sup>*6</sup> | January 30, 2026 | Borrowings based on the individual loan agreements concluded on January 28, 2026 (scheduled) with lenders | July 31, 2029                | Bullet repayment               | Unsecured/Unguaranteed |
| Long-term borrowing (2) | A syndicate of lenders with Mizuho Bank, Ltd. as an arranger <sup>*3</sup> | 2,382                          | Base rate +0.45% <sup>*7</sup>  |                  |   | January 31, 2031             |                                |                        |
| Long-term borrowing (3) | A syndicate of lenders with Mizuho Bank, Ltd. as an arranger <sup>*4</sup> | 2,257                          | Base rate +0.50% <sup>*7</sup>  |                  |   | January 31, 2032             |                                |                        |
| Total                   |  | 7,797                          |                                 |                  |   |                              |                                |                        |

\*1 “Short-term borrowing” refers to borrowing with a maturity of one year or less from the borrowing date. “Long-term borrowing” refers to borrowing with a maturity of more than one year from the borrowing date. The same shall apply hereafter.

\*2 The syndicate of lenders consists of Mizuho Bank, Ltd., Resona Bank, Limited, AEON Bank, Ltd., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd. and Sumitomo Mitsui Trust Bank, Limited.

\*3 The syndicate of lenders consists of Mizuho Bank, Ltd., AEON Bank, Ltd., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd., Sumitomo Mitsui Trust Bank, Limited and The Minato Bank, Ltd.

\*4 The syndicate of lenders consists of Mizuho Bank, Ltd., AEON Bank, Ltd., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd. and Sumitomo Mitsui Trust Bank, Limited.

\*5 Loan fees and other charges to be paid to the above lenders are not included.

\*6 “Base rate” refers to the one-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) published by the Japanese Bankers Association (JBA) TIBOR Administration. The first interest payment date shall be the end of February 2026, and subsequent interest payment dates shall be the end of each month thereafter, and the principal repayment date (if any of the interest payment date is not a business day, payment will be made on the next business day; if such payment day falls in the next month, payment will be made on the immediately preceding business day). The base rate applied to the calculation period of each interest payment date is determined two business days prior to the borrowing date for the first payment, and then two business days before the interest payment date immediately before the interest calculation period. For the one-month Japanese yen TIBOR published by the JBA TIBOR Administration, please refer to the administration’s website at <https://www.jbatibor.or.jp/>.

\*7 “Base rate” refers to the six-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) published by the Japanese Bankers Association (JBA) TIBOR Administration. The first interest payment date shall be the end of July 2026, and subsequent interest payment dates shall be the end of January and July of each year thereafter, and the principal repayment date (if any of the interest payment date is not a business day, payment will be made on the next business day; if such payment day falls in the next month, payment will be made on the immediately preceding business day). The base rate applied to the calculation period of each interest payment date is determined two business days prior to the borrowing date for the first payment, and then two business days before the interest payment date immediately before the interest calculation period. For the six-month Japanese yen TIBOR published by the JBA TIBOR Administration, please refer to the administration’s website at <https://www.jbatibor.or.jp/>.

\*8 If the repayment date is not a business day, repayment will be made on the next business day; if such repayment day falls in the next month, repayment will be made on the immediately preceding business day.

\*9 If certain requirements, such as advance notification in writing by ESCON REIT, are met during the period between the borrowing date and the repayment date indicated above, ESCON REIT is eligible to repay the borrowed amounts either in whole or in part prior to the repayment date.

\*10 The execution of the 7,797-million-yen long-term borrowing is subject to conclusion of an agreement related to loans where the lenders are reasonably content to the terms and conditions and fulfillment of the entire conditions precedent that are separately prescribed.

## 2. Reason for the Borrowings

ESCON REIT is using the borrowed funds for refinance of 7,797-million-yen long-term borrowings\*, from Mizuho Bank, Ltd., AEON Bank, Ltd., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited and The Minato Bank, Ltd. that will become due for repayment on January 31, 2026.

\* The long-term borrowings are based on the individual loan agreement concluded on January 27, 2022, which was announced in the “Notice Concerning Debt Financing (Refinance)” dated January 25, 2022, and the repayment date is January 31, 2026, and the individual loan agreement concluded on January 27, 2023, which was announced in the “Notice Concerning Debt Financing (Refinance)” dated January 25, 2023, and the repayment date is January 31, 2026.

## 3. Status of Borrowings after the Refinancing

(million yen)

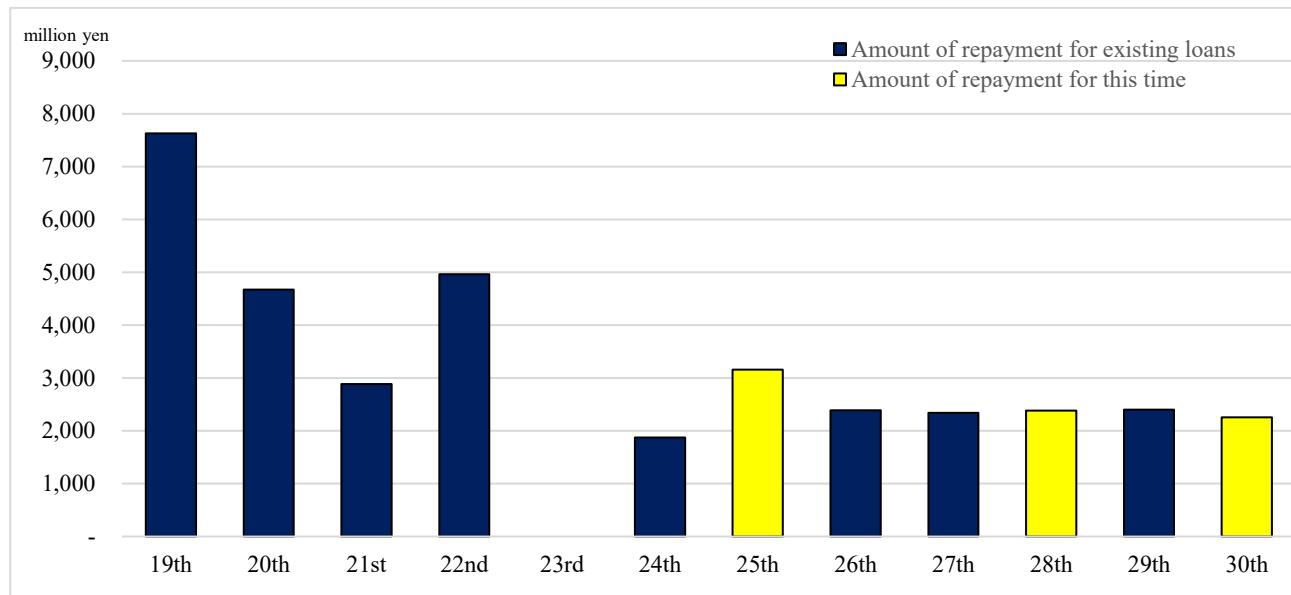
|  | Before refinancing<br>as of today | After refinancing<br>as of January 30, 2026 | Change |
|--|-----------------------------------|---|--------|
| Short-term borrowings                                | 2,700                             | 2,700                                       | —      |
| Long-term borrowings*                                | 34,251                            | 34,251                                      | —      |
| Total borrowings                                     | 36,951                            | 36,951                                      | —      |
| Investment corporation bonds                         | —                                 | —   | —      |
| Total borrowings and investment<br>corporation bonds | 36,951                            | 36,951                                      | —      |
| Other interest-bearing debt                          | —                                 | —   | —      |
| Total interest-bearing debt                          | 36,951                            | 36,951                                      | —      |

\* 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 Borrowings, 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 Refinancing



|  | (million yen) |         |         |         |      |         |         |         |         |         |         |         |  |
|--|---------------|---------|---------|---------|------|---------|---------|---------|---------|---------|---------|---------|--|
|  | 19th          | 20th    | 21st    | 22nd    | 23rd | 24th    | 25th    | 26th    | 27th    | 28th    | 29th    | 30th    |  |
| Amount of repayment for existing loans | 7,628.7       | 4,672.0 | 2,887.0 | 4,965.0 | -    | 1,876.6 | -       | 2,386.0 | 2,340.0 | -       | 2,398.7 | -       |  |
| Amount of repayment for this time      | -             | -       | -       | -       | -    | -       | 3,158.0 | -       | -       | 2,382.0 | -       | 2,257.0 |  |
| Total                                  | 7,628.7       | 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/>】