ES CON JAPAN REIT

July 15, 2026

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: Kenichi Tanaka
President and Representative Director
Inquiries: Takashi Moriyasu
General Manager of the Department of Finance and Control
TEL: +81-3-6230-9338

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

<table>
<tr><th>Type[*1]</th><th>Lenders</th><th>Borrowing amount (million yen)</th><th>Interest rate[*8]</th><th>Borrowing date</th><th>Borrowing method</th><th>Repayment date[*10]</th><th>Repayment method[*11]</th><th>Summary</th></tr>
<tr><td>Long-term borrowing (1)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*2]</td><td>1,900</td><td>Base rate +0.225%[*9]</td><td rowspan="6">July 31, 2026</td><td rowspan="6">Borrowings based on the individual loan agreements concluded on July 29, 2026 (scheduled) with lenders</td><td>July 31, 2028</td><td rowspan="6">Bullet repayment</td><td rowspan="6">Unsecured/ Unguaranteed</td></tr>
<tr><td>Long-term borrowing (2)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*3]</td><td>1,100</td><td>Base rate +0.35%[*9]</td><td>July 31, 2030</td></tr>
<tr><td>Long-term borrowing (3)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*4]</td><td>1,928.7</td><td>Base rate +0.50%[*9]</td><td>July 31, 2032</td></tr>
<tr><td>Long-term borrowing (4)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*5]</td><td>1,300</td><td>Base rate +0.225%[*9]</td><td>July 31, 2028</td></tr>
<tr><td>Long-term borrowing (5)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*6]</td><td>1,180</td><td>Base rate +0.35%[*9]</td><td>July 31, 2030</td></tr>
<tr><td>Long-term borrowing (6)</td><td>A syndicate of lenders with Mizuho Bank, Ltd. as an arranger[*7]</td><td>2,520</td><td>Base rate +0.50%[*9]</td><td>July 31, 2032</td></tr>
<tr><td colspan="2">Total</td><td>9,928.7</td><td colspan="6"></td></tr>
</table>

*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., The Bank of Fukuoka, Ltd., Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited and The Hyakugo Bank, Ltd.
*3 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd. and Mizuho Trust & Banking Co., Ltd.
*4 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., The Minato Bank, Ltd. and Aichi Bank, Ltd.
*5 The syndicate of lenders consists of Mizuho Bank, Ltd., The Bank of Fukuoka, Ltd., Sumitomo Mitsui Trust Bank, Limited and SBI Shinsei Bank, Limited.
*6 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., The Chiba Bank, Ltd. and The Higo Bank, Ltd.
*7 The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, AEON Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., The Senshu Ikeda Bank, Ltd., The Chugoku Bank, Ltd. and The Ogaki Kyoritsu Bank, Ltd.
*8 Loan fees and other charges to be paid to the above lenders are not included.
*9 "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 August 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 dates 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/.
*10 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.
*11 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.
*12 The execution of the 9,928.7-million-yen long-term borrowing is subject to the conclusion of a loan agreement with terms and conditions reasonably satisfactory to the lenders and the fulfillment of all conditions precedent separately prescribed.

2. Reason for the Borrowings

ESCON REIT is using the borrowed funds for refinance of 9,928.7-million-yen in short-term borrowings and long-term borrowings*, from Mizuho Bank, Ltd., The Hyakugo Bank, Ltd., Aichi Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited, MUFG Bank, Ltd., The Yamaguchi Bank, Ltd., The Bank of Fukuoka, Ltd., The Minato Bank, Ltd. and Mizuho Trust & Banking Co., Ltd. that will become due for repayment on July 31, 2026.

* (Note) The short-term and long-term borrowings to be refinanced are as follows:

(i) Borrowings under the individual loan agreement concluded on July 30, 2021 (with a repayment date of July 31, 2026), announced in the "Notice Concerning Debt Financing" dated July 9, 2021

(ii) Borrowings under the individual loan agreement concluded on January 29, 2024 (with a repayment date of July 31, 2026), announced in the "Notice Concerning Debt Financing (Refinance) and Interest Rate Swap Transaction" dated January 25, 2024

(iii) Borrowings under the individual loan agreement concluded on November 27, 2025, announced in the "Notice Concerning Debt Financing" dated November 27, 2025

(iv) Borrowings under the individual loan agreement concluded on February 10, 2026, announced in the "Notice Concerning Debt Financing" dated February 10, 2026

3. Status of Borrowings after the Refinancing

(million yen)

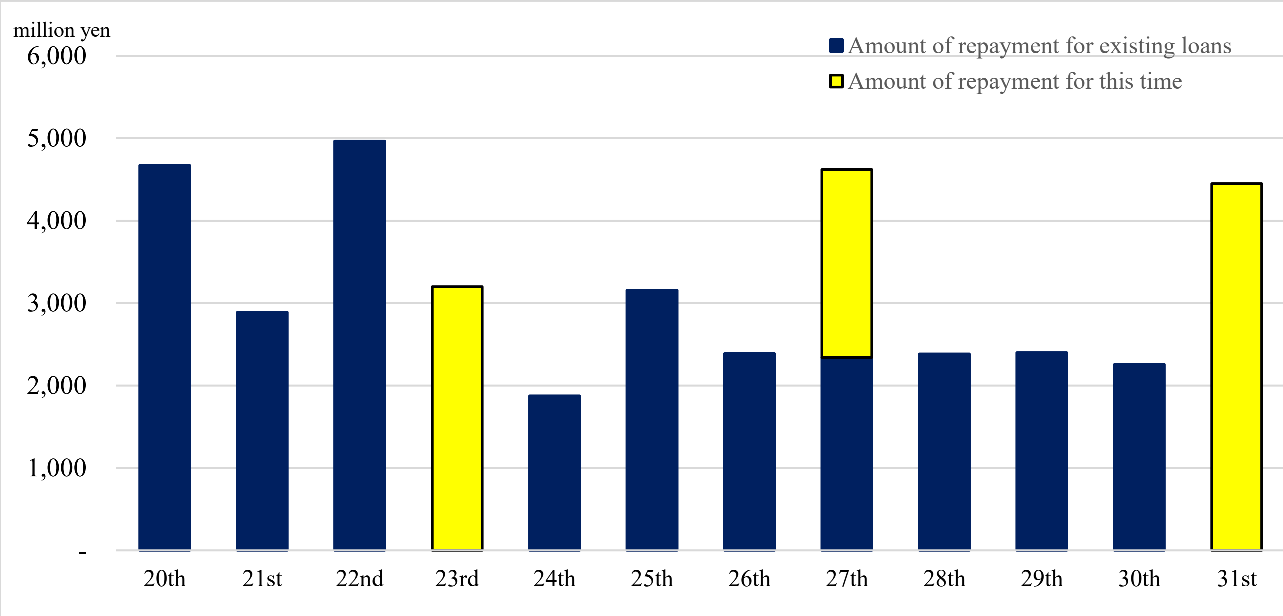
	Before refinancing as of today	After refinancing as of July 31, 2026	Change
Short-term borrowings	5,000	—	(5,000)
Long-term borrowings*	34,251	39,251	＋5,000
Total borrowings	39,251	39,251	—
Investment corporation bonds	—	—	—
Total borrowings and investment corporation bonds	39,251	39,251	—
Other interest-bearing debt	—	—	—
Total interest-bearing debt	39,251	39,251	—

* 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 April 28, 2026.

(Reference) Diversification of Interest-Bearing Debt after Refinancing



(million yen)

	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st
Amount of repayment for existing loans	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 repayment for this time	-	-	-	3,200.0	-	-	-	2,280.0	-	-	-	4,448.7
Total	4,672.0	2,887.0	4,965.0	3,200.0	1,876.6	3,158.0	2,386.0	4,620.0	2,382.0	2,398.7	2,257.0	4,448.7

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