

To All Concerned Parties

Real Estate Investment Trust Securities Issuer  
 ESCON JAPAN REIT Investment Corporation  
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### Notice Concerning Conclusion of Interest Rate Swap Agreements (Execution of Interest Rate)

ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces today, that the interest rate swap agreements were concluded concerning interest rate swap transactions released in the press release, “Notice Concerning Debt Financing (Refinance), Early Repayment of Borrowings and Interest Rate Swap Transactions” dated July 23, 2025 (hereinafter, the “Interest Rate Swap Transactions”) and the fixed interest rate for payment which has been undetermined was determined as follows.

#### 1. Details of the Interest Rate Swap Transactions

Counterparty	Notional amount (million yen)	Commencement date	Termination date (term)	Fixed interest rate for payment <sup>*1</sup>	Floating interest rate for receipt <sup>*1</sup>
Sumitomo Mitsui Trust Bank, Limited	2,340.0	July 31, 2025	July 31, 2030 (5 years)	1.800% <sup>*2</sup>	Base Rate +0.45% <sup>*4</sup>
Mizuho Bank, Ltd.	2,398.7		July 31, 2031 (6 years)	1.938% <sup>*3</sup>	Base Rate +0.50% <sup>*4</sup>

<sup>\*1</sup> The first interest payment date shall be the end of January 2026, and subsequent interest payment dates shall be the end of January and July of each year thereafter, and the termination date (if any of the interest payment date is not a business day, payment will be made on the next business day; if such business day falls in the next month, payment will be made on the immediately preceding business day).

<sup>\*2</sup> By the Interest Rate Swap Transaction, the interest rate on long-term borrowing described in the “Notice Concerning Debt Financing (Refinance), Early Repayment of Borrowings and Interest Rate Swap Transactions” announced on July 23, 2025, is essentially fixed at 1.800%.

<sup>\*3</sup> By the Interest Rate Swap Transaction, the interest rate on long-term borrowing described in the “Notice Concerning Debt Financing (Refinance), Early Repayment of Borrowings and Interest Rate Swap Transactions” announced on July 23, 2025, is essentially fixed at 1.938%.

<sup>\*4</sup> Base rate refers to the six-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) published by the Japanese Bankers Association (JBA) TIBOR Administration. The base rate applied to the calculation period of each interest payment date is determined two business days prior to the drawdown date for the first payment, and then two business days before the interest payment date immediately before the interest calculation period.

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

Concerning the risks associated with the Interest Rate Swap Transactions, 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, 2025.

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