

March 21, 2025

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.

Shojiro Kojima , President & CEO

Contact: Masaaki Fujino

Senior Executive Officer & General Manager

Strategic Planning Department

Phone: +81-3-3211-7951

Announcement of Forecast Revisions for the September 2025 Period

Japan Real Estate Investment Corporation (“JRE”) hereby announces that it has revised its performance forecasts for the fiscal period ending September 30, 2025 (from April 1, 2025 to September 30, 2025), published in “Financial Results for the Fiscal Period Ended September 2024 (REIT)” dated November 15, 2024.

For the forecasts for the fiscal period ending March 31, 2025 (October 1, 2024 to March 31, 2025) announced on November 15, 2024, there are no revisions to them as of today.

1. Forecast revisions for the September 2025 period (from April 1, 2025 to September 30, 2025)

	Operating Revenues	Operating Profit	Ordinary Profit	Net Profit	Dividend per unit (excluding dividend in excess of earnings)	Dividend per unit in excess of earnings
Previously announced forecasts (A)	JPY million 36,510	JPY million 15,350	JPY million 13,970	JPY million 15,040	JPY 2,400	JPY 0
Revised forecasts (B)	JPY million 40,820	JPY million 18,940	JPY million 17,360	JPY million 17,370	JPY 2,450	JPY 0
Amount of increase/decrease (B-A)	JPY million 4,310	JPY million 3,590	JPY million 3,390	JPY million 2,330	JPY 50	JPY 0
Rate of increase/decrease	% 11.8	% 23.4	% 24.3	% 15.5	% 2.1	% -

(Note1) The above Revised forecasts figures are estimates as of today, which are calculated based on “Assumptions Underlying Forecast Revisions for the September 2025 period” attached below; the actual operating revenues, operating profits, ordinary profits, net profits, and DPUs are subject to change due to future acquisition or disposition of real estate properties, changes in the asset management environment, and other factors. Moreover, the forecast should not be construed as a guarantee of the actual financial results and dividend amount. The same shall apply hereinafter.

(Note2) Figures in the columns of Operating Revenues, Operating Profit, Ordinary Profit, and Net Profit are rounded down to the nearest ten million Japanese yen.

2. Reason for the revisions

In connection with the acquisition of "CO・MO・RE YOTSUYA" and the disposition of "Akasaka Park Building" as announced today in the "Announcement of Acquisition and Disposition of Domestic Real Estates ", JRE decided to revise its performance forecasts for the September 2025 period published in "Financial Results for the Fiscal Period Ended September 2024 (REIT)" dated November 15, 2024.

This is the English translation of the announcement in Japanese dated March 21, 2025.

No assurance or warranties are given for the completeness or accuracy of this English translation.

Assumptions Underlying Forecast Revisions for the September 2025 period

Item	Assumption
Accounting period	<ul style="list-style-type: none"> The September 2025 period: April 1, 2025 through September 30, 2025 (183 days)
Number of properties held by JRE	<ul style="list-style-type: none"> JRE assumes 77 properties, taking into account the current number of 76, the acquisition of interest in CO・MO・RE YOTSUYA scheduled for March 26, 2025, and the disposition of a 16.70% interest in Akasaka Park Building scheduled for April 1, 2025. The assumption however, is subject to change due to future acquisition or disposition of real estate properties.
Number of units outstanding	<ul style="list-style-type: none"> JRE assumes the total number of investment units outstanding to be 7,114,320 units as of March 21, 2025.
Interest-bearing debt	<ul style="list-style-type: none"> JRE will borrow short-term loans and a long-term loan as a part of the acquisition fund for CO・MO・RE YOTSUYA. The balance of interest-bearing debt, accordingly, will be JPY 474.6 billion. Other than the above loans, JRE will refinance the long-term loans due for repayment during the period totaling 28.5 billion yen (repayment dates: May 29, 2025, June 16, 2025, July 22, 2025, August 29, 2025, September 1, 2025, and September 24, 2025), as of March 21, 2025. In addition, for the short-term loans due for repayment during the period totaling 20.0 billion yen (repayment dates: April 21, 2025, May 19, 2025, July 10, 2025, and September 2, 2025), a portion of these short-term borrowings is planned to be repaid with cash on hand. Therefore, it is assumed that a partial refinancing will be carried out. Furthermore, it is assumed that a portion of the 4th investment corporation bonds of 10.0 billion yen maturing on September 29, 2025 will be repaid with cash on hand, and the rest will be procured through the borrowings, etc.
Operating revenues	<ul style="list-style-type: none"> Revenues from the properties held by JRE are calculated by taking into consideration the new leasing and the tenancy termination confirmed as of today, and other factors reflecting the recent office leasing market landscape. For revenues pertaining to the interest to be acquired in CO・MO・RE YOTSUYA, they are estimates based on the terms and conditions of lease contracts and other data available as of today.
Operating expenses	<ul style="list-style-type: none"> For the property tax, city planning tax, and depreciable property tax pertaining to the properties held by JRE, it reports the amount corresponding to an accounting period out of the tax amount payable, which has been determined by the assessment and determination, as property-related expenses. In the event, however, that a property tax adjustment is incurred by JRE regarding a property that is acquired within the calendar year that the first day of an accounting period belongs to, the said adjustment is included in the acquisition cost and therefore not reported as an expense for the accounting period. JRE assumes the property taxes, city planning taxes, and depreciable property taxes in the September 2026 period, pertaining to the property to be acquired in 2025 to be as follows: <ul style="list-style-type: none"> CO・MO・RE YOTSUYA: JPY 59 million The property and other taxes will be JPY 3,960 million. The depreciation will be JPY 6,150 million. Repair expenses may vastly differ from the forecast because such costs fluctuate significantly from one fiscal period to another, and these costs are not regularly incurred.
Non-operating expenses	<ul style="list-style-type: none"> Non-operating expenses, such as interest expenses on loans and investment corporation bonds, will be JPY 1,590 million.
Dividend amount	<ul style="list-style-type: none"> The gain on the first transfer of the disposition of Akasaka Park Building, is assumed to be JPY 3,870 million for the September 2025 period. The distribution as a reversal of internal reserves will be 70 million yen in the September 2025 period JRE shall not distribute dividends in excess of earnings to its unitholders. Therefore, JRE shall make cash distribution pursuant to its Articles of Incorporation, up to a ceiling of the earnings including reserve for tax purpose reduction entry, and more than the equivalent of 90% of the distributable profit.

Other	<ul style="list-style-type: none"> • It is assumed that any revisions that affect the above forecasted figures will not be made to laws and regulations, tax systems, accounting standards, listing rules, and regulations of the Investment Trusts Association, Japan, and so on. • It is assumed that an unexpected and grave change will not occur to the general economic trends or real estate market landscape or other factors. • As for the corporate tax, etc., they are calculated taking into account the leasehold amortization and asset retirement obligations for buildings with the fixed term land lease right as well as the income taxes-deferred related to the above reserve for reduction entry.
-------	---