

July 25, 2025

FOR IMMEDIATE RELEASE

REIT Issuer:

Takara Leben Real Estate Investment Corporation
Representative: Tetsuo Saida, Executive Director
(Securities Code: 3492)

Asset Manager:

MIRARTH Real Estate Advisory Limited
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Notice Concerning Borrowing of Funds (Refinancing with green loans and others)

Takara Leben Real Estate Investment Corporation hereby announces that it has decided today to undertake borrowings as detailed below.

A portion of the borrowings will be in the form of a green loan, to be executed under the Green Finance Framework established by the Investment Corporation.

1. Details of the Borrowings

Category ¹	Lender ²	Expected Loan Amount (MM yen)	Interest Rate	Expected Drawdown Date	Repayment Date	Repayment Method	Notes
Long-term loans	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger	3,350	Base interest ⁴ + 0.350% (Variable Interest Rate ³)	July 31, 2025	January 31, 2028	Lump-sum repayment at maturity	Unsecured/unguaranteed
	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger (Green Loans ⁴)	4,490	TBD (Fixed Interest Rate ^{5,6})		January 31, 2030		
	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger	2,210			January 31, 2031		
Total		10,050	—	—	—	—	—

1. “Long-term loans” means loans due after one year from the above mentioned date. The same applies hereafter.
2. “Loan syndicate” consists of Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Asahi Shinkin Bank, Sumitomo Mitsui Trust Bank, SBI Shinsei Bank, Limited, Resona Bank Limited, Aozora Bank, Ltd., THE NISHI-NIPPON CITY BANK, LTD, The Minato Bank, Ltd., THE TOCHIGI BANK, LTD., and The Ashikaga Bank, Ltd.
3. The first interest payment date will be August 29, 2025, and thereafter, interest shall be paid on the last day of each month and on the principal repayment date. However, if such date is not a banking business day, payment shall be made on the next business day, except that if the next business day falls in the following month, payment shall be made on the preceding business day. The reference interest rate shall be the one-month Japanese Yen TIBOR as published by the JBA TIBOR Administration. The Japanese Yen TIBOR published by the JBA TIBOR Administration can be found on its website: <https://www.jbatibor.or.jp/rate/>.
4. This green loan will be allocated to the repayment of borrowings used for the acquisition of Eligible Green Assets, namely the Omiya NSD Building and L.Biz Jimbocho.
5. The first interest payment date will be October 31, 2025, and thereafter, interest shall be paid on the last day of every

This press release is a document to publicize the borrowing of funds(Refinancing with green loans and others) by the Investment Corporation to the public and is not prepared for the purpose of soliciting investment.

third month and on the principal repayment date. However, if such date is not a banking business day, payment shall be made on the next business day; provided that if the next business day falls in the following month, payment shall be made on the preceding business day.

6. The interest rate will be announced when determined.

2. Reason for the Borrowings

The Investment Corporation will repay long-term debt of ¥ 10,050 million, which will be due on July 31, 2025, as described in “Notice Concerning Borrowing of Funds (Refinancing)” announced on July 22, 2020.

3. Status of Loans, etc. after the Borrowing

	(Millions of yen)		
	Before drawdown	After drawdown	Increase (decrease)
Short-term loans	—	—	—
Long-term loans (Note)	91,220	91,220	—
Investment corporation bonds	—	—	—
Total	91,220	91,220	—

4. Other

Concerning the risks associated with the borrowing, etc., there is no significant change from the content of “Investment Risks” in the securities statement submitted on May 29, 2025.

The Investment Corporation’s website : <https://takara-reit.co.jp/en/index.html>

This notice is the English translation of the Japanese announcement on July 25 2025. However, no assurance or warranties are given for the completeness or accuracy of this English translation.