

November 17, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Early Loan Repayment

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following early loan repayment (the “Early Repayment”) was decided today.

1. Content of the Early Repayment

No.	Lender	Balance before repayment	Amount of repayment	Scheduled balance after repayment	Scheduled date of repayment	Drawdown date	Repayment date
C01	Loan syndicate with MUFG Bank, LTD. and Mizuho Bank, Ltd. as arranger (Note 1)	2,700 mn yen	2,700 mn yen	-	Dec. 2, 2020	Oct. 30, 2020	Oct.30, 2021

(Note1) The loan syndicate comprises MUFG Bank, Ltd. and Mizuho Bank, Ltd..

(Note2) Please refer to the “Notice Concerning Borrowing of Funds” dated October 27, 2020 for loan details.

2. Funds for repayment

All of the net proceeds from the transfer that was announced in “Notice Concerning Transfer and Acquisition of Assets, and Related Cancellation of Lease and Leasing of Assets” dated October 27, 2020.

3. Status of loans, etc. after the early repayment

(Unit: million yen)

	Before repayment	After repayment	Increase (Decrease)
Short-term loans(Note1)	2,700	—	(2,700)
Long-term loans(Note1)	128,120	128,120	-
Total loans	130,820	128,120	(2,700)
Investment corporation bonds	4,500	4,500	-
Total interest-bearing liabilities	135,320	132,620	(2,700)

(Note1) Short-term loans refer to loans with the period from the drawdown date to the repayment date being one year or less, and Long-term loans refer to loans with the period from the drawdown date to the repayment date

being more than one year. Long-term loans include also the current portion of long-term loans (loans due for repayment in one year or less).

4. Future outlook

The forecast of the management status for fiscal period ending December 2020 (from July 1, 2020 to December 31, 2020) announced in the “fiscal period ending December 2020 (from July 1, 2020 to December 31, 2020)” dated October 27, 2020, and the forecast of the management status for fiscal period ending June 2021 (from January 1, 2021 to June 30, 2021) announced in the “Summary of Financial Results for the Fiscal Period Ended June 30, 2020 (REIT)” dated August 17, 2020 remains unchanged because the impact will be minimal.

5. Other matters necessary for investors’ appropriate understanding/judgment of the concerned information

Concerning the risks associated with the Early Repayment, etc., there is no change from the content of “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” of the securities report submitted on September 28, 2020.

* NIPPON REIT Investment Corporation website: <http://www.nippon-reit.com/en/>

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