

June 5, 2023

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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(TSE code: 8952)

Asset Management Company

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Announcement of Loan Prepayment and Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to repay part of an existing short-term loan before the due date and procure funds as follows:

1. Prepayment of Short-Term Loan

(I) Prepayment date: June 7, 2023

(II) Overview of loan to be repaid before the due date:

(1)	Amount of loan to be prepaid	JPY 2,000 million
(2)	Amount of loan	JPY 3,500 million (Note)
(3)	Amount of loan outstanding after the prepayment	JPY 1,500 million
(4)	Lender	MUFG Bank, Ltd.
(5)	Interest rate	0.09182% (from May 8, 2023 through June 6, 2023)
(6)	Borrowing date	March 27, 2023
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 7th of every month in the period until the principal repayment date
(9)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(10)	Principal repayment date	March 7, 2024
(11)	Disclosure date	March 23, 2023

*There will be no early repayment fee due to this loan prepayment.

(Note) The number stated in the “(2) Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing” dated May 1, 2023.

2. Debt Financing

(I) Reason for the borrowing

To apply the following loan to the loan prepayment of JPY 2 billion described above

(II) Overview of the borrowing

(1)	Amount of loan	JPY 2,000 million
(2)	Lender	Saitama Resona Bank, Limited
(3)	Interest rate	0.7% (Fixed)
(4)	Borrowing date	June 7, 2023
(5)	Method of borrowing	Loan agreement dated June 5, 2023 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 7th of every June and December in the period until the principal repayment date (Note)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	June 7, 2033

(Note) When an interest payment date is not a business day, the interest shall be paid on the following business day or the immediately preceding business day if the following business day is in the following month.

3. Balance of interest-bearing debt after the debt financing

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	36,500	34,500	-2,000
Long-term loans payable (Variable interest rate)	10,000	10,000	±0
Long-term loans payable (Fixed interest rate)	343,200	345,200	+2,000
Total loans	389,700	389,700	±0
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	432,693	432,693	±0

4. Others

Regarding risks pertaining to this loan repayment, there is no material change to the descriptions of "Investment risks" in the securities registration statement submitted on March 28, 2023.

This is the English translation of the announcement in Japanese dated June 5, 2023.

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