

June 13, 2023

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 &amp; CEO

Contact: Masaru Motooka

Executive Officer &amp; General Manager

Strategic Planning Department

Phone: +81-3-3211-7951

**Announcement of Debt Financing**

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

**1. Reason for the borrowing**

To repay the existing long-term loans of JPY 3 billion and JPY 2.5 billion, and part of the existing short-term loan of JPY 3 billion, which were executed on June 15, 2015, June 15, 2017, and May 29, 2023, respectively

**2. Overview of the borrowings**

(1)	Amount of loan	JPY 4,500 million (Note1)	JPY 3,000 million
(2)	Lender	The Bank of Fukuoka, Ltd.	The Chugoku Bank, Ltd.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.100% (Note2)	0.68125% (fixed)
(4)	Borrowing date	June 15, 2023	
(5)	Method of borrowing	Loan agreement dated June 13, 2023 Unsecured/unguaranteed loan	
(6)	Interest payment date (Note3)	The principal repayment date and the 15th of every March, June, September, and December in the period until the principal repayment date	The principal repayment date and the 15th of every June and December in the period until the principal repayment date
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date	

(8)	Principal repayment date	June 15, 2023
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(Note1) • The use of the loan is as follows: JPY 2.5 billion out of JPY 4.5 billion goes to repayment of the JPY 2.5 billion long-term loan from the Bank of Fukuoka, Ltd., which is due on June 15, 2023. The remaining JPY 2 billion will be applied to partially repay the JPY 3 billion short-term loan with the maturity date of June 29, 2023, from MUFG Bank, Ltd. and will be deposited with financial institutions until the time of expenditure.

(Note2) • The base rate to calculate the interest to be paid on interest payment dates is JBA 3-month JPY TIBOR as of two business days before the borrowing date for the first interest payment date and as of two business days before the most recent interest payment date for the subsequent interest payment dates. (JBA 3-month JPY TIBOR as of June 13, 2023 is 0.07455%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.jbatibor.or.jp/english/rate/>).

(Note3) 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.

#### <Reference> Overview of Existing Loans Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
The Chugoku Bank, Ltd.	JPY 3,000 million	June 15, 2015	June 15, 2023	June 10, 2015
The Bank of Fukuoka, Ltd.	JPY 2,500 million	June 15, 2017	June 15, 2023	June 13, 2017
MUFG Bank, Ltd.	JPY 3,000 million	May 29, 2023	June 29, 2023	May 25, 2023

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	34,500	32,500	-2,000
Long-term loans payable (Variable interest rate)	10,000	14,500	+4,500
Long-term loans payable (Fixed interest rate)	345,200	342,700	-2,500
<b>Total loans</b>	<b>389,700</b>	<b>389,700</b>	<b>±0</b>
Investment corporation bonds	42,993	42,993	±0
<b>Total investment corporation bonds</b>	<b>42,993</b>	<b>42,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>432,693</b>	<b>432,693</b>	<b>±0</b>

(Note) The balance takes into account the repaying JPY 2 billion out of the JPY 3 billion short-term loan from MUFG Bank, Ltd., which is due on June 29, 2023.

### 4. Others

Regarding risks pertaining to these loan repayments, 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 13, 2023.

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