

June 27, 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 an existing short-term loan before the due date and procure funds as follows:

1. Prepayment of Short-Term Loan

(I) Prepayment date: June 29, 2023

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

(1)	Amount of loan	JPY 3,000 million
(2)	Lender	Mizuho Bank, Ltd.
(3)	Interest rate	0.0845% (from May 29, 2023 through June 28, 2023)
(4)	Borrowing date	May 29, 2023
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 29th of every month 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	May 29, 2024
(9)	Disclosure date	May 25, 2023

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

2. Debt Financing

(I) Reason for the borrowing

- ① To repay before the due date the above short-term loan of JPY 3 billion
- ② To repay part of the existing short-term loan of JPY 3 billion executed on May 29, 2023

(II) Overview of the borrowing
«Long-term loan related to ①»

(1)	Amount of loan	JPY 3,000 million
(2)	Lender	Mizuho Bank, Ltd.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.085% (Note1)
(4)	Borrowing date	June 29, 2023
(5)	Method of borrowing	Loan agreement dated June 27, 2023 Unsecured/unguaranteed loan
(6)	Interest payment date (Note2)	The principal repayment date and the 29th of every March, June, September, 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 29, 2033

(Note1) • 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 27, 2023 is 0.07455%.)

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

(Note2) 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.

«Long-term loan related to ②»

(1)	Amount of loan	JPY 1,000 million
(2)	Lender	The Keiyo Bank, Ltd.
(3)	Interest rate	0.39875% (Fixed)
(4)	Borrowing date	June 29, 2023
(5)	Method of borrowing	Loan agreement dated June 27, 2023 Unsecured/unguaranteed loan
(6)	Interest payment date (Note3)	The principal repayment date and the 29th 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 28, 2030

(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 Loan Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
MUFG Bank, Ltd.	JPY 3,000 million (Note4)	May 29, 2023	June 29, 2023	May 25, 2023

(Note4) Out of the above loan amount of JPY 3 billion, JPY 2 billion will be repaid with the unused portion of the JPY 4.5 billion long-term loan from the Bank of Fukuoka, Ltd. executed on June 15, 2023, which has now been deposited with a financial institution. For details of the said long-term loan, please refer to the press release titled "Announcement of Debt Financing" dated June 13, 2023.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	32,500	28,500	-4,000
Long-term loans payable (Variable interest rate)	14,500	17,500	+3,000
Long-term loans payable (Fixed interest rate)	342,700	343,700	+1,000
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

(Note5) The balance stated in the “Before” column shows the one in the “After” column of the said table stated in the press release titled “Announcement of Debt Financing” dated June 13, 2023, which takes into account the repaying JPY 2 billion with cash on hand out of the JPY 3 billion short-term loan from MUFG Bank, Ltd. subject to this repayment.

4. Others

Regarding risks pertaining to these loan repayments, there is no material change to the descriptions of “Investment risks” in the latest securities report submitted on June 26, 2023.

This is the English translation of the announcement in Japanese dated June 27, 2023.

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