

December 20, 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

Japan Real Estate Investment Corporation hereby announces its decision today to repay the existing loan before the due date as follows:

1. Prepayment of Short-Term Loan

(I) Prepayment date: January 9, 2024

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

(1)	Amount of loan	JPY 500 million (Note)
(2)	Lender	MUFG Bank, Ltd.
(3)	Interest rate	0.09545% (from December 7, 2023 through January 8, 2024)
(4)	Borrowing date	March 27, 2023
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 7th 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	March 7, 2024
(9)	Disclosure date	March 23, 2023

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

(Note) The number stated in the "(1) 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 (Sustainability-Linked Loan) (2)" dated November 28, 2023.

2. Funds for Prepayment

The above-mentioned loan will be prepaid by cash on hand, considering the proceeds from the third transfer of Harumi Front on January 12, 2024. For the details of disposition of Harumi Front, please

refer to "Announcement of Disposition of Domestic Real Estate" dated November 15, 2022.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	33,500	33,000	-500
Long-term loans payable (Variable interest rate)	22,000	22,000	±0
Long-term loans payable (Fixed interest rate)	363,700	363,700	±0
Total loans	419,200	418,700	-500
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	452,193	451,693	-500

(Note) 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 Loan Prepayment and Debt Financing (Sustainability-Linked Loan)" dated today.

4. Others

Regarding risks pertaining to this loan repayment, 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 December 20, 2023.

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