

September 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 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: September 29, 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 11,000 million
(3)	Amount of loan outstanding after the prepayment	JPY 9,000 million
(4)	Lender	MUFG Bank, Ltd.
(5)	Interest rate	0.08545% (from August 31, 2023 through September 28, 2023)
(6)	Borrowing date	July 3, 2023
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the last day 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 29, 2024
(11)	Disclosure date	June 29, 2023

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

## 2. Debt Financing

### (I) Reason for the borrowing

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

### (II) Overview of the borrowing

(1)	Amount of loan	JPY 1,000 million	JPY 1,000 million
(2)	Lender	MUFG Bank, Ltd.	
(3)	Interest rate	0.5625% (Fixed)	0.755% (Fixed)
(4)	Borrowing date	September 29, 2023	
(5)	Method of borrowing	Loan agreement dated September 27, 2023 Unsecured/unguaranteed loan	
(6)	Interest payment date	The principal repayment date and the last day of every March and September 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	September 29, 2028	September 30, 2030

(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	45,000	43,000	-2,000
Long-term loans payable (Variable interest rate)	18,500	18,500	±0
Long-term loans payable (Fixed interest rate)	343,700	345,700	+2,000
<b>Total loans</b>	<b>407,200</b>	<b>407,200</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>450,193</b>	<b>450,193</b>	<b>±0</b>

## 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 September 27, 2023.

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