

October 13, 2020

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

Yutaka Yanagisawa, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.

Naoki Umeda, President &amp; CEO

Contact: Masaru Motooka

Executive Officer &amp; General Manager

Planning Department

Phone: +81-3-3211-7951

## Announcement of Loan Prepayment and Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to refinance an existing short-term loan before the due date with a long-term loan as follows:

### 1. Loan prepayment

- (I) Prepayment date: October 20, 2020
- (II) Prepayment amount: JPY 5,000 million
- (III) Overview of loan to be repaid before the due date:

Amount of loan	JPY 5,000 million
Lender	MUFG Bank, Ltd.
Interest rate	0.120% (from September 23, 2020 through October 19, 2020)
Borrowing date	April 20, 2020
Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
Interest payment date	The 20th day of each month until the principle repayment date
Method of principal repayment	Lump-sum repayment on the principal repayment date
Principal repayment date	April 20, 2021

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

## 2. Debt Financing

### (I) Reason for the borrowing

To apply the following loan to the prepayment of the above mentioned short-term loan of JPY 5,000 million.

### (II) Overview of the borrowing

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	MUFG Bank, Ltd.
(3)	Interest rate	0.2925% (fixed)
(4)	Borrowing date	October 20, 2020
(5)	Method of borrowing	Loan agreement dated October 13, 2020 Unsecured/unguaranteed loan
(6)	Interest payment date	20th of every April and October until the principal repayment date (Note)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	October 18, 2030

(Note1) In the event that an interest payment date does not fall on a business day, the interest shall be paid on the following business day. If the following business day, however, falls in the following month, the payment shall be made on the immediately preceding business day of the interest payment date.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	31,000	26,000	-5,000
Long-term loans payable (Variable interest rate)	23,000	23,000	±0
Long-term loans payable (Fixed interest rate)	332,000	337,000	+5,000
<b>Total loans</b>	<b>386,000</b>	<b>386,000</b>	<b>±0</b>
Investment corporation bonds	32,993	32,993	±0
<b>Total investment corporation bonds</b>	<b>32,993</b>	<b>32,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>418,993</b>	<b>418,993</b>	<b>±0</b>

## 4. Others

Regarding risks pertaining to this loan repayment, there is no material change to the "Investment risks" description in the latest securities report submitted on June 25, 2020.

This is the English translation of the announcement in Japanese dated October 13, 2020.

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