

April 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 Determination of the Number of New Investment Units to be issued through the Third-party Allotment

Announcement is hereby made that Japan Real Estate Investment Corporation received a notification today from the allottee that it will subscribe for a portion of the units to be issued through the third-party allotment, which was resolved concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units through the over-allotment at the Board of Directors' meetings held on March 28, 2023 and April 3, 2023.

The number of investment units to be issued thereof will be below the upper limit of 2,464 units; however, that will likely have only a marginal effect on performance and there are no revisions to the operating performance forecasts for the fiscal periods ending September 2023 (from April 1, 2023 to September 30, 2023) and March 2024 (from October 1, 2023 to March 31, 2024) announced on March 28, 2023.

- (1) Number of units to be newly issued : 2,454 units (number of units offered: 2,464 units)
- (2) Total Amount to be paid in (total subscription price) : JPY 1,270,558,500 (JPY 517,750 per unit)
- (3) Subscription period (subscription date) : Friday, April 28, 2023
- (4) Payment date : Monday, May 1, 2023
- (5) Allottee : SMBC Nikko Securities Inc.

<Reference>

1. The issuance of new investment units through the third-party allotment was resolved concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units through the over-allotment at the Board of Directors' meetings held on March 28, 2023 and April 3, 2023.

For details of the third-party allotment, please refer to the press release titled "Announcement of Issuance of New Investment Units and Secondary Offering of Investment Units" dated March 28, 2023 and "Announcement of the Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units" dated April 3, 2023.

2. Change of number of investment units issued and outstanding upon the third-party allotment

Number of investment units outstanding before third-party allotment	1,420,410 units
Number of newly issued investment units by third-party allotment	2,454 units
Number of investment units outstanding after third-party allotment	1,422,864 units

3. Use of the proceeds

The proceeds (JPY 1,270,558,500) raised through the third-party allotment will be applied toward the repayment of a part of the short-term loan (Note 1) as of May 8, 2023.

(Note 1) This short-term loan (the "Short-term Loan after Refinancing") refers to the refinancing, as of March 27, 2023, of the short-term loan (with a principal amount of JPY 29 billion) (the "Short-term Loan before Refinancing"), which was used together with cash on hand towards the acquisition of the two properties acquired as of February 27, 2023 (the ARGYLE aoyama and Toyosu Foresia for an aggregate acquisition price of JPY 32.0 billion). The Short-term Loan before Refinancing is as described in the "Announcement of Debt Financing" dated February 22, 2023. The Short-term Loan after Refinancing is as described in the "Announcement of Loan Prepayment and Debt Financing" dated March 23, 2023.

(Note 2) The amount of proceeds raised will be deposited with financial institutions until the time of expenditure.

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

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