

November 29, 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 Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

To apply the loan below to part of the acquisition fund of a property (Seavans S Building), which is stated in the press release titled “Announcement of Acquisition of Domestic Real Estate” dated November 2, 2023

2. Overview of the borrowing

(1)	Amount of loan	JPY 2,000 million
(2)	Lender	MUFG Bank, Ltd.
(3)	Interest rate (Note1)	Base rate (1-month JPY TIBOR published by Japanese Bankers Association (hereinafter “JBA”)) + 0.040%
(4)	Borrowing date	December 1, 2023
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(6)	Interest payment date (Note2)	The principal repayment date and the last day 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	November 29, 2024

(Note1) • The base rate to calculate the interest to be paid on interest payment dates is JBA 1-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 1-

month JPY TIBOR as of November 29, 2023 is 0.05636%.)

- For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.jbatibor.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.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	33,000	35,000	+2,000
Long-term loans payable (Variable interest rate)	20,500	20,500	±0
Long-term loans payable (Fixed interest rate)	363,700	363,700	±0
Total loans	417,200	419,200	+2,000
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	450,193	452,193	+2,000

(Note3) The balance stated in the "Before" column takes into account the borrowing and prepayment detailed in the press releases titled "Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)" and "Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan) (2)," both dated November 28, 2023.

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 November 29, 2023.

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