

December 15, 2021

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

Repayment of the existing long-term loan of JPY 2 billion executed on June 17, 2014.

2. Overview of the borrowing

		Loan 1	Loan 2
(1)	Lender:	The Nishi-Nippon City Bank, Ltd.	
(2)	Amount of loan:	JPY 1,000 million	JPY 1,000 million
(3)	Interest rate:	0.27875% (Fixed)	0.37375% (Fixed)
(4)	Borrowing date:	December 17, 2021	
(5)	Method of borrowing:	Loan agreement dated December 15, 2021 Unsecured/unguaranteed loan	
(6)	Interest payment date:	The principal repayment date and the 17th of every June and December 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:	December 18, 2028	December 17, 2031

(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	21,200	21,200	±0
Long-term loans payable (Variable interest rate)	21,000	21,000	±0
Long-term loans payable (Fixed interest rate)	339,700	339,700	±0
Total loans	381,900	381,900	±0
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	424,893	424,893	±0

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 25, 2021.

This is the English translation of the announcement in Japanese dated December 15, 2021.

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